

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Norman M. Glasgow, Jr.
202.419.2460
Norman.glasgowjr@hklaw.com

Jessica R. Bloomfield
202.469.5272
Jessica.bloomfield@hklaw.com

November 25, 2020

VIA EMAIL

Ms. Jennifer Steingasser
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024
jennifer.steingasser@dc.gov

**Re: Large Tract Review
Response to Agency Comments from October 27, 2020 Meeting
100 V Street, SW (Square 609, Lot 804 and Square 611, Lots 19 and 810)**

Dear Ms. Steingasser:

On behalf of SW LAND HOLDER LLC (the “Applicant”), the owner of property located at 100 V Street, SW (Square 609, Lot 804 and Square 611, Lots 19 and 810) (the “Subject Property”), we hereby submit the following information in response to comments from various agency representatives at our October 27, 2020 meeting where we discussed the Large Tract Review (“LTR”) application for the Subject Property. Upon receipt of these materials we respectfully request that you schedule the formal interagency meeting that is required by the LTR process.

1. Comment: Submit a material palette for streetscape and discussion of how it conforms to the Buzzard Point Streetscape Guidelines.

Attached hereto as Exhibit A are updated landscape plans for Phase I of development, which are intended to supplement the drawings submitted with the LTR application (the “Landscape Plans”). As shown on the Landscape Plans, the proposed landscape architecture – in both public and private space – is rooted in design principles that prioritize local D.C. character and scale and create dynamic ground floor plane experience. The landscape design complies with the design intent and goals of the Buzzard Point Streetscape Guidelines (“BPSG”) by creating an engaging riverfront neighborhood and establishing a unique urban identity with vibrant public spaces and human-scaled buildings.

As shown in the Landscape Plans, the proposed streetscape will meet or exceed the quality of materials proposed in the BPSG. Along 1st and 2nd Streets, typical profiles follow the

BPGS recommended dimensions for the sidewalk (10' brick), planting strip (6'), curb (8" granite), gutter (12" brick). The only deviation in terms of materiality is along 2nd Street where the sidewalk material will be brick paving instead of concrete, and where the curb will be granite and the gutter will be brick. This proposed alteration is to ensure that 2nd Street is consistent with the 1st and V Street material palette and creates a seamless paving around the Subject Property.

The planting character in the public realm will also follow the BPGS recommended tree species. Along 1st Street, Zelkova (*Zelkova serrata*) will be a deviation from the BPGS recommendation yet a consistent species of the existing condition and selected through coordination with DDOT arborists. Along 2nd Street New Harmony Elm (*Ulmus Americana* New Harmony) is the BPGS recommended species.

2. Comment: Provide additional information regarding the treatment of the “park” at V Street and internal “hearts.”

As shown in the Landscape Plans, the Applicant has provided more details on the treatment of the V Street park located on the Subject Property to the north of V Street. The V Street park will include a variety of programmed and passive spaces for the public to enjoy, including landscaped lawn areas, hardscaped plazas, “garden rooms” with lush landscaping, and a variety of seating options. Materials used for the park will be of high quality, including brick and granite, and the landscaping will include a variety of shade and ornamental trees, lower-scale perennials and ferns, potted plants, turf and grasses, among others.

The Landscape Plans also include information on the program, design, and materials for the main heart in the center of the Subject Property. As shown on those sheets, the “heart” and the surrounding areas will include a variety of trees and plantings, high quality paving materials, fixed and flexible seating areas, terraces, and active spaces that will animate the interior public spaces within the project. Although not requested specifically, the Landscape Plan also include details on the program, design, and materials for the public spaces in the southern portion of the Subject Property.

3. Submit a sun/shade study.

A sun/shade study is provided as the last sheet of the Landscape Plans.

4. Provide more information on utility placement – on-site and within public right-of-way.

Attached hereto as Exhibit B is the current draft of the dry utility plan for the Subject Property identifying the proposed locations of utility vaults for all buildings within Phase I of the project.

5. Provide more detailed description of sustainability features – explore solar canopies, stormwater retention, green roof.

The project will incorporate a number of sustainable design and programmatic elements as set forth below:

LEED. The overall project has already been registered with the U.S. Green Building Council as a single LEED v4 Campus. The individual buildings and parcels within the overall project will be registered and tethered to the master site. The residential components of the project are pursuing certification LEED NC v4 at the Gold level (Buildings A-C in Phase I), and the hotel components of the project are pursuing certification LEED NC v4 at the Silver level (Building D in Phase I). The project's sustainability strategy includes many synergistic LEED credits related to water use reduction and management, energy monitoring, open space preservation, urban heat island reduction, and access to quality transit, among many others.

GAR. The project is comprised of two record lots, each of which will meet the GAR requirement of 0.2. The GAR requirement will be met by providing green roofs and ground level planting areas throughout the Subject Property, including at the V Street park. The Applicant is also targeting that a minimum of 70% of plantings will be native species.

