

January 14, 2016

VIA IZIS

Chairman Anthony Hood  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 210S  
Washington, DC 20001

Re: Z.C. Case No. 15-12 – Supplemental Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

The above-referenced case is scheduled for a public hearing on February 4, 2016. This letter and the accompanying attachments provide additional information in preparation for the public hearing.

**1. Enhanced and Complete Benefits and Amenities Package**

The Applicant worked extensively with the ANC and neighborhood residents to craft a very robust and comprehensive amenities package that will be of lasting value to the neighborhood and the District. The complete package, including descriptions, is attached, but highlights of the package include:

- Half of the gross floor area for Inclusionary Zoning units will be dedicated to 3-bedroom family-sized units.
- The Applicant will work with WMATA and two other PUD applicants to develop a scoping plan for improvements to the Potomac Avenue Metro Plaza and will furnish and install certain of these improvements pursuant to the scoping plan.
- The Applicant will furnish and install improvements to the playground area at the Friendship Chamberlain Elementary campus.
- The Applicant will work with DCHA to furnish and install improvements to the playground area at the Hopkins Apartments complex.

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- The Applicant will devote, through an easement, 10 feet of width of its property along the rear alley to effectively widen the alley from 10 feet to 20 feet.

**2. Plan Update**

Since filing the pre-hearing submission, the Applicant has made only one change to the plans. At the ground level, the entrance to the loading dock has been shifted eight (8) feet to the east to accommodate concerns from the neighbors in the three-unit condo building across the alley. The attached ground level plan will replace that previously submitted.

**3. Inclusionary Zoning Units**

The attached floor plans identify approximate locations for the IZ units.

**4. Traffic Study**

The Applicant's transportation consultant prepared a transportation impact study (TIS) to assess the project's impacts on traffic, loading, and parking. The complete TIS is attached, but it includes the following conclusions:

- The proposed project will not have an adverse impact on the surrounding transportation network, provided all proposed site improvements are implemented.
- Several components of the proposed project contribute to the fact that it will not have an adverse impact, including close proximity to Metro, significant bicycle parking, and expansion of the adjacent public alley.

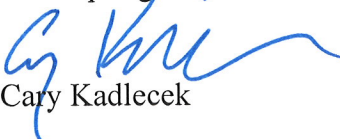
**5. Expert Resumes**

The Applicant will proffer two experts at the public hearing: one in architecture and planning (Kevin Sperry) and the other in transportation and traffic engineering (Daniel Van Pelt). Their resumes are attached.

Should you or your staff have any questions, please do not hesitate to contact us.

Sincerely,

  
John Epting

  
Cary Kadlecek