

November 17, 2016

VIA ELECTRONIC AND HAND DELIVERY

Mr. Anthony J. Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 200-S
Washington, DC 20001

Re: ZC Case No. 16-09: Post-hearing Submission

Dear Chairperson Hood and Members of the Commission:

At the close of the public hearing on November 3, 2016, the Zoning Commission voted to take proposed action to approve the above-referenced application. The Commission asked that additional information be provided prior to a vote of final action on this application. The Applicant supplements the record with information responding to comments raised by the Commission at the public hearing.

A. *Affordable Housing*: The Applicant has provided detailed information concerning its proposed benefits and amenities package. As the Applicant testified at the public hearing and detailed in previous filings, the benefits and amenities for this project are comprised of a number of different elements, including the dedication of a significant amount of open space, including a Metro plaza and public plazas at both the north and south ends of the site; uninterrupted streetscape along 3rd Street; 7,000 square feet of PDR uses; public art; environmentally sustainable features, and, of course, affordable housing. The varying needs of the community are reflected in the benefits and amenities package being proposed. That said, the Commission requested that the Applicant consider increasing its proffer for affordable housing.

After careful consideration, the Applicant is pleased to be able to increase the number of units reserved at the 50% AMI level. The Applicant will reserve 8% of the residential gross floor area for affordable housing; half of the set aside will be reserved for households with an annual income no greater than 50% of the Area Median Income and the other half will be reserved for households with an annual income no greater than 80% of the AMI. The charts below reflect this modification:

Northern Building

| Residential Unit Type | Residential GFA / Percentage of Total | Income Type | Affordable Control Period | Affordable Unit Type* | Notes |
|-----------------------|---------------------------------------|-------------|---------------------------|-----------------------|-------|
| Total | 392,185 sf/100% | | Life of project | Rental | NA |
| Market Rate | 360,810 sf/92% | Market | Life of project | Rental | NA |
| IZ | 9,099 sf/2% | 80% AMI | Life of project | Rental | N/A |
| IZ | 22,275 sf/6% | 50% AMI | Life of project | Rental | N/A |

Southern Building (delivered as a condominium)

| Residential Unit Type | Residential GFA / Percentage of Total | Income Type | Affordable Control Period | Affordable Unit Type* | Notes |
|-----------------------|---------------------------------------|-------------|---------------------------|-----------------------|-------|
| Total | 164,689 sf/100% | | Life of project | TBD | NA |
| Market Rate | 151,514 sf/92% | Market | Life of project | TBD | NA |
| IZ | 13,175 sf/8% | 80% AMI | Life of project | TBD | N/A |

Penthouse Requirements (no changes from last submission)

| Penthouse | Residential GFA | Income Type | Affordable Control Period | Affordable Unit Type* | Notes |
|-------------------------------|-----------------|-------------|---------------------------|-----------------------|---|
| Hotel | | | | | |
| Habitable space triggering IZ | 3,575 sf | | | | IZ units will be located in northern residential building |
| IZ requirement | 894 sf | 50% AMI | 20 years | Rental | |
| Northern Building | | | | | |
| Habitable space triggering IZ | 5,161 sf | | | | IZ units will be located in northern residential building |
| IZ requirement | 413 sf | 50% AMI | Life of project | Rental | |
| Southern Building | | | | | |
| Habitable space triggering IZ | 3,805 sf | | | | IZ units will be located in northern residential building |
| IZ requirement | 304 sf | 50% AMI | Life of project | Rental | |

The Applicant has also modified the distribution of the affordable units and moved units previously placed along the railroad tracks to locations along 3rd Street. See Sheet A.02 of Exhibit B for updated IZ floor plans. The number of affordable units located along the western edge of the building is in proportion with the number of market rate units also

located along the western lot line. The Applicant requests flexibility to shift the location of the units as the floor plans are refined so long as the proportion of affordable units to market rate units along the western property line remains the same and otherwise complies with the requirements of Section 2605.

- B. *Signage*: Attached as Sheets A-03 through A-09 of Exhibit B are signage guidelines that will apply to retail and hotel signage within the project. These guidelines establish general parameters for the retail and hotel signage, while maintaining flexibility for retailers to utilize signage reflecting their brand and to create a sense of place for their business. Retail signage will be developed by individual retail tenants, approved by the Applicant, and may change over time to accommodate leasing cycles. Tenants will be required to submit their signage designs to the Applicant for review, comment and approval prior to submitting a permit application to the District. The Applicant will oversee the external design and appearance of the retail tenant signage designs so as to preserve the design integrity of the project while encouraging positive and vital design contribution to the retail and street-scape experience. The Applicant encourages illumination of signage so long as building design integrity is maintained and illumination levels and placement will not impair adjacent retail, residential or hotel conditions. All signs will comply with applicable DC Municipal Regulations and Building Codes.
- C. *Penthouse Details*: Sheets A-11 through A-13 of Exhibit B provide additional details regarding the activity proposed at the penthouse level. The Applicant has designed the roof scape so that the majority of the public terraces are interior to the site and the perimeter of the project is lined primarily with private terraces. Though there are public terraces located atop the hotel, they are tucked in the southwest corner of the site and will primarily face the railroad tracks. Lighting of the rooftop spaces will be provided for safety purposes; however, it will be subtle and will not be a nuisance to tenants of the building or neighboring residents. The lighting strategy for the roof terrace amenity areas will be designed to provide soft and subtle lighting to illuminate the various circulation paths, intimate gathering spaces and lounge areas such as the pool. Ambient lighting from indoor amenity spaces will provide a small amount of light in the adjacent landscape. This will be supplemented by low level lighting adequate for safety and way finding. In some targeted areas, accent lighting will be implemented to illuminate focal features and specimen plant material. Task lighting at grilling stations and food preparation areas will also be provided.
- D. *Materials*: The Commission requested a photograph of an existing project that utilizes similar materials to assist in its understanding of how the materials will 'age'. Attached as Sheet A.01 of Exhibit B is a photograph of a mixed-use building constructed at 4500 Wisconsin Avenue in the northwest corner of the intersection of Wisconsin Avenue and Albemarle Street. This building utilizes panels that are similar to what is being proposed

in this project. The existing building is 10 years old and as the photograph demonstrates, the material has withstood weathering and still reflects a quality appearance.

- E. *Phasing*: The Applicant anticipates constructing the Project in one phase. Nevertheless, it would like the flexibility to construct the development in two phases, pending market conditions. Should the Applicant pursue a phased approach, it is proposing a narrow window of time within which construction of the entirety of the project must commence. Under a phased scenario, the Applicant must submit an application for the northern residential building within two years of the effective date of Order No. 16-09 and begin construction within three years of the effective date of the Order. The Applicant must submit an application for a building permit for the southern residential building and hotel within four years of the effective date of the Order and begin construction within five years of the effective date of the Order. Should the Applicant need additional time to move forward with either phase of construction, it must return to the Zoning Commission for an extension of the approval.
- F. *First Source*: Attached is a First Source Agreement signed by the Applicant, which is currently pending before DOES for signature. Exhibit A.

The Applicant asks that the Commission take final action to approve this application at its public meeting on December 12, 2016.

Sincerely,



Allison C. Prince



Christine A. Roddy

Enclosures

cc: Josh Dix, Trammell Crow Company
Rich McPhillips, Trammell Crow Company

CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the foregoing document to the following addresses on November 17, 2016, by Hand Delivery:

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Christine Roddy