

February 3, 2020

Anthony Hood, Chair  
D.C. Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> 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) – Second Post-Hearing Submission**

Dear Chair Hood and Members of the Commission:

This letter serves as the second 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**”).

Below is supplemental information in response to the issues raised by the Commission at its January 27, 2020 public meeting on the Application:

- **Lighting and Privacy.** The Commission requested that the Applicant address the specific concerns raised by three residents of the Velocity building: (1) the potential impact of the addition on their privacy; and (2) the potential for “a spill-over effect” on their units from the addition’s interior office lighting at night. (Note that there is no exterior lighting proposed for the north side of the addition facing the Velocity building.) In addition, the residents expressed concerns about the interior lighting in the existing building during evening hours. The Applicant notes that the location of an office building directly across the street from an apartment house (and separated by the width of the street) is a common condition in the city as shown in the examples attached as Exhibit A. In fact, many mixed-use projects such as CityCenter were intentionally designed in this way. Further, the office building at the Property was in its current configuration when the Velocity

building was constructed in 2009. Nevertheless, the Velocity residents raised specific concerns about this Project because of its potential effect on their individual units and these concerns merit full and careful consideration.

Attached as Exhibit B is a light study providing a foot candle analysis for the Project. The study demonstrates that the light generated by the addition that will travel to the Velocity building is extremely minimal and the impact on the level of illuminance within the Velocity units will be negligible, if noticeable at all. Stated simply, there is no spill-over effect. Nonetheless, to respond to the Velocity residents' concerns about spill-over light and privacy, the Applicant commits to installing programmable mechanical blinds on the north side of the proposed addition, which can be programmed to adjust in order to minimize visibility between the Project and the Velocity building. The Applicant also commits to conducting a review of offices in the existing building to ensure that all light switches on the north side of the building operate on a motion sensor and will replace any lights that are not motion-triggered. The Applicant does note that, due to the nature of business of certain tenants, some employees work later than standard business hours. However, the Applicant is confident that the above measures will ensure that any potential impacts on light and privacy are minimized.

- Rooftop Solar. At the Commission's request, the Applicant has conducted further review and analysis regarding the potential installation of a rooftop solar array as part of the Project and has confirmed its assumptions and analysis with staff at the District Department of Energy and the Environment. While the projected payback period for installing solar panels is longer than the Applicant would typically consider sufficient to justify pursuing this feature, the Applicant nonetheless proposes to install panels on the roof of the penthouse as requested by the Commission. The proposed solar installation is shown in the updated penthouse plan attached as Exhibit C.
- Roof Terrace Canopy. Finally, the Applicant would like to clarify a statement made at the hearing regarding the proposed canopy overhang on the penthouse level, over the 9<sup>th</sup> floor corner terrace. The canopy will in fact extend a maximum of six (6) feet beyond the face of the building along M Street SE, as shown in Exhibit D. Because the existing building is set back 15 feet from the south property line, the canopy will not encroach into the M Street right-of-way or the minimum 15-foot setback required to be provided from the curb under Subtitle I § 616.6 of the Zoning Regulations.

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 February 10, 2020.

Sincerely,

ALLISON C. PRINCE (WLF)

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 February 3, 2020.

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Lawrence Ferris