Solar. The Applicant is still studying options for providing on-site solar generation. At a minimum, the project will comply with the renewable energy requirements of the DC Energy Code, which require that new buildings allocate space and pathways for future installation of renewable energy systems and associated infrastructure to cover no less than 25% of the roof areas. *See* Section 5.4 of the 2017 D.C. Energy Code.

Stormwater Management. The stormwater management design will be permitted under a DOEE Stormwater Management Masterplan for the Subject Property. Each building and the overall design will meet applicable DOEE retention and detention requirements for the municipal separate storm sewer system (MS4). The best management practices (BMPs) proposed to meet these requirements are variable depth intensive and extensive green roof, bioretention, and tree planting. Stormwater management in the public right of way will be met to the maximum extent practicable (MEP), per DOEE requirements.

As described below, the project will also incorporate a variety of flood proofing design elements to maximize the Project's long-term resiliency in the face of climate change.

6. Provide building projection calculations.

The Applicant is still in the process of formulating the design and dimensions of the building projections. All projections, including but not limited to bay windows, balconies, canopies, storefronts, and entrances, are being designed to be fully compliant with all applicable building code requirements.

7. Provide response to DHCD’s request to exceed IZ minimum requirement.

The project will comply with the Inclusionary Zoning requirements set forth in Subtitle C, Chapter 10 of the Zoning Regulations. The project will also include additional affordable housing pursuant to an affordable housing covenant recorded on the Subject Property.

8. Provide a status update on the LOMR application; and

9. Submit exhibit showing floodplain and describing flood protection measures.

As shown on the Floodplain Re-Delineation Plan attached hereto at Exhibit C, the southern portion of the Subject Property is currently mapped within the boundaries of a FEMA Zone AE 100-year floodplain. A Letter of Map Revision (“LOMR”) application was submitted to FEMA on August 26, 2020, to have the 100-year and 500-year floodplains remapped on the Flood Insurance Rate Maps (“FIRM”) to reflect more detailed topography.¹ As shown on Exhibit C, the more accurately delineated floodplain will remove the proposed buildings from the regulatory 100-year floodplain. FEMA is currently reviewing the LOMR application with a final determination and revised FIRM anticipated to be issued by FEMA in December, 2020 (case number 20-03-1674P).

Even with approval of the LOMR amendment, the proposed development will still be required to meet otherwise applicable National Flood Insurance Program requirements, including being designed to remain “reasonably safe from flooding.” Accordingly, the proposed buildings will include flood proofing design elements for all portions of new construction located below the base flood elevation plus 1.5 feet, which will include storefronts, mechanical equipment, and residential entrances. Thus, the project will include a variety of design and engineering elements to ensure a fully resilient overall development.

The Applicant has met with DOEE on several occasions to discuss the project and the LOMR revision specifically. Most recently the Applicant met with DOEE on November 16, 2020, to review the latest proposed flood protection measures and the project’s compliance with the District’s flood regulations. At that meeting, DOEE expressed support for the project’s engineering and architectural direction.

10. Provide additional building level detail to include elevations, building materials, and circulation information with entry/exists delineated.

Attached hereto as Exhibit D are additional architectural drawings that are intended to supplement the drawings submitted with the LTR application (the “Supplemental Drawings”). The Supplemental Drawings provide additional building level detail, including ground and typical floor plans, elevations, material details, and circulation information for Phase I of the project.

¹ The LOMR application requested the remapping of both the 100-year and 500-year floodplains. Although the Subject Property is not presently within the 500 year flood plain, the remapping of both will identify the most accurate locations of the floodplain boundaries.

With these materials, we respectfully request that the Office of Planning schedule a full interagency meeting to continue the Large Tract Review and receive additional feedback on this project.

Respectfully,
HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.
Jessica R. Bloomfield

Enclosures

cc: Joel Lawson, D.C. Office of Planning (via Email)
Elisa Vitale, D.C. Office of Planning (via Email)

EXHIBIT A

An architectural rendering of a city street scene. The scene features multi-story brick buildings with large windows and black frames. A central street is paved with light-colored bricks and has several white human figures walking. To the left, there are trees with green and yellow foliage, and a small white car is visible. The overall atmosphere is bright and modern.

