

April 30, 2021

VIA IZIS

Anthony Hood, Chairman  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 200-S  
Washington, DC 20001

**Re: Z.C. Case No. 20-27 – Application of High Street District Development Inc. (the “Applicant”) for a Consolidated Planned Unit Development and Map Amendment – Square 445, Lots 191, 192, 193, 194, 800, 821, 822 (collectively, the “Property”) – Supplemental Submission**

Dear Chairman Hood and Members of the Commission:

On behalf of the Applicant, in advance of the May 20, 2021 public hearing on the above referenced application, the Applicant submits the following supplemental information.

**I. Refinements and Consistency with Small Area Plan**

In response to comments made by the Office of Planning and the Zoning Commission, the Applicant has refined and clarified certain components on the proposed project, as shown on the plans attached as Exhibit A (the “**Plans**”). Specifically, in response to comments from the Zoning Commission, the Applicant has made the shade of the penthouse darker. The Office of Planning made comments relating to sun shades and balconies along the south and west elevations to improve energy efficiency and add shadow to the facades. As shown on the Plans, the south and west elevations contain alternating balconies, to create a consistent and coherent design to the building face. These balconies act as sunshades and create depth and visual interest along these facades.

The Office of Planning requested additional information on how the proposed project is consistent with the Convention Center Area Strategic Development Plan (the “**Small Area Plan**”), specifically with the design and signage guidance of the Small Area Plan. The Small Area Plan identifies the site as part of the retail corridor and having potential for high and medium density residential development, with ground floor retail along 7<sup>th</sup> Street (pages 34-35 of Small Area Plan). The proposed project squarely meets these parameters. The vehicular entrance

is from the alley, rather than a front elevation, in compliance with the design guidelines. In addition, the proposed retail space is compatible with the design guidelines set forth for this area, with the ground floor along 7<sup>th</sup> Street devoted to retail with clear glass facades and high-quality building materials, as described in the Plans. Additionally, in accordance with the design guidelines, there are no through-wall HVAC units. The retail space has a minimum ceiling height of 13' 10", which is materially in line with the 14' minimum set forth in the design guidance. With respect to the retail signage, as shown on pages A31-A32 of the Plans, the retail signage will ultimately be subject to the tenant requirements, but the overall size and locations are thoughtfully arranged to complement and enforce the architecture of the building.

## II. Project Benefits and Amenities

The Applicant has continued to develop the public benefits and project amenities for the proposed project. Specifically, the proposed project will continue to:

- Produce approximately 223 units of new housing;
- Provide superior urban design and architecture;
- Include site planning and efficient and economical land utilization by developing an underutilized site near the public transit into an attractive 21<sup>st</sup> century mixed-use development;
- Include public art along P Street;
- Include retail space along 7<sup>th</sup> Street;
- Meet the requirements of LEED Gold Certification, including new solar panel technology; and
- Provide relocation assistance to the barber shop operator located on Lot 194 during construction and to provide retail space in the project to this tenant at a reduced rent, once the proposed project is construction.

In addition to these public benefits, below is an updated summary with additional details on the affordable housing and community support public benefits and amenities.

### A. Affordable Housing

The proposed project's central amenity is the provision of a significant affordable housing component. As described in the Applicant's Pre-Hearing Submission dated March 19, 2021 and found at Exhibit 18 of the record in this case, the proposed Project will include both IZ units as well as deeply affordable units, which are provided pursuant to separate affordability covenants that run with the Property (the "**Affordability Covenants**"). The Applicant plans to comply with the Affordability Covenants. In addition, the Applicant is proffering IZ units at a level above what is required, including a larger proportion of two-bedroom IZ units relative to the proportion of market rate units that are two-bedroom. The Applicant notes that the Affordability Covenants encumber the Property regardless of the type of development and create

a general constraint on the ability to develop the site. It is only through the PUD process that the Applicant can create a financially viable project that is large enough to unlock and support the provision of such deeply affordable units as required by the Affordability Covenants.

A summary table detailing the approximate unit count, unit type, and level of affordability for the Affordability Covenant units and the IZ units is below:

	SF	Unit Count	Unit Mix		
			Studio	1 Bdrm	2 Bdrm
ADU (30% AMI)	1,568	3	2	1	0
ADU (50% AMI)	5,469	7	1	5	1
IZ (60% AMI)	12,736	18	3	9	6
IZ PH (50% AMI)	429	1	1	0	0
<b>Total</b>	<b>20,202</b>	<b>29</b>	<b>7</b>	<b>15</b>	<b>7</b>

Allocation of IZ                    21%    47%    32%  
 Allocation of Market Rate    21%    60%    11%

Notes:

ADU unit count and mix will be in compliance with the covenants associated with Lots 191 and 821  
 At least 25% of the IZ units will be 2 bedrooms (a higher percentage than required by IZ Regulations)  
 Summary is illustrative and subject to change based on ultimate unit count  
 Units defined per DC Building Code and may be reallocated as necessary to comply with the requirements of DCMR Title 14, Chapter 22

**B. Coordination with Community Groups**

Although the Applicant recognizes that monetary contributions do not qualify as public benefits and amenities, the Applicant has continued its coordination with a variety of community groups, and through discussions with these groups, determined that financial grants to fund the work of these groups is the most effective way that the Applicant can support their needs. These grants include the following:

- Grant of \$30,000 to Shaw Main Streets to support the Clean & Safe Team;
- Grant of \$50,000 to Shaw Main Streets to support public art along P Street;
- Grant of \$15,000 to City Blossoms to fund a new youth-led community art installation at the Marion Street Intergenerational Garden;
- Grant of \$20,000 to Friends of Kennedy Playground, Inc. dedicated to expanded senior programming and service enhancement for a full year;
- Grant of \$20,00 to New Endeavors by Women to replace the outdoor decks and interior hallway tile in common areas in their transitional housing;

- Grant of \$10,000 to Citizens Organized Patrol Efforts to purchase computers and audio/visual equipment to assist with crime prevention activities.

### **III. Community and Agency Outreach**

The Applicant has continued its extensive outreach and communication with the community and with ANC 6E. Following the public hearing notice, the Applicant also mailed flyers to neighbors on Marion Street, offering to discuss the project and answer any questions. The Applicant has also been in communication with the Office of Planning and District Department of Transportation, and participated in an inter-agency meeting with a variety of District agencies on April 26, 2021.

### **IV. Outlines of Witness Testimony and Expert Witness Resumes**

Updated resumes of expert witnesses appearing on behalf of the Applicant and outlines of witness testimony are attached as Exhibit B and Exhibit C respectively.

### **V. Conclusion**

We look forward to presenting the project to the Zoning Commission at the May 20, 2021 public hearing. Please feel free to contact the undersigned with any questions or comments regarding the information provided in this supplemental submission.

Sincerely,

/s/ Allison C. Prince

/s/ Jennifer Logan

Enclosures

## Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by email to the following addresses on April 30, 2021.

/s/ Jennifer Logan \_\_\_\_\_

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