

# Holland & Knight

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January 10, 2014

## VIA IZIS AND HAND DELIVERY

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

Re: Z.C. Case No. 07-13D -- Post-Hearing Submission  
65 I Street, S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

On behalf of TR SW 2 LLC (“Applicant”), we submit the following supplemental materials as requested by the Zoning Commission at the close of the December 2, 2013, hearing on this matter. Updated drawings, as described herein, are attached as Exhibit A. Following the format established by the Office of Planning, the Applicant has prepared a chart, attached as Exhibit B, to summarize its responses to the Commission’s issues.

### **A. Updated Architectural Drawings**

#### **1. North Elevation**

The Commission requested the Applicant to restudy the 30-foot gap along the building’s north facade at the parking garage entrance. As presented, the Commission believed it created a “dead space” at the juncture of the two building masses. After considering numerous alternatives, the Applicant has developed a natural landscaped area to enliven this space. The effective and successful landscape treatment is shown on pages L01-L03 and L06-L09 of the updated drawings.

The Applicant studied possible numerous design solutions for this space. The horizontal ground plane is an incline; therefore, connecting the two buildings on the ground floor was not possible. The Applicant studied the possibility of turning this area into an outdoor public amenity space. However, the incline is much steeper than is allowable for pedestrians. To accommodate pedestrians, a significant portion of this ground plane would consist of

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accessibility ramps, eliminating a garden setting. Instead, the Applicant chose to create a natural landscape setting that connected to and built upon the design of the courtyard. This treatment provides considerable visual interest and enlivens an otherwise empty space in the design concept.

The proposed sculptural landscaped mounds vary in height and cascade into the courtyard. The mounds will be planted with a grove of bamboo and groundcover. During the day from the courtyard, the mounds and bamboo will cast a silhouette against the skyline. At night, the grove will be illuminated from the base of the mounds, creating a wash of kinetic light, shadows, and patterns upon the adjacent building façades. Pedestrians along H Street will be able to see the planted mounds and bamboo grove.

Regarding the vertical surfaces in this gap, the Applicant considered introducing windows as a possible change on the east and west façades. However, the rooms that are located behind these façades are primarily window-less rooms: bathrooms, kitchens, closets, and egress stairs. The bedrooms located behind these façades already have north- or south-facing windows. If an additional bedroom window was added on the façade facing the gap, it would have to be extremely narrow in order to allow for furniture. This would result in the addition of three slender windows per floor (one each in the north and south apartments' bedroom and one in the middle of the façade, inside the egress stairwell) on each side of the gap. Even if these windows were added, over 90% of the resulting façade would still be clad in metal panel. The resulting window pattern would be discordant with the building's carefully articulated façade and fenestration pattern.

As an alternative, the Applicant explored the possibility of connecting the two wings by spanning the gap with glass-enclosed bridges. This option, however, resulted in a design that compromised the natural light coming into the courtyard and the generous viewshed from the courtyard. These obstructions would undermine the principal design intent for the building separation.

The Applicant's design solution for a natural landscape with architectural uplighting successfully addresses the Commission's concern, without compromising the building's original design intent. The revisions to the ground plane landscaping result in a cohesive extension of the courtyard and enhance the artistic character of the development's overall design concept.

## 2. Penthouse Treatment and Pool Section

As requested by the Commission, the Applicant studied and revised the design of the proposed penthouses, in order to minimize the visual impact of the separate roof structures. There are now only two heights to the penthouse structures: (i) 18'-6" maximum at the northern penthouse enclosures, based on the elevator overruns; and (ii) 16'-6" at the southern penthouse enclosures, based on the cooling tower height. Because of the change in height, the Applicant no longer complies with the minimum roof structure setback by two feet, as shown on the drawing. The Applicant therefore requests relief from the strict application of the setback requirements to accommodate this change.

The penthouse masses have square corners, to differentiate the forms from the rounded corners of the residential massing below. Instead of using the same metal skin of the façade, the roof structures will be wrapped with architectural metal mesh fabric panels to allow more ventilation and transparency. The metal mesh fabric gives the penthouse enclosures a different texture and less reflectivity than the residential façade. These techniques help distinguish the roof structures from the main building façade, while minimizing their overall visual impact. See pages A04/A05 of the updated drawings for revised elevations and details.

The Applicant also included a new section through the pool decks to demonstrate their individual heights (3'-11" above the top of the main roof). This section detail is shown on page A06 of the updated drawings.

### 3. Building Envelope

The Commission requested additional information on the proposed skin materials for the buildings, with details on their origin, durability, and life cycle. The metal panels are manufactured locally in Chesapeake, Virginia, and contain up to 35% post-/pre-consumer recycled content. The metal panel assembly is insulated to achieve a 0.92 U-value, increasing overall energy efficiency. The product finish has a 30-year warranty against fade. According to the vendor, Alpolic Materials, these panels "have been manufactured and used for exterior applications for over 30 years. To date, we have not had a project where panels were replaced because they had reached the end of their useful life." Some nearby examples of buildings utilizing this product are Rice Hall, University of Virginia; Sentara Virginia Beach General Hospital; 50 West 15th Street, New York, NY.

### 4. Juliet Balconies

In response to the Commission's inquiry, the Applicant has further enhanced the design details of the Juliet balconies. See page A07 of the updated drawings. The elevation drawings previously submitted indicate approximately 100 Juliet balconies. They are located on the outer perimeter of the upper two stories of the building and distributed randomly on the courtyard façades. The Applicant requests flexibility to introduce additional Juliet balconies, if approved by the Historic Preservation Review Board.

### 5. Courtyard Landscaping and Lighting

The Applicant reevaluated the landscape and pavement design with respect to the alternative commercial use for the ground floor of the courtyard. If the alternative uses are ultimately selected, the landscape will be modified in three ways. First, the planting will be pushed away from the base of the buildings to allow direct pedestrian access to the commercial spaces. Second, the planted mounds will be lowered to allow greater visibility of the storefronts. Finally, the overall height of the plants will be reduced. These modifications are shown in pages L04-L05 of the updated drawings. The Applicant believes the proposed walkway material is suitable for residential or commercial uses, therefore no revision to those materials is warranted.

Lighting levels will include safe illumination for pedestrians, commercial activities, architectural accents such as the east and west building overhangs, and special events lighting for the museum and residential buildings. A programmable control system will allow the Applicant to actively manage lighting levels and provide dark-sky compliance, in deference to the residents above.

6. Pathway to the North

The modified PUD will improve public access to the baseball fields by providing an easement over the portion of H Street that is currently private property. The Applicant is maintaining (and improving) a path from Half Street, between the proposed building and the Randall swimming pool. The Applicant is also providing new streetscape enhancements and landscaping along former First Street and H Street for pedestrians to access the ball fields. These improvements include a new, convenient vehicle drop-off location off of I Street for use by those accessing the fields, the Randall pool, and the adjacent recreation center.

In addition, the current design provides residents of the proposed buildings access to the fields from the interior corridors, out through the north face of the buildings. These means of access are highlighted on page A08 of the updated drawings.

7. Bicycle Shower

In response to the Commission's comments, the Applicant has added an accessible, unisex bathroom with a shower and changing facilities at the garage level, for use by the commercial/ museum employees. See page A09 of the updated drawings.

8. Height of Bay Window at North Façade of West Historic Building

The Applicant has confirmed the clear height under the bay window is 8'-6". See page A10 of the updated drawings.

**B. Rent Subsidies and Affordable Housing**

As requested by the Commission, the Applicant studied the subsidy that would hypothetically be required to reach a 60% AMI affordability.

The subsidies to provide Affordable Dwelling Units ("ADUs") at 80% AMI are:

- \$59,000 for each studio apartment;
- \$186,000 for each 1 bedroom;
- \$310,000 for each 1 bedroom plus den; and
- \$326,000 for each 2 bedroom.

The *additional* subsidies required to support ADUs at 60% AMI would be:

- \$102,000 for each studio apartment;

- \$109,000 for each 1 bedroom;
- \$109,000 for each 1 bedroom plus den; and
- \$131,000 for each 2 bedroom.

**C. Museum Admission Policy**

Consistent with the agreement between the Applicant and Advisory Neighborhood Commission (“ANC”) 6D, the Applicant will provide free admission to the art museum to ANC 6D residents as long as the museum is open to the public. In its discretion, the Applicant may implement this free-admission policy by issuing membership cards to ANC 6D residents or by accepting another form of residential identification.

**D. Community Benefits**

In addition to the free museum admission program, the Applicant has agreed to provide the following community, arts, and education related benefits as part of the PUD for a period of ten years:

*Meeting Space:* Applicant will provide space at no charge for one neighborhood town meeting per calendar month and for one small-room meeting per calendar month.

*Art Exhibits:* Applicant will organize an annual exhibit of artwork by residents of ANC 6D, including at least one public-school student.

*Art Projects:* Applicant will designate an annual ANC 6D neighborhood visual arts project and provide the resources needed to make that project a reality.

*Art Festival:* Applicant will organize, sponsor, and provide resources for an annual public, free-admission outdoor Arts Festival in ANC 6D.

*ANC 6D Volunteers:* Applicant will establish a program of recruiting Museum volunteers from ANC 6D, who will receive free admission to at least one paid event at the Museum.

*Randall Neighbor Day at the Corcoran:* Applicant guarantees that, one day each year, ANC 6D residents will have free admission to the Corcoran Gallery of Art.

*Educator Memberships in the Corcoran Gallery of Art and Special Interest Society:* Applicant guarantees five (5) annual free, year-long, Individual Memberships in both the Corcoran Gallery of Art and a Special Interest Society for DC public-school teachers, one of which must go to a teacher in an ANC 6D public school.

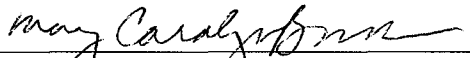
*Camp Creativity:* Applicant guarantees that ANC 6D residents will receive at least five (5) annual full scholarships to participate in the program Camp Creativity run by the Corcoran Gallery of Art or by the Corcoran College of Art + Design.

**E. Conclusion**

The issues raised by the Commission have been successfully addressed, and the Applicant respectfully requests the Commission to act favorably upon its PUD modification application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Norman M. Glasgow, Jr.  
Mary Carolyn Brown

Attachments

cc: D.C. Office of Planning (w/attach. via hand delivery)  
Advisory Neighborhood Commission 6D (w/attach. per instructions)  
Southwest Public Library (hand delivery)  
Southwest Neighborhood Assembly (hand delivery)