

June 10, 2021

Anthony Hood, Chair
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

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

Dear Chair Hood and Members of the Commission:

The Applicant hereby submits this post-hearing submission for the proposed consolidated Planned Unit Development and Map Amendment (“**PUD**”) for the Property. At the May 20, 2021 public hearing on this application, the Zoning Commission requested additional information regarding the proposed balcony railing design, the north building elevation, and the proposed dimensions and locations of the project’s signage. The Zoning Commission also requested additional information about a potential utility credit for tenants of affordable and Inclusionary Zoning units, based on the amount of energy generated by the proposed project’s solar panels. This submission provides updates and follow-up information in response to the Commission’s comments and questions at the public hearing.

A. Updated Plans

Attached as Exhibit A are supplemental plans for the proposed project showing the proposed balcony railing design, a detailed north building elevation, and the proposed location and dimensions of the retail and residential signage.

B. Solar Utility Credit Update

Since the May 20, 2021 public hearing, the Applicant has discussed the possibilities for a solar utility credit system with a specialist in solar technology and utilities. The proposed project's solar system is anticipated to generate approximately 13,000 kWh/year and roughly \$1,500 in avoided electrical costs in a year. If this \$1,500 cost savings is allocated to the 29 total affordable covenant units and Inclusionary Zoning units, the savings would amount to approximately \$50.00 per unit per year. These savings do not take the costs of administering the utility credit program into account. When such operational and administrative costs are considered, the net benefit to the affordable covenant units and Inclusionary Zoning units would be reduced. Given the administrative burden of managing a solar utility credit program and the potential unpredictability of such a system, the Applicant instead proposes that if the tenants of the affordable covenant units and Inclusionary Zoning units are responsible for their own utility bills, the Applicant will provide a \$50 discount to such tenants' annual rent.

C. Conclusion

As discussed in detail in the Applicant's prior submissions and at the Commission's May 20, 2021 public hearing, the proposed PUD meets the standards for approval under the Zoning Regulations, and the Applicant respectfully requests that the Zoning Commission take final action to approve the PUD application. Please feel free to contact the undersigned if you have any questions regarding the above.

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 via e-mail delivery to the following addresses on June 10, 2021.

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/s/ Jennifer Logan _____