

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



August 8, 2016

Ms. Christine Moseley Shiker
Holland & Knight LLP
800 17th Street, N.W. - Suite 1100
Washington DC 20006

Re: Capitol Crossing PUD - Center Block – Holy Rosary Church

Dear Ms. Shiker:

This is to confirm the substance of our discussion on February 1, 2016, regarding refinements to the design of Holy Rosary Church rectory and annex (“HRC Facilities”) located in the Center Block (Square 566) of the Capitol Crossing project. Zoning Commission Order No. 08-34 approved a first-stage PUD, a consolidated PUD and related Zoning Map amendment for the development of the Capitol Crossing project. The improvements subject to this letter were approved as part of the second-stage PUD approval in Zoning Commission Order No. 08-34C (“Order No. 08-34C”), a copy of which is attached.

Condition No. 4 in Order No. 08-34C provides that the Applicant shall have flexibility with the design of the PUD in a variety of areas, including Condition No. 4(b) to vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of materials; and Condition No. 4(e) to make minor refinements to exterior materials, details and dimensions, including belt courses, sills, bases, cornices, railings, roof, skylight, architectural embellishments and trim, window mullions and spacing, or any other changes to comply with the District of Columbia Building Code or that are necessary to obtain a final building permit or any other applicable approval.

You advised that Property Group Partners and its team are in the process of preparing construction drawings for the HRC Facilities in accordance with Order No. 08-34C. In our meeting, you described slight refinements and necessary adjustments to the exterior design resulting from the natural evolution in design that occurs when conceptual level plans (i.e., the level of detail typically presented to and approved by the Zoning Commission) are progressed to schematic and design development and ultimately to final construction documents.

We compared the elevations of all sides of the project from the Approved PUD Plans to the proposed plans that have been developed for construction of the PUD (the "Construction

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Plans"). A set of comparative plans are attached ("Comparative Plans"). We agreed upon the following changes:

South Elevation (F Street)

The South Elevation (F Street) retains punched windows with divided lites and a recessed surround detail. The ground floor windows have been slightly increased in size to match the windows above. The window/door size on this façade's fifth floor have also been slightly increased in width to become code compliant for access. With the increased width, the doubling of the windows has been eliminated in favor of the one, single window in line with the windows below. All of these window details retain the same character of those shown on the Approved PUD Plans but have been further refined and detailed.

The South Elevation now includes a granite belt course instead of the metal belt course shown in the Approved PUD Plans. While the material has changed, the design intent of having a contrast in material and texture remain. The dimension of the belt course has not changed.

The slope of the slate roof over the new entry has been revised to match the slope of the previous slate roof in this location. This revision is in keeping with Finding of Fact No. 21, which states that the "roof line of this open air entry follows the exact profile of the new rectory annex that once stood adjacent to the Bell Tower."

Finally, the window wall above and behind the entrance volume has been removed. As the design of the building has progressed, the architect determined that