

November 14, 2017

VIA IZIS AND HAND DELIVER

Mr. Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: **Z.C. Case No. 16-29 – Columbian Quarter – Application by Poplar Point RBBR, LLC (d/b/a Columbian Quarter Holdings) (the “Applicant”) for Approval of a First-Stage Planned Unit Development and Zoning Map Amendment for Lots 97, 1025-1031, 1036, and 1037 in Square 5860 and Lot 91 in Square 5861 (the “Property”) – Response to ANC and Agency Reports**

Dear Chairperson Hood and Members of the Commission:

In advance of the December 4, 2017 public hearing on the above referenced application seeking first-stage approval of a Planned Unit Development (“PUD”) and related Zoning Map Amendment to rezone the Property to the MU-9 Zone District for the development of a mixed use project containing residential, office and retail uses across multiple buildings (collectively, the “Project”), the Applicant submits the following additional information in response to questions and comments contained in the reports dated October 16, 2017 from the Office of Planning (“OP”), District Department of Transportation (“DDOT”), and the District Department of Energy and the Environment (“DOEE”) and filed as Exhibits 22, 23, and 24 in the record for the above referenced matter (the “Record”). The following information also addresses the questions and comments contained in the reports of Advisory Neighborhood Commission 8C (“ANC 8C”) and Advisory Neighborhood Commission 8A (“ANC 8A”), dated as of October 18, 2017, and October 19, 2017, respectively, and filed as Exhibits 25 and 26 in the Record.

OP Comments

1. Provide additional retail on the ground floor of all buildings

The Applicant agrees. As shown on the attached revised plans attached hereto as Exhibit A (the “Plans”), the Applicant has modified the Project to provide continuous ground floor retail. The Applicant has communicated with OP about possible specific ground floor retail uses, such as day care and other uses that will be street-activating and contribute to the vibrancy of the Project at street level.

2. A greater IZ percentage, deeper affordability, and more three-bedroom IZ units should be offered.

The Applicant agrees. The Applicant proffers 10% at 60% AMI and commits to all IZ units being three-bedrooms. This proffer translates to 51,869 NSF or approximately 47 three-bedroom units (assuming an average unit size of 1,100 nsf).

3. OP recommends an examination of archaeological resources on the Property.

The Applicant agrees. The Applicant is committed to a Phase I study to learn more about the site.

4. OP recommends quantifying details and timing of proposed WMATA improvements.

After a year of working with WMATA, the Applicant has received no official feedback or support, with the exception of JDAC approval for the demolition of the building at 822 Howard Road SE, which is located on both the Applicant's and WMATA property. The Applicant will continue communication with WMATA in attempts to further develop the details and timing of the WMATA improvements. The Applicant's proffer to WMATA is included as Exhibit B attached hereto.

5. OP requests clarification as to why Building D requires a separate parking entrance from Building E, and requests clarification of where loading occurs for Building D.

As shown on page 23 of the Plans, the Applicant has removed the entrance to Building D along Howard Road. The site circulation plan shown on page 36 of the Plans has been modified to reflect the removal of the Building D entrance along Howard Road and the update to the circulation pattern. The Civil Plan Sheets C3, C4, C5, and C7 have been updated as well. The removal of this entrance will provide a continuous retail streetscape, as well as 870 sf of additional retail space and 20 additional parking spaces.

6. OP requests confirmation as to whether the residential portion of the Project will be rental or condo.

At this early, first-stage of the PUD process, it is premature to determine whether the residential portion of the Project is rental or condo, as the residential portion of the Project is 4-5 years away from delivery, and the nature of the residential market in the future is unknown. The Applicant will further address this question in the PUD Stage-Two Residential submittal.

- 7. OP recommends considering indentations to break up facades, rather than just projections, and requests more renderings of Howard Road, toward the river and open spaces.**

The Applicant agrees. As shown on pages 17-21 of the Plans, the Applicant has provided more detail of building facades and streetscape perspectives. These Plans reflect the breaking up of facades and massing of the buildings.

- 8. OP requests more detail on the meaningful connection between buildings D and E.**

The buildings will have a passable connection between them, and are currently depicted with an open connection on pages 26-27 of the Plans, but demising walls with double doors may be added by future tenants.

- 9. OP recommends that all new private streets and alleys should be accessible to the public and not closed off for tenant use only, and a public access easement should be a condition of approval.**

The Applicant agrees to provide public access in the private streets and service road as a condition of PUD approval.

- 10. OP recommends that the Applicant explores ways to make the general contractor apprenticeship program more robust.**

The Applicant is exploring additional workforce development programs, and commits to enter into a workforce development agreement, as part of the Stage-Two PUD, with an appropriate community organization, such as an ANC.

DDOT Comments

- 1. DDOT raised concerns about the proposed Building D driveway on Howard Road and its potential to create safety problems.**

As shown in the Plans, the Applicant has removed the Building D driveway on Howard Road.

- 2. DDOT requests that the Applicant continue to work with DDOT on Stage-Two review and Stage-Two CTRs.**

The Applicant agrees.

