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April 25, 2019

VIA E-MAIL

Anne Fothergill
D.C. Office of Planning
1100 4th Street, S.W.
Suite E650
Washington, D.C. 20024

**Re: Applicant's Response to OP Report – Z.C. Case No. 18-21
3135 and 3201 8th Street, N.E. (Square 3832, Lot 15 and Square 3835, Lot 804)**

Dear Ms. Fothergill:

On behalf of the Applicant in the above referenced case, we provide the following updated information in response to the Office of Planning's ("OP") Report dated April 15, 2019 (Exhibit 29 of the record).

I. IZ Unit Location Plan

Attached as Exhibit A is a revised Inclusionary Zoning ("IZ") Unit Location Plan, which supersedes the plan found at Exhibit 15B of the record. The revised IZ Unit Location Plan includes the median family income ("MFI") levels for each IZ unit. As shown on the IZ Unit Location Plan, the three-bedroom IZ units will be reserved for households earning equal to or less than 50% MFI and 60% MFI.

In response to OP's comments, the Applicant has revised the IZ Unit Location Plan to include an IZ Unit as a "townhouse" style unit along 8th Street, N.E. These "townhouse" style units are designed to mimic the design of townhouses on the exterior but are single level units with an in-board bedroom (constituting a one-bedroom unit under the Building Code and as a studio for IZ purposes). Each unit includes access from the interior corridor as well as 8th Street, N.E.

Please note that none of the units in the project have direct access to either of the building's public courtyard spaces for safety and operational reasons. However, the project includes a substantial number of balconies for both market rate and IZ units. Approximately 32% of the units have full balconies and approximately 17% have Juliet balconies, for an overall ratio of 49% of the units having some type of balcony. These percentages are generally consistent between the

market rate and IZ units. Specifically, for the IZ units, approximately 33% have full balconies and 15% have Juliet balconies.

II. Landscaped Entry Plaza

The DC Department of Parks and Recreation recommended that the plaza space provide more usable/playable greenspace with unique seating. They also noted that the plaza could be a good place for a drinking fountain for runners and bikers on the trail. The Applicant commits to providing a drinking fountain in the entry plaza for use by runners, bikers and pedestrians.

The entry plaza serves as the focal point at the end of Jackson Street, N.E. and the design is intended to create a welcoming space for the residents of the buildings and surrounding neighborhood. However, since the entry plaza is located in between two residential buildings, the plaza has been designed for more passive use in order to limit noise and activity that may impact the adjacent residential units. As a result, the plaza includes several types of seating to host groups of various sizes and provides ample opportunities for neighbor interaction, while also limiting any adverse impacts on the building's residents.

III. Signage

Attached as Exhibit B is a revised signage plan that includes the materials for the proposed signage. The proposed materials for the signage include aluminum channel letters that are painted silver and faced with translucent silver vinyl. The signs will also be face lit.

We look forward to the Commission's consideration of this application. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Christine M. Shiker

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on April 25, 2019, a copy of the Response to OP Report was served on the following:

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