

January 20, 2020

Anthony Hood, Chair
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **Z.C. Case No. 19-23 – Application of Wells REIT II 80 M Street LLC for Design Review for 80 M Street SE (Square 699, Lot 28) – Post-Hearing Submission**

Dear Chair Hood and Members of the Commission:

This letter serves as the post-hearing submission for the above-referenced application of Wells REIT II 80 M Street LLC (the “**Applicant**”) for Design Review for the property located at 80 M Street SE (Square 699, Lot 28) (the “**Property**”). As outlined in prior submissions and at the January 9, 2020 public hearing, the Applicant proposes to renovate the existing seven (7)-story office building on the Property and construct a two (2)-story addition with a habitable penthouse (the “**Project**”).

At the public hearing on the Application, the Zoning Commission requested additional information, which the Applicant now provides, as follows:

- Update on Outreach with Velocity Residents. The Commission requested that the Applicant meet with the residents of the Velocity condominium building to the north of the Property to provide additional information regarding the Project and answer questions. Seven representatives of the Applicant including, among others, the architects, the on-site property manager and a representative of the construction company, met with 32 residents of the Velocity building at the condominium board’s regular monthly meeting on January 15, 2020. The residents raised several concerns about the potential for noise, street closures, and other disruptions related to the construction phase, and they inquired about the overall construction schedule. They expressed concerns about light pollution from the interior lighting in the existing building and the proposed addition. Finally, they expressed concerns about the

privacy of the condominium residents. There was a productive exchange between the team and the residents and an agreement to establish a clear line of communication during the construction phase. The Applicant will continue to work with the Velocity residents prior to and during construction to ensure that the Project is completed in a manner that minimizes impact to residents.

- Penthouse Affordable Housing Contribution. The Commission asked the Applicant to provide an estimate for the payment to the District's Affordable Housing Trust Fund that is required for the penthouse habitable space proposed as part of the Project. The Applicant estimates that this payment will be approximately \$1,071,951.80.
- Rooftop Solar. The Commission requested additional information regarding the feasibility of installing a rooftop solar array on the building as part of the Project. The area available for solar panels is limited due to the need to accommodate rooftop mechanical equipment on the upper penthouse level, to provide a six (6)-foot, seven (7)-inch setback from the mechanical enclosure to account for shadows cast by the enclosing walls, and to provide a minimum three (3)-foot clearance from the edge of the roof. Accordingly, the penthouse would only be able to accommodate solar panels on a total of approximately 8,800 square feet along the east, west, and south sides of the roof, wrapping around the mechanical enclosure (the area north of the mechanical enclosure is not recommended for solar panels due to lack of sunlight).

Based on the limited space available on the roof, the Applicant's design team estimates that the maximum power generation achievable by any panels would be approximately 188,978 kwh/year – or only approximately 2.7% of the energy projected to be required for the building after the addition is constructed. As a result, the projected cost recoupment period for such solar panels would be a minimum of ten (10) years and likely longer due to both the low levels of energy being generated and the recent reduction in tax credits granted to solar investment. Nonetheless, the Applicant commits to installing the necessary conduit and connections for solar as part of the Project in order to facilitate potential solar installation at some point in the future should efficiency and the projected recoupment period improve. Adding the capability for future solar will complement the Project's other sustainability features, which include low flow plumbing fixtures, green roof, a VRF mechanical system, energy efficient destination dispatch elevators, and perhaps most prominently, the proposal to utilize mass timber construction, which is a central driving feature of the Project's design and development. All of these features will ensure that the Project furthers the District's environmental and sustainability priorities.

- Draft Order. Attached as Exhibit A is the Applicant's draft order.

As outlined in the Applicant's prior submissions and at the Commission's hearing on the Application, the Applicant believes that the Project meets the standards for design review

approval set forth in Subtitles I and X of the Zoning Regulations. Accordingly, we respectfully request that the Commission approve the Application.

Please feel free to contact Allison at (202) 721-1106 or Lawrence at (202) 721-1135 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at the public meeting on January 27, 2020.

Sincerely,

ALLISON C. PRINCE (L.F.)
Allison C. Prince


Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by first-class mail or hand delivery to the following addresses on January 21, 2020.

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