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## **VIA IZIS AND HAND DELIVERY**

Zoning Commission for the  
District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, D.C. 20001

**Re: Applicant's Supplemental 20-day Prehearing Filing  
Z.C. Case No. 15-27A  
Second-Stage PUD @ Square 3587, Lot 840 – Building A2**

Dear Members of the Commission:

On behalf of Grosvenor USA Limited (the “Applicant”), and pursuant to 11-Z DCMR § 401.5, we hereby submit this Supplemental Prehearing Statement in support of Z.C. Case No. 15-27A for a second-stage planned unit development (“PUD”) at Square 3587, Lot 840 (the “Building A2 Site”).

As described below and as shown on the updated Architectural Plans and Elevations attached hereto as Exhibit A, which are submitted to replace and supersede the architectural drawings previously submitted to the record at Exhibits 4B and 14A, the Applicant herein provides the following materials and information:

1. Additional Renderings. As requested by the Office of Planning, the following new renderings are attached: (i) an additional rendering of within Neal Place Park demonstrating how the park interacts with the ground floor retail space of Building A2 (Sheet A-2\_531 of Exhibit A); and (ii) a rendering from New York Avenue showing the existing condition of the tree line and canopy adjacent to the overall PUD site approved in Z.C. Order No. 15-27 (the “PUD Site”) (Sheet A-2\_208 of Exhibit A).
2. Neal Place Park.
  - a. Water Feature. As shown in the overall landscape plans and renderings of Neal Place Park (Sheets A-2\_501 through A-2\_533 of Exhibit A), the design for Neal Place Park does not include the water feature that was referenced generally in the approved first-stage PUD plans (*see* Sheet A-2\_507 of Exhibit A for approved first-

stage PUD plan). However, the design of Neal Place Park has significantly improved and advanced since the first-stage PUD was approved. For example, the plaza and seating approved in the first-stage PUD lacked a unifying concept and needed a central focal point such as a water feature to carry the design. However, the Applicant grounded the new concept for Neal Place Park in regional geographies and designed it as a lush, natural, and intimate environment that attracts the public through dynamic pavement design, immersive planting, and welcoming seating areas that spill over the Building A2 property line and into the public space.<sup>1</sup>

This design for Neal Place Park intentionally contrasts with and compliments the public space programming within the overall PUD Site, which is largely hardscaped and is intended to accommodate large amounts of people. *See* Sheet L1.05 of the approved consolidated and first-stage PUD plans (Exhibit B) showing the landscape plan elements for Morse Street Plaza located at the intersection of Buildings A1, B, and C1. As shown on Exhibit B, Morse Street Plaza includes features such as terraced seating, benches and cafés, and a “Gantry” structure with a fog feature and surrounding communal seating that will animate the plaza and encourage interaction by children and adults alike.

In contrast, the design of Neal Place Park is intended to provide smaller gathering spaces immersed in natural elements to offer a unique experience when compared to the Morse Street Plaza. Although smaller in size, Neal Place Park also includes a variety of elements to engage the public, such as natural boulders of different shapes and sizes; café, garden, and sidewalk seating; interesting paving patterns; a bridge inspired by the nearby Great Falls Trail; canopy trees; and a variety of garden areas. Moreover, as shown on the lighting plan (Exhibit A, Sheet A-2\_528), Neal Place Park is bounded by ambient lighting on Building A2 as well as feature lighting located at various points within the park to light the park and ensure that it feels like a safe and welcoming environment.

The stormwater management system for Building A2 also prevents the Applicant from incorporating a water feature into Neal Place Park. Building A2 includes extensive stormwater management elements at the penthouse level, 3<sup>rd</sup> floor, and ground floor at Neal Place Park. Because the stormwater retention treats gray water captured from the building and the hardscape areas in Neal Place Park, the system is incompatible with a clean-water fountain system that would be needed for a water feature. Thus, the Applicant eliminated the water feature proposed in the first-stage PUD and thoughtfully designed the stormwater areas as immersive features through which Neal Place Park’s circulation and seating are woven into a cohesive design that welcomes the public.

- b. Stormwater Management and Bioretention. In response to comments from the Office of Planning, the Applicant has minimized to the greatest extent possible the

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<sup>1</sup> The Applicant notes that the areas outside of the Building A2 property line are not public space, but will be designed and treated as public space while still in private ownership for the life of the project.

areas devoted to stormwater management and bioretention within Neal Place Park. The bioretention areas that are proposed are critical to meeting the overall stormwater management requirements for Building A2 because the majority of Neal Place Park is within Building A2 Site's property line. As noted above, the stormwater management system for the Building A2 Site utilizes a combination of bioretention and intensive green roof. Although the Applicant maximized roof areas devoted to intensive green roof (8 inches or greater) and bioretention facilities within the confines of Building A2 above-grade, the bioretention in Neal Place Park is also necessary to meet the overall stormwater management requirements for the Building A2 Site. Roof areas that do not contain green roof or bioretention drain to these facilities for treatment. The bioretention in the Neal Place Park is therefore designed to treat the plaza sidewalk areas and to meet the overall stormwater management requirements for the Building A2 Site.

