

December 18, 2017

VIA IZIS

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

Re: Z.C. Case No. 16-29 – Application for Approval of Columbian Quarter First-Stage Planned Unit Development and Zoning Map Amendment for Lots 97, 1025-1031, 1036, and 1037 in Square 5860 and Lot 91 in Square 5861 (the “Property”) by Poplar Point RBBR, LLC (d/b/a Columbian Quarter Holdings) (the “Applicant”) Applicant’s Public Benefits and Conditions

Dear Chairperson Hood and Members of the Commission:

At the December 4, 2017 hearing for the above referenced application, the Commission requested that the Applicant provide additional information with respect to proffered benefits and amenities, Project phasing, and traffic impact. The Applicant’s response to these requests, as well as to the testimony by Chris Otten of DC for Reasonable Development is below.

I. Proffered Benefits and Amenities

The Applicant hereby submits its list of public benefits and project amenities for the proposed project to be developed at the Property (the “Project”) being proffered by the Applicant and the draft conditions and estimated value/cost of the amenities. Below is a chart of the proffered benefits and amenities.

Proffered Benefit	Proposed Condition/Details	Value/Cost
Transit based and affordable housing	1. The Applicant shall provide approximately 700 new residential apartments and/or condos within a 1/8 mile from the newly improved Anacostia Metro station plaza entrance. 2. The Applicant shall devote 10% of the	

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	<p>Applicant’s design team, local neighborhood families, ANC Commissioners, NPS, WMATA and DC public agencies including Department of Parks and recreation (DPR) and OP.</p> <p>b. Additional actions and improvements taken by the Applicant, in conjunction with WMATA, shall include at least three of the following proffers:</p> <ul style="list-style-type: none"> i. Facilitate the design of a new Metro Entrance plaza area by demolishing existing vacant buildings and parking deck vehicular ramp, moving the outdoor Kiss n’ Ride parking lot and DDOT realigning the existing WMATA access road to Howard Road SE. ii. Upgraded road, pedestrian and bicycle pathway improvements to Metrorail station from Howard Road SE iii. Enhanced landscaping and hardscaping around the Metrorail entrance plaza area iv. Metrostation amenities and features including DC Bikeshare Station, bike racks, benches, trash receptacles, local art installations. v. Integrated potential retail areas within the proposed metro entrance plaza area 	
<p>Uses of Special Value to the Neighborhood</p>	<p>1. The Applicant shall incorporate retail use or other street activating uses into each of the Project’s buildings. The Applicant has designed the Project to anticipate and foster future ground floor retail development to seamlessly connect the Project’s PUD phases.</p> <p>2. The Project shall provide over 52,000 square feet of gross floor area of retail use. Retail for each building will be provided in location and</p>	<p>\$2,000,000</p>

Proffered Benefit	Proposed Condition/Details	Value/Cost
	<p>size as shown the approved plans in Exhibits 38A1-38A2 of the Record for ZC Case 16-29 (the “Record”).</p> <p>3. The Applicant anticipates offering neighborhood serving retail amenities and services or other street activating uses, including:</p> <ul style="list-style-type: none"> • Affordable and Healthy Fast Casual Restaurants in Building A & C, Small Urban Format Grocery Store, Café/Coffee Shop/Eatery, Pharmacy, Bank/ATM, Dry Cleaner, Full Service Day Care Center <p>4. The Applicant anticipates offering pop-up retail amenities and services, or other street activating pop-up uses, including:</p> <ul style="list-style-type: none"> • Quarterly pop-up Farmer’s Market, Pop-up food, entertainment and music events, Pop-up Diner associated with the farmer’s market, Pop-Up Commuter Bike Service/Repair/Storage Hub to be offered after approval of the Columbian Quarter PUD <p>5. Situated adjacent to Building A at the western gateway to the Columbian Quarter PUD, DDOT owns 40,689 SF of vacant land on Square 5860 /Lot 0937. The Applicant shall collaborate with DDOT and other DC agencies to determine viable options to transform the adjacent vacant property for future placemaking opportunities by incorporating buildings with ground floor retail or street activating uses that serves the neighborhood, activates the streetscape and seamlessly connects with the larger urban form.</p>	
Open Space and Recreation Space	1. The Applicant shall provide significant open space at the Property, including in the private	\$2,000,000