BUZZARD POINT

Large Track Review | Response to OP

Prepared for:
SW Land Holder, LLC

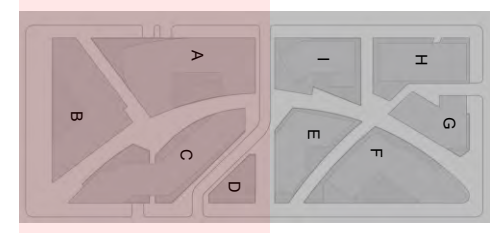
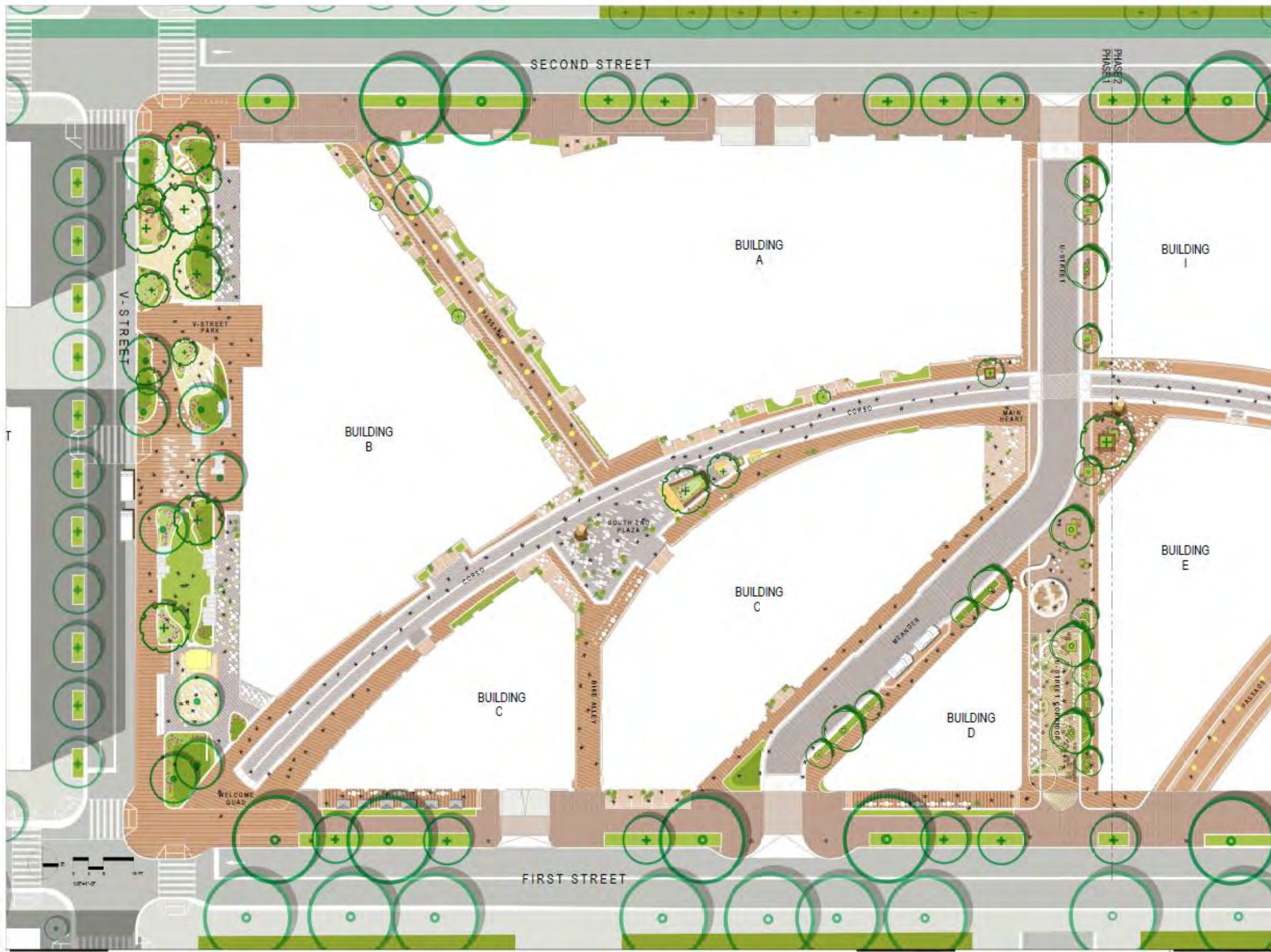
November 2020 | **LTR Response**

BUZZARD POINT | DESIGN INTENT & GOALS

Open Space & Public Realm

1. Create an engaging **Riverfront Neighborhood**, which thrives on the unique sense of **Place** of this location.
2. Establish an **Urban Identity**, based on a sequence of spaces, view corridors, and key **Landmark Buildings** of human-scale experience.
3. Design **Active/Vibrant Public Spaces** to generate a variety of memorable moments and creative spaces.
4. Compose a **Diverse Human-scale Ground Plane (plinth)** experience to interface with a **Streetscape Hierarchy**.
5. Develop a **Resilient Urbanism**, established by a catalogue of robust building **Elements** and a **Warm Material Palette**.