- c. Feature Wall. As shown on Sheet A-2\_211 of Exhibit A, the Applicant provided an update to the design of the architectural feature wall located behind the glass storefront along Neal Place Park.
  - d. Lighting Plan. As shown on Sheet A-2\_528 of Exhibit A, the Applicant provided a lighting plan to show the variety of lighting types and locations proposed for Neal Place Park. The lighting will be comprised of thoughtfully orchestrated elements that will provide a safe level of lighting while also being warm and inviting. It is anticipated that there will be a soft glow of ambient lighting in the park associated with the retail edge, residential lobby, and architectural feature wall. The key circulation paths and seating areas will be lit with integrated lighting that will illuminate both the paths and planting areas. The sculptural boulder elements will be highlighted using strategic lighting techniques to emphasize their composition and form within Neal Place Park.
3. Building Signage. Attached as Sheets A-2\_401-406 of Exhibit A are updated signage plans showing the approximate dimensions and locations of the proposed building signage.
  4. Inclusionary Zoning ("IZ") Unit Locations. Attached as Sheet A-2\_310 of Exhibit A are updated IZ unit location plans showing that the IZ units are not overly stacked in any one portion of the building. The IZ unit location plans previously submitted in the initial application (Exhibit 4B, Sheet A-2\_310) included tiers of four, five, and six stacked IZ units. The current plan proposes a maximum of three or four stacked IZ units (or less).
  5. Building Materials and Window Details. Attached as Sheets A-2\_317-320 of Exhibit A are additional building elevations that provide detailed information regarding the types of building materials to be used, including the material type and color. The Applicant will also provide physical samples of the proposed materials at the public hearing.

In addition, attached as Sheets A-2\_321-322 of Exhibit A are diagrams illustrating the proposed window mullions, including their depth from the building facades.

6. Streetscape Plan Compliance with District Plans. Attached as Exhibit C is a detailed streetscape plan identifying the design, use, and extent of the “public space” improvements surrounding Building A2 (the “Streetscape Plan”).

- a. Compliance with the Florida Avenue Market Study Small Area Plan (“FAMS”). As shown on the Streetscape Plan, the Applicant has worked with DDOT to ensure that the elements included in the Streetscape Plan meet the public space design objectives of the FAMS. For example, the FAMS recommends that the public realm strengthen the PUD Site’s long tradition of food-oriented business, and that Neal Place Park provides several garden seating areas with movable tables and chairs to provide opportunities for patrons of local food business to gather and eat. According to these guidelines, Neal Place Park introduces thoughtful public open space by responding to adjacent programming, identifying needs for Union Market as a whole, and grounding the concept in the native beauty of local geographies. Neal Place Park includes flexible seating areas and seating stones to provide a range of group and individual seating opportunities. The edges of Neal Place Park have been thoughtfully considered and intentionally designed to extend the park experience to the streetscape using paving transitions and similar geometry. The dynamic paving scheme helps define the sense-of-place within Neal Place Park while also providing clear visual cues that are inviting to the public. Active ground-floor uses along 3<sup>rd</sup> Street and the western edge of Neal Place Park are also intended to increase visual interest and safety, while lighting within the park will emphasize site lines and define circulation and access points.

In addition, the Applicant proposed an extensive Transportation Demand Management (“TDM”) plan, which is consistent with the FAMS’ stated TDM goals and has been reviewed by DDOT (*see* p. 16 of the Applicant’s Comprehensive Transportation Review Report (Exhibit 19A)).

- b. Compliance with the Union Market Streetscape Guidelines (“Streetscape Guidelines”). The Applicant also designed the project to be fully consistent with the Streetscape Guidelines. Building A2, Neal Place Park, and the surrounding streetscape are located at the intersection of 3rd Street and Neal Place, NE. The Streetscape Guidelines identify Neal Place as a pedestrian-focused street functioning as a key east-west connection from Gallaudet University and Union Market on the east to 3rd Street on the west. Accordingly, Neal Place Park has been designed as a pedestrian-focused public amenity at the western terminus of Neal Place, which compliments Union Market at the eastern terminus. The Streetscape Guidelines identify 3rd Street as a connector street with opportunities for bicycle parking. Consistent with this goal, the Applicant is providing eight bicycle racks (16 bicycle parking spaces) in the streetscape adjacent to Building A2.

The Streetscape Guidelines also recommend denser tree canopy along the perimeter of the entire PUD Site. Consistent with this goal, the Applicant has designed Neal Place Park to have a lush tree canopy and planting scheme, as described above, and

has also proposed street trees located along the sidewalk at the perimeter of Building A2's property line.

