

November 21, 2018

BY IZIS

Mr. Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 18-14: Applicant's Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

On October 22, 2018, the Zoning Commission ("Commission") voted to set down the above-referenced application for a public hearing. With this submission, the Applicant hereby requests that the Commission schedule the public hearing. This submission contains responses to the issues raised by the Office of Planning ("OP") in its setdown report and the Commission at the public meeting.

1. Relocation Plan

OP and the Commission requested additional details regarding the relocation plan for tenants at the subject property. As detailed in Exhibit A, the Applicant and a professional consultant have prepared a detailed, thoughtful, and thorough relocation plan ("Plan"). The Plan includes details regarding how tenants will be informed throughout the development of the Project, the support offered to tenants for move-out and move-in before and after construction of the Project, and the location of likely relocation sites near the subject property. The Applicant will continue working with the community of residents to ensure buy-in of the Plan, and the Applicant will ensure the tenants are well-represented throughout the process.

2. Project Redesign

OP and the Commission noted the lack of play area at the project for the expected children that will live at the new building. The Applicant has redesigned the project to provide ample play space and equipment in a large reconfigured courtyard at the building entrance. In order to accommodate this play space, the Applicant relocated the loading facilities to below grade, as shown on the revised plans at Exhibit D (the "Plans"). As part of that loading relocation, the Applicant has made the pedestrian entrance courtyard larger than initially proposed. As shown on the Plans, the Applicant proposes to include non-structured, nature-inspired recreation pieces for children to play.

The Commission also made comments regarding the materials on the building, wanting to focus the South Capitol façade on a brick design and to provide cornice details. Accordingly, as shown on the Plans, the Applicant has given more attention to the building materials and façade

design. The shift of the courtyards noted above provides a more uniform series of separations on the building and a more balanced mix of the proposed materials. The façade includes appropriate materials - such as brick and cast stone - fitting with this area of South Capitol Street on the main pavilions or “fingers” of the building along the street. The pavilions include brick detailing such as brick banding and brick patterned panels in the design. The revised design paid additional attention to the cornice of the building by increasing the size of the cast stone coping and adding brick banding at the top, and in the fiber cement siding, substantial trim as also been adding to the coping. The building is highly designed with attractive materials that are appropriate for the building itself and the surrounding community.

3. Benefits and Amenities

The main benefit of this project, as acknowledged by OP and the Commission, is the fact that the Project will be all-affordable at deep levels of affordability. The project will provide 21% of the units at 30% of the Median Family Income (“MFI”), 68% of the units at 50% MFI, and 11% of the units at 60% MFI. This affordability scheme provides significantly more affordable housing at much deeper levels of affordability than required.

OP also requested a commitment to a First Source Agreement in the setdown report. The Applicant has committed to entering into an enhanced First Source agreement with the Department of Employment Services due to the District’s financing for the project. The agreement will be in roughly the form attached as Exhibit B.

OP also requested additional information regarding sustainability and energy efficient systems. Accordingly, the Applicant will also consider energy efficient heating and cooling systems as part of the Project. The Applicant further notes that the plan maximizes the roof space for solar panels, providing a significant amount of sustainable energy as part of the Project.

4. Filing Requirements

The Applicant hereby certifies that this submission complies with the provisions of Subtitle Z, Section 401 of the Zoning Regulations as set forth below, that the application is complete, and that no further substantive changes are expected to be submitted prior to the public hearing on this application, other than the changes discussed in this submission.

<u>Subsection (Subtitle Z)</u>	<u>Page</u>
401.1(a) Information Requested by the Commission; Updated Materials Reflecting Changes Requested by the Commission	Pre-Hearing Submission
401.1(b) Witnesses	To be submitted prior to the hearing
401.1(c) Summary of Testimony of Applicant’s Witnesses Resumes of Expert Witnesses	To be submitted prior to the hearing

401.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Submission
401.1(e)	Reduced Plans	Application (Exhibit I); Exhibit D
401.1(f)	List of Publicly Available Maps, Plans, and Other Documents	Application (Exhibit G)
401.1(g)	Estimated Time Required for Presentation of Applicant's Case	1 Hour
401.2	Memoranda of Understanding with Agencies and Entities regarding Public Benefits	N/A
401.3	List of Names and Addresses of All Property Owners within 200 Feet of the Subject Property	Application (Exhibit E)
	List of Names and Addresses of All Tenants within 200 Feet of the Subject Property	Exhibit C
401.7	Comprehensive Transportation Review (also provided to DDOT)	To be submitted prior to hearing
1601.1	Hearing Fee	Waived by the Commission

5. Flexibility Requested

As detailed in the initial application, the Applicant has requested a waiver of the minimum area for a PUD in the RA-2 Zone District. The Project conforms to the Zoning Regulations in all other ways. Additionally, the Applicant requests the following areas of flexibility:

- a. To vary the location and design of all interior components, including but not limited to partitions, structural slabs, doors, hallways, columns, signage, stairways, mechanical rooms, elevators, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the building;
- b. To vary the final selection of the exterior materials within the color ranges of the material types as proposed, based on availability at the time of construction without reducing the quality of the materials;
- c. To make minor refinements to exterior details, dimensions, and locations, including belt courses, sills, bases, cornices, railings, balconies, trim, frames, mullions, spandrels, or any other changes to comply with Construction Codes or that are

otherwise necessary to obtain a final building permit, or are needed to address the structural, mechanical, or operational needs of the building uses or systems;

- d. To vary the number of residential units by plus or minus 10%;
- e. To vary the number of parking spaces by plus or minus 10% provided that no additional relief is required;
- f. To reconfigure the garage layout provided that no additional relief is required; and
- g. To vary the roof plan as it relates to the configuration of solar panels and green roof areas, provided that the square footage of the solar panels and green roof are not reduced.

6. Conclusion

Based on the information above and attached hereto, the Applicant respectfully requests that the Commission schedule a public hearing in this case at its earliest convenience.

Sincerely,

 /s/
Cary Kadlecek

 /s/
Meghan Hottel-Cox

Attachments

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 21, 2018.

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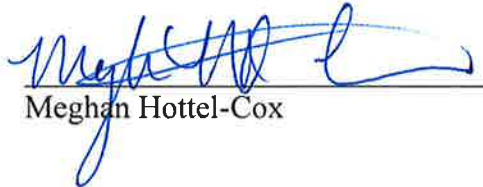
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Meghan Hottel-Cox