

July 19, 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 – Applicant’s Response to ANC Report

Dear Chairman Hood and Members of the Commission:

In anticipation of the Zoning Commission’s consideration of proposed action in the above-referenced case on July 25, 2016, this letter is in response to ANC 6C’s report filed on July 18, 2016 (exhibit 35 of the record). The ANC filed this report after considering the Applicant’s post-hearing submission filed on July 5, 2016 (exhibit 33 of the record).

The Applicant agrees to the ANC’s recommendation #4: ground floor retail spaces shall be visible at least 15 feet inside the space for at least 50% of the retail street façades.

The Applicant does **not** agree to the ANC’s recommendation #3: funding for a Capital Bikeshare station. Following the public hearing in this case, the Applicant committed to significant increases in its benefits and amenities package, as reflected in the post-hearing submission. Improvements included an increase in the amount and depth of affordable housing; a greater commitment to LEED Gold; an increase in funding for the study of the new entrance to the NoMa-Galludet Metrorail station; a larger reservation of “maker” retail space; and the dedication of two electric car charging spaces. These are all in addition to the commitments that the Applicant previously made, including renovation and restoration of the historic National Capital Press building, N Street improvements, and a contribution to Two Rivers Public Charter School. With these enhancements, the benefits and amenities package is commensurate with the height and density that this project will gain through the PUD process.

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The Applicant looks forward to the Commission taking proposed action on this case on July 25th.

Sincerely,

/s/ Phil Feola
Phil T. Feola

/s/ Cary Kadlecek
Cary R. Kadlecek