

February 14, 2022

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

Re: **Z.C. Case No. 21-20 – Steuart Investment Company (“Applicant”) for Design Review of a Building on Lot 801 in Square 662 and Lot 800 in Square 662E (together, the “Property”) – Post-Hearing Submission**

Dear Chair Hood and Members of the Zoning Commission:

On behalf of the Applicant, we submit this post-hearing submission regarding the above-referenced application for the Property, which requests design review approval for Phase I of the Applicant’s proposed development consisting of a mixed-use building with approximately 434 residential units and approximately 17,495 square feet of ground-floor retail use (the “**Project**”). On January 24, 2022, the Commission conducted a public hearing on the application.

Pursuant to Subtitle Z § 602, we hereby submit the following in response to the Commission’s comments and questions at the public hearing:

- North Façade Interim Condition – The Commission requested additional information regarding the design and treatment of the Project’s northern façade during the interim period between construction of the Project and the Applicant’s development of Phase II, which will connect to the Phase I building. To that end, the Applicant proposes to have the affected portions of the façade improved with temporary painted murals. Illustrative examples of the types of murals the Applicant would consider for this interim condition are shown in the perspective rendering attached as Exhibit A. As depicted, the temporary painted murals would be painted onto the majority of the interim open facades would be painted, with a small area of the facade devoted to temporary building signage.
- Rooftop Solar and Green Roof – As requested by the Commission, the Applicant has studied further the possibility of increasing the rooftop area devoted to solar arrays. Attached as Exhibit B is an updated penthouse roof plan showing the results of this additional study. As shown on the plan, the extent of roof area that can accommodate a solar installation is constrained both by the need to provide for

other mechanical equipment to serve the building and also, notably, by the height of the penthouse roof. Specifically, the penthouse is permitted an overall maximum height of 20 feet, which is reached at an elevation of approximately +173.75 feet. The eastern portion of the mechanical penthouse has a roof at elevation of approximately +171.75 feet, and thus a solar array instalment, with a typical height of 2.5 feet, would exceed the maximum permitted penthouse height. Nonetheless, based on the development team's further study of the issue, the Applicant is able to commit to providing a minimum of 1,600 square feet of roof area devoted to solar arrays on the portion of the penthouse roof that is at a lower height and thus can accommodate the full height of a typical solar panel instalment. In addition, as shown on Exhibit B, the Applicant has been able to further develop the mechanical roof plan to provide integrated solar and green roof. These additional features, in combination with other environmental measures the Applicant is taking as part of the Project — including a commitment to achieve LEED Gold (v.4) certification and constructing the Project to be above the 500-year floodplain making the site more resilient — will result in an overall development that makes a substantial contribution in furtherance of the District's important sustainability objectives.

As discussed at the public hearing, the Applicant shared the above supplemental materials regarding the mural proposal for the northern interim façade and the rooftop solar and green roof plan with Advisory Neighborhood Commission (“ANC”) 6D via email on February 4, 2022, and presented it at the ANC's administrative meeting on February 7, 2022. The Applicant is also presenting this supplemental information at the ANC's regular monthly meeting tonight, February 14, 2022.

We look forward to the Commission's consideration of this matter at its February 24, 2022 public meeting. Please feel free to contact Christine at (202) 721-1116 or Lawrence at (202) 721-1135 if you have any questions regarding the above.

Sincerely,

 /s/

Christine A. Roddy
Lawrence Ferris

