

February 15, 2019

**BY IZIS**

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

**Re: Z.C. Case No. 18-14: Application for Approval of a Consolidated Planned Unit Development and Zoning Map Amendment for Lots 77 and 810 in Square 6129 (the “Property”)**

Dear Chairperson Hood and Members of the Commission:

On behalf of 3840 S Capitol LLC and 3848 S Capitol LLC (collectively, the “**Applicant**”), we hereby supplement the above-referenced application for an all-affordable multifamily building (the “**Project**”) pursuant to 11-Z DCMR §401.5 with enclosed additional information.

**I. Updated Architectural Plans and Drawings and Flexibility Requested**

Attached as Exhibit D are updated architectural plans and drawings for the Project (the “**Plans**”). Overall, the Plans have changed very little from the plans included in the Pre-Hearing Submission submitted into the record at Exhibit 12 (the “**PHS**”). As detailed in the PHS, the Project includes a natural play area in the courtyard at the main entrance to the building. Per a request from the Office of Planning (“**OP**”), included in the updated Plans are additional details on the play area and the entrance to the building.

Additionally, the Plans include information regarding the accessibility of the main entrance to the building, and how that impacts ramping in public space, per a request from the District Department of Transportation (“**DDOT**”). The existing grade at the location of the main entrance is approximately four feet above the sidewalk, and two feet above the grade at the Property line. The floor elevation of the building has been set very close to the existing grade, in an attempt to limit changing the grading in public space. Additionally, the Project improves on existing conditions and is consistent with other buildings along South Capitol Street in this area.

Finally, the proposed ramping is consistent with the Public Realm Design Guidelines and DDOT regulations.

The Applicant intends to continue coordination with DDOT regarding all improvements in public space and has a pending application for concept approval of the public space design before the Public Space Committee. To that end, the Applicant requests flexibility to finalize the public space design in response to DDOT and the public space permitting process.

The Applicant requests the following areas of flexibility for the Project:

- 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, locations, and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, balconies, canopies and trim, such that the refinements do not substantially change the external configuration or appearance of the building;
- d. To vary the number of residential units and the residential unit types 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;
- 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; and
- h. To modify the streetscape design and areas in public space in response to DDOT and the public space permitting process.

## **II. Benefits and Amenities**

The Project presents the exciting opportunity to increase vital affordable housing in the District. As detailed in the PHS, the Project is an all-affordable development with family-sized units. 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. The Project will be financed through the Low Income Housing Tax Credit (“**LIHTC**”) program, and it will have an affordability commitment of sixty (60) years. After the LIHTC affordability commitment expires, the Project will keep the 11% of the units at 60% MFI for the life of the Project as Inclusionary Zoning units, thereby exceeding the minimum 10% Inclusionary Zoning requirement.

Another benefit of the Project is the improvement of housing for existing residents. As detailed in the PHS, the Project will include a robust relocation plan for existing residents. The

Applicant has coordinated with Housing Opportunities Unlimited (“**HOU**”), a well-experienced tenant relocation and direct resident services company, to assist with the development and implementation of the relocation plan. A detailed background on HOU is included as Exhibit A. HOU has experience in successfully relocating residents to new housing. In HOU’s experience, residents are more inclined to return to the property after project completion. Based on HOU’s recent experience, the large majority of households decide to return to new projects, and only a very small percentage (less than 5%) of households voluntarily choose not to return to projects after renovations/reconstruction are complete. HOU and the Applicant anticipate similar success with the Project in this case.

**III. Witnesses**

Three witnesses will testify on behalf of the Applicant at the hearing: Jason Stern of Kaye-Stern Properties, the Applicant’s parent entity; Stephanie Farrell of Torti Gallas, the Project architect; and Erwin Andres of Gorove/Slade Associates, the transportation consultant. Outlines of witness testimony are included as Exhibit B. The Applicant will also have William Lattanzio of Wiles Mensch Corporation, the Project’s civil engineer, and Craig Atkins of Wiles Mensch Corporation – Landscape Architects, the Project’s landscape architect, available for questions. Resumes of all of the Applicant’s proffered experts are included as Exhibit C.

**IV. Conclusion**

Please feel free to contact Cary at (202) 721-1113 or Meghan at (202) 721-1138 if you have any questions regarding the enclosed. We look forward to presenting the project to the Zoning Commission at the March 7, 2019 public hearing.

Sincerely,

\_\_\_\_\_/s/\_\_\_\_\_  
Cary Kadlecek  
Goulston & Storrs

\_\_\_\_\_/s/\_\_\_\_\_  
Meghan Hottel-Cox  
Goulston & Storrs

**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 February 15, 2019.

Maxine Brown-Roberts (2 copies)  
Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite 650E  
Washington, DC 20024

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

ANC 8C – Mike Austin (Chair) (6 copies)  
c/o RISE  
2730 Martin Luther King, Jr. Ave SE  
Washington, DC 20032

Mustafa Abdul-Salaam – ANC SMD 8C05  
3825 South Capitol Street SW  
Washington, DC 20032

ANC 8D (7 copies)  
PO Box 54781  
Washington, DC 20032

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/s/  
Meghan Hottel-Cox