

March 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. 15-13 – Supplemental Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

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

1. Enhanced and Complete Public Benefits and Amenities Package

The Applicant worked with the ANC and neighborhood residents to craft a very robust and comprehensive public benefits and amenities package that will be of lasting value to the neighborhood and the District. The complete package is as follows:

- The Applicant will reserve ten percent (10%) of the residential gross floor area for affordable housing units subject to Inclusionary Zoning. The five IZ units will be distributed as follows:
  - Two 3-bedroom townhouses and two 2-bedroom apartments (approximately 7.6% of the residential gross floor area) for households making up to 50% of the AMI. The estimated cost of this additional unit is \$120,000.
  - One 3-bedroom townhouse (approximately 2.4% of the residential gross floor area) for households making up to 80% of the AMI.

- The Applicant will improve and enhance the tree boxes on the E Street (west of the alley entrance) and 13<sup>th</sup> Street sidewalks in Square 1043, subject to final approval from DDOT. The estimated value is \$20,000.
- The Applicant will design and construct the interior of one of the townhouse units as a “senior unit” incorporating design features to accommodate seniors pursuant to the guidelines supplied by Capitol Hill Village. The estimated value is \$40,000.
- The Applicant will install \$30,000 worth of improvements to the Potomac Avenue Metro Station plaza. Subject to WMATA’s final approval, these improvements will include installing greenery/landscaping around the station elevator and removal of the kiosk.
- The Applicant will resurface a portion the alley system in Square 1043 with asphalt to improve the alley environment for the neighborhood. Subject to all final permits and approvals, the Applicant will resurface the portion of the alley system west of and adjacent to the project site. The estimated value is \$40,000.
- The Applicant will design the building to satisfy the requirements of LEED Silver version 4. Version 4 will be implemented in October 2016 and will have higher standards than the current version of LEED. LEED Silver version 4 will be akin to the current LEED Gold standard.
- The Applicant will install mirrors, signage, and cameras on the building to improve safety and circulation in the alley system. The estimated value is \$25,000.
- The Applicant will incorporate into the condominium documents a requirement that the condominium association will plow snow from the alley system adjacent to the project site and west of the 16-foot wide north-south alley any time there is a more than three (3) inches of snow from a single event.

## 2. Expert Resumes

The Applicant will proffer two experts at the public hearing: one in architecture and planning (Greg Sparhawk) and the other in transportation and traffic engineering (Jami Milanovich). Their resumes are attached.

March 14, 2016  
Page 3

---

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

Sincerely,

/s/ John Epting

John Epting

/s/ Cary Kadlecek

Cary Kadlecek

Attachment  
gsdocs\8711150.1