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VIA IZIS AND HAND DELIVERY

D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: DB Residential Hill East, LLC / Z.C. Case No. 16-03
Hill East District Design Review for Parcels F-1 and G-1
Post-hearing Submission

Dear Members of the Commission:

On behalf of DB Residential Hill East, LLC, an affiliate of Donatelli Development (the "Applicant"), we hereby submit one original and nine copies of the Applicant's post-hearing submission in support of Zoning Commission Case No. 16-03 (the "Project"). This submission provides information in response to the comments raised at the public hearing on April 7, 2016.

1. Revised Architectural Drawings

The revised architectural drawings for the Project are attached as Exhibit A. **The Applicant respectfully requests that the Zoning Commission allow for the submission of a full consolidated set of architectural drawings at the public meeting on May 12, 2016. At this time the Applicant is only submitting revised sheets, which include the following:**

For the Building on Parcel G-1

- Revised elevations and renderings of the building façades along Massachusetts Avenue and C Street. As requested by the Zoning Commission at the public hearing, the façade designs have been simplified (Sheets 50, 51 and 64);
- An enlarged concept plan of courtyards A and B (Sheets 58A and 58C);

- Renderings of the rear elevation and the elevations of courtyards A and B (Sheets 58B and 58D);
- Plans and elevations of the penthouse level, including the penthouse communal recreation spaces (Sheets 47A and 47B);
- Revised roof plan, which shows the measured height of the building to the top of the parapet as 12 feet. In addition, the elevator overrun and stair tower are now enclosed in a single structure (Sheet 47).

For the Building on Parcel F-1

- An enlarged concept plan of the interior courtyard (Sheet 29A);
- Renderings of the courtyard elevations (Sheet 29B);
- Plans and renderings of the penthouse level, including the penthouse communal recreation spaces (Sheets 23A and 23B);
- Revised roof plan, which show the height of the building to the top of the parapet as 12 feet (Sheet 23).

Overall Project Development

- An exhibit that depicts the alley system serving the Project (Sheet 9A);
- An exhibit that shows the Project in relation to the existing townhomes across 19th Street and Massachusetts Avenue (Sheet 70).

2. **EIFS**

All EIFS has been removed from the Project. It is being replaced by fiber cement board and trim.

3. **Length of Affordability**

Under the LDA between the District and the Applicant, the affordable units are required to remain in the Project for 50 years. The Applicant agrees that upon the expiration of the 50-year period, the Project will provide inclusionary zoning units, for the life of the Project, as required currently by Chapter 26 of the Zoning Regulations.

4. **LEED Certification**

The Applicant agrees that the Project will achieve a minimum of LEED Silver certification.

5. **Electric Car Charging Stations**

The Applicant agrees to install two electric car charging stations in the parking garage.

6. **Landscaping & Lighting in Open Areas**

The Applicant proposes to install artificial geoturf on the open space areas fronting on 19th Street. Per the manufacturer, the life span of the geoturf is approximately 8 years. The geoturf does not require any special care or maintenance since it only needs infrequent brushing and can be easily cleaned with water. Sheets 16A and 35A of the enclosed architectural drawings depict the proposed lighting for these areas as well.

7. **Number of Two Bedroom Units**

The LDA was structured on the basis of the unit mix, which includes two bedroom units as submitted to the Zoning Commission. There will be 87 two bedroom units within the Project of which 24 will be affordable.

We remain hopeful of your favorable consideration of this application.

Respectfully submitted,

HOLLAND & KNIGHT LLP


Leila M. Jackson Batties

Enclosures

cc: Advisory Neighborhood Commission 7F (w/ enc., via U.S. Mail)
Advisory Neighborhood Commission 6B (w/enc., via U.S. Mail)
Ms. Jennifer Steingasser, Office of Planning (w/ enc., via Hand Delivery)
Mr. Joel Lawson, Office of Planning (w/ enc., via Hand Delivery)
Maxine Brown-Roberts, D.C. Office of Planning (w/ enc., via Hand Delivery)
Jonathan Rogers, District Department of Transportation (w/ enc., via Hand Delivery)