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March 23, 2021

VIA IZIS

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: Z.C. Case No. 20-12 - Applicant's Supplemental 20-day Prehearing Submission
Consolidated PUD and Zoning Map Amendment
Westminster Church at 400 I Street, SW (Square 499, Lot 52)**

Dear Members of the Commission:

On behalf of the Westminster Presbyterian Church, Westminster Community Partners, Bozzuto Development Company, and Bozzuto Homes Inc. (collectively, the "Applicant"), and pursuant to 11-Z DCMR § 401.5, we hereby submit this Supplemental Prehearing Submission in support of Z.C. Case No. 20-12 for a consolidated planned unit development ("PUD") and a related Zoning Map amendment for 400 I Street, SW (Square 499, Lot 52) (the "Site").

I. Updated Architectural Plans and Elevations

Attached hereto as Exhibit A are updated Architectural Plans and Elevations (the "Updated Plans") that incorporate revisions to the project based on comments raised by the Zoning Commission at the July 27, 2020 setdown meeting and by the Office of Planning in their setdown report dated July 17, 2020 (Ex. 11). As shown in the Updated Plans, the Applicant has made the following updates to the project:

- Simplified the building façades to better integrate the two residential components (*see* Sheets A2.1 - A2.10 of the Updated Plans for revised renderings, and Sheets A3.1 - A5.6 of the Updated Plans for revised elevations);
- Eliminated the architectural embellishment on the west side of the building and confirmed that all penthouses meet the 1:1 setback requirements (*see* Sheets A1.7 - A1.8B of the Updated Plans);

- Provided additional details on the proposed public space improvements (*see* Sheets L002 and CIV010 of the Updated Plans);
- Provided additional details on the building materials, including the submission of a materials board (*see* Sheets A4.0 - A4.6 of the Updated Plans);
- Provided a signage plan showing the location and approximate size of the proposed building signage (*see* Sheets A8.0 - A8.8 of the Updated Plans);
- Provided detailed affordable housing calculations showing compliance with the Inclusionary Zoning requirements (*see* Sheets A0.1C - A0.1D of the Updated Plans);
- Provided additional details on the lighting of the corner Architectural Embellishment (*see* Sheet A9.1 of the Updated Plans). The lighting will be a soft glow ranging from 5-10 footcandles, which is a low lighting level. The lighting is not intended to light something for sight or function. The lighting will be controlled and dimmed from inside the building, and the proposed channel glass diffuses the light sources.

In addition, the Applicant submits the following updates as requested in the OP Setdown Report:

- OP requested that the Applicant study the potential impact of the project on the “public park walkway and plantings” to the south of the PUD Site. *See* OP Setdown Report, pp. 25-26. The property located to the immediate south and immediate east of the PUD Site is known as Lot 860 in Square 499 and is owned by the District of Columbia. This land is not included in and is not a part of this application. The Applicant is currently working with the District Department of General Services (“DGS”) to ensure that the proposed improvements on the PUD Site will not have any negative impacts on the abutting District-owned land. The Applicant will continue to work with DGS during permitting to ensure that this issue is fully and adequately addressed.
- OP stated that the senior portion of the project should include additional laundry facilities. However, the size of the proposed laundry room, which is located on the third floor of the senior tower, and the number of washers/dryers within it, is consistent with other recently constructed and currently existing senior buildings in the District (e.g. 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 has proved successful in other cases, given the frequency of use by residents. Thus, the Applicant does not propose any expansion or change to the laundry facilities proposed for the senior tower.

Based on the foregoing, the Applicant submits that the revised project, as shown on the Updated Plans, fully responds to the comments and feedback previously received from the Zoning Commission and the Office of Planning.

II. Update on Community Engagement

The Applicant has continued to meet with Advisory Neighborhood Commission (“ANC”) 6D since setdown of the application, and provides the following updates:

- In response to comments from the ANC, the Applicant has agreed to restrict residents of the project from applying for or obtaining a residential parking permit (“RPP”) from the District of Columbia Department of Motor Vehicles (“DMV”). Accordingly, the Applicant proposes the following restriction that would be included as a condition in the final zoning order approving the project:


The Applicant shall include a rider in all residential leases or condominium sales agreements that restricts all residential tenants or purchasers of units within the project from obtaining an RPP from the District of Columbia DMV.

- The ANC raised concerns regarding potential conflicts between vehicular pick-up and drop-offs at the building, particularly for seniors, and the proposed bicycle lane on I Street. As set forth in the Applicant’s Transportation Report (Ex. 21), the Applicant is providing a 90-foot drop-off area in front of the entries to the building, as previously requested and coordinated with DDOT and the community/ANC. The Applicant understands that DDOT is now exploring an alternate street section to add new bike lanes on I Street. The Applicant is committed to continuing to work with the ANC and DDOT throughout the permitting process as DDOT’s plans develop in order to ensure that senior residents and project visitors have safe access from the drop-off area to the building entry.
- The ANC also asked the Applicant to agree to language that confirms the project’s planned 123 senior affordable units for seniors will result in a net increase in the number of senior affordable housing units in the Southwest community. The Applicant is currently working with the ANC to develop agreed-upon language to confirm the parties’ agreement on this issue.

The Applicant appreciates the Commission’s continued review of this project and looks forward to making a full presentation at the April 12, 2021, virtual public hearing on this application.

Sincerely,

HOLLAND & KNIGHT LLP

By: 
Kyrus L. Freeman
Jessica R. Bloomfield

Enclosure

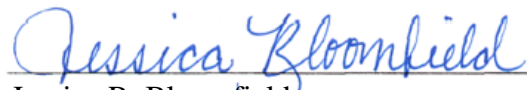
cc: Certificate of Service
Joel Lawson, D.C. Office of Planning (with enclosure via email)
Steve Cochran, D.C. Office of Planning (with enclosure via email and hand delivery)
Aaron Zimmerman, DDOT (with enclosure via email)
Commissioner Andrew Bossi, ANC 6D01 (with enclosure via email at 6d01@anc.dc.gov
and hand delivery)
Commissioner Andy Litsky, ANC 6D04 (with enclosure via email at 6D04@anc.dc.gov
and hand delivery)
Commissioner Rikki Kramer, ANC 6D05 (with enclosure via email at 6d05@anc.dc.gov
and hand delivery)

CERTIFICATE OF SERVICE

I hereby certify that on March 23, 2021, a copy of the foregoing Supplemental Prehearing Submission was served on the following via email:

Ms. Jennifer Steingasser
D.C. Office of Planning
jennifer.steingasser@dc.gov

Advisory Neighborhood Commission 6D
6d@anc.dc.gov



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