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	<p>streets the Applicant is committing to create off of Howard Road. These private streets occupy approximately 11,000 square feet at the Property. Given the FAR of the Project, this foregoes almost 100,000 square feet of development potential to provide open space and connecting points to future development in the area. This open space will break up the massing of the Project and create a natural urban design that avoids a monolithic superblock.</p> <p>2. Prior to the issuance of the final certificate of occupancy for the first building, the Applicant shall work with NPS WMATA, OP, DDOT, DPR, ANC 8A and ANC 8C to optimize open space and recreation placemaking opportunities throughout the Project as well as adjacent parks and underutilized land. The design of the open space and recreation improvements shall include a collaborative public charrette process of the Applicant’s design team, local neighborhood families, ANC Commissioners, NPS, WMATA and DC public agencies, including OP.</p> <p>3. The Applicant shall provide outdoor open space courts at and above grade in buildings A, B, D and E. In addition, all 5 building will have programmed rooftop amenities within the outdoor open spaces. Prior to the issuance of the final certificate of occupancy for each of these buildings, the Applicant shall deliver these open space courts and amenities.</p> <p>4. As noted in the Mass Transit Improvements section above, the Applicant shall create a community pocket park adjacent to the Metrostation plaza entrance.</p> <p>5. The Project is directly adjacent to the 1,108-acre Anacostia Park managed by the National Park Service. On November 12, 2017, National</p>	

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	<p>Capital Region Director Bob Vogel signed a Finding of No Significant Impact selecting Alternative #3 of the Anacostia Management Plan/Environmental Assessment as the final plan that provides a framework on how the National Park Service will manage Anacostia Park’s natural and cultural resources and shape how people experience Anacostia Park for the next two decades. As a neighbor and partner with the National Park Service, the Applicant shall continue to work with the National Park Service on increasing the opportunities to leverage the Anacostia Park’s natural, cultural and recreational amenities for the neighborhood’s use and enjoyment.</p>	
<p>Employment and career training opportunities</p>	<p>1. The Applicant shall provide workforce career development and job opportunities at the Project for Ward 8 residents, including the following:</p> <ul style="list-style-type: none"> a. Applicant shall engage in a partnership with DMPED’s Ward 8 Works Program to connect Ward 8 residents with pre-construction and construction jobs on the Project in Ward 8. As one of the largest real estate and community developers in Ward 8, the Applicant is taking an active role in participating on the Ward 8 Works Program’s Orange Core Team. Through a series of planning meetings in the summer and fall of 2017, the Applicant will be updating DMPED and participants on specific Ward 8 Works development and construction projects, with hiring timelines and the types of jobs that will be available at the Project. b. Applicant shall offer a one-year professional internship opportunity in the real estate professional field for a Ward 8 high school and college rising senior. By the end of the 2017-18 school year, 	<p>\$75,000</p>

Proffered Benefit	Proposed Condition/Details	Value/Cost
	<p>the applicant will offer an internship to an Anacostia or Ballou 11th grade High School student living in Ward 8 and a college student who graduated from Anacostia or Ballou High School. The mentoring and internship program will focus on all aspects of Stage One PUD development, including acquisitions, zoning and land use law, design, development, pre-construction, construction, marketing and branding, leasing, property management and asset management. Through Redbrick LMD's departments and development partners, the high school and college student will be mentored and trained by the leading real estate experts in the Washington, DC area.</p> <p>c. Applicant shall create construction jobs during the 5-10-year predevelopment and construction period build-out of the Project. Through the Ward 8 Works Program and Redbrick LMD's Construction Apprenticeship Program, Ward 8 residents will have the opportunity for immediate and long-term employment opportunities in the construction field. By the time of the first construction closing in Phase 1, the Applicant will commit to hiring a Ward 8 resident to participate in a hands-on, two-year apprenticeship program with the general contractor and developer that will focus on all aspects of construction during first construction phase of the Project.</p> <p>d. Through Redbrick LMD's Real Estate Professional Service Internship Program, Ward 8 residents will have the opportunity for long-term employment</p>	

