

September 20, 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: Supplemental Submission (Square 3629, Lots 7, 813 and 814

Dear Chairman Hood and Members of the Commission:

The Zoning Commission requested additional information at its public meeting on September 12, 2016, regarding the massing of buildings 3 and 4 along 4th Street and the proposed signage on Phase I.

Massing

Attached as Exhibit A, is an updated section of the proposed massing along 4th Street. The Applicant is proposing a maximum height of 60 feet along 4th Street and the building then steps up to a maximum height of 90 feet. Each step is set back one foot for every foot of height. The views from 4th Street were a primary consideration in developing this massing. By setting the building back one foot for every foot of height above 60 feet, the 90 foot mass is nearly imperceptible to pedestrians. Importantly, this setback will also create light and air along the street which will reduce the impact and perception of the height on the uses to the west of 4th Street.

From a more functional standpoint, the lawn, courtyard and building efficiency also informed the depth of the setback. The stepping approach allows the Applicant to maintain the current configuration for the lawn at the southeast edge of the building; providing a deeper setback would have implications for the shape and functionality of the lawn. Similarly, a deeper setback would reduce the proposed courtyard to an undesirable size, limiting its effectiveness as both a source of light for the units and as a passive recreation area.

Signage

Attached as Exhibit B is proposed retail and residential signage for Phase I. Neither the retail tenants nor the building brand have been determined at this point in time, so the Applicant requests flexibility to modify the signage based upon final tenant selection and building

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branding, as noted on the plans. The final signage will comply with the District of Columbia Sign Regulations in the D.C. Code.

Conclusion

The Applicant believes that the information provided herein addresses the Commission's comments from the public meeting on September 12, 2016. In addition to the foregoing, the Applicant seeks additional flexibility to modify the proposed unit count in Phase I of the development. It asks for the flexibility to modify the total unit count in each building by 5% and asks that this flexibility be incorporated into the final order. This type of flexibility is often granted as a standard request; without this flexibility, the Applicant will have to return to the Commission to request a modification of the PUD. This flexibility will not affect the amount of affordable housing being provided.

The Applicant appreciates the Commission's consideration of this application and asks that it take final action on this matter at its public meeting on September 26, 2016.

Sincerely,

A handwritten signature in black ink that reads "Christine Roddy" with a stylized flourish at the end.

Christine Roddy

Certificate of Service

I certify that the enclosed document was sent to the following addresses on September 20, 2016, by either first class mail, hand or electronic delivery:

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Christine Roddy