

December 20, 2019

VIA IZIS AND HAND DELIVERY

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 19-16: Application of MCF WALP Phase 1, LLC (the “Applicant”) to the District of Columbia Zoning Commission for a Consolidated Planned Unit Development (“PUD”) at 1200 5th Street, NW (Square 481, Lot 23, the “Property”) — Applicant’s Supplemental Pre-Hearing Submission

Dear Chairman Hood and Commissioners:

On behalf the Applicant, we hereby submit this supplemental pre-hearing statement with respect to the above-referenced application for a consolidated PUD for the multifamily residential building with below-grade parking located on the Property (the “**Project**”). This supplemental pre-hearing statement provides additional responses to the questions and comments raised by the Office of Planning (“**OP**”) in its September 13, 2019 report (“**OP Report**”) and to those comments and questions raised by the Commission at the September 23, 2019 public meeting. In addition, the Applicant participated in an interagency meeting led by OP on December 10, 2019. This statement provides responses to questions raised during that meeting as well.

This supplemental pre-hearing statement also details the public benefits package that has been created with input and support from the surrounding community. As noted below, ANC 6E unanimously adopted a resolution in support of the application. Finally, this supplemental pre-hearing statement includes a complete set of the architectural plans/materials (see **Exhibit A**) that the Applicant intends to present at the public hearing on January 16, 2020 and describes architectural enhancements that have been made to the Project since the Applicant’s October 9, 2019 filing.

In summary, this application is ready for the Commission’s review. The Applicant enjoys support from the ANC and other community stakeholders and is not aware of any opposition. The Project includes a robust package of public benefits including a 12 percent affordable housing set aside, 18 three-bedroom units, rooftop solar panels, and other items of importance to the ANC and other community members. These benefits more than justify the modest additional density and lot occupancy relief sought here (no Zoning Map amendment is requested). The Project is within the matter-of-right height limit and is otherwise designed to fit into the context of the surrounding blocks. Moreover, design details have been revised to address comments from OP and the Commission. The Project advances numerous objectives of the Comprehensive Plan and the Project does not have any material adverse impacts.

I. Public Benefits Package and ANC Support

In consultation with representatives of ANC 6E and community stakeholders, the Applicant created a public benefits package of approximately \$200,000 of in-kind benefits to community-serving organizations. These public benefits are properly deemed to be “Uses of Special Value to the Neighborhood” and are fully consistent with the requirements of Subtitle X, § 305 et seq. A detailed description of the public benefits package is described in **Exhibit B**.

The Applicant is pleased to note that on December 19, 2019, at a special public meeting, Advisory Neighborhood Commission (“ANC”) 6E adopted a resolution in support of this application.

II. Design Revisions and Enhancements to the Project

Based on the Applicant’s meetings with the ANC and OP and based on its own review of the Project’s design, the latest iteration of the Project entails additional enhancements to the Project’s design and appearance which create a more effective and cohesive design as depicted in the renderings and elevations of the Project included on pages A11-A25 of **Exhibit A**.

- In response to comments from the Commission at the set down meeting, the Applicant has replaced the lighter color panels on the upper levels with a darker grey. In addition, the window and door color has been adjusted to a dark grey to provide more contrast to the white metal panel and better relate to the darker panel colors at the top of the building. These changes address the Commission’s concern about weathering and also enhances the Project’s visual contrast.
- In response to questions regarding the privacy and security provided to the units at the street level of the building, the design team notes that no units are at the same level as the street, all are either five feet below or above this level. In addition, the design of the Project provides a threshold of landscape between the side walk and the residential units that line each street. The street section shows the relationship between the building-sidewalk-street and the rendering and detailed plans depict the area of landscaping between the units and the sidewalks with railings defining these spaces.
- The Applicant now proposes to achieve LEED Silver v4 in its design of the Project. In addition, the Applicant commits to providing approximately 1,400 square feet of solar panels on the roof of the Project and three electric vehicle charging stations and power outlets for e-bicycles in the Project’s garage.

III. Response to Questions/Comments from the Commission, OP, and other Agencies

The Applicant’s pre-hearing statement responded to the majority of the comments from OP Report and the Commission’s review of the Project prior to setting it down for public hearing. Attached as **Exhibit C** is a chart which addresses the remaining outstanding issues from the Set-Down process and also addresses comments that were received from the five agencies (DC Water, DHCD, DDOT, DOEE, and OP) that participated in the December 10, 2019 interagency meeting.

IV. Additional Expert

The Applicant proffers one additional expert witness—Joseph Plumpe of Studio 39—as an expert in landscape architecture. **Exhibit D** includes the resume and outline of testimony for Mr. Plumpe, who the Commission has previously accepted as an expert in his respective field.

Attached hereto are the following exhibits:

- **Exhibit A** – Updated Plans/Materials
- **Exhibit B** – Public Benefits Package
- **Exhibit C** – Applicant’s Responses to Questions/Comments Raised During Set-Down and the Interagency Review Process
- **Exhibit D** – Additional Expert Witness Resume and Outline of Testimony

The Applicant expects that it will require 35 minutes to present its case at the public hearing. Thank you for your attention to the information provided in this Supplemental Pre-Hearing Submission.

Respectfully submitted,

/s/ Paul A. Tummonds

/s/ David A. Lewis

Enclosures

Certificate of Service

I certify that on or before December 20, 2019, I delivered a copy of the foregoing document and attachments via e-mail, hand delivery or first-class mail to the addresses listed below.

/s/ David A. Lewis

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