Proffered Benefit	Proposed Condition/Details	Value/Cost
	<p>opportunities in the residential property management field. Prior to the issuance of the final certificate of occupancy for the first residential building, the Applicant will commit to hiring a Ward 8 resident to participate in a hands-on, one-year internship program with the property manager and developer that will focus on all aspects of residential property management during the leasing and stabilization of the first residential building at the Project.</p>	
<p>Historic and Archeological Preservation</p>	<p>1. Prior to the issuance of the final certificate of occupancy for the first building, Applicant shall work in partnership with the Historic Anacostia Preservation Society and the National Trust for Historic Preservation to support and implement solutions for the benefit of the Historic Anacostia District that preserve the historic character and fabric of the neighborhood, which include, but are not limited to:</p> <ul style="list-style-type: none"> a. Reducing displacement of existing residents and allowing low-income seniors to remain in their historic homes. b. Providing professional services expertise such as architectural, engineering and building sciences in a historic district-wide conditions assessment survey. c. Assisting in workforce development initiatives for historic preservation trades skill training to create employment opportunities for neighborhood residents. d. Providing professional expertise and support for the rehab and reuse of vacant and abandoned historic structures, both residential and commercial. 	<p>\$125,000</p>

Proffered Benefit	Proposed Condition/Details	Value/Cost
	<p>The applicant will leverage the employment and career training opportunities stated above to support and implement solutions for the benefit of the Historic Anacostia District.</p> <p>2. The Applicant shall complete a consolidated Phase IA Cultural Resources Investigation / Phase IB Archaeological Survey. The Applicant’s archaeological Phase IA work plan, including cut-and-fill and geomorphology analysis, will be submitted for SHPO approval before the Phase IA assessment commences in 2018.</p> <p>3. Dr. Ruth Trocolli, District Archaeologist at the Office of Planning, requested that the Phase IB be completed prior to site grading work for bridge staging and other uses. The Applicant anticipates the completion of the consolidated Phase IA-B work plan and report by spring 2018.</p> <p>4. Depending on the Phase IA-B report findings, Dr. Trocolli and Applicant shall work together on a Phase II work plan, report and appropriate mitigation measures as part of the Project’s archaeological public benefits. In coordination with solutions to benefit the Historic Anacostia District, potential benefits include providing historic neighborhood property markers and virtual web tour as a part of the existing African American Heritage Trail program prior to the issuance of the final certificate of occupancy for the first residential building.</p>	

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<p>Environmental and sustainable benefits</p>	<ol style="list-style-type: none"> 1. The Project shall be designed to satisfy a LEED v.4 Gold rating. The Applicant shall submit a LEED score card prior to the issuance of the final certificate of occupancy for each building. 2. Prior to the issuance of an initial certificate of occupancy for each building’s shell and core, the Applicant shall clean up the contaminated Property by removing hazardous materials, contaminated soils, and underground tanks in connection with each of the buildings within the defined development phases 1, 2 and 3. 3. Applicant shall provide rooftop solar panels as shown on the plans attached hereto as <u>Exhibit A</u> that will generate an estimated 436,626 kwh. 4. The Applicant shall follow a design and build strategy to avoid development in the 100- and 500-year floodplain for a sustainable and resilient Project, including the following: <ol style="list-style-type: none"> a. As part of the current first-stage PUD application, the Applicant designed and engineered the building’s conceptual footprints and elevations outside of the 100- and 500-year floodplain while simultaneously meeting all the requirements of local and federal regulations as shown on the approved plans in Exhibits 38A1-38A2 of the Record. 5. The Applicant shall refine the conceptual stormwater management plan to generate additional retention volume, capturing stormwater volume up to a 1.7” storm event. 	<p>\$4,000,000</p>
<p>Urban design, architecture, and landscaping</p>	<ol style="list-style-type: none"> 1. The Project shall be developed in accordance with the plans marked as Exhibits 38A1 through 38A2 of the Record, as modified by guidelines, 	<p>No Value Assigned</p>

