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November 28, 2022

VIA IZIS

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: Applicant's Post-Hearing Submission
Z.C. Case No. 22-11
Consolidated PUD and Related Zoning Map Amendment from the MU-12 Zone to the
MU-10 Zone at 807 Maine Avenue, SW (Square 439-S, Lot 15)**

Dear Members of the Zoning Commission:

On behalf of MCRT Investments LLC (the "Applicant"), we herein submit the following information requested by the Zoning Commission at the November 14, 2022, public hearing on the above-referenced application for a consolidated planned unit development ("PUD") and Zoning Map amendment from the MU-12 zone to the MU-10 zone for property located at 807 Maine Avenue, SW (Square 439-S, Lot 15) (the "Site"). As set forth in the Applicant's previous filings and as described at the public hearing, approval of this application will allow for redevelopment of the Site with a new residential building with approximately 195 residential units (the "Project").

1. Color of Building Materials

At the public hearing the Zoning Commission asked the Applicant to provide additional information regarding maintenance of the proposed building's light-colored metal panels.

As shown on Sheet 7 of the Supplemental Architectural and Landscape Sheets attached hereto as Exhibit A (the "Supplemental Sheets"), the project architect (SK+I) has built numerous white and light metal panel buildings in the District, Maryland, and Virginia, all of which have been successfully maintained over time. Sheet 8 of the Supplemental Sheets shows a variety of white metal panel buildings within the immediately-surrounding neighborhood, including The Banks directly across 7th Street from the Property and Town Square Towers directly to the north, as well as several other white metal panel buildings in the District and Maryland that have weathered well over time.

The metal panels proposed for the Project will be either dry sealed or glazed into the window system and will have revealed joints to create shadow lines. All gaskets and sealants will be recessed into the system to help the façade stay clean over time. The metal panels will be cleaned on a regular basis and can be scheduled to coincide with regular window washing for the Project. Accordingly, based on the proposed metal panel system and cleaning schedule, the Applicant anticipates that the building's metal panels will be maintained in good and clean condition over time.

2. Inclusionary Zoning (“IZ”) Location Plan

At the public hearing the Zoning Commission asked the Applicant to submit an IZ location plan to more clearly demonstrate the IZ unit distribution throughout the building. Attached hereto as Sheets 5-6 of the Supplemental Sheets are the IZ location plans as requested.

3. Ground Floor Units

At the public hearing the Zoning Commission asked the Applicant to provide more information regarding the relationship between the ground floor residential units and the adjacent public space. The Commission was concerned with the potential lack of privacy for ground floor residents and with views of the building from public space.


At the public hearing, the Applicant explained that (i) the ground floor windows associated with residential units would be provided at a higher elevation and minimally operable so as to increase privacy; (ii) that shading would be provided within the units to minimize views into the building from the public space; and (iii) entrances to the ground floor units would not be provided along Maine Avenue.

Attached hereto as Sheet 2 of the Supplemental Sheets are street sections showing the height of the window sill (2 feet, 9 inches) and the treatment of the public space adjacent to the units. As shown on the street sections and on the renderings at Sheets 3-4 of the Supplemental Sheets, significant landscaped green space is provided between the building and the sidewalk, thus providing an adequate buffer between the ground floor residential units and the public space. The building's massing and the existence of Pepco vaults create a variety of streetscape conditions, which result in a width of approximately 35 to 37 feet between curblin and building facade. In every condition there is an 8-foot tree pit closest to the street and a 10-foot sidewalk. At locations adjacent to Pepco vaults, there is either a 6- or 8-foot wide raised planter bed, 8-foot wide vault space, and a 3-foot wide planter bed (17 to 19 feet total), between the sidewalk and the building façade. At locations without vaults, there is an 18-foot wide at-grade planter between the sidewalk and the building facade. Accordingly, in every situation there are between 17 and 19 feet between the sidewalk edge closest to the building and the building facade, which creates a significant distance between pedestrians on the street and residents in the ground floor units. Sheet 2 of the Supplemental Sheets also shows the 2-foot, 9-inch window sill height and identifies that the windows will have an operable window awning of 4 inches.

The Applicant appreciates the Zoning Commission's continued review of this application.

Sincerely,

HOLLAND & KNIGHT LLP

By: 
Kyrus L. Freeman
Jessica R. Bloomfield

Attachments

cc: Certificate of Service
Joel Lawson, Office of Planning (via Email w/ attachments)
Karen Thomas, Office of Planning (via Email w/ attachments)
Aaron Zimmerman, DDOT (via Email w/ attachments)
Emma Blondin, DDOT (via Email w/ attachments)

CERTIFICATE OF SERVICE

I hereby certify that on November 28, 2022, a copy of the foregoing Post-Hearing Submission was served on the following via email:

1. Ms. Jennifer Steingasser
D.C. Office of Planning
jennifer.steingasser@dc.gov

2. Advisory Neighborhood Commission 6D
c/o Commissioner Edward Daniels, Chair
6D@anc.dc.gov
6D07@anc.dc.gov

3. Commissioner Marjorie Lightman
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