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August 29, 2022

Via IZIS

Anthony Hood, Chairman
District of Columbia Zoning Commission

Re: **Zoning Commission Case No. 96-13A: Applicant's Updated and Enhanced Benefits and Amenities**

Dear Chairman Hood and Members of the Commission:

On behalf of Street Retail, LLC (“**Applicant**”), we hereby file this supplemental submission in support of the above-referenced application. Since filing the application, the Applicant has had additional communication with Office of Planning (“**OP**”) and Advisory Neighborhood Commission (“**ANC**”) 3E about the proffered benefits and amenities. As a result, the Applicant has committed to additional and enhanced benefits and amenities that the Applicant is now proffering as part of this application and described below. The items in **bold** have been added to the Applicant’s proffer since the application was filed.

- **Affordable housing**: Reserve 15% of the residential gross floor area (“**GFA**”) will for Inclusionary Zoning (“**IZ**”) units, **with 50% of the IZ GFA set aside for units at 50% of median family income (“MFI”)**, and the remaining 50% IZ set aside for units at 60% of MFI.
- **Community space**: Reserve, for the life of the project, approximately 2,000 square feet of space within the building for a community center. The Applicant continues to work with the ANC regarding the details of the space’s use and operation and will provide an update to the Commission prior to the public hearing.
- **LEED/Sustainability**: The building will be designed to satisfy the LEED Gold standard.

- **Electric Vehicle (“EV”) Charging:** The building will include a minimum of 10 EV charging stations (above the four (4) charging stations prescribed by District Department of Transportation (“DDOT”) guidance).
- **Exemplary design:** The building’s design includes a highly articulated façade, careful massing, high quality building materials, and other features as discussed in detail in the Applicant’s initial submission.
- **Site planning/efficient land utilization:** As discussed in the initial filing, the project will exemplify efficient site planning and land utilization with its overall higher density, introduction of residential use with immediate Metro access, and overall site planning.
- **Non-mitigation transportation improvements:** **The Applicant will make intersection improvements at 43rd Street and Military Road, NW for pedestrian safety and traffic calming, as specifically requested by the community. Subject to DDOT approval, the improvements will consist of curb extensions, raised crosswalks and flashing warning lights. The Applicant will provide a more detailed summary of the complete proposed improvements to the Commission prior to the public hearing.**
- **Residential bicycle storage:** **The project will include space reserved for a minimum of 10 residential bikes to be securely stored at grade, as request by the community. (The Zoning Regulations permit all bike storage to be located in the garage.)**

The Applicant believes that the application, including the above proposed additional and enhanced benefits and amenities, meets the requirements for setdown and respectfully asks that the Commission set the application down for a public hearing.

Respectfully Submitted,

/s/ _____

Cary R. Kadlecek

Lawrence Ferris

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on August 29, 2022, copies of the foregoing letter were delivered via email to the following:

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_____/s/_____
Lawrence Ferris