

<u>ANC Comment</u>	<u>Applicant's Response</u>
<p>Bozzuto, a partner in the proposed PUD, is also one of the developers to rebuild Greenleaf Public Housing, and references have been made to suggest that the Westminster senior affordable units would be counted towards the build-first one-for-one replacement of the Greenleaf senior housing as part of its redevelopment. Accordingly, the Applicant should confirm that a total of 123 net new affordable senior housing units will be provided at the PUD site, and that it is not “double dipping” with the replacement units from Greenleaf.</p>	<p>The Applicant herein confirms that there will be 123 new affordable senior housing units provided within the East Tower of the PUD, and that these units will <u>not</u> be related or tied to the Greenleaf redevelopment as designated replacement units.</p>
<p>The affordability component of the project should remain in place for the life of the project, and not only until the financing package expires.</p>	<p>The Applicant's affordable housing proffer is to dedicate 104,640 square feet of residential gross floor area (“GFA”) in the overall single building. This proffer amounts to approximately <u>52.9% of the project's total residential GFA</u>, provided in 123 affordable housing units.</p> <p>The affordable units in the senior portion of the project known as the “East Tower” will remain affordable at up to 60% of the Median Family Income (“MFI”) for the first 40 years of the project, after which a minimum of 8% of the residential GFA and 8% of the penthouse square footage of the overall project (no less than 15,836 square feet of GFA) will be converted to IZ units at 50% and 60% of the MFI, as shown on the updated Sheets A-0.1C and D of the architectural drawings attached hereto as <u>Exhibit A</u>.</p> <p>The Applicant continues to propose that the IZ units remaining in the project after year 40 will be located solely within the East Tower, and requested flexibility from 11-C DCMR § 1005.5 in its initial application filing (Exhibit 3) in order to allow for this to occur.</p> <p>Taken together, the Applicant is providing <u>significantly</u> more affordable housing than would otherwise be required for the project for the first 40 years, after which it will continue to meet the IZ requirements.</p> <p>The market rate component of the project in the West Tower subsidizes the Applicant's ability to dedicate the entire East Tower as affordable, as well as its ability to construct the new church facilities. Accordingly, constructing such a significant number of new affordable units in the East Tower would not be possible without development of the West Tower separately.</p> <p>Financing for affordable senior housing includes a variety of specific requirements related to maintaining the quality of life for seniors under the Fair Housing Act. The Applicant's proposal to provide a senior affordable tower in the PUD achieves the goal of providing affordable housing for older adults and a greater number of affordable units than otherwise required. It also permits residents of the Southwest neighborhood to age in place without being priced out</p>

	<p>of the area. Thus, in order to maximize the amount of senior and affordable housing in the project, the Applicant will utilize specific funding sources that require the senior housing to be provided within its own portion of the building.</p> <p>Moreover, the Applicant has previously stated that it will provide units at <u>up to</u> 60% of the MFI, such that should financing allow for it, the Applicant may be able to accommodate households that earn less than the 60% MFI maximum.</p>
<p>The Applicant should reconsider the project's relation to I Street in the location where DDOT is planning to install a protected bike lane. The ANC objects to new development where residents, including seniors, have the potential to be injured by passing cyclists.</p>	<p>The use and distribution of public space is subject to the jurisdiction of the Public Space Committee. Nonetheless, the Applicant has discussed this concern with DDOT multiple times and DDOT has indicated that there are a variety of mitigation measures that can be incorporated into DDOT's final design of DDOT's proposed protected bike lane to ensure that cyclists slow down as they pass the project site. For example, DDOT has stated that they could install signage, striping, rumble strips, and/or change the level of the bike lane in this location. <i>See</i> images of these facilities, provided by DDOT, attached at <u>Exhibit C</u>. Accordingly, as acknowledged by DDOT in their report (Exhibit 27, pp. 2 and 3) the Applicant will continue to work with DDOT during the public space permitting process to ensure that the bike lane includes sufficient safety measures to protect project residents and other pedestrians from passing cyclists.</p>
<p>The Applicant should add balconies to the West Tower, especially on its western face.</p>	<p>The Applicant studied a variety of options for adding balconies to the West Tower, but ultimately found that the most impactful opportunity was to maximize balconies on the East Tower instead. On the West Tower, there would have been three options for adding balconies:</p> <ul style="list-style-type: none"> • Projecting balconies farther away from the building. However, the Applicant has already maximized the allowed projections into public space; • Swapping living space for balcony space. However, the units are already efficiently designed and doing so would compromise the living/kitchen areas such that it would not provide a quality living arrangement; or • Shifting the entire West Tower to the east. However, the Applicant could not make this shift without simultaneously reducing the space currently dedicated to affordable housing and the church in the East Tower. In particular, the ground floor is extremely tight given that it supports all three uses and all access and loading facilities. <p>Although the West Tower does not have balconies, the windows are operable and the residents will have access to the both the outdoor roof terrace and the adjacent Duck Pond park space.</p>
<p>The Applicant should incorporate universal design principles for the layout of the senior units to ensure that they address the needs</p>	<p>The senior-only component of the project will be age restricted for independent seniors 55 years and older. The proposed design will create an independent living community that will specifically</p>

