

APPLICANT'S RESPONSE TO OFFICE OF PLANNING HEARING REPORT
December 16, 2016
Z.C. 16-13

	Comments at Setdown	Applicant Response	OP Comment	Applicants Add'l Response
1.	Bring the penthouse into compliance with regs	The penthouse is now fully compliant	OP supports this change	Penthouse complies
2.	Provide additional views and renderings of the penthouse	Additional renderings not provided as no penthouse relief is now requested	OP has advised the applicant that additional renderings of the penthouse should be provided for the public hearing	Additional renderings provided
3.	Clarify compliance with the habitable penthouse space affordable housing requirement	This clarification has been provided in the submissions.	This issue appears to have been adequately clarified – the habitable portion of the penthouse would generate a requirement for about 207 sf of space at 50% AMI within the building.	Information provided in 20-day submission
4.	Provide additional information on the alley closing, and the provision of access to the existing alley	Concerns with the previous proposed configuration were addressed by relocating the easement to the north of the proposed building, where it is open to the sky and has no security gate.	OP is supportive of this change. Comments from DDOT will be provided separately; concerns from adjacent neighbors who use the alley to access their lots have been raised in Exhibit 24.	The reconfigured alley substantially improves the 3rd Street neighbors' access to property by widening alley, providing paving, and generally enhancing the overall appearance and experience
5.	Provide additional views from street level	Provided in the November 1, 2016 submission (Exhibit 23)	One additional street level rendering was provided (Sheet A2.02). OP has advised the applicant that, typically, additional, more detailed renderings of the street level view, particularly of the PDR/retail space and the building entry, are provided.	Additional renderings provided

6.	Reexamine signage at the top of the building which appears redundant	This signage has been eliminated.	The signage no longer shows on the most recent set of drawings.	Signage eliminated
7.	Consider a more robust affordable housing proffer	The applicant will provide two units (1,400 sf) at 50% AMI, as well as three units at 80% AMI.	Additional clarification is needed. OP notes that a portion (about 207 sq.ft.) of the 50% AMI proffer is actually the penthouse habitable space requirement. Generally, OP has advised the applicant that a proffer of 12% of units with half at 50% AMI has been discussed as part of other recent PUDs in this area, particularly ones involving a rezoning from PDR to mixed use.	The Applicant has enhanced its affordable housing proffer by (i) increasing the square footage amount from 8% (3,712 net sf) to 10% (4,533 net sf) of the total net residential GFA, and (ii) creating one three-bedroom IZ unit in the building (the only 3-BR in the building). The total affordable housing commitment is broken down as follows: One 1-BR @ 50% AMI (703 sf) One 3-BR @ 80% AMI (1,537 sf) One 2-BR @ 80% AMI (900 sf) Two 1-BR @ 80% AMI (703 sf & 690 sf)
8.	Provide more refined design drawings of the building, materials, landscape, and public space treatment	Additional drawings were provided.	OP advised the applicant that the most recent drawings are not all particularly refined, and provided suggestions for additional renderings to be provided at the hearing.	Additional renderings provided
9.	Provide landscape and public space treatment plans	Provided in the recent submissions.	A plan showing landscape and public space treatment is provided as Sheet L6.01. OP has requested additional detail, particularly regarding a retaining wall along the east property line.	Additional photographs and drawings provided. The retaining wall will be brick to match the building; it will follow the profile of the existing stair. The Applicant notes that the existing stair in public space abuts the adjacent property, not the Applicant's property.
10.	More fully comply with the Production, Distribution and Repair (PDR) goals of the Comprehensive Plan	Provided in the submissions.	OP has confirmed that the PDR use is part of the benefits proffer, and has provided the applicant with current wording for such proffers.	The Applicant agrees to this language.
11.	Continue working with ANC 6C to identify the public benefits of special value to the neighborhood that would be commensurate with the related map amendment and increases in height and density.	The applicant has worked closely with ANC which requested a \$10K contribution to NoMa Dogs, a Capital Bikeshare station, and more articulation of the east façade. The applicant has agreed to all three.	The recent submissions provide additional detail on discussions with the ANC and the benefits and amenities package. The ANC has indicated support for the application.	ANC supports project

12.	Work with DDOT to address the traffic plan, TDM package	The applicant has worked with DDOT to resolve issues.	DDOT has indicated to OP that they will provide comments on this application.	Applicant agrees to the recommendations/ conditions in DDOT report
13.	Provide written commitment to First Source Agreement	This was not proffered as part of the PUD.	OP has advised the applicant to address why there is not a commitment to a First Source Agreement, and what they intend to do in this regard.	Applicant agrees to enter into a First Source Employment Agreement as an added benefit of the PUD.
14.	Provide material samples	A sheet noting materials is included in the recent submission; samples will be brought to the public hearing.	OP requested one clarification – whether the proposed brick would be actual brick, or brick veneer panels.	The Applicant has advised OP that the proposed material will be actual brick, not veneer.