Proffered Benefit	Proposed Condition/Details	Value/Cost
	conditions, and standards herein and as may be modified by further refinement of the Project design and feedback from OP, DDOT, and the Commission (collectively, the “Plans”).	
Site planning, and efficient and economical land utilization	1. The Project shall be developed in accordance with the plans marked as Exhibits 38A1 through 38A2 of the Record, as modified by guidelines, conditions, and standards herein and as may be modified by further refinement of the Project design and feedback from OP, DDOT, and the Commission (collectively, the “Plans”).	No Value Assigned
Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures.	<p>1. Prior to the issuance of the final certificate of occupancy for each building, as applicable, the Applicant shall establish a transportation demand management (TDM) program in cooperation with DDOT, including:</p> <ul style="list-style-type: none"> a. Designate a transportation management coordinator b. Install transit screens in a common space in each building c. Include transportation information on property management website d. Provide covered, secure bicycle parking e. Provide a bicycle repair station provided on P1 level of each garage f. Provide two car sharing spaces, subject to agreement by the car sharing provider g. Provide shower and changing facilities for office facilities h. Designate parking for carpools or vanpools in the garage for the office component 	\$4,000,000

Proffered Benefit	Proposed Condition/Details	Value/Cost
	<ul style="list-style-type: none"> i. Unbundle the cost of parking from leases j. Provide personalized outreach to new residents regarding transportation options k. Install 19 electric car charging stations provided in the garage on the north and south parcel l. Fund the installation and 1st year's operating cost for a new Capital Bikeshare station near the site m. Provide on shopping cart for every 50 resident units n. Provide one cargo bike for every 100 residential units o. Host a biannual meeting with goDCgo to inform residents and employers of commute alternatives p. Provide either an annual car share membership to all new residents over the age of 16 in the first three years after initial delivery of the residential building or provide an annual Capital Bikeshare membership to all new residents over the age of 16 in the first 3 years after initial delivery of the residential building. <p>2. The Applicant shall underground utilities at the Project.</p> <p>3. The Applicant shall provide transportation improvements including:</p> <ul style="list-style-type: none"> a. Reconstruct Howard Road to include a vehicular travel lane, cycle track, and wider sidewalk. 	

Proffered Benefit	Proposed Condition/Details	Value/Cost
	<p>b. In conjunction with DDOT’s realignment of the existing WMATA access road to Howard Road SW, the applicant shall enhance access to Anacostia Metro Station parking garage, including reconstruction of the pedestrian sidewalks and bicycle improvements and traffic signal modifications if warranted.</p> <p>c. Install a traffic signal, if warranted, at Howard Road/Private Road, to be determined by a future warrant study</p>	

The Applicant is working with both ANC 8A and ANC 8C to develop community benefit agreements. ANC 8A has requested that the Applicant work in partnership with the Historic Anacostia Preservation Society and the National Trust for Historic Preservation to support and implement solutions for the benefit of the Historic Anacostia District, as described above, and Applicant has agreed to this request. The Applicant will continue to work with ANC 8A and ANC 8C at each of their January 2018 meetings.