<p>of residents as they age. The Applicant should also clarify whether laundry facilities will be in-unit or located in a single laundry room.</p>	<p>address seniors needs as they age in place, incorporating energy efficient and accessibility features into the units and common areas.</p> <p>As an experienced developer with multiple completed senior projects in the District of Columbia, Dantes Partners, and the development team will create unit configurations and fixtures that are consistent with their communities developed throughout the District. In addition, the proposed unit mix is consistent with the anticipated demand for independent senior housing at this location, as opposed to senior assisted living which generally requires larger unit sizes and additional services.</p> <p>All units will be designed to support independent senior living and will meet Fair Housing, Enterprise Green Communities, and local accessibility guidelines. As the project advances into design and permitting, the proposed design will be refined to incorporate all elements and features necessary to maximize comfortability and livability of the senior residents. Provisions for future accommodations, such as blocking for grab bars in bathrooms, will also be incorporated to allow an additional level of flexibility as seniors age in place.</p> <p>Regarding laundry specifically, the Applicant does not propose any expansion or change to the laundry facilities proposed for the East Tower. The proposed laundry room is located on the third floor of the East Tower and will be open to all residents of the East Tower. The proposed size and number of washers/dryers within the laundry room is fully consistent with other recently constructed and currently existing senior buildings in the District (<i>e.g.</i> Fortitude at Delta Towers, located at 808 Bladensburg Road, NE (179 units) and Todd A. Lee Senior Residences At Kennedy Street, located at 809 Kennedy Street, NW (38 units)). Providing a single, centrally-located laundry room within a multiple-dwelling senior development project has proved successful in other cases, given the frequency of use by residents. Providing additional laundry room(s) would also result in the loss of affordable units.</p> <p>In addition, the unit sizes in the East Tower have already been reduced to accommodate balconies. Adding an in-unit washer/dryer would further reduce the unit square footage, taking away additional livable space for residents. Finally, providing in-unit laundry units would result in higher water and electricity costs, whereas providing a centralized laundry room will reduce utility costs.</p>
<p>The Applicant should provide more information regarding the lighting of the cross on the I Street façade of the East Tower.</p>	<p>The entirety of the cross on the I Street façade of the East Tower will be softly back-lit. <i>See, e.g.</i> Sheet A-2.1 of the architectural drawings at Exhibit 23A. The back lighting will be a soft glow ranging from 5-10 foot candles. The lighting will be controlled and dimmed from inside the building, and the channel glass is designed to diffuse the light sources.</p>
<p>The Applicant should provide an arborist's assessment of the building's impact on the</p>	<p>The land directly adjacent to the subject property is owned by the District through the Department of General Services ("DGS") and the Applicant does not propose any improvements to this space. Nonetheless, the Applicant has coordinated with relevant District</p>

<p>plantings and trees located on the “linear park” to the south of the project</p>	<p>agencies and other groups in the community who have been considering options for this space to ensure that the PUD can help support an active gathering place and does not preclude any future community use.</p> <p>With respect to impacts on existing trees on the DGS land specifically, the Applicant has met with an arborist within DDOT’s Urban Forestry Division (“UFD”). The arborist indicated that there are multiple Special-sized trees and one Heritage tree on the DGS property adjacent to the project site. UFD administers the removal and/or preservation of such trees. Accordingly, the Applicant will continue to work with UFD, and DGS as the owner of the adjacent property, during the permitting process to perform any additional required studies to determine which trees will be removed and which trees will require a preservation plan.</p> <p>In addition, as shown in the letter from the Southwest Business Improvement District (“BID”), dated April 9, 2021 (Exhibit 32), the BID supports the proposed project, including how it relates to the adjacent District-owned property. As stated in Exhibit 32, the letter references the BID’s work to develop a new vision for a “Town Center Park” to be built on DC-owned property adjacent to the PUD Site, and specifically states that the “proposed PUD complements, and does not detract from, the Town Center Park conceptual improvements.”</p> <p>Accordingly, although the land adjacent to the subject property is not owned by the Applicant and is not part of the PUD, the Applicant is working with the relevant agencies and reviewers and will continue to work with them to either remove or protect the trees, as determined during the permitting process as the project moves forward.</p>
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