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February 20, 2018

VIA IZIS AND E-MAIL

District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 200-S
Washington, DC 20001

**Re: Zoning Commission Case No. 16-23—Applicant’s Response to CRD
Submission of February 12, 2018**

Dear Members of the Commission:

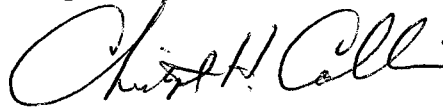
In response to the filing by CRD on February 12, 2018, attached is a fully rendered drawing of the Project from Massachusetts Avenue. The view of the building in the CRD submission, when viewed from Massachusetts Avenue, has some scale discrepancy with the Applicant’s photos, which is largely due to difficulties in accurately inserting a 3D model into a photo.

The process of taking a precise Revit 3D model with accurate topography and building scale and Photoshopping it into a photo has several potential pitfalls. First, the lens used by the camera and the lens used by the 3D program may not match causing different scaled images even when the view is taken from the same place. This is true of views using both Revit (used by the Applicant) and Sketchup (used by CRD). Additionally, the simple act of bringing the 3D image into a photo using Photoshop creates the potential for error since one must manually scale, adjust, and crop the 3D image to “fit” into the view.

The Applicant’s architects have learned that the most accurate program to match a specific lens (such as the 50MM lens used in the CRD submission) is Lumion and they have used this program for the view submitted with this letter. This method more precisely models the context in the same program as the 3D view and takes the “photo” with the specified lens (50MM) from a precise vantage point. This allow the view to be 100% accurate since no manual insertion or scaling of the building needs to occur in another program. The revised view submitted uses this precise method to most accurately depict the building’s scale, architectural character, and the relationship

to its context. The rendering is based on the Applicant's drawings at Ex. 114A, which also accurately show the building height.

Respectfully Submitted,



Christopher H. Collins

cc: Jennifer Steingasser, Office of Planning (via email)
Joel Lawson, Office of Planning (via email)
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Anna Chamberlin, District Department of Transportation (via email)
Aaron Zimmerman, District Department of Transportation (via email)
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Barbara & Sheldon Repp, Citizens for Responsible Development
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Jeff Kraskin, Spring Valley Opponents (via email)
William Clarkson, Spring Valley Neighborhood Association
(via email)
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50 MM Lens View from the West (Produced in Lumion)