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March 3, 2016

VIA IZIS

Zoning Commission of the District of Columbia
441 4th Street, N.W.
Suite 210
Washington, DC 20001

Re: Z.C. Case No. 13-14A - McMillan Reservoir Filtration Site, Parcel 2
Revised Affordable Unit Mix Diagram

Dear Members of the Commission:

On behalf of JAIR LYNCH Development Partners, the Applicant for the above referenced application, we respectfully submit the enclosed revised affordable unit mix diagram which has been prepared in response to the Commission's comments made at proposed action regarding its preference for the two additional affordable dwelling units proffered by the Applicant to be devoted to households earning no more than 50% of the area median income (AMI).

On February 8, 2016, the Commission took proposed action to approve Z.C. Case No. 13-14A, as shown in Option B of the plans submitted by the Applicant on January 14, 2016. As part Option B, the Applicant requested flexibility in the final programming of a portion of the ground floor of the Parcel 2 Building to permit additional retail or live/work dwelling units, and proffered two additional affordable dwelling units (ADU) targeted to households earning no more than 80% AMI, in addition to the 25 ADUs (80% AMI) already required pursuant to Z.C. Order No. 13-14. During the Commission's deliberation, while not a requirement of its approval, the Commission expressed a preference for the two additional proffered ADUs to be targeted to households earning no more than 50% AMI. As shown in the revised affordable unit mix diagram attached hereto, in response to the Commission's expressed preference the Applicant has committed to devote the two additional ADUs to households earning no more than 50% AMI.

Thank you for your consideration of these materials.

