

CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

Square 5914, LLC (the "Applicant") hereby certifies that this pre-hearing submission, electronic copies of which were filed with the Zoning Commission on July __, 2014, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below and that the application is complete.

At the July 8, 2013, Public Meeting, the Zoning Commission voted to set down the PUD and Zoning Map amendment application for a public hearing on a consolidated basis. In response to comments made by members of the Commission during that Public Meeting and to the Office of Planning Set-Down Report dated June 28, 2013, the Applicant has provided additional information and made further refinements to the proposed project. The additional information requested and the proposed refinements to the project include the following.

- The height of both the office and residential buildings has been lowered to a measured height of 90 feet¹.
- The residential building includes more red brick along Alabama Avenue, and the 13th Street façade has been refined to add articulation and setbacks and convey more of a residential feel which better relates to the surrounding residential uses.
- The height of the Belvedere (architectural embellishment) located on the roof of the residential building along Alabama Avenue has been reduced and the design refined to be more articulated.
- The upper two floors of the residential building along 13th Street have been setback from the face of the building.
- The perspectives and site sections (p. 4.0 and 4.1 of Exhibit A) depict the relationship of the proposed buildings to the scale of development that was approved on the St. Elizabeth's East Campus.
- The elevator penthouse structures have been relocated to comply with the setback requirements from the public street facades and to reduce their visibility from the ground level, in particular their visibility from the Metro Plaza area.
- More details on the proffered benefits and amenities package, including a draft of the Community Benefits Agreement.

¹ This reduction in overall building height results in ceiling heights ranging from 11 feet, 2 inches to 16 feet, 3 inches in the ground floor retail spaces. If higher ceiling heights are requested by the Commission or the Office of Planning for these retail spaces, it will be necessary to increase the overall building heights.

- A Transportation Impact Study which includes a Transportation Demand Management Plan.

In all other respects, the project is the same as filed on May 2, 2013.

<u>Sub-Section</u>		<u>Page</u>
3013.1(a)	Information Requested by the Commission; Updated Materials Reflecting Changes Requested by the Commission	Pre-Hearing Statement, Exhibits A and B
3013.1(b)	List of Witnesses	Pre-Hearing Statement Exhibit D
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for the Record:	
	Outline of Testimony of Representative of the Applicant	Pre-Hearing Statement Exhibit D
	Outline of Testimony of the Project Architect	Pre-Hearing Statement Exhibit D
	Outline of Testimony of the Traffic Engineer	Pre-Hearing Statement Exhibit D
3013.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Statement, Exhibits C & D
3013.1(e)	Reduced Plans	Exhibit A of Pre-Hearing Statement
3013.1(f)	List of Publicly Available Maps, Plans and Other Documents	Included in Application Statement, Exhibit H
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	45 minutes
3013.6(a) & (b)	List of Names and Addresses of All Property Owners within 200 feet of the Subject Property and Names and Addresses of Persons Having a Lease for any Portion of the Property	Pre-Hearing Statement, Exhibit E
3013.10	Report of Transportation Consultant or Expert	Pre-Hearing Statement, Exhibit C

LIST OF WITNESSES AND ESTIMATE OF TIME REQUIRED TO PRESENT CASE

Geoff Griffis; Representative of the Applicant

Maurice Walters; Project Architect, Maurice Walters Architects — TO BE PROFFERED AS AN EXPERT WITNESS IN THE FIELD OF ARCHITECTURE

Jami Milanovich; Traffic Engineer, Wells + Associates — TO BE PROFFERED AS AN EXPERT WITNESS IN THE FIELD OF TRAFFIC ENGINEERING

ESTIMATED TIME REQUIRED TO PRESENT CASE:

45 minutes

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT
GEOFF GRIFFIS**

- I.** Proposed Project Amenities and Public Benefits of the Project
 - A.** Vibrant Transit-Oriented Development with neighborhood-serving retail, office and residential uses
 - B.** Increased Metro Ridership originating/terminating at the Congress Heights Station
 - C.** Enhanced pedestrian safety along Alabama Avenue
 - D.** Enlivened plaza surrounding the Metro Station entrance
 - E.** Community Benefits Agreement
 - F.** Affordable housing and reduced retail rental rates for local tenants

- II.** Community Outreach

- III.** Conclusion

**OUTLINE OF TESTIMONY OF MAURICE WALTERS - PROJECT ARCHITECT
MAURICE WALTERS ARCHITECTS**

- I.** Review of Site Location and Surrounding Area
 - A.** Overview of Site
 - B.** Overview of Surrounding Area including St. Elizabeth's East Campus

- II.** Description of Proposed PUD Project
 - A.** Proposed office building along Alabama Avenue
 - B.** Proposed residential use along Alabama Avenue and 13th Street
 - C.** Proposed landscape treatment
 - D.** Proposed streetscape treatment along Alabama Avenue and treatment of Metro Station Entrance Plaza

- III.** Areas of Requested Zoning Flexibility

- IV.** Conclusion

**OUTLINE OF TESTIMONY OF JAMI MILANOVICH - TRAFFIC AND PARKING
ENGINEER; WELLS + ASSOCIATES**

- I.** Transportation Impact Study Scope
 - A.** Study Area
 - B.** Existing Conditions
 - C.** Future Conditions

- II.** Transportation Impacts
 - A.** Trip Generation
 - B.** Parking Considerations

- III.** Transportation Demand Management Program

- IV.** Conclusion and Recommendations