Site Plan

FIRST & SECOND STREETS

PUBLIC REALM STREETSCAPES

STREETSCAPE | PUBLIC REALM

Conformance to Buzzard Point Guidelines

● Public Realm Design Goal

- Meet or Exceed the quality of materials of Buzzard Point Streetscape Guidelines (BPSG)
- Street tree species to follow Buzzard Point Streetscape Guidelines (BPSG) and coordinate with DDOT Arborist

● 1st and 2nd Streets conform to BPSG:

- Sidewalk (10')
- Planting strip (6')
- Curb (8" Granite)
- Gutter Width (12" Brick)
- Street Light (Washington Globe)
- Street Trees:

- 1st Street Zelkova
- 2nd Street 'New Harmony' American Elm

● 2nd Street deviates from BPSG:

- Sidewalk material (concrete paving to brick paving)
- Curb material (concrete curb and gutter changed to granite curb and brick gutter that are consistent to 1st and V Street)

Streetscape Matrix

The streetscape in Buzzard Point will be created over the next 10 to 15 years through the coordinated efforts of the public and private sector. To ensure consistency within the area, all streetscape plans are required to follow the dimensions and materials along public streets specified in the guidelines.

| Street | Dimensions | | | | | | | Materials | | | | |
|--|------------|-----------|-----------|-----------|-------|------------|----------|-------------|---------------------------|---|----------|--|
| | Total ROW | Carb Path | Step Out | Tree Box | Walk | Plant Area | 2nd Walk | Tenant Zone | Street Light | Walk | Curb | Gutter |
| Potomac Avenue | | | | | | | | | | | | |
| 1st St SE to 1st St SW | 160' | 50' | S-2' N-0' | S-6' N-8' | 12' | 21' | 14' | - | Washington Globe/ Twin 20 | Exposed aggregate concrete with permeable granite cobbles | Granite | Brick (to be coordinated with cycle track) |
| R Street | | | | | | | | | | | | |
| 1st St SE to 2nd St SE | 85' | 40' | - | 5' | 8' | 14.5' | - | - | Washington Globe/ Twin 20 | Exposed aggregate concrete with permeable granite cobbles | Granite | Brick (to be coordinated with cycle track) |
| Half Street | | | | | | | | | | | | |
| Potomac Ave to T St | 80' | 40' | 1' | 5' | 8' | - | - | 6' | Met Branch Bracket | Poured in place concrete | Concrete | Concrete |
| 2nd Street | | | | | | | | | | | | |
| N Street to the River | 90' | 40' | - | 5' | 10' | Varies | - | Varies | Washington Globe | Poured in place concrete | Concrete | Concrete |
| All Other Streets | | | | | | | | | | | | |
| 1st St, north of Potomac and south of T St | 90' | 32' | - | 6' | 8-10' | 13-15' | - | 13-15' | Washington Globe | Brick, permeable brick paving between tree boxes | Granite | Brick |
| 80-85 wide ROW | 80-85' | 30-40' | - | 5' | 8-10' | 5-12' | - | 7.5-10' | Washington Globe | Brick, permeable brick paving between tree boxes | Granite | Brick |
| Water Street | Varies | - | - | - | - | - | - | - | Washington Globe | Brick, permeable brick paving between tree boxes | Granite | Brick |

See page 3 for street sections and specifications.

Buzzard Point Street Trees

| Street | Street Tree | Location | Spacing | Height |
|----------------|---|--------------------|-------------|--------|
| Potomac Avenue | American Hornbeam | Curb | 30' o.c. | 20-35' |
| | Ginkgo 'Princeton Sentry' | Planting Area | 15' o.c. | 50-60' |
| R Street | American Hornbeam | Curb | 30' o.c. | 20-35' |
| 2nd Street | Excelsior! London Planetree | Curb (alternating) | 30-40' o.c. | 60' |
| | New Harmony Elm | Curb (alternating) | 30-40' o.c. | 70' |
| Half Street | Pacific Sunset Maple | Curb | 30' o.c. | 30' |
| All Others | Coordinate with the Urban Forestry Administration | | | |

Regulatory Requirements

Streetscapes in Buzzard Point are required to comply with the Anacostia Watershed Development Zone standards for stormwater design. All streetscape permits are also required to be submitted to the District through DDOT's Transportation Online Permitting System (TOPS). Applicants are advised to schedule a Pre-Design Review Meeting (PDRM) with DDOT's Public Space Permitting Office and seek guidance from DDOT through the Maximum Extent Practical (MEP) process. These processes help applicants work out issues with staff from multiple District agencies prior to submitting an application and significantly reduce the amount of time it takes to process a permit.



Buzzard Point Streetscape Guidelines

A Coordinated Design for the Streets of Buzzard Point



Buzzard Point Streetscape Guidelines

Buzzard Point is on the verge of transforming from a bare industrial area to an environmentally sustainable neighborhood that is highly walkable and oriented toward a destination waterfront that is integrated with the natural habitat. An important part to realizing this vision is a network of streets that visually unifies the neighborhood, integrates advanced stormwater management strategies, serves a mix of uses and amenities, and creates a character distinct to this part of the city.

