

October 13, 2015

VIA IZIS

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

Re: Z.C. Case No. 15-13 – Supplemental Submission

Dear Chairman Hood and Members of the Commission:

The Commission reviewed the above-referenced case at the July 27, 2015 public meeting. The Commission requested that the Applicant further refine the Project plans before setting the case down for a public hearing. Accordingly, the Applicant has worked closely with the Office of Planning to revise the plans, which are described in greater detail below.

1. **Turning Diagram**

The Commission requested a trash and loading turning diagram in the alley. This diagram is included as Exhibit A.

2. **Revised Plans**

The Commission requested that the Applicant refine its design for the Project. The revised plans are included in Exhibit B.

The Commission expressed several concerns about the Project's architecture. As shown in the updated plans, in response, the Applicant revised the architecture to be more unified and contextual with higher quality and fewer materials. The entire Project has a uniform appearance that creates a more integrated style on all of the facades that is more sensitive to the neighborhood surrounding it. While the elevation designs vary to give the building texture and character for its many sides, the Project has a harmonious look throughout. In particular, the revised plans include the following changes:

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- The limited material types are consistent throughout the Project. The same metal seam material and same two brick types are used for the entire building. In addition, the same window and trim color is present throughout, which unifies the Project.
- The E Street façade has a simplified style more reflective of the Federal style townhouses in the nearby residential buildings.
- The elevations facing the alley have similarly been simplified to reflect their context. The bar of apartments along the east side of the site now has a toned-down industrial appearance composed primarily of brick. Also, the south-facing elevation of the townhouses has a simplified industrial appearance that reflects other alley buildings, and it is composed primarily of brick.
- The top floor of the apartment bar has been refined and better integrated into the building design to be less visually prominent from all vantage points.
- A pedestrian passage through the E Street façade has been added to improve site circulation, allow easier access to the alley portion of the Project, and reduce pedestrians walking through other parts of the alley system.
- The carriage house has been redesigned to be more context-sensitive and have less height so that its scale is more appropriate for an alley. Its design uses the same brick and window type elsewhere in the Project.
- The lack of a rear yard is appropriate for the context of the industrial alley building directly to the south. The south elevation of the Project now better reflects the style and orientation of the nearby alley building that also is constructed to its property line.
- The Project will be designed to meet LEED Silver requirements.

Based on the responsive changes described above, the Applicant requests that the Commission set down this case for a public hearing.

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

Sincerely,



John Epting



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