District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Stephen J. Mordfin, Project Manager
JLS
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: March 19, 2019

SUBJECT: Supplemental Hearing Report for Zoning Commission Case No. 02-38J, Second-Stage Planned Unit Development and Related Map Amendment from C-3-B to C-3-C (ZR58) at 1000 4th Street, S.W. /Square 542, Lot 822

At the public hearing for this application, held on January 31, 2019, the Commission asked OP to request comments from the Office of the Deputy Mayor for Education (DME) concerning the relocation and expansion of the AppleTree Learning Center from Thomas Jefferson Middle School to the ground floor of the proposed building that is the subject of this application. As a part of the expansion AppleTree would be able to increase its number of classrooms from five to six, and increase its enrollment by 22, to 132.

The Amidon-Bowen Public Elementary School PTA expressed concern that an expanded AppleTree Early Learning Public Charter School would draw students away from the school, adversely affecting how many staff and other resources are allocated to the school, which is based on enrollment. In response the Commission requested OP contact DME for comments on the proposed expansion of AppleTree. OP requested comments, but none were received. However, since the public hearing the Amidon-Bowen PTA filed a letter in support of the application (Exhibit 50), noting agreement with terms outlined in a revised list of proffers and conditions (Exhibit 48).

In addition to requesting comments from DME, OP also requested comments from agencies that had not responded the first time. Those comments were received by OP after the hearing, and are listed below.

Department of Energy and Environment (DOEE) (Attachment Nos. 1 and 2), in emails to OP dated February 27, 2019, stated that it "continues to be supportive of the proposed designs while reserving any technical comments for formal review as part of the permitting process", but strongly encourages the applicant to:

1. Pursue formal certification under LEED rather than simply providing a LEED checklist, and
2. Include 3,000 square feet of rooftop solar and design the roof space so as to allow the maximum solar generation both now and to facilitate any potential expansion.

DC Public Library (DCPL) (Attachment No. 3), in an email to OP dated March 7, 2019, updated its comments, concluding that "the project would not produce an undue burden on the library's operations", and made the following requests:

1. The applicant assists with way-finding for the Southwest Library, through signage or additional means, during and after construction; and
2. DDOT and OP review the projects' transportation/traffic and public space plans with consideration of their impact on the access to, and use of, the Southwest Library."

DC Fire and Emergency Medical Services (DCFEMS) (Attachment No. 4), in a letter to the applicant's consultant dated February 1, 2019, stated that it "has no objection to this development moving forward".

All comments received were forwarded to the applicant, who informed OP that they will implement the comments made by DCPL and DCFEMS, and continue to work with DOEE.

JLS/sjm

Attachments

Attachment No. 1

Reply Reply All Forward

Wed 2/27/2019 9:39 AM

SC

Studhalter, Casey (DOEE)

RE: Zoning Commission Case 04-13J

To Mordfin, Stephen (OP)

You replied to this message on 2/27/2019 1:17 PM.

Steve,
I have reviewed the updated documents submitted for ZC case 02-38J for 1000 4th St SW and DOEE continues to be supportive of the proposed designs while reserving any technical comments for formal review as part of the permitting process.

Broadly, DOEE is supportive of the revisions to the project which reduce the window to wall ratio on the Wesley Place, SW façade which generally supports greater energy efficiency and passive resiliency in the face of potential power outages. DOEE would encourage the project team to consider permeable pavers and materials with high reflectivity for the private drive where possible to combat the urban heat island effect and stormwater management, however we are supportive of the current proposal. DOEE recognizes that the project's commitment to design to LEED Gold standards is above and beyond the base PUD requirement, but would strongly encourage the project to pursue formal certification under LEED rather than simply providing a LEED checklist. DOEE strongly supports the inclusion of 3,000 square feet of rooftop solar, and encourages the team to design the roof space so as to allow the maximum solar generation both now and to facilitate any potential future expansions. DOEE also appreciates the projects commitment to design the parking garage to support future electric vehicle charging infrastructure.

Casey Studhalter
Department of Energy & Environment
Desk: (202) 535-2460
Cell: (202) 309-1448

Attachment No. 2

Reply Reply All Forward

Wed 2/27/2019 2:57 PM

SC

Studhalter, Casey (DOEE)

RE: ZC Case No. 02-38J (PN Hoffman/Waterfront Station II PUD) -- Request for DOEE Report

To Lewis, David A.; Mordfin, Stephen (OP)

Cc David Roberts; Avitabile, David

Great news if the pavers are permeable. I hadn't seen that, but could have missed something. Our support certainly doesn't hinge on that, but would be a great design feature if possible. These low traffic private drives can be a great opportunity for porous pavement and other treatments that don't hold up as well in major thoroughfares.

We have released some technical guidance that was relatively buried in a technical errata on the stormwater regulations in 2017 that allows solar PV panels to be installed over top of a green roof without diminishing the stormwater retention capacity, and thus impacting compliance with the regulations. This interpretation has also be adopted in the Green Area Ratio program, allowing projects to count both the panels and green roof layered on top of each other, presuming the required spacing is provided.

The "Errata for the 2013 Stormwater Management Guidebook" published November 17, 2017 details on pages 10-11 the minimum spacing required. We don't have many examples to point to, but have heard from product manufacturers that have developed systems for this application that use the weight of the green roof growing media as ballast for the PV racking, providing some cost savings.

Casey Studhalter
Department of Energy & Environment
Desk: (202) 535-2460
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Attachment No. 3

Reply Reply All Forward

Thu 3/7/2019 11:11 AM

GJ

Greenberg, Judi (DCPL)

ZC 02-38J -Waterfront Station - 1000 4th St., SW

To Mordfin, Stephen (OP)

Cc Mecks, Joi (DCPL); David Roberts (droberts@pnhoffman.com)

You replied to this message on 3/7/2019 11:12 AM.

Stephen -

We are following up with updated comments on the referenced project on behalf of the DC Public Library. These comments supplement the comments we forwarded to you on January 10th. We hope you can incorporate these comments into the report to be submitted to the zoning commission:

DC Public Library staff have reviewed the planned project, Waterfront Station at 1000 4th St., SW which includes residential use and as well as the Apple Tree public charter school (as well as other uses) on a site across the street from the Southwest neighborhood library. The project will not produce an undue burden on the library's operations. DCPL has two comments/requests related to the project:

- The Library asks that the project assist with way-finding for the Southwest Library , through signage or additional means, during and after construction.
- The Library expects that during the permitting phase, that the Department of Transportation and the Office of Planning will review the projects' transportation/traffic and public space plans with consideration of their impact on the access to, and use of, the Southwest Library.

Should you have any questions or require anything further, please let me know.

Thanks,

Judi Greenberg
Director of Strategic Planning
DC Public Library
1990 K St, NW Suite 500
Washington, DC 20006
(202)727-4919
judi.greenberg@dc.gov

Attachment No. 4

District of Columbia Fire & EMS Department
Fire Prevention Division
1100 4th Street SW Suite E700
Washington, D.C. 20024

February 1, 2019

Will Lattanzio,
PE
Wiles Mensch Corporation - DC
510 8th Street SE, Washington, DC 20003

RE: 1000 4th Street SW (ZC Case No. 02-38J)

Dear Sir:

This written correspondence is being forwarded to your office to address the proposed development project that will include an eleven story (11) mixed-use building to be located at 1000 4th Street SW Washington, DC that was presented to the DC Fire and EMS Office of the Fire Marshal for review.

Based on our review, DCFEMS has no objection to this development moving forward. However, the following fire code requirements listed hereafter shall be adhered to for this project:

Fire Service Features

IFC Section 503 Fire Department Access Roads:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

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503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief or his designated representative (Fire Marshal). Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

Additional Requirements:

IFC SECTION D104 COMMERCIAL AND INDUSTRIAL

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

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D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

IFC SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and

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approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

FIRE DEPARTMENT CONNECTIONS

NFPA 14 Sections 6.4.5: Location and Identification

6.4.5.1 Fire department connections shall be visible and recognizable from the street or nearest point of fire department apparatus accessibility or on the street side of buildings.

6.4.5.1.1 Fire department connections shall be located and arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, landscaping, vehicles, or other fire department connections.

6.4.5.2 Each fire department connection shall be designated by a sign, with letters at least 1 inch in height that reads "STANDPIPE." For manual systems, the sign shall also indicate that the system is manual and that it is either wet or dry.

6.4.5.2.1 If automatic sprinklers are also supplied by the fire department connection, the sign or combination of signs shall indicate both designated services (e.g., "STANDPIPE AND AUTOSPKR," or "AUTOSPKR AND STANDPIPE").

6.4.5.2.2 A sign also shall indicate the pressure required at the inlets to deliver the system demand.

6.4.5.3 Where a fire department connection services multiple buildings, structures, or locations, a sign shall be provided indicating the buildings, structures, or locations served.

6.4.5.4 Fire department connections shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.

FIRE HYDRANTS

507.5.1 Where a portion of the building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception:

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For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe system installed shall have a fire hydrant within 100 feet of the fire department connections.

FIRE COMMAND CENTERS

508.1 A building classified as high-rise building shall have a fire command center for fire department operations.

508.1.1 Location and access. The location and accessibility of the fire command center shall be approved by the fire chief (his designated Fire Marshal).

508.1.2 Separation. The fire command center shall be separated from the remainder of the building by not less than a 1-hour fire barrier constructed in accordance with Section 707 of the International Building Code or horizontal assembly constructed in accordance with Section 711 of the International Building Code, or both.

508.1.3 Size. The fire command center shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet.

508.1.4 Layout approval. A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation.

508.1.5 Required features. The fire command center shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.

2. The fire department communications system.

3. Fire detection and alarm system annunciator.

4. Annunciator unit visually indicating the location of the elevators and whether they are operational.

5. Status indicators and controls for air distribution systems.

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6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.

7. Controls for unlocking stairway doors simultaneously.

8. Sprinkler valve and water-flow detector display panels.

9. Emergency and standby power status indicators.

10. A telephone for fire department use with controlled access to the public telephone system.

11. Fire pump status indicators.

12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access, and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.

13. An approved Building Information Card that contains, but is not limited to, the following information:

13.1. General building information that includes: property name, address, the number of floors in the building (above and below grade), use and occupancy classification (for mixed uses, identify the different types of occupancies on each floor), estimated building population (i.e., day, night, weekend)

13.2. Building emergency contact information that includes: a list of the building's emergency contacts (e.g., building manager, building engineer, etc.) and their respective work phone number, cell phone number, and e-mail address;

13.3. Building construction information that includes: the type of building construction (e.g., floors, walls, columns, and roof assembly);

13.4. Exit stair information that includes: number of exit stairs in the building, each exit stair designation and floors served, location where each exit stair discharges, exit stairs that are pressurized, exit stairs provided with emergency lighting, each exit stair that allows reentry, exit stairs providing roof access; elevator information that includes: number of elevator banks, elevator bank designation, elevator car numbers

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and respective floors that they serve, location of elevator machine rooms, location of sky lobby, location of freight elevator banks;

13.5. Building services and system information that includes: location of mechanical rooms, location of building management system, location and capacity of all fuel oil tanks, location of emergency generator, location of natural gas service;

13.6. Fire protection system information that includes: locations of standpipes, location of fire pump room, location of fire department connections, floors protected by automatic sprinklers, location of different types of automatic sprinkler systems installed (e.g., dry, wet, pre-action, etc.)

13.7. Hazardous material information that includes: location of hazardous material, quantity of hazardous material.

14. Work table.

15. Generator supervision devices, manual start and transfer features.

16. Public address system, where specifically required by other sections of this code.

17. Elevator fire recall switch in accordance with ASME A17.1.

18. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

EMERGENCY RESPONDER RADIO COVERAGE:

510.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Additionally, the fire code specifies that "emergency responder radio coverage systems and related equipment shall comply with all additional requirements, specifications and criteria established by the District of Columbia Office of Unified Communications to satisfy the operational needs of emergency responders and to prevent adverse impact on the District of Columbia's public safety communications".

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The set of documents that constitutes the additional requirements, specifications and criteria established by the District of Columbia Office of Unified Communications is the following:

1. Implementation and Operations Process v0
2. Technical Requirements v5.3
3. Acceptance Test Procedure v1.1
4. Annual Testing v1.0

Contact District of Columbia Office of Unified Communications for additional guidance. Web page: https://ouc.dc.gov/page/oucs-public-safety-building-radio-systems-requirements

If you require further assistance or have question in relation to the written correspondence, please contact me in my office at (202) 727-3292.

Sincerely,

Tony L. Falwell
Fire Marshal/ Deputy Fire Chief
DC Fire and EMS
Office of the Fire Marshal