Buzzard Point's streetscape guidelines have been tailored specifically to take advantage of the area's range of street widths that are both wider and narrower than those typically found in the District of Columbia, the neighborhood's proximity to the Anacostia River, and anticipated mixed-use development that includes 5,000 residential units and ground floor retail. The 160' width of Potomac Avenue will frame monumental views from South Capitol Street to the proposed soccer stadium and include green space for lush landscape, sidewalk cafes, and outdoor seating. The streetscape will be designed to address future concerns about stormwater and flooding by incorporating 'living with water' concepts. Specifications

for paving materials and lighting have been selected to recall the area's industrial past. The design and landscape of the public space will create a nature-oriented, environmentally responsible neighborhood through porous paving, natural materials, indigenous plantings, and tree boxes that capture rain water and improve the water quality of the Anacostia River.

Public space contributes to the quality of life for everyone. The area within Buzzard Point is very compact and its streets and rights-of-way must perform multiple roles. Their coordinated look and performance will strengthen environmental, economic, and social conditions. These guidelines ensure that streetscapes will respond to land use, will include infrastructure that collects stormwater, will establish sidewalk widths in commercial areas that encourage show windows and outdoor seating, and will be in sync with the natural environment. As a public asset under the control of the District of Columbia, the streets rights-of-way in Buzzard Point are designed to become a beloved public resource that is environmentally responsible and contributes to our everyday lives.

Primary Streets

Street Character

- Buzzard Point Streetscape Area Boundary
- Potomac Avenue - The breadth of this L'Enfant boulevard makes this street a major gateway to the area and to the DC United soccer stadium. The widest street in the neighborhood, it is lined with wide sidewalks, double rows of trees, and landscaped areas with outdoor seating.
- Half Street - As the central 'place' of Buzzard Point and primary pedestrian link to neighborhoods north and south, the design for the street accommodates ground floor retail, amenities that reduce storm water runoff, and outdoor furnishings.
- 2nd Street - The designated Anacostia Riverwalk's on-street trail through Buzzard Point and around Fort McNair, this street includes an area designated for natural habitat, bike trail and sidewalks that are part of the future Riverwalk that will extend from the National Mall, along both sides of the Anacostia River, and to trails in Maryland.
- Local Streets - These narrow streets offer access points to new development with smaller-scale materials, sidewalks, and pedestrian amenities.



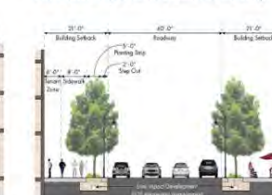
Street Sections

2nd Street (N Street to the River)



- Specifications for 2nd Street
- The protected 12' cycle track in the curb path is part of the planned Riverwalk trail that lines both sides of the Anacostia River.
 - Streetscape responds to the ground floor use of buildings, with 10' sidewalks at retail and 8' sidewalks with landscaping at residential buildings or along blank walls.
 - Standard concrete sidewalk with 3x3 scoring defines this area as one that connects this segment of the Riverwalk to the trail beyond Buzzard Point.
 - Alternating Excelsior! London Planetrees and New Harmony Elms create a consistent and biologically diverse tree canopy.
 - 2nd St allows for a potential natural habitat feature in the tree box or plant area to the west that could include additional stormwater treatments, native planting, and other elements that enhance the street's environmental performance.

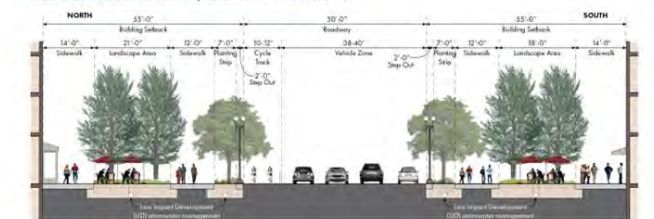
Half Street (Potomac Avenue to T Street)



- Specifications for Half Street
- Concrete sidewalks with saw cut joints and 2'x2' scoring, red-brick paved furniture zone, and distinctive light fixtures recall the neighborhood's historic, industrial character and define the street as the central commercial area for Buzzard Point and hub of game day activity.
 - Eight feet are set aside for a clear pedestrian walkway, leaving 6' of sidewalk along building facades for cafes and other retail activities that will add to a vibrant street.
 - Environmental performance is improved by tree soil volumes under sidewalks and grates over LID areas at the curb.