The Streetscape Guidelines do not include specific recommendations for the street section along 3<sup>rd</sup> Street. However, the Applicant has maintained a minimum 10-foot circulation zone per the Streetscape Guideline's circulation zone width recommendation for 70% of the streetscape. The proposed circulation zone decreases to 9-feet along 3<sup>rd</sup> Street where the Building A2's façade is closest to the curb line, which is consistent with the recommendations for the circulation zone along Neal Place where the right-of-way is also narrow. The total right-of-way on 3<sup>rd</sup> Street is approximately 68 feet, 10 inches, which is considerably narrower than the 90-foot right-of-way present on most other streets within the PUD Site.

7. Green Roof and Solar. The roof and penthouse plans for Building A2 are included as Sheets A-2\_308-309 of Exhibit A. As shown on those sheets, the Applicant has maximized the amount of solar that can be accommodated on the mechanical penthouse roof. With respect to the building amenity roof, the Applicant proposes an "intensive" green roof system, rather than an "extensive" green roof system. While most extensive green roofs consist of only 4-inch deep soil that can support only sedum and other shorter plantings, the intensive green roof proposed for Building A2 will consist of 8-inch deep soil in order to incorporate a greater variety of plant species and larger plant sizes.

In designing the green roof and in considering the option of also installing solar panels, the Applicant's team met with DOEE and a green roof design and installation company, which confirmed that solar panels are incompatible with perennials, taller grasses, and other plantings compatible with the intensive green roof system, given that such plantings would not thrive underneath the solar panels or would impede their energy generation.

8. Electric Vehicle ("EV") Infrastructure and Parking. As requested by DOEE, the Applicant has agreed to install the conduits and infrastructure needed to provide two EV charging stations in the garage of Building A2, which was not previously proffered in prior filings.

Regarding the proposed number of parking spaces devoted to Building A2 (as compared to the number of spaces approved in the first-stage PUD), the Applicant notes that the increase is not significant when viewed in context of Building A as a whole, which is a single building for zoning purposes and has a single garage with shared access on 3<sup>rd</sup> Street. The first-stage PUD approved 651 residential units and 371 parking spaces in Building A, while the current proposal includes 711 residential units and 451 parking spaces for Building A. Thus, the number of parking spaces increased as a result of the increase in residential units that the parking is intended to serve.

Moreover, the Comprehensive Transportation Review ("CTR") Report prepared for the first-stage PUD assumed a higher overall development program for Building A in terms of number of units (the CTR assumed 749 units instead of 651 units) and in terms of number of parking spaces (the CTR assumed 421 spaces instead of 371 spaces). Therefore, the total number of parking spaces currently proposed for Building A (451 spaces) is only 30 spaces


more than the number assumed and studied in the CTR from the first-stage PUD (421 spaces), and therefore the original CTR results remain valid for the proposed development program.

9. District Agency Approvals. As described below, DOEE and DC Water have already approved a variety of utility work and stormwater management systems for the overall PUD Site:
  - a. Exhibit D is the DOEE Declaration of Covenants for Stormwater Management applicable to the overall PUD Site, recorded in the Land Records on December 21, 2018 as Instrument No. 2018128123 (the “DOEE Covenant”). The DOEE Covenant identifies DOEE’s approval of the PUD Site’s stormwater management plan (“SWM Plan”) to install and maintain stormwater best management practices, stormwater infrastructure, and land covers, and sets forth the Applicant’s responsibilities under the SWM Plan.
  - b. Exhibit E is the DC Water Certificate of Approval for the overall PUD Site, issued January 7, 2019, confirming that all requirements have been met for water and sewer availability on the PUD Site.
  - c. Exhibit F is the Easement Agreement and Declaration of Covenants and Restrictions recorded in the Land Records of the District of Columbia (the “Land Records”) on December 31, 2018, as Document No. 2018130452 (the “Easement Agreement”). The Easement Agreement governs DC Water’s ability to provide water and/or sewer service to the overall PUD Site.

The Applicant appreciates the Commission’s continued review of this project. We look forward to making a full presentation at the June 17, 2019, public hearing on this application.

Sincerely,

HOLLAND & KNIGHT LLP

By:   
Kyrus L. Freeman  
Jessica R. Bloomfield

#### Attachments

- cc: Certificate of Service  
Joel Lawson, Office of Planning (via email w/ attachments)  
Brandice Elliot, Office of Planning (via email w/ attachments)  
Jonathan Rodgers, DDOT (via email w/ attachments)

**CERTIFICATE OF SERVICE**

I hereby certify that on May 28, 2019, a copy of the foregoing Supplemental Prehearing Submission was served on the following via email, with hard copies sent on the following business day.

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Via U.S. Mail and Email mail

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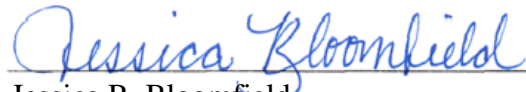
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