II. Response to Testimony of DC for Reasonable Development

In addition to the above proffered benefits and amenities, the Applicant hereby submits Applicant’s response to testimony given at the December 4, 2017 hearing by Chris Otten of DC for Reasonable Development. As demonstrated above, the Project has significant benefits and amenities for the surrounding community and the city as a whole consistent with Subtitle X section 305 of the Zoning Regulations. A number of the amenities directly benefit the two most affected Advisory Neighborhood Commissions (“ANC”) ANC 8A and ANC 8C. Chris Otten on behalf of DC for Reasonable Development—Ward 8 Review Team (W8RT), Empower DC and Barry Farms Tenants and Allies (BFTAA), opposes the Project due to its impacts on the surrounding area and lack of a corresponding community benefit package which he terms a “contract”. Mr. Otten notes that approval of this project represents a significant public entitlement requiring that the development review process consider the impacts on the surrounding area. We agree with Mr. Otten on this point and we believe as detailed in the accompanying proffers, that the Applicant has thoroughly addressed all impacts of the project not only on the community (including the Barry Farms area called out by Mr. Otten) but the District as a whole and that the Project’s benefits far outweigh any impacts.

In terms of his specific criticisms, Mr. Otten states that “this may be a good project in the downtown business district” without acknowledging that the site is in fact within the Central

Employment Area (“CEA”). Further, the site is classified on the Future Land Use Map of the Comprehensive Plan as High Density Residential and High Density Commercial as well as Institutional. The High Density Commercial/High Density Residential Classification is the highest classification of the Comprehensive Plan. Mr. Otten suggests that the use of immediately adjacent streets to measure the Project’s height as permitted by the Height Act of 1910 will lead to a “canyon effect that is otherwise discouraged by all city planning documents”. But as noted above, the City’s primary planning guidance actually encourages very high density and height in this exact location and the Project is supported by the Office of Planning.

Mr. Otten raises a number of concerns about (1) training and hiring from the affected communities of Ward 8; (2) addressing permanent and affordable commercial and retail incubator space for upcoming Ward 8 entrepreneurs, small businesses and social service and cultural organizations; and (3) assessing how Ward 8 will benefit from the Project. As noted above, the Applicant is providing significant workforce opportunities for Ward 8 residents and small businesses. In terms of whether Ward 8 will benefit from the Project, we note that not only do ANC 8A and ANC 8C support the project and the proffered amenities, but also the Ward 8 Councilmember and 11 local community groups and organizations (Exhibits 30-37, 39-41, 43, 45- 46 of the Record). The support of such groups also signifies that any impacts on the local communities are being addressed. The ANCs and the Councilmember are in the best position to weigh any of the displacement pressures cited by Mr. Otten from the Project against the overall benefits of the Project.

One of the Project’s amenities is an archeological study which the Applicant believes addresses Mr. Otten’s stated concerns about the adverse impact on the sites archaeological and cultural features. Mr. Otten also states that the Project will eliminate recreation and aesthetic resources without acknowledging that the location is directly adjacent to Anacostia Park and the location offers numerous other recreational activities including include connecting bike paths. The Applicant’s amenity with WMATA also includes a pocket park which will be designed to serve residents and neighbors.

Mr. Otten believes that the proposed Project ignores his own view of Ward 8 (in which he is not resident) by not including family- sized affordable family sized housing (3, 4, 5, 6 bedrooms+). Yet the Applicant notes that 3 bedroom affordable units are being provided and such housing mix and type are supported by the Office of Planning. The Project including its unit mix is supported by ANC 8A and ANC 8C, the elected representatives for the Ward 8 population.

Mr. Otten also raised concerns raised about the 500 year floodplain due to climate change and the location of this Project. Based upon discussions with the Office of Planning and DOEE, the Applicant proposes a design and build strategy to avoid development in the 100- and 500-year floodplain for a sustainable and resilient Columbian Quarter PUD Project. First, as part of the current PUD application, the Applicant designed and engineered the building footprint outside of the 100- and 500-year floodplain while simultaneously meeting all the requirements of local and federal regulations.

Finally, Mr. Otten's concerns about traffic and Metro impacts are addressed in the response from Wells and Associates attached as Exhibit B.

Given the above, the Applicant believes that the Project's amenities are substantial and adequately address any resultant impacts.

