



June 7, 2022

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**VIA IZIS**

Anthony Hood, Chairperson  
D.C. Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

**RE: ZC Case No. 22-08  
Applicant’s Response to Office of Planning Post-Hearing Report**

Chairperson Hood and Honorable Members of the Commission:

On June 3, 2022, the Office of Planning (“OP”) submitted a report (“OP Post-Hearing Report”) (Ex. 25) responding to Commission comments and questions during the May 16<sup>th</sup> public hearing and the supplemental information provided in Applicant NRP Properties, LLC’s (the “Applicant”) post-hearing submission (Exs. 23-24). In the report, OP identifies three items for the Applicant to address. In order to ensure a complete record in advance of the Commission’s decision meeting on June 9, 2022, the Applicant provides the following responses to the OP Post-Hearing Report:

| Zoning Commission Comment or Question                          | OP Post-Hearing Report  | Applicant’s Response   |
|--|---|--|
| Building Façade<br>- Nichiha Panels<br>- Banding<br>- Overhang | <p>The Applicant is showing a darker gray shade for the Nichiha panel used on the banding feature. See Exhibit 23A1, Sheets A-20, A-21, A-40, and A-41. The Applicant should ensure that all plan sheets reflect the newly selected gray color.</p> <p>The Applicant has clarified that the gray Nichiha panel bands are framed and has provided a detail showing the proposed reveal at Sheet A-47, Exhibit 23A1.</p> <p>The Applicant has provided a brick enclosure at the second level, above</p> | <p>The Applicant is enclosing revised Sheets A-61 and A-62 to ensure consistency with the panel bands. <i>See Tab A.</i> The Applicant has enclosed Sheet A-49 in <u>Tab A</u> to provide an additional perspective of the recently-added brick wall above the garage entry.</p> <p>With respect to OP’s comment on the wall, the Applicant’s architect submits that the proposed wall, which is approximately half the height of the second floor, accomplishes the overall design goal of transitioning from the base of the building. The project</p> |

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|-------------------|---|--|
|                   | the garage entry, see Sheet A-27 of Exhibit 23A1. The brick could be raised to the full height of the second level to create a stronger base. The renderings in Exhibit 23A2, Sheets A-61 and A-62 do not appear to consistently show the revised treatment of this corner. | architect studied alternatives, but believes this to be the best option. The full height wall suggested by OP would require undesirable structural support systems for the free-standing wall that are not recommended.  |
| Green Roof Access | The Applicant is showing a door from the Business Center to the central green roof, see Sheet A-12, Exhibit 23A1. However, the Applicant has not shown a means of public access for maintenance for the green roof above the garage at the eastern edge of the building.    | The green roof may be accessed by a ladder or hatch, which the property management team can best evaluate at the time of permitting. The Applicant's design flexibility allows for best means and methods to determine access via a ladder or hatch at a later stage by the property management team. Reducing a residential unit to provide direct access is not necessary given the type of self-sustaining roof that is proposed. |
| Sign Plan         | Prior to June 9, 2022, the Applicant should provide additional detail regarding the proposed building signage to include placement, dimensions, material, and illumination.   | The Applicant is enclosing a formal signage plan for the residential entry sign at <u>Tab B</u> . The signage plan depicts the placement, dimensions, material and illumination for the only signage proposed for the building.  |

We thank the Commission for its consideration of this filing and look forward to the decision meeting on June 9, 2022.

Sincerely,  
COZEN O'CONNOR



Meridith Moldenhauer



Eric J. DeBear

**Certificate of Service**

I HEREBY CERTIFY that on this 7<sup>th</sup> day of June, 2022, a copy of the Applicant's Response to OP Post-Hearing report was served, via email, on the following:

District of Columbia Office of Planning  
c/o Elisa Vitale  
1100 4<sup>th</sup> Street SW, Suite 650E  
Washington, DC 20024  
[Elisa.Vitale@dc.gov](mailto:Elisa.Vitale@dc.gov)

Advisory Neighborhood Commission 7D  
c/o Commissioner Sirraj Hasan, Chair  
Commissioner Stephanie Audain, SMD  
7D02@anc.dc.gov  
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A handwritten signature in blue ink, appearing to read 'MAM', with a horizontal line underneath.

Meridith Moldenhauer