

April 29, 2019

VIA IZIS AND HAND DELIVERY

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

**Re: Z.C. Case No. 18-20: The Yards – Parcel I
Applicant’s Post-Hearing Statement**

Dear Chairman Hood and Commissioners:

The Applicant hereby files this post-hearing submission for the proposed new multi-family residential building with ground floor non-residential uses and below-grade parking (the “**Project**”) on Parcel I in The Yards.

At the conclusion of the April 11, 2019 public hearing for the Project, the Commission raised two sets of issues that required follow up revision or study by the Applicant: (1) revisions to the signage plans, and (2) further study of the Project’s rooftop mechanical space.

Revised Signage Plans

Attached as **Exhibit A** is a revised set of plans and drawings for the “Building Signage and Retail Storefronts”. In response to the Commission’s comments:

- The Applicant removed the potential upper-story building signage that was previously proposed for the upper portion of the west façade. Signage for the residential portion of the building will now be focused at the ground level near the main lobby in the locations shown on the revised plans.
- The Applicant simplified the ground-level retail signage band to focus it on the “landlord’s bulkhead area” and removed the ability to mount flat signage in the precast panel header area above the bulkhead area.

Rooftop Mechanical Design

At the hearing, the Commission asked the Applicant to further study the screened mechanical area on the upper portion of the penthouse to seek whether the extent of the penthouse could be reduced.

The Applicant has studied the building’s mechanical and related roof structure needs and concluded that the penthouse screen wall cannot be reconfigured. As shown on the attached updated roof plan, included as **Exhibit B**, the full extent of the screened area is necessary to accommodate the building’s needs. As is common, although the roof plan included in earlier submissions showed the extent of the penthouse screen wall, it did not show all of the building’s mechanical equipment, either as currently designed or as might be added in the future to accommodate retail tenants. Once all of that equipment is added to the plan (as shown on Exhibit B), there is little remaining “free” area that could be excluded from the screened area or otherwise devoted to other rooftop uses.

The Applicant has also studied whether the roof equipment could be reconfigured to allow for a reduction in screened area and concluded that it is not feasible to do so. The primary HVAC system for the building consists of three dedicated outdoor air system (DOAS) units. These units have been located along the east connecting bar of the building so that they can efficiently serve all three wings. These large units, along with the required perimeter clearances and related compressors, occupy the bulk of the otherwise-narrow east bar. The north and south bars of the building, then, must accommodate all of the other rooftop equipment and mechanical systems for the residential and retail components of the building, as well as building-wide mechanical systems (such as the emergency generator and emergency electrical room) and stairway and elevator penthouses. The updated plan shows much of this equipment, as well as space that needs to be reserved for potential mechanical equipment that will be needed for future retail tenants, particularly along N Street, SE.

Conclusion

Also included with the hard copies of this filing is the Applicant’s draft order, with minor changes to the proposed design flexibility. Thank you for your attention to this application. We look forward to the Commission taking final action on this application.

Respectfully submitted,

/s/ David M. Avitabile

/s/ David A. Lewis

Z.C. Case No. 18-20

April 29, 2019

CC:

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Certificate of Service

I certify that on or before April 29, 2019, I delivered a copy of the foregoing document and attachments via e-mail, hand delivery or first class mail to the addresses listed below.

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