III. Phasing Plan

At the December 4, 2017 hearing, the Commission requested additional information with respect to the phasing plan for the Project. Additional details about the Applicant's anticipated phasing for the Project are below. The Applicant anticipates having the order for the First-Stage PUD approval by Zoning Commission in D.C Register by spring 2018. With First-Stage PUD zoning approvals complete, Columbian Quarter will have entitled over 52,000 square feet of gross floor area of retail use, 1,614,000 square feet of gross floor area of office use, and approximately 700 residential units.

The Applicant will continue to work with Office of Planning and Zoning Commission to file the Stage-Two PUD for Phase 1 (Buildings A and D) in summer 2018, with final approval anticipated by spring 2019. The engineering site plan would be submitted in 2018 with approval by spring 2019. Design Development would be completed by the end of 2019 and Construction Documents by the spring of 2020. Construction commencement is targeted for summer 2020.

Based on the best information, the Applicant anticipates Buildings A-E to be constructed and delivered in the following three phases:

- **Phase 1 (2020-2022):** Office Buildings A and D collectively are designed for a GSA Headquarter or private office user with 1,274,830 million square feet of office space, 24,700 square feet of ground floor retail, 546 underground parking spaces, 318 long-term and 27 short-term bikes spaces. With construction commencement targeted for summer 2020, Building A and D construction for shell and core and interior fit-out will take approximately two years with a final completion by summer 2022. The Applicant will also deliver the WMATA Improvements in 2022 prior to the issuance of the final certificate of occupancy for the first building in Phase 1.
- **Phase 2 (2022-2024):** Residential Building C is designed for 283,000 square feet of residential use (275 units), 8,150 square feet of ground floor retail, 73 underground parking spaces, 80 long-term and 18 short-term bikes spaces. Building C construction for shell and core, residential floor Certificates of Occupancy and retail/amenity fit-out will take approximately two years with a final completion by 2024. As a part of Phase 2, and assuming successful negotiations with District Department of Transportation ("DDOT"), the Applicant will also deliver additional open space and recreational amenities, including an interim playground, DDOT open space improvements and Anacostia Park recreation opportunities prior to the issuance of the final certificate of occupancy for the first residential building.

D.C. Zoning Commission
December 18, 2017

- Phase 3 (2024-2028): Residential Building B is designed for 449,690 square feet of residential use (425 units), 13,800 square feet of ground floor retail, 213 underground parking spaces, 82 long-term and 26 short-term bikes spaces. Building B construction for shell and core residential floor Certificates of Occupancy and retail/amenity fit-out will take approximately two years with a final completion by 2026. Office Building E is designed for an office user with 412,380 square feet of office space, 5,470 square feet of ground floor retail, 151 underground parking spaces, 110 long-term and 19 short-term bikes spaces. With construction commencement targeted for 2024, Building E construction for shell and core and interior fit-out will take approximately two years with a final completion by 2028. Prior to Phase 3, the Applicant will augment Phases 1 and 2 with interim amenities to activate the undeveloped pads at Building B and E.

IV. **Response of Wells +Associates**

At the December 4, 2017 hearing, Commissioner May requested additional information with respect to the traffic impact associated with the removal of the I-295 southbound off-ramp at Howard Road. Attached as Exhibit B is the response of Wells + Associates.

We look forward to the Zoning Commission taking Proposed Action on this case. If you have any questions regarding this application, please feel free to contact us.

Sincerely,

/s/ John Epting _____
John Epting

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on December 18, 2017.

Matthew Jesick (2 copies)
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Jonathan Rogers (2 copies)
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003

ANC 8A (6 copies)
c/o Troy Prestwood – ANC 8A Chair
2317 16th Street SE
Unit 101
Washington, DC 20020

Greta Fuller – ANC SMD 8A06
1352 Maple View Place SE
Washington, DC 20020

ANC 8C (6 copies)
c/o Mary J. Cuthbert – ANC 8C Chair
629 Alabama Avenue SE
Washington, DC 20032

Karen Lucas – ANC SMD 8C01
252 Newcomb Street SE
Washington, DC 20032



John T. Epling