Street Sections

Potomac Avenue (South Capitol Street to 1st Street SW)



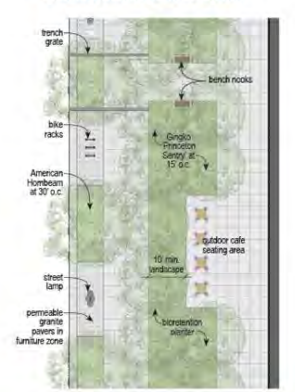
- Specifications for Potomac Ave
- The 55' width of sidewalks allows space for a 21' planting area that includes bio-retention areas and creates a linear park with places for outdoor seating and cafes.
 - A 14' sidewalk along buildings allows for 10' pedestrian sidewalks and 4' show windows.
 - American Hornbeams planted at the curb and a double row of Princeton Sentry Ginkgo's in the planting area frame dramatic views along the Avenue.
 - Exposed aggregate sidewalks and a permeable granite cobbled furniture zone visually relate the avenue to South Capitol Street.

All Other Streets



- Specifications for All Other Streets
- Brick sidewalks, granite curbs, and traditional Washington Globe streetlights create an intimate scale on the narrow 80-85' streets of Buzzard Point.
 - Permeable brick pavers between the tree boxes will increase stormwater management efforts.
 - Streetscape responds to the ground floor use of buildings, with 10' sidewalks at retail and 8' sidewalks with landscaping at residential buildings or along blank walls.

Potomac Avenue Sidewalk Plan

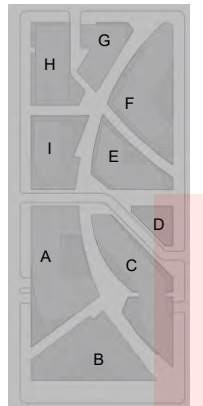
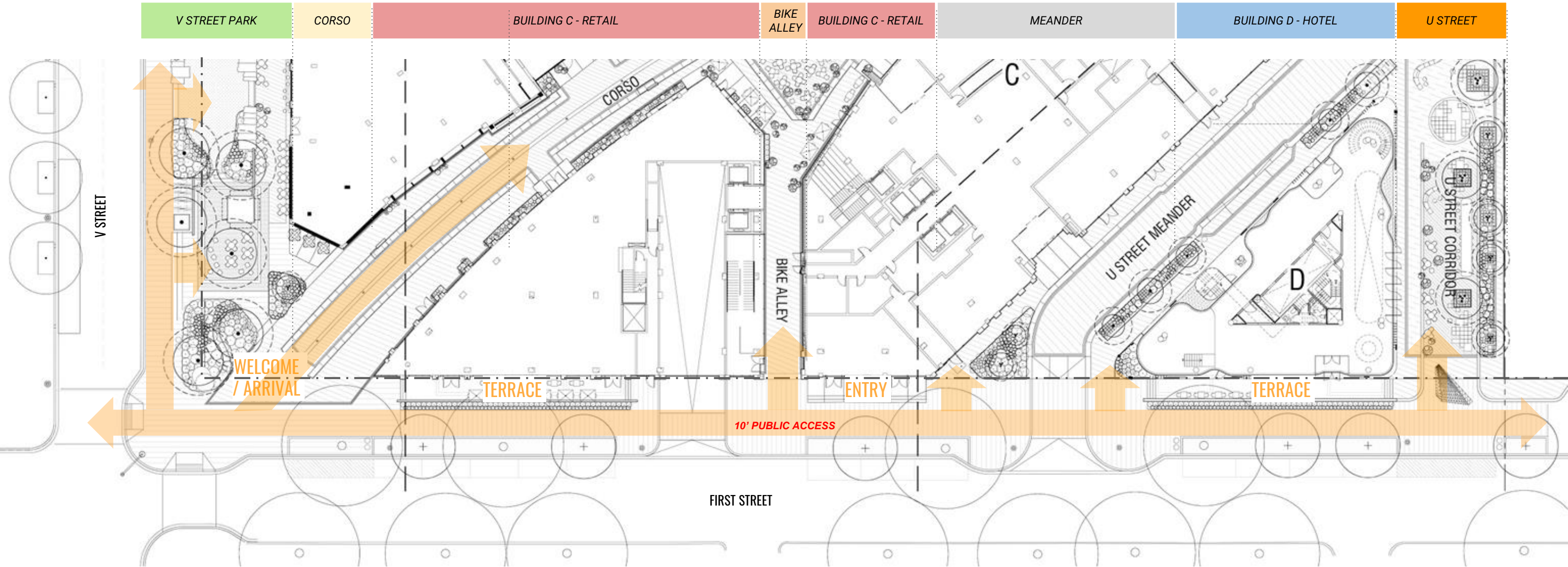


1ST STREET | LAYOUT PLAN & PUBLIC ACCESS

Spill-out, Retail Frontage, Project Ingress/Egress

KEY

- Property Line
- 10' Public Access



① Site Plan



Cobble + Granite Pavers



Granite Treads



Tree Fence



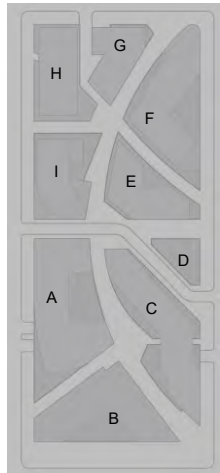
Brick Sidewalk w/ Granite Curb and Brick Gutter



