

August 19, 2016

VIA HAND DELIVERY

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: ZC Case No. 15-16: Post Proposed Action Submission (Square 3629, Lots 7, 813 and 814

Dear Chairman Hood:

The Zoning Commission took proposed action to approve the above-referenced application at its public meeting on July 13, 2016. The Commission requested additional information be submitted into the record prior to final action on September 12, 2016. The Applicant supplements the record with the requested information.

Inclusionary Zoning

One of the significant benefits and amenities of this application is its affordable housing proffer. The Applicant will reserve 8% of the residential gross floor area for affordable housing. In Phase I (Blocks 1A, 1B and 5B), 50% of the set aside will be reserved for households with an annual income no greater than 50% of the Area Median Income. The other half of the set aside will be reserved for households with an annual income no greater than 80% AMI. For the remaining phases, the Applicant will reserve 62.5% of the affordable set aside for households with a median income no greater than 50% AMI; the remainder of the set aside will be reserved for households with a median income no greater than 80% AMI. The proffer is set forth more specifically in the charts below:

Phase I

Block 1A					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	171,956-185,252 sf/100%		Life of project	TBD	NA
Market Rate	158,200-170,432 sf/92%	Market	Life of project	TBD	NA
IZ	6,878-7,410 sf/4%	80% AMI	Life of project	TBD	NA
IZ	6,878-7,410 sf/4%	50% AMI	Life of project	TBD	NA
Block 1B					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	122,572 sf/100%		Life of project	TBD	NA
Market Rate	112,766 sf/92%	Market	Life of project	TBD	NA
IZ	4,903 sf/4%	80% AMI	Life of project	TBD	NA
IZ	4,903 sf/4%	50% AMI	Life of project	TBD	NA
Block 5B					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	99,093-119,997 sf/100%		Life of project	TBD	NA
Market Rate	91,166-110,397 sf/92%	Market	Life of project	TBD	NA
IZ	3,964-4,800 sf/4%	80% AMI	Life of project	TBD	NA
IZ	3,964-4,800 sf/4%	50% AMI	Life of project	TBD	NA

Remaining Phases

Block 2A					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	282,322 sf/100%		Life of project	TBD	NA
Market Rate	259,736 sf/92%	Market	Life of project	TBD	NA
IZ	8,470 sf/3%	80% AMI	Life of project	TBD	NA
IZ	14,116 sf/5%	50% AMI	Life of project	TBD	NA

Block 3					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	288,243-312,225 sf/100%		Life of project	TBD	NA
Market Rate	265,184-287,247 sf/92%	Market	Life of project	TBD	NA
IZ	8,647-9,367 sf/3%	80% AMI	Life of project	TBD	NA
IZ	14,412-15,611 sf/5%	50% AMI	Life of project	TBD	NA
Block 4					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	124,569-127,033 sf/100%		Life of project	TBD	NA
Market Rate	114,603-116,843 sf/92%	Market	Life of project	TBD	NA
IZ	3,737-3,811 sf/3%	80% AMI	Life of project	TBD	NA
IZ	6,228-6,352 sf/5%	50% AMI	Life of project	TBD	NA
Block 5A					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	114,984-127,319 sf/100%		Life of project	TBD	NA
Market Rate	105,785-117,133 sf/92%	Market	Life of project	TBD	NA
IZ	3,450-3,820 sf/3%	80% AMI	Life of project	TBD	NA
IZ	5,749-6,366 sf/5%	50% AMI	Life of project	TBD	NA
Block 6					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	75,886-85,429 sf/100%		Life of project	TBD	NA
Market Rate	69,815-78,595 sf/92%	Market	Life of project	TBD	NA
IZ	2,277-2,563 sf/3%	80% AMI	Life of project	TBD	NA
IZ	3,794-4,271 sf/5%	50% AMI	Life of project	TBD	NA

Floor plans depicting the location of the affordable units for Phase I are attached as Exhibit A. These floor plans are provided for illustrative purposes and the final floor plan may be modified

as the plans are refined. Nevertheless, the affordable program will comply with the requirements of Chapter 26 of the Zoning Regulations.

4th Street Set Back

The Applicant commits to stepping down the heights of Blocks 3 and 4 to a maximum height of 31 feet for their frontage along 4th Street. The buildings will step up incrementally as they move east, first to a height of approximately 74 feet and ultimately to their maximum height of 90 feet. The Applicant initially showed a maximum height of 90 feet at the public hearing for the entirety of the buildings, with the intent of stepping them down in height along 4th Street during the Stage 2 PUD process. Edgewood West, however, requested that the Applicant commit to stepping the buildings down to a maximum height of 65 feet along 4th Street. MRP provided the requested stepdown in its submission filed on June 28. The Commission noted, however, that a deeper stepdown may be necessary along 4th Street. Accordingly, the Applicant modifies the massing of Buildings 3 and 4 to show a deeper step down along 4th Street. Though the buildings have not yet been designed, the Applicant believes a height of 31 feet responds appropriately to the buildings on the west side of 4th Street. In addition to stepping the height of the building down, the design will incorporate a rhythmic articulation that will further break the mass of the building down as it relates to existing residential uses on 4th Street. These design parameters will be further refined during the second stage application, but these parameters will serve as baseline requirements for the future design. Attached as Exhibit B are refined massing analyses depicting the step down in building height.