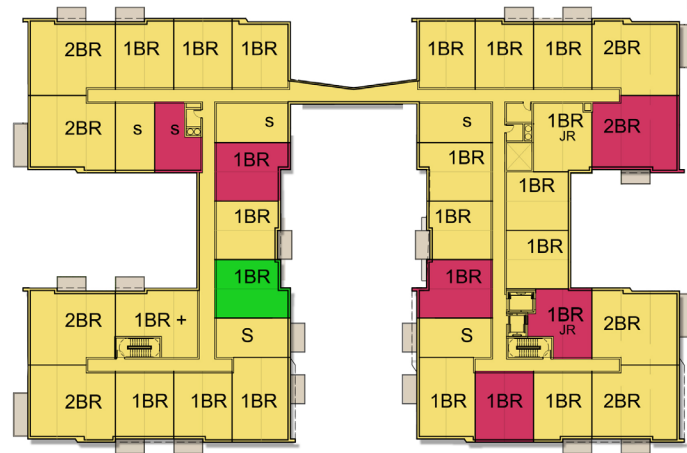
Sincerely,

HOLLAND & KNIGHT LLP

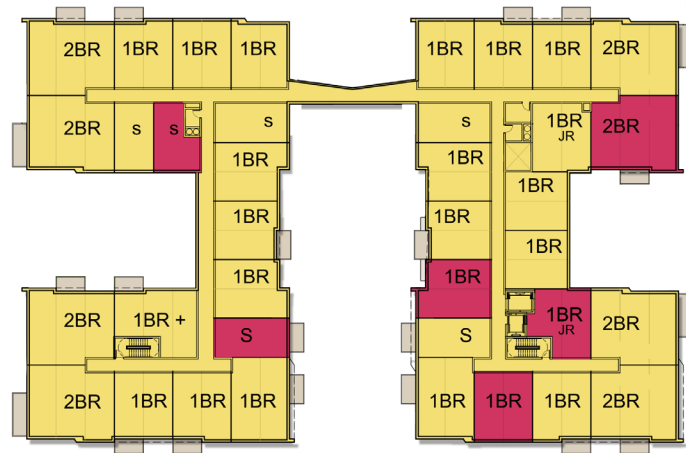

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Enclosures

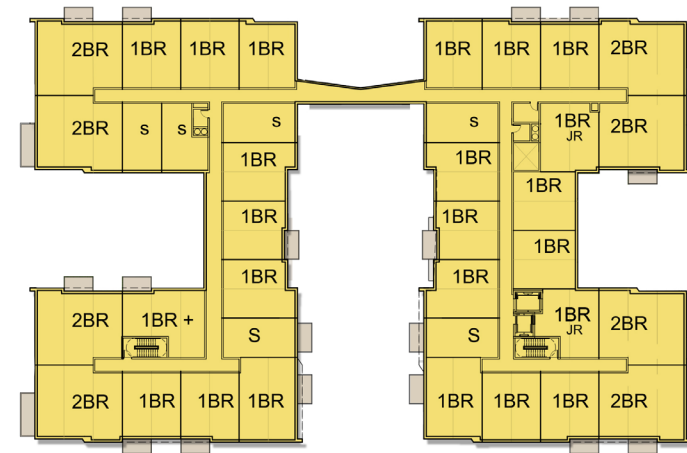
- cc: Gilles Stucker, DMPED (w/encl., via email)
Jennifer Steingasser, Office of Planning (w/encl., via email)
Joel Lawson, Office of Planning (w/encl., via email)
Maxine Brown-Roberts, Office of Planning (w/encl., via email)
ANC 5E, (w/encl., via email and hand delivery)
C. Dianne Barnes, ANC 5E09 (w/encl., via email and hand delivery)
Teri Janine Quinn, Chair, ANC 5E (w/encl., via email and hand delivery)
Ronnie Edwards, Chair, ANC 5A (w/encl., via email and hand delivery)
James A. Turner, Chair, ANC 1B (w/encl., via email and hand delivery)



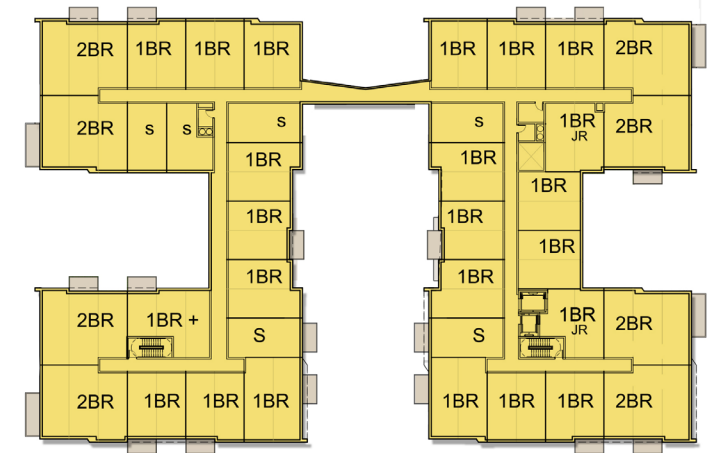
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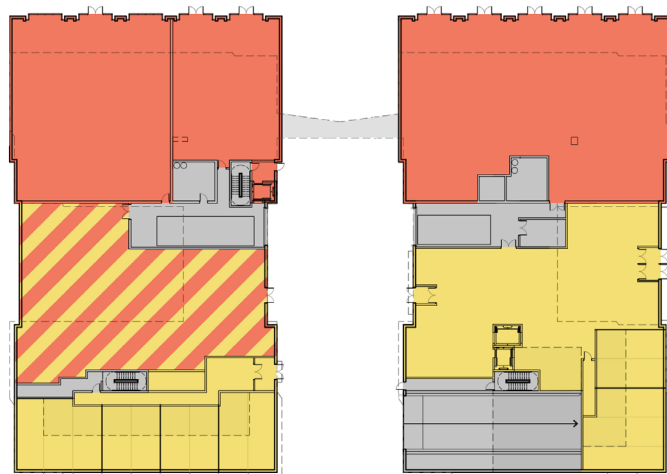
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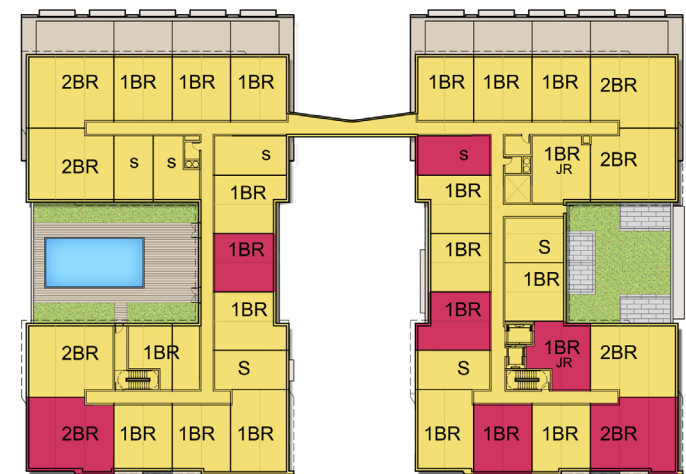
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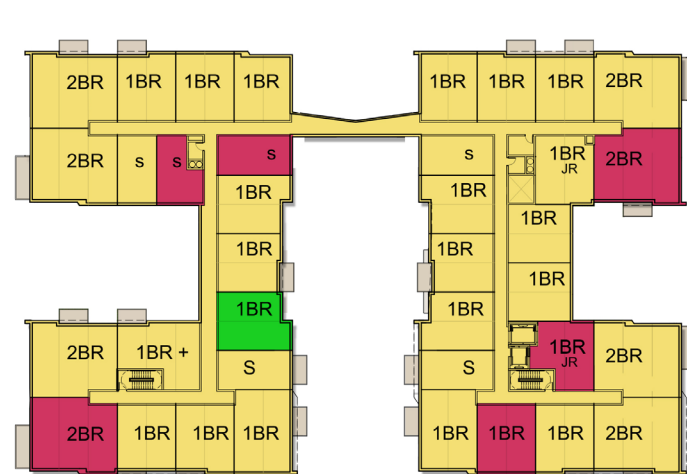
Level 7



