

June 23, 2017

VIA ELECTRONIC AND FIRST CLASS MAIL

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

Re: Case No 17-05: Post-Hearing Submission

Dear Chairperson Hood and Members of the Commission:

The Zoning Commission held the first public hearing on the above-referenced case on June 5, 2017, and asked for additional information, which the Applicant hereby submits. The chart below reflects each item the Commission requested and the Applicant's response.

Topic	Comment	Applicant Response
1. LEED	Consider providing LEED Gold certification instead of designing to a LEED Gold standard.	Agreed. The Applicant will certify the Project to LEED Gold (v. 2009).
2. Inclusionary Zoning	Clarify the amount of Inclusionary Zoning that is being provided at the Project, the number of units, and at what levels of affordability.	The tables below provide clarification of the affordable housing provided as part of the Project. Additionally, the Project will comply with 11-C DCMR § 1005 regarding the Inclusionary Zoning units.

			2100 2 nd Street SW					
Residential Unit Type	New Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes			
Total	33,146 sf/100%		Life of project	Rental	NA			
Market Rate	30,496 sf/92%	Market	Life of project	Rental	NA			
IZ	2,650 sf/8%	60% AMI	Life of project	Rental	NA			
			2100 2 nd Street SW					
Residential Unit Type	Penthouse Residential Square Footage / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes			
Total	39,959 sf/100%		Life of project	Rental	NA			
Market Rate	36,759 sf/92%	Market	Life of project	Rental	NA			
IZ	3,200 sf/8%	50% AMI	Life of project	Rental	NA			
3. 3-Bedroom Units	Explore the possibility of providing 3-bedroom units on site.	The Applicant has explored providing 3-bedroom units in the building but the analysis does not reflect sufficient market demand for these units. The Applicant previously increased the number of two bedroom units in the project to provide a unit size available for families. The Applicant has added 14 two bedroom units since the initial application.						
4. Waterfront Renderings	Requested renderings to the water from 1 st and 2 nd Street with the proposed project shown.	<u>See Sheet L17B of Exhibit A</u> , the revised plans, showing the requested renderings.						
5. Minimize Paved Areas	Minimize paved areas	Agreed. The Applicant is proposing to provide pervious paving within the parking lanes and the road termini turnarounds,						

	<p>within the 1st and 2nd Streets to assist with Stormwater Management.</p> <p>Revise vehicular turnarounds at 1st and 2nd Street to minimize paved surface area.</p> <p>Work with the Department of Transportation to incorporate permeable paving into secondary travel areas, including turn-arounds at dead ends and in parking lanes.</p>	<p>subject to DDOT’s review through the public space process. This increases the pervious area by 7,161 s.f., as shown on Sheet L12 of <u>Exhibit A</u>.</p>
<p>6. Riverwalk Trail</p>	<p>Provide additional information regarding seating opportunities, educational signage, and public art within the Anacostia Riverwalk trail.</p>	<p><u>See Sheet L25A of Exhibit A</u>, the revised plans, showing this requested additional information.</p>

7. Bicycle Showers	Provide bicycle showers for retail employees.	Agreed. The Applicant has agreed to provide the shower facilities, and these facilities are shown on Sheet A20 of the Plans included in <u>Exhibit A</u> .
8. Sidewalks to Satellite Parking	Provide temporary 6-foot asphalt sidewalk access to satellite parking sites where sidewalks are not available.	Agreed. The Applicant will provide a 6-foot asphalt temporary sidewalk to access satellite parking facilities for which the Applicant enters into an agreement, if a sidewalk does not already exist.
9. Electric Charging Stations	Provide at least 7 electric charging stations in the garage.	Agreed. The Applicant will provide at least 7 electric charging stations in the garage.
10. Solar Panels	Consider providing solar panels to generate energy for the Project.	Agreed. The Applicant will provide at least 8,000 square feet of solar panels on the roof of the building as shown on Sheet A26 of <u>Exhibit A</u> .
11. DOEE Report	DOEE provided concerns in their report and at the Public Hearing regarding the fact that the Property exists within the floodplain and the Applicant's floodproofing strategy.	<p>The Applicant has participated in multiple meetings with DOEE since the hearing to discuss DOEE's concerns. As a result of these meetings, the Applicant has updated its floodproofing plan to include an additional refuge on V Street SW, per DOEE's request, as shown on Sheet F10 of the plans included in <u>Exhibit A</u>. The Applicant will floodproof this refuge area to the 500-year floodplain in response to DOEE's comments. The Applicant will also elevate the generator and main electrical room of the building above the 500-year flood plain per DOEE's comments.</p> <p>Attached as <u>Exhibit B-1</u> is a memorandum from the project architect addressing the inability to elevate the building to the 500-year or 100-year flood plain and at <u>Exhibit B-2</u> is a memorandum from the Applicant's flood plain expert responding to DOEE's specific concerns regarding floodproofing.</p>

The Applicant submits the revised plans referenced above as Exhibit A and the reports referenced above as Exhibit B. The Applicant submits resumes of Mary Ramsey, who it proffers as an expert in stormwater issues, and Michael Marsala, who it proffers as an expert in floodplain issues, as Exhibit C. These witnesses can address any stormwater and flood plain concerns the Zoning Commission may have at the continued hearing on July 13, 2017. The Applicant also submits proposed conditions of approval as Exhibit D.

The Applicant appreciates the Commission's consideration of this case and looks forward to presenting at the additional public hearing on July 13, 2017.

Sincerely,

Christine Roddy /is

Christine A. Roddy

Meghan Hottel-Cox /is

Meghan Hottel-Cox

Enclosures

Certificate of Service

I certify that on June 26, 2017, I will deliver a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.


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