Construction Access

The Applicant has engaged in a series of conversations with Edgewood West during the course of this case. It understands their concerns regarding access to the Metropolitan Branch Trail during construction of Buildings 1A and 1B. Because these buildings share a below-grade parking garage, both blocks will be excavated at the same time and above-grade construction of both buildings is expected to move forward simultaneously. While this minimizes the timeline of construction, it does preclude use of the Applicant's private property for access to the MBT during construction. Understanding that neighbors use the Applicant's property to access the MBT, the Applicant has entered into a construction management agreement with the community. The following language was specifically added to the agreement to address the community's concerns regarding access:

*1 (c) **Quarterly Meetings.** The Representative shall also host quarterly meetings with the community to provide updates on the status of construction. Notice of the date and location of these meetings shall be provided to ANC 5E at least two weeks prior to the meeting date.*

*(d) **Pre-Construction Meeting.** The Representative shall host a meeting with the community once it has chosen its general contractor but prior to the start of any construction of Phase I. The purpose of the meeting will be to discuss opportunities to provide through access from 4th Street, NE to the MBT prior to the completion of construction of Phase I. It is MRP's intention*

to provide such access prior to the completion of construction of Phase I to the extent feasible. MRP will work in good faith with the community to provide such access as soon as feasible. Notice of the date and location of this meeting will be provided to the ANC 5E at least two weeks prior to the meeting date.

*4. **Pedestrian Circulation.** Construction of the Project will inhibit access through the Property from 4th Street, NE to the Metropolitan Branch Trail and the stairs to the pedestrian bridge. Nevertheless, the Applicant will endeavor to minimize the period that such access is impeded, to the extent possible. As noted in Paragraph 1(c), Applicant's Representative will hold quarterly meetings with the community to provide updates on the status of construction and access through the site. The Applicant will provide notice that there is no through access to the Metropolitan Branch Trail on 4th Street, NE and will provide an estimated date of when through access to the Trail will be reinstated. The Applicant will provide a similar notice on social media, including the Facebook page for the Metropolitan Branch Trail. The Applicant will make a good faith effort to maintain circulation around the perimeter of the Property throughout construction of the Buildings. Despite the foregoing, the Applicant will maintain through access on the Trail and the pedestrian bridge throughout construction of the Project.*

The Applicant must prioritize safety over access as the site will be an active construction zone; however, if there is an opportunity to provide access to the MBT, the Applicant will work in good faith to provide it.

Signage

The Commission requested additional details regarding the building signage proposed for Phase I. Attached as Exhibit C are guidelines for the retail signage.

Conclusion

This Project has evolved since its initial submission and the resulting program has been developed in close coordination with the community, the Office of Planning and the District Department of Transportation. The final development program balances the flexibility afforded by the PUD process (in this case, additional height) and the benefits and amenities proffered. The project includes a superior affordable program that exceeds the inclusionary zoning standard; each phase of development will be certified at the LEED Gold level; extensive public green space has been incorporated throughout the project; and pedestrian, vehicular, and bicycle connections are included to better integrate the project with the community. This PUD is truly transformative and the Applicant looks forward to continued coordination with the community on future Stage 2 applications.

Sharon Schellin
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incorporated throughout the project; and pedestrian, vehicular, and bicycle connections are included to better integrate the project with the community. This PUD is truly transformative and the Applicant looks forward to continued coordination with the community on future Stage 2 applications.

Sincerely,



Christine Roddy

Certificate of Service

I certify that the enclosed document was sent to the following addresses on August 19, 2016, by either first class mail, hand or electronic delivery:

Karen Thomas
Office of Planning
1100 4th Street, SW
Suite E-650
Washington, DC 20024

Ryan Westrom
District Department of Transportation
55 M Street, SE
Fourth Floor
Washington, DC 20024

ANC 5E
c/o Chairman Teri Janine Quinn
1708 2nd Street NW
Washington, DC 20001

Commissioner Williams, ANC 5E02
401 Edgewood Street, NE
Washington, DC 20017

Edgewood West
Aliciad69@yahoo.com
Sally.hobaugh@gmail.com


Christine Roddy