

Z.C. CASE NO. 18-20

**PARCEL I DESIGN REVIEW
UPDATE AND RESPONSE TO AGENCY COMMENTS**

Enclosed please find supplemental material responding to comments from OP, DDOT, and DOEE as well as federal agency reviews. These materials include:

Exhibit A: Letter from GSA confirming the completion of the federal government’s “35% review” of the Project.

Exhibit B: Full list of the design flexibility that the Applicant seeks for the Project.

Exhibit C: Response to DDOT’s comments, including an updated ground floor plan highlighting the location of certain features as requested by DDOT.

Exhibit D: Revised plans in response to OP and DDOT’s comments, including (1) details on material depths and dimensions, (2) a photograph of the materials board, (3) details on the materials used on the bridge, and (4) updated drawings reflecting the incorporation of solar panels.

For the Commission’s convenience, a written summary of responses to DDOT, OP, and DOEE comments follows below.

DDOT Comment	Applicant Response
Capital BikeShare Membership – Provide an annual Capital Bikeshare membership to each resident for the first five (5) years after the building opens	The Applicant and DDOT have agreed that the Applicant will offer Bikeshare memberships to each unit for the first three years after the building opens, up to a maximum of \$40,000.
Capital BikeShare Station – To offset the induced vehicle trips that may occur from extra parking, the Applicant should reduce the parking provision or provide a substantial TDM or non-automotive network contribution (i.e., 23-dock Capital Bikeshare station).	The Applicant and DDOT have agreed that no Capital Bikeshare station is necessary at this time. There is no need for a Capital Bikeshare station in the vicinity of Parcel I because there are two stations located within a block of the Project as well as other stations located nearby. Moreover, the Applicant considered Bikeshare locations as a part of its Yards West planning effort and identified the north and south ends of the district as the most appropriate areas for such stations. The Applicant will work with DDOT to identify locations for Capital BikeShare station in conjunction with future Yards West projects in those locations.
Other DDOT Comments – DDOT made a number of other technical suggestions regarding the Project’s loading plan and transportation demand management plan.	The Applicant’s detailed responses to DDOT are included as <u>Exhibit C</u> .

OP Comment	Applicant Response
Canopies – Verify whether canopies are to be incorporated at the ground level and provide renderings if applicable	The Project may include canopies at the retail level. Canopies are shown on some of the renderings and are contemplated in the Project’s signage guidelines.
Window Details – Provide details regarding windows, including depth and mullion details	These details are shown in <u>Exhibit D.</u>
Brick – Indicate if there is a difference in depth between brick type 1 and brick type 2, which is featured around the residential windows	Details in response to this comment are shown at <u>Exhibit D.</u>
Materials – Provide additional information regarding building materials, in particular, the reflective material incorporated on the underside of the bridge feature	Details in response to this comment are shown at <u>Exhibit D.</u>
LEED – Verify if the proposed building would be certified through the U.S. Green Building Council	The Project will attain LEED Silver v4 certification through the USGBC.
Green Roof – Provide the square foot area of the green roof	The Project’s green roof area is approximately 16,685 square feet.
Solar Panels – Address why solar panels are not proposed to be incorporated into the roof design	The Project will include solar panels on the southern portion of the penthouse, as shown on <u>Exhibit D.</u>
Canal Street – Provide additional information regarding security features along Canal Street, including height and materials	The drawings represent the current proposed perimeter security fence. Any perimeter fence or other security features are DC Water’s responsibility and will be installed by DC Water after securing any required approvals.

DOEE Comment	Applicant Response
Stormwater Management – DOEE encourages the applicant to meet the higher stormwater requirement of capturing the 95 th percentile rain event or the 1.7” rain event; in addition, DOEE recommends that the project consider rainwater harvesting for water reuse within the building, especially for non-potable uses within the ground level community and commercial space, and for irrigation	The private street network surrounding the Project and the other development parcels in Yards West is being designed to accommodate a 1.7” rain event. The Project itself is being designed to the 1.2” rain event standard, which is what governs the Project. The Applicant has not elected to pursue more comprehensive rainwater harvesting in this Project, instead devoting attention to other sustainability and wellness components.

<p>500-yr Floodplain – DOEE wants to ensure that the garage entrances are well above the 500-year base flood elevation</p>	<p>DOEE’s Floodplain Management Technical Services Branch determined that the site lies just outside the Special Flood Hazard Area, or 100-yr floodplain. As a resiliency measure, the Project’s ground floor has been elevated out of the 500-year base flood elevation. The Project’s garage entrances, however, are located at the low point of the property. While they are located above the 100-year base flood elevation, they cannot be located above the 500-year base flood elevation due to existing grades.</p> <p>In the event of a severe flood event, the building’s garage is designed to flood to counteract buoyancy and prevent the building from floating. As part of the resiliency design of the project, the building’s primary electrical switchgear room is located at a mezzanine level above the ground floor to protect it in a flood event. The building’s emergency switchgear and emergency generator are located in the penthouse.</p>
<p>Solar Panels – Solar panels may be mounted horizontally over mechanical penthouses or integrated into an extensive green roof system</p>	<p>As noted above, the Project has incorporated photovoltaic panels into the Project.</p>
<p>Energy Efficiency – DOEE encourages that the Project maximize all opportunities for increased energy efficiency</p>	<p>The Project incorporates significant energy efficiency and energy conservation measures including high efficiency VRF mechanical systems with programmable thermostats, Dedicated Outside Air Supply Units with energy recovery wheels, energy efficient LED lighting and controls with vacancy sensors in building common areas, high-performance thermally-broken glazing systems, and a high performance building envelope.</p>
<p>Other DOEE Comments – DOEE encourages continued coordination on regulatory review and consideration of financial support initiatives for sustainable design features.</p>	<p>The Applicant will continue to coordinate with DOEE regarding these measures.</p>