Level 1



Level 2



Level 3

■ Affordable Unit - 50% AMI

■ Affordable Unit - 80% AMI

■ Market Rate Unit

NOTES:

1. Pursuant to Z.C. Order No. 13-14, the Zoning Commission granted the Applicant flexibility to vary the location and configuration of the affordable units on Parcel 2 “so long as the proportion of studio, efficiency, and one-bedroom affordable units to all affordable units does not exceed the proportion of market-rate studio, efficiency, and one-bedroom units to all market-rate units” (see Page 28 of Order No. 13-14, Finding of Fact #96h). This information has been prepared at the request of DCOP to assist in its development of the setdown report for Z.C. Case No. 13-14A. Noting the flexibility granted by the Zoning Commission, describe above, this information is subject to change with regard to the location and configuration of the affordable units within the building. However, the distribution of unit types across affordable and market-rate will remain consistent with the proportions describe in the table above.

Parcel 2 - Unit Mix			
Market Rate	#	Avg. SF	% Total
Studio	30	488	14.9%
1 Bedroom (Jr)	8	590	4.0%
1 Bedroom	114	707	56.7%
1 Bedroom + Den	5	815	2.5%
Total Studio, 1BR, 1BR + Den	157	663	78.1%
2 Bedroom	44	1,116	21.9%
2 Bedroom + Den	0	0	0.0%
Total / Average	201	762	100.0%
Total Net SF:		153,103	
Residential Efficiency		82%	
Gross SF - Market Residential		193,767	
Affordable			
	#	Avg. SF	% Total
Studio (80% AMI)	7	485	25.9%
1 Bedroom (Jr) (80% AMI)	4	625	14.8%
1 Bedroom (80% AMI)	8	679	29.6%
1 Bedroom (50% AMI)	2	696	7.4%
1 Bedroom + Den (80% AMI)	0	0	0.0%
Total Studio, 1BR, 1BR + Den	21	605	77.8%
2 Bedroom (80% AMI)	6	1,091	22.2%
2 Bedroom + Den (80% AMI)	0	0	0.0%
Total / Average	27	713	100.0%
Total Net SF:		19,259	
Residential Efficiency		82%	
Gross SF - Affordable Res.		23,487	
Total Building			
	#	Avg. SF	% Total
Studio	37	488	16.23%
1 Bedroom (Jr)	12	601	5.26%
1 Bedroom	124	705	54.39%
1 Bedroom + Den	5	815	2.19%
Total Studio, 1BR, 1BR + Den	178	656	78.1%
2 Bedroom	50	1,113	21.93%
2 Bedroom + Den	0	0	0.0%
Total / Average	228	756	100.0%
Total Net SF:		172,362	
Residential Efficiency		82%	
Area under 3/4 St. Span		438	
Gross SF - Does not Include Includes 438 sf under Three Quarter St. Span		217,254	