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September 10, 2019

VIA IZIS AND HAND DELIVERY

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

**Re: Application for a Modification of Consequence to an approved PUD
Z.C. Case No. 74-10/71-30F
1333 New Hampshire Avenue, NW (Square 115, Lot 85)
Supplemental Information**

Dear Members of the Commission:

On behalf of TMG 1333 New Hampshire Ave LLC (the “Applicant”), the owner of property located at 1333 New Hampshire Avenue, NW (Square 115, Lot 85) (the “Property”), we hereby submit the attached supplemental information in support of the Applicant’s request for a Modification of Consequence to the above-referenced planned unit development (“PUD”). This information was prepared in response to questions received from the D.C. Office of Planning (“DCOP”) while it carries out its review of the subject application. In addition to coordinating the attached information with DCOP, the Applicant also coordinated with staff at the D.C. Historic Preservation Office.

Street-level Renderings of Proposed Penthouse Improvements

The attached information includes two additional renderings from vantage points that show the proposed improvements to the existing penthouse level. The first rendering is taken from street-level on the southwest side of Dupont Circle. The second rendering is also taken from street-level along New Hampshire Avenue looking north toward the Property, with the historic Heurich Mansion shown in the foreground.

Building Signage

The Applicant has prepared the attached building signage exhibit showing areas of potential ground-level tenant and retail signage. The proposed areas of signage have been coordinated with DCOP and HPO staff. Furthermore, any signage proposed in accordance with the attached exhibit will need to be approved by HPO staff during permit review.

As noted on the exhibit, the signage areas shown are intended to reflect the zones within which all signage will be located. The dimensions and square footage of individual signs within these zones, and the overall square footage of all signs within these zones, will be determined and designed in accordance with the DC Building Code and Signage Regulations in effect at the time of permitting. The design of all signage will be compatible with and complement the building architecture, be coordinated with the building façade system, and consist of high-quality materials.

Affordable Housing Trust Fund Contribution Estimate

Pursuant to Subtitle C, Section 1500.12, for non-residential buildings, the construction of penthouse habitable space, including all forms of habitable space, shall trigger the affordable housing requirement as set forth in Subtitle C § 1505. This requirement may be satisfied through the construction or rehabilitation of affordable housing, or through a contribution to the Affordable Housing Production Trust Fund (“HPTF”). The Applicant intends to satisfy the affordable housing requirement triggered by the proposed penthouse habitable space by making a contribution to the HPTF. Pursuant to Subtitle C § 1505.13, the contribution shall be equal to one-half (0.5) of the assessed value of the proposed penthouse habitable space.

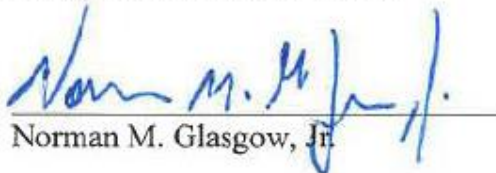
Per the request from DCOP, the Applicant has prepared an estimate of the HPTF contribution that will be required for the proposed penthouse habitable space. As shown in the attached penthouse square footage breakdown, the Applicant is proposing approximately, 9,327 square feet of gross floor area (“GFA”) of penthouse habitable space. In addition, as required by the District of Columbia Department of Consumer and regulatory Affairs (“DCRA”) at the time of permit, the amount of penthouse habitable space included in the HPTF contribution calculation must include a prorated amount of common circulation space, which in this case amounts to approximately 1,746 GFA, or a total amount of approximately 11,073 GFA of penthouse habitable space. As such, based upon the current assessed value of the Property and the maximum permitted non-residential FAR permitted on the Property per the approved PUD, the HPTF contribution for the proposed project will be approximately \$1.24 million.

Note, pursuant to the Zoning Regulations, the assessed value used to compute the HPTF contribution shall be the fair market value of the property as indicated in the records of the Office of Tax and Revenue no earlier than thirty (30) days prior to the date of the building permit application to construct the penthouse habitable space. As such, the aforementioned HPTF estimate is provided for information purposes and is subject to change.

Thank you for your consideration of this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP


Norman M. Glasgow, Jr.

Enclosures

cc: Certificate of Service
Jennifer Steingasser, D.C. Office of Planning (w/enclosures, via email)
Anna Chamberlin, DDOT (w/enclosures, via email)

CERTIFICATE OF SERVICE

I hereby certify that on September 10, 2019, copies of the foregoing application for a Modification of Consequence were served on the following.

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