

October 9, 2019

VIA IZIS

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. 19-16: Application of MCF WALP Phase 1, LLC (the “Applicant”) to the District of Columbia Zoning Commission for a Consolidated Planned Unit Development (“PUD”) at 1200 5th Street, NW (Square 481, Lot 23, the “Property”) — Applicant’s Pre-Hearing Submission

Dear Chairman Hood and Commissioners:

On behalf the Applicant, we hereby submit this pre-hearing statement with respect to the above-referenced application for a consolidated PUD for the multifamily residential building with below-grade parking located on the Property (the “Project”).

This pre-hearing statement provides responses to the questions and comments raised by the Office of Planning (“OP”) in its September 13, 2019 report (“OP Report”) filed at Exhibit 11 in the record of this proceeding and to those comments and questions raised by the Commission at the September 23, 2019 public meeting during which the Commission voted to set down this application for a public hearing. OP presented the comments and questions in the OP Report in a table format, which the Applicant adopts herein for ease of cross-reference.

Zoning Commission or OP Comment/Question	Applicant Response
<p>1. <u>Affordable Housing</u>: OP asked the applicant to “detail the parameters of the affordable housing component, such as (but not limited to): (a) The anticipated MFI level for apartment type (e.g. X one-bedrooms at 60% MFI etc.), and (b) The bedroom count of apartments in the existing building compared to the proposed building.”</p>	<p><u>Exhibit A</u> provides information regarding the project’s affordable housing, including the anticipated number of affordable units, the affordable unit types by bedroom count, and the affordability levels.</p> <p>The vacant building on the site included: 7 one-bedroom units; 48 two-bedroom units; and 8 three-bedroom units. The Project currently includes: 138 studio units, 123 one-bedroom units, 84 two-bedroom units; and 18 three-bedroom units.</p>

Zoning Commission or OP Comment/Question	Applicant Response
<p>2. Sustainability Measures: OP requested additional information “regarding the benefits and amenities including (a) Environmental and sustainable benefits, and (b) Superior landscaping, or creation or preservation of open spaces.”</p>	<p>Exhibit B provides additional information regarding the Project’s sustainability commitments, including landscaping elements that help achieve sustainable design goals.</p>
<p>3. Materials/Color: OP requested a materials exhibit and that “any design flexibility requested . . . be identified and explained.”</p> <p>Separately, at the set down meeting the Commission expressed some concerns about the Project’s color and material palette, its ability to weather and age well, and the color of the Project’s penthouse.</p>	<p>Exhibit C depicts revisions to the Project’s design depicting a darker color scheme for the Project’s upper story and penthouse screening. The Applicant is studying other color options for the Project and will provide updated materials-related information, including physical samples, prior to and at the public hearing. The Applicant will also provide a list of the requested design flexibility in a future submission.</p>
<p>4. Courtyard Views: The Commission also requested further refinement of the Project’s courtyard design.</p>	<p>Exhibit C includes revised renderings and sections showing the proposed design of the Project’s courtyard.</p>
<p>5. Small Area Plan Consistency: The Commission questioned the Project’s consistency with the “Design Guidelines” of the Convention Center Area Strategic Development Plan’s “Transit Oriented Housing” sub-area, and specifically requested explanation of the Project’s consistency with those Guidelines recommending a “tripartite arrangement” and “provi[sion] [of] a sense of privacy for ground level residential units.”</p>	<p>Exhibit D provides an analysis of the Project’s consistency with the Design Guidelines.</p>
<p>6. Comprehensive Plan and Impact Analysis: At the set down meeting, the Commission requested additional explanation on the balancing of the Project’s consistency with the Comprehensive Plan and other adopted public policies and regarding the potential impacts of the Project.</p>	<p>Exhibit E includes an explanation of the Project’s consistency with the Comprehensive Plan and potential impacts.</p>

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7. <u>Additional Public Benefits/Community Outreach</u>	The Applicant continues to work with ANC 6E and members of the community to prepare a comprehensive package of public benefits. The Applicant will provide the final package to the Zoning Commission prior to the public hearing in this case.
8. <u>Experts</u> : The Applicant proffers two expert witnesses.	<u>Exhibit F</u> includes resumes and outlines of testimony for the following proffered experts, each of whom the Commission has previously accepted as an expert in her or his respective field: <ul style="list-style-type: none"> • Sarah Alexander, Torti Gallas Urban, as an expert in architecture and urban design; and • Daniel Van Pelt, Gorove Slade, as an expert in transportation planning and engineering.

Attached hereto are the following exhibits:

- **Exhibit A** – Affordable Housing Information
- **Exhibit B** - Information Regarding the Project’s Sustainability Commitments
- **Exhibit C** – Updated Renderings, Sections, Floor Plan, and Elevations to Address Issues Raised at Set-Down
- **Exhibit D** – Analysis of the Project’s Consistency with the Convention Center Area Strategic Development Plan Design Guidelines
- **Exhibit E** – Analysis of the Project’s Comprehensive Plan Consistency and Potential Impacts
- **Exhibit F** – Expert Witness Resumes and Outlines of Witness Testimony
- **Exhibit G** – Certificate of Compliance

Also enclosed is a check made payable to DC Treasurer in the amount of \$17,275.00 for the hearing fee. The Applicant respectfully requests that the Commission schedule this application for a public hearing at its earliest opportunity. Thank you for your attention to the information provided in this Pre-Hearing Submission.

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Respectfully submitted,

/s/ Paul A. Tummonds

/s/ David A. Lewis

Enclosures

Certificate of Service

I certify that on or before October 9, 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.

/s/ David A. Lewis

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Washington, DC 20004

Anna Chamberlin (*2 copies via hand delivery*)
Aaron Zimmerman
Policy and Planning
District Department of Transportation
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Advisory Neighborhood Commission 6E (*1 copy via USPS, with courtesy copies sent to the individual commissioners of ANC 6E*)
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