- 3. DDOT requests that the Applicant dedicate a public access easement for the sidewalks and furnishings area along Howard Road.**

The Applicant agrees to provide public access in the private streets and service road as a condition of PUD approval.

- 4. DDOT requests that the applicant confirm the lack of Heritage Trees in consultation with the Urban Forestry Division.**

The Applicant agrees.

- 5. DDOT requests one electric vehicle charging station for every 50 vehicle parking spaces, for a total of 19 EV parking spaces.**

The Applicant agrees.

- 6. DDOT requests confirmation as to whether the Applicant proposes to proffer a Capital Bikeshare station as part of the proposed Metro entrance improvements.**

The Applicant is in the process of working with WMATA on the potential Metro station plaza improvements and will provide additional details on the improvements as it continues to coordinate with WMATA.

- 7. DDOT requests confirmation of the number of bicycle spaces and the numbers of showers, lockers, and changing facilities that will be provided.**

The Applicant will comply with the requirements of the Zoning Regulations and will provide details on these requirements in its Stage-Two PUD application(s).

- 8. DDOT requests that the Applicant commit to performance monitoring parameters relating to timing, targets, methodology, scope, triggers, evaluation by construction phase, and sunseting of the monitoring requirement.**

The Applicant will address these requests as part of its Stage-Two PUD application(s).

DOEE Comments

The Applicant will evaluate DOEE's comments as the second-stage of the Project is developed.

ANC 8C and 8A Comments

- 1. The name "Poplar Point" is misleading**

The Applicant has filed and received approval from DCRA for a Trade Name Registration (attached hereto as Exhibit C) for "Columbian Quarter Holdings" in order to establish that "Poplar Point RBBR, LLC" will henceforth be known as "Columbian Quarter Holdings". The Applicant undertook an extensive branding and naming exercise

at the request of the Office of the Deputy Mayor for Planning and Economic Development last year, which resulted in the development of the name “Columbian Quarter”. The Applicant’s approved trade name of Columbian Quarter Holdings further confirms this branding of the Project, and will clarify any possible confusion about the name of the Project identified by ANC 8C.

Subsequent to the ANC 8C Report of October 18, 2017, on November 1, 2017, the full ANC 8C Commission voted in support of the Project. This ANC resolution is not yet in the Record.

2. Additional details and communication with the ANCs and community would be beneficial

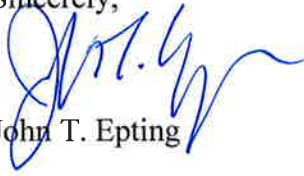
The Applicant is committed to continued communication with the ANCs and the community surrounding the Project. The Applicant plans to attend a community meeting on November 18, 2017 to learn more about the needs of the residents of the community in connection with the Project. Additionally, the Applicant is committed to providing public benefits and amenities that will serve the community. Building on the public benefits and amenities outlined in the Applicant’s initial statement filed as Exhibit 2 of the Record, in the Applicant’s pre-hearing statement filed as Exhibit 13 of the Record, and in the Applicant’s supplemental submission filed as Exhibit 21 of the Record, the Applicant is planning to enter into a workforce development agreement, as part of the second stage of the PUD, with an appropriate community organization, such as an ANC. In addition, the Applicant has modified the Project to offer additional ground floor retail uses, enhancing the experience of pedestrians and visitors to the Project.

In addition to meeting with the ANCs as outlined in Exhibit 21 of the Record and above, the Applicant has also presented the Project to various community organizations, and the Project has received support from numerous groups, including the Council for Workforce Development, the DCEA Academy, Savatech, LandMatters, LLC, UNIFI, The East of the River Clergy Police Community Partnership, Inc., Ward 8 Councilmember Trayon White, and F&L Construction, Inc. (see Exhibits 30-37 of the Record).

Conclusion

This supplemental statement and the exhibits hereto have been uploaded to IZIS on November 14, 2017. Please feel free to contact John T. Epting at (202) 721- 1108 if you have any questions regarding this document.

Sincerely,

A handwritten signature in blue ink, appearing to read "John T. Epting", with a stylized flourish extending to the right.

John T. Epting

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on November 15, 2017.

Matthew Jesick (2 copies)
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

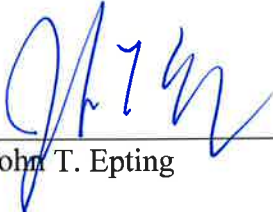
Jonathan Rogers (2 copies)
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003

ANC 8A (6 copies)
c/o Troy Prestwood – ANC 8A Chair
2317 16th Street SE
Unit 101
Washington, DC 20020

Greta Fuller – ANC SMD 8A06
1352 Maple View Place SE
Washington, DC 20020

ANC 8C (6 copies)
c/o Mary J. Cuthbert – ANC 8C Chair
629 Alabama Avenue SE
Washington, DC 20032

Karen Lucas – ANC SMD 8C01
252 Newcomb Street SE
Washington, DC 20032



John T. Epting