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VIA IZIS

Zoning Commission for the
District of Columbia
441 4th Street, NW, Suite 210S
Washington, D.C. 20001

**Re: Z.C. Case No. 20-06: Consolidated and First-Stage Planned Unit Development and Related Map Amendment @ 1333 M Street, S.E.
Additional Information Requested by the Office of Planning**

Dear Members of the Commission:

On behalf of Felice Development Group, the applicant in the above-referenced case (“Applicant”), we are providing the following information and materials in response to the Office of Planning (“OP”) Final Report dated August 31, 2020. (Ex. 31).

- Affordable Units -- Number and Mix of Units.** The calculation on the number of units and the unit mix is reflected on the attached revised Sheet A-6 and the new Sheet A-6a. **See Tab A.** Please note that, in response to ANC 6B, the Applicant expanded its inclusionary zoning (“IZ”) proffer to include in Building 1 four two-bedroom units reserved for households with incomes not exceeding 50% of the median family income (“MFI”). Three of these units will be in the East Tower as part of Phase 1 of the PUD, as reflected on the floor plans depicted on Sheet A-6. The fourth unit will be in the West Tower as part of Phase 2.
- Solar Panels -- Commitment for Second Stage PUD.** The Applicant will install solar panels on top of the Building 1-West Tower, which will generate at least one percent of the energy for the tower.
- Balconies -- The applicant should provide a comparison of the number of balconies in the setback design versus the most recent design.** Originally, only 120 units in the Building 1-East Tower included balconies. In the most recent set of architectural plans and renderings 160 units in the tower will have balconies.

4. **Status of Streets -- View corridor to the Anacostia River.** The enclosed Sheet L-28 illustrates how the public plaza along Virginia Avenue and the monumental stair extension maintain a clear view corridor to the Anacostia River. *See **Tab B.***
5. **Signage -- Written guidelines on signage dimensions, location, etc., and clarification is needed about whether the mural illustrated in the rendering of the Consolidated PUDs mid-level opening is part of the design and a commitment.** Additional information about the proposed signage is contained on the enclosed updated signage plan (Sheets 45 and 46). *See **Tab C.*** The mural in the rendering of the Consolidated PUD is intended to represent where artwork will be installed. However, neither the actual art piece nor medium has been determined.
6. **Public Space -- The applicant should clarify whether the reference to M Street as having a 22-foot ROW is correct, and acceptable to DDOT. Applicant should clarify whether bike trail relocated to north side of M Street will be maintained by applicant in perpetuity.** The right of way for M Street is 72 feet, as shown on Sheets C.2 - C.8 of the Consolidated PUD Plans; the travel lanes will total 22 feet. (*See Z.C. Case No. 20-06; Ex. 17AA15, Ex. 17AA16.*) The bike trail to be relocated to the north side of M Street will be maintained by DDOT.
7. **Additional Benefits**
 - a. **Clarification on the community garden.** A community garden is not programmed as part of the PUD. A composite of extensive, intensive green roof systems, and hardscaped areas will be created for the roof terrace on Building 2. The green roof system will reduce storm water runoff, conserve water, mitigate the urban heat island effect, reduce noise, create habitat for birds, insects and butterflies, provide great aesthetic value, and even aide in fire protection. With respect to Building 2, the Applicant is committed to including a garden or other green roof infrastructure that is as large as commercially and operationally feasible, but no smaller than 45% exclusive of areas needed for mechanical equipment and elevator overruns.
 - b. **Clarification on CBE Commitment.** The application does not include a proffer of a CBE commitment.
 - c. **Additional Benefits – Flexibility on number of units.** The Applicant agrees to modify the flexibility language for the number of units in Phase 1 to read as follows:

Building 1 – East Tower will have 496 units. The Applicant has the flexibility to increase the number of units by up to 5% or decrease the number of units by up to 10%.

We trust that the information and materials provided herein are sufficiently responsive to OP's request for additional information. We look forward to the Commission's favorable consideration of this application at tomorrow's public hearing. Should you have any questions or need additional information, please do not hesitate to have Office of Zoning staff contacts us.

Respectfully submitted,

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Encl.

cc: Office of Planning c/o Mr. Stephen Cochran
(via email)