

January 19, 2022

Via IZIS

Anthony Hood, Chairman
District of Columbia Zoning Commission

Re: **Zoning Commission Case No. 20-34A: Applicant's Supplemental
Information for Modification of Consequence**

Dear Chairman Hood and Members of the Commission:

This letter and the accompanying materials include the additional information that the Office of Planning (“OP”) and the Zoning Commission requested for this Modification of Consequence application. The Applicant requested this Modification of Consequence to reduce the number of residential units in the Project to 564 and to allow flexibility in LEED standard for the Project to achieve a Gold rating.

A. Estimated Inclusionary Zoning Units

The accompanying floorplans in Exhibit A show the estimated number of IZ units, the estimated IZ unit types, and the estimated IZ unit distributions within the proposed scheme for the reduced number of residential units. As previously described, the overall amount of floor area dedicated to IZ units will not change from the original Order.

B. LEED Gold Standard Flexibility

The Applicant requested flexibility for the Project to attain the LEED Gold rating under either the Home V4 Multifamily Mid-Rise (“**LEED HMM**”) or the New Construction (“**LEED NC**”) standards. In response, the Department of Energy and Environment (“**DOEE**”) provided comments and stated their preference for the LEED HMM standard.

The Applicant requested this flexibility because of the challenges of satisfying the LEED HMM standard due to the required retention of the historic Cotton Annex building. In particular, as part of the Commission of Fine Arts concept

approval for the Project, the Applicant is required to retain and rehabilitate the existing historic windows, including the operable panes. These windows present a potential problem in satisfying one key criterion in the LEED HMM standard.

The LEED HMM standard includes an Environmental Quality Compartmentalization Prerequisite. The complete Prerequisite is included as Exhibit B, but, in short, it requires minimization of air leakage within building areas and through operable exterior windows. Demonstration of acceptable sealing and air leakage is by a blower door test, the specifics of which are included as Exhibit C. A building must pass the blower door test to satisfy the LEED HMM standard.

In this case, because the existing historic operable windows must be retained, the Applicant has limited ability to control and limit their air leakage. Since these windows are more than 80 years old, they have perimeter gaps that the Applicant cannot change. These immutable historic window characteristics likely allow more air seepage than modern window assemblies. Accordingly, the required retention of these historic windows may result in the failure of the blower door test and an inability to satisfy the LEED HMM Gold standard.

The Applicant is requesting the LEED flexibility so that it may satisfy the LEED NC Gold standard if it cannot satisfy the LEED HMM standard. The Applicant's intent is not to avoid the LEED HMM standard but to have flexibility if the building cannot pass the blower door test. The Applicant acknowledges and understands DOEE's preference for the LEED HMM standard. Accordingly, in consideration of DOEE's comments, the **Applicant proposes to revise its request so that the amended Condition A.2 would state as follows:**

The Project shall be designed to meet the threshold for designation as LEED Gold pursuant to the LEED For Home V4 Multifamily Mid-Rise standards. **However, if the Project cannot pass the required blower door test, then the Project shall be designed to meet the LEED For New Construction standards.** The Applicant will pursue certification for the Project at the LEED Gold level.

C. Conclusion

The Applicant requests that the Zoning Commission approve, at its January 27, 2022 public meeting, the proposed Modification of Consequence to reduce the number of residential units to 564 (plus or minus 5%) and the LEED Gold standard flexibility, as revised above.

Respectfully Submitted,

/s/ _____

Cary R. Kadlecek

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on January 19, 2022, copies of the foregoing letter and accompanying exhibits were delivered via email to the following:

Steve Cochran
D.C. Office of Planning
stephen.cochran@dc.gov

Advisory Neighborhood Commission 6D
6D@anc.dc.gov

_____/s/_____
Cary Kadlecek