Washington Globe

1ST STREET | ELEVATION

Looking West



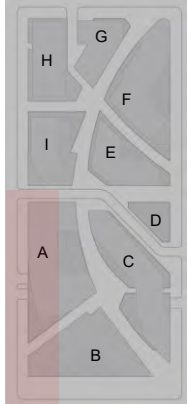
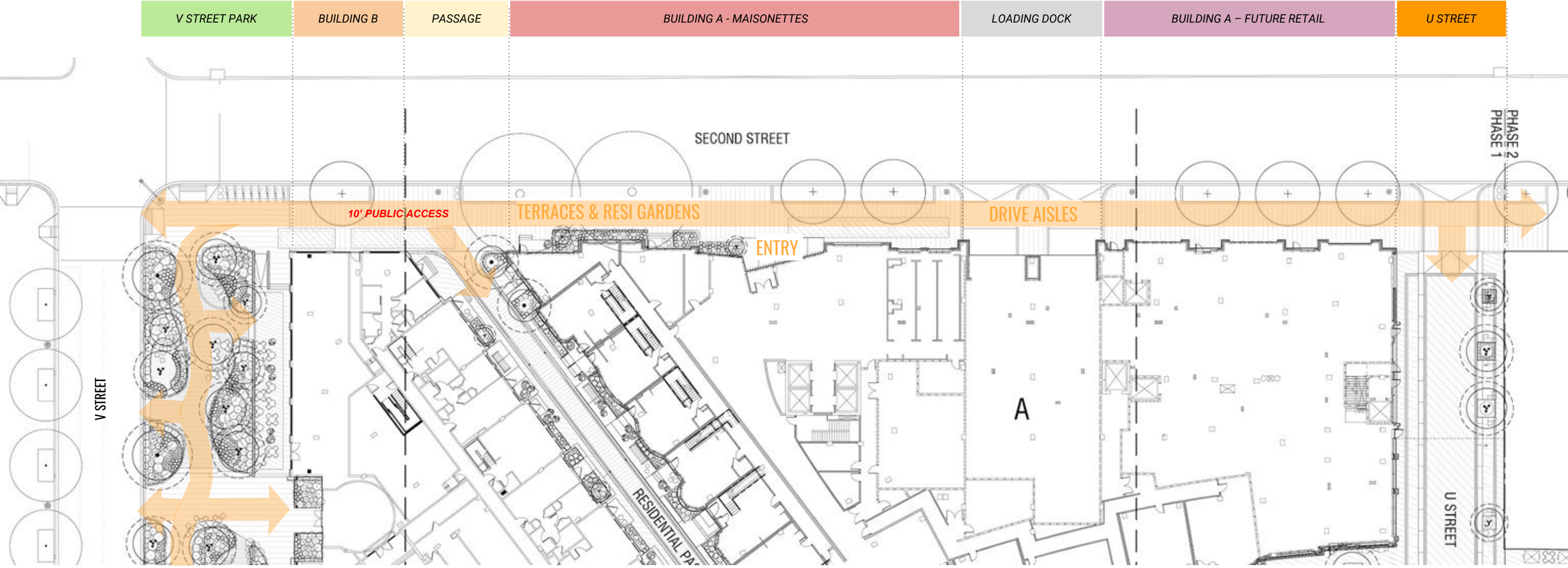
① Site Plan



2ND STREET | LAYOUT PLAN & MATERIALITY

Spill-out, Maisonette Frontages, Retail Frontage

KEY
 Property Line
 10' Public Access



① Site Plan



Flagstone w/ Steps



Flagstone Carpet



Tree Fence



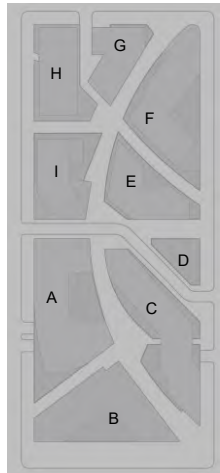
Brick Sidewalk w/ Granite Curb and Brick Gutter



