

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** *JLS*  
Jennifer Steingasser, Deputy Director

**DATE:** July 3, 2017

**SUBJECT:** **Supplemental Report for ZC #17-05**  
2100 2<sup>nd</sup> Street, SW  
Design Review in CG-5 Zone

### **I. SUMMARY AND RECOMMENDATION**

The Commission discussed concerns about the project, as proposed, at the June 5, 2017 public hearing. The applicant subsequently submitted its supplemental statement, dated June 23, 2017 (Exhibit 30, 30A1-2, 30B1-2, 30C, and 30D), which responded to agency and Zoning Commission comments and concerns.

<b>Zoning Commission Comments</b>	<b>Applicant's Response</b>	<b>OP Analysis</b>
<i>Floodplain/Flood Protection</i>		
1. Remove building from the 500-year floodplain.	The Applicant is proposing to dry floodproof the building to elevation 14.1 feet (DC Datum). <sup>i</sup>	See DOEE response.
2. Flood refuge area must be at Design Flood Elevation (DFE) or protected up to DFE. How would emergency response personnel access the flood refuge area, if it is located at the water's edge?	The Applicant is proposing an additional refuge area at V Street SW, which would be floodproofed to the 500-year floodplain. See Sheet F10 of Exhibit 30A1.	
3. Where is the building mechanical equipment located, is it above the DFE?	The Applicant is proposing to elevate the generator and main electrical room of the building above the 500-year floodplain.	The Applicant has committed to elevating the generator and main electrical room above the 500-year floodplain, but has not provided detailed information on the exact location. The Applicant should specify the location for the generator and electrical equipment.
<i>Inclusionary Zoning (IZ)</i>		
4. Provide detailed breakdown of proposed IZ units.	The Applicant has provided a detailed breakdown of the proposed IZ units. See Page 2 of Exhibit 30.	OP would like to clarify that the IZ requirements of Subtitle C, Chapter 10, Section 1001.2(a)-(b) would apply to the new gross floor area generated by the project which the Applicant has indicated would be 2,650 square feet at 60% MFI. OP notes that this would be required in

Zoning Commission Comments	Applicant’s Response	OP Analysis
		addition to the square footage requirement generated by the penthouse habitable space which is indicated to be 3,200 square feet at 50% MFI.
Building Design		
5. Request commitment to certify building at LEED Gold level.	The Applicant is proposing to certify the building LEED Gold (v. 2009).	OP would request the Applicant to certify at the LEED Gold level under LEED Version 4.
6. Evaluate the possibility of providing rooftop solar, in addition to green roof.	The Applicant is proposing to provide at least 8,000 square feet of rooftop solar panels. See Sheet A26 of Exhibit 30A1.	See DOEE response.
7. Provide shower and changing facilities.	The Applicant is proposing to provide shower and changing facilities.	The proposed facilities are shown on Sheet A20 of Exhibit 30A1.
8. Provide three-bedroom units.	The Applicant is unable to provide three-bedroom units.	OP appreciates the Applicant evaluating the possibility of providing larger, family-sized units.
Transportation		
9. Provide safe pedestrian connections to proposed satellite parking facilities.	The Applicant has agreed to provide a 6-foot asphalt connection to any proposed satellite parking facilities.	N/A
10. Provide seven electric vehicle charging stations.	The Applicant has agreed to provide seven electric vehicle charging stations.	
Public Space Improvements		
11. Provide renderings showing the 1 <sup>st</sup> and 2 <sup>nd</sup> Street viewsheds to the water.	See Sheets L17B and C of Exhibit 30A2.	N/A
12. Reduce impervious surface at vehicle turnarounds at 1 <sup>st</sup> and 2 <sup>nd</sup> Streets SW.	The Applicant is proposing pervious surface in the on-street parking areas of 1 <sup>st</sup> and 2 <sup>nd</sup> Streets SW, as well as in the vehicle turnarounds.	The pervious paving is shown on Sheets L12 and L13 of Exhibit 30A1-2.
Anacostia Riverwalk Trail		
13. Provide additional details regarding design elements to include public art, seating, and educational signage.	The Applicant has provided additional information regarding the final design and proposed material palette for the Riverwalk Trail. See Sheets L12 and L25A of Exhibits 30A1-2.	Any Approval and Final Order should reflect a condition stating that the Riverwalk Trail shall be designed and constructed in conformance with the Anacostia Riverwalk Trail Design Guidelines.

<sup>i</sup> Based on ongoing discussions between the Applicant and DOEE.