

November 12, 2013

VIA ELECTRONIC FILING AND HAND DELIVERY

Anthony Hood, Chairperson
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Z.C. Case No. 13-05: D.C. Water Sites PUD
Post-Hearing Submission

Dear Chairman Hood and Members of the Commission:

The Applicant provides the following information requested by the Zoning Commission at the September 19, 2013 public meeting.

F1 Parcel -- Building Design

At the close of the hearing, the Commission requested that the Applicant work with ANC 6D to address the ANC's concern about the relationship of the F1 building design to the emerging surrounding neighborhood. On October 25, 2013, the Applicant met with and provided ANC 6D's Design Review Committee with an in-depth presentation explaining the proposed design intent and materials selection process. Excerpts of that presentation are attached as Exhibit A. Briefly, the Applicant explained that:

- (1) The Alucobond Spectra metal panel that is one of the primary façade elements appears silver. However, a color-shifting iridescence that transitions from green to purple depending on lighting conditions and viewpoints. This particular material was intentionally selected to vary the façade with color movement and varying hues in both cool and warm color temperatures. The metal panel covers approximately 30% of the façade and will have a significant impact on the color palette of the building.
- (2) To highlight the color-shifting metal panels, the architects intentionally chose to accent the color with a high-contrast neutral white tone on the accent strip. The white

Corian accent, which only covers approximately 10% of the façade, will help strengthen the appearance of the color-shifting metal panels.

- (3) The design team evaluated the use of natural quartzite stone instead of the Corian, but ultimately selected the Corian material for aesthetic, sustainability, and maintenance reasons, as discussed in Exhibit A.

Based on this presentation and explanation, ANC 6D's Design Review Committee agreed to support the Applicant's preferred design approach with the white Corian accent strip as shown on Exhibit 17, Tab B of the Record.

F1 Parcel -- Green Wall

As requested by ANC 6D, the Applicant has agreed to install a green "wall" rather than a green "screen". The plans for the green wall system have already been included in the plans for the F1 Parcel (See page A32 of Exhibit 17, Tab B of the Record).

Parking Garage Views

Attached as Exhibit B is a revised wall section and perspective that illustrate the relationship of an automobile and its headlights to the exterior of the building. The wall section includes a car and shows that a car's headlights will be blocked by the 42" tall concrete wall that is located inboard of the exterior wall. The perspective simulates what the lighting of the building will look like at night and illustrate the effectiveness of the metal mesh in diluting ambient light from the parking garage.

F1 Sustainability Commitment

The Applicant proposed a minimum of LEED Certification under the Core and Shell standard for the F1 building. The Applicant has investigated the potential to commit to a LEED Silver rating but cannot do so because, in building the shell, it is unable to achieve the points necessary to achieve Silver certification, which makes it infeasible to commit to that higher rating.

Notwithstanding the numerical accounting under the LEED point system, the F1 Parcel will have significant positive environmental impacts. Most notably, the F1 building has a very extensive green roof that covers 75% of the roof area and LID tree pits in the surrounding streetscape, both of which are significant and meaningful features that go above and beyond

what is provided in most District of Columbia projects. These measures will completely transform the site when compared to current conditions (a 100% impervious surface parking lot).

DDOT Coordination

Attached as Exhibit C is the Applicant's supplemental transportation report. The Applicant has worked closely with DDOT and will formally address DDOT's supplemental report after it is filed in the record.

DC Water Relocation

The Commission requested an update on DC Water relocation discussions. The District of Columbia and DC Water are continuing to evaluate permanent relocation sites for DC Water, which is necessary to make way for future phases of the PUD. In the interim, the Applicant has agreed to permit DC Water to use the "I" Parcel in the Yards, which is the block immediately north of the F1 Parcel, as an interim relocation site for the current uses on the F1 Parcel. This will allow the Applicant to move forward with the first phase of construction on the F1 Parcel yet also provide DC Water with relocation space that is convenient and proximate to its existing operations. Further, at the request of D.C. Water, the Applicant submits a revised grading plan to substitute for Plan C-13 in Exhibit 17, Tab B of the Record (attached as Exhibit D).

The Applicant will provide the Commission with an update on those discussions in connection with future second-stage PUD submissions.

CBE and other Commitments

The Applicant is proud of its track record in meeting its certified business enterprise ("CBE") commitments on prior projects in the Yards and neighborhood. In all cases, the Applicant has exceeded its 35% CBE contracting goals:

- Lumbershed: over 57%
- Yards Park: over 56%
- Boilermaker Shops: over 53%
- Bridge to Diamond Teague Park: over 45%
- Foundry Lofts: over 44%
- D Parcel: in progress, currently over 40% and on track to meet 35% requirement

These efforts, when combined with the Applicant's workforce intermediary programs to properly train, place and retain DC residents as qualified employment candidates for major employers such as Harris Teeter at Parcel D in the Yards and the movie theater at the F1 Parcel in this PUD,

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have successfully provided District of Columbia businesses and residents with new job opportunities. In fact, the workforce intermediary program has been so successful that Harris Teeter requested that the Applicant provide potential candidates for Harris Teeter's recently reopened store in Arlington, Virginia. Because of the training provided by the program, the Applicant was able to deliver approximately 100 qualified District of Columbia residents for consideration on one week's notice; six D.C. residents have been hired and four additional D.C. residents may be hired pending final employment evaluations. These residents will be transferred to the Yards store once it opens.

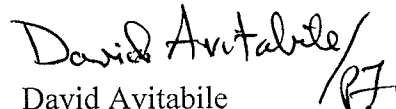
Conclusion

We look forward to the Zoning Commission taking Final Action on this case.

Very truly yours,



Phil Feola



David Avitabile

DA/da

CERTIFICATE OF SERVICE

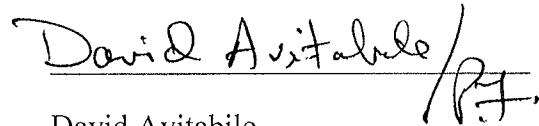
On November 12, 2013, I caused a copy of the foregoing letter and enclosure to be delivered by hand or by electronic mail to the following:

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