Washington Globe

2ND STREET | ELEVATION

Looking East



Site Plan



U STREET

BUILDING A LOADING DOCK

RESI PASSAGE ENTRY

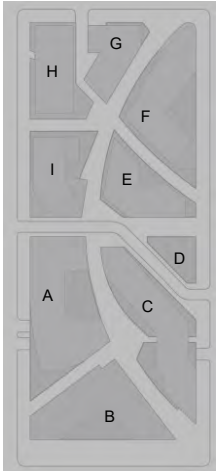
V STREET PARK

V STREET PARK

LINEAR PARK AS A SERIES OF SIX ROOMS

V STREET | ELEVATION

Looking North



① Site Plan



Building
B

GARDEN ROOMS

PLAY AREA

POCKET GREEN

URBAN PLAZA

FLEX LAWN

DG GROVE

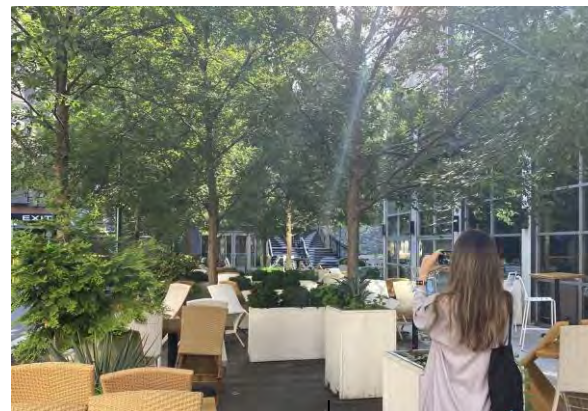
WELCOME QUAD



Outdoor Seating



Pocket Green



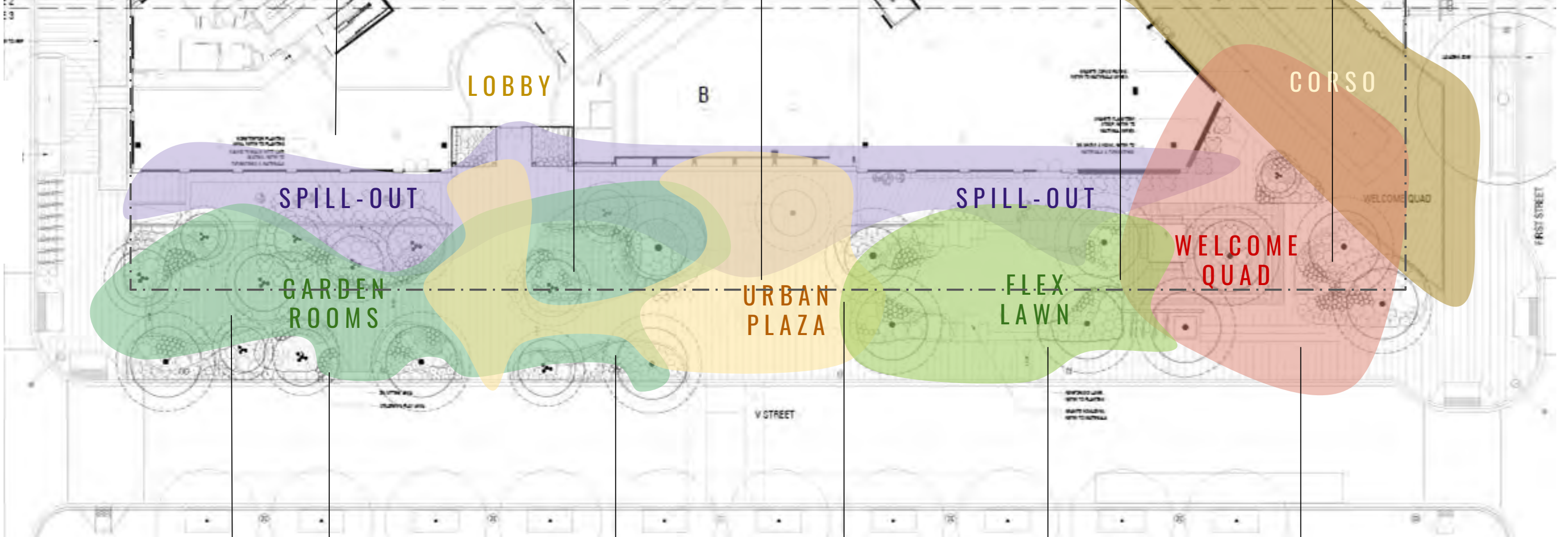
Flex Seating



Flex Lawn



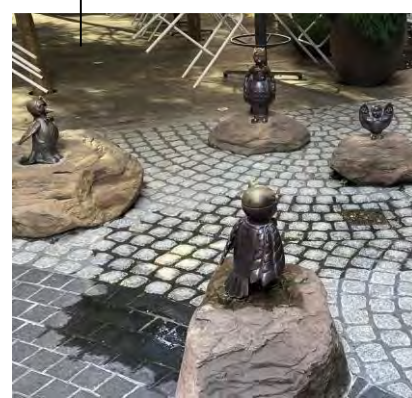
Spill Out



① Site Plan



Garden Rooms



Kids Play



Blurring the Edges



Programmable Tents



Yoga at the Flex Lawn



Urban Grove