

May 31, 2016

VIA IZIS

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Z.C. Case No. 15-28 – Supplemental Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

The above-referenced case is scheduled for a public hearing on June 20, 2016. This letter and the accompanying attachments provide additional information in preparation for the public hearing.

1. Enhanced and Complete Public Benefits and Amenities Package

The Applicant worked with the ANC and neighborhood residents to craft a very robust and comprehensive public benefits and amenities package that will be of lasting value to the neighborhood and the District. The complete package includes the following:

- a. Preserve and rehabilitate the National Capital Press Building (now home to the Capital Self Storage) under the guidelines of the Historic Preservation Review Board (HPRB), which has already given advisory concept approval to the design at 301 N Street. The design also has full support from the Historic Preservation Office. The building will be restored to its original appearance in an effort to rediscover the community's history and preserve the neighborhood's heritage and beauty. In addition, the Applicant will file an application with the HPRB to designate the building as an individual landmark. Current estimates exceed the cost of new construction for similar space by over \$600,000.
- b. Design the residential component of the project to achieve at least the minimum number of points necessary for LEED Gold certification under the USGBC's LEED for New Construction v2009 standards.

- c. Reserve a minimum of 8% of the residential gross floor area of the project for affordable housing pursuant to Inclusionary Zoning. Ten percent (10%) of the affordable units will be reserved for families making 50% of the AMI and will be devoted to two bedroom units or larger. The remainder of the units will be reserved for families making 80% of the AMI.
- d. Design and install interactive art (up to \$100,000).
- e. Install improvements on the N Street NE streetscape between 3rd and 4th Streets (\$125,000).
- f. Contribute \$100,000 to Two Rivers Public Charter School for facilities and/or adjacent streetscape improvements.
- g. Contribute \$25,000 to the NoMa BID for the NoMa Metro Station N Street eastern entrance (financial analysis) feasibility study.

2. Comprehensive Transportation Review

The Applicant's Comprehensive Transportation Review (CTR) is attached as Exhibit A. The full analysis and conclusions are included in the CTR, but key findings of the CTR include:

- Provided parking and loading will be sufficient for demand.
- Public transit has enough capacity to handle additional trips from the project.
- Additional delay at five nearby intersections can be successfully mitigated.
- The project will not have a detrimental impact on the surrounding transportation network.

3. PUD Flexibility

In addition to the flexibility already requested, the Applicant requests two additional areas of flexibility for this PUD:

- (i) To change the use of the building now identified as the hotel to a for-sale condominium building; and
- (ii) To make minor adjustments to the courtyard-facing façades of the residential buildings to accommodate final unit layout.

4. Expert Resumes

The Applicant will proffer three experts at the public hearing: two in architecture and planning (Sarah Alexander and Aldo Andreoli) and the third in transportation and traffic engineering (Daniel Van Pelt). Their resumes are attached in Exhibit B.

5. Supplemental Plans and Drawings

The drawings and plans attached as Exhibit C are a supplement to the complete package submitted with the Prehearing Submission (exhibit 13D of the case record). The attached supplement provides updated elevations, plans, and new renderings and context views. Specifically, the supplement includes the following (indicated by page number):

- G7 (replacement sheet) – Added “Allowed by current zoning” column. Checked parking numbers, and reduced provided parking to 240 spaces. Added required rear yard dimensions, and updated building areas.
- G8 (replacement sheet) – Updated building areas to correspond to minor changes to interior floor plans.
- G9 (replacement sheet) – Removed penthouse information to show on page G9A for better clarity.
- G9A (new sheet) – Added all penthouse dimensions and heights to this sheet, with area seeking relief from 1:1 setback highlighted in red for better clarity.
- G9B (new sheet) – Added a section through the penthouse level to better illustrate setbacks. Lowered roof level by six inches to provide a 42-inch parapet and allow railing to be part of the parapet.
- G10 (replacement sheet) – Updated loading and service diagrams to show revised loading and service plan. A service elevator has been added between the loading dock and garage so that loading access for 301 N’s retail and office and 331 N’s N Street retail can all occur through the garage. 301 N’s office and retail and 331 N’s residential and retail trash will be collected in the garage and carted up the garage ramp to loading area for pickup.
- G10A (new sheet) – Moved truck turning diagrams to their own sheet and revised them to indicate that no trucks are allowed on 4th Street.
- A01 (replacement sheet) – Perspective view angles added to site plan.
- A02+A03 (replacement sheets) – Aerials have been rendered
- A13 (replacement sheet) – Minor adjustments to 331 Roof plan to match 3D views
- A19 (replacement sheet) – Minor adjustments to floor elevations to allow for 42-inch parapet.
- A19a-A19c (new sheets) – Site sections showing adjacent building heights in relation to our building (By request of ANC)
- A33-A35 (new sheets) – New perspective views showing our building in context.

Should you or your staff have any questions, please do not hesitate to contact us.

Sincerely,

/s/ Phil Feola

Phil Feola

/s/ Cary Kadlecek

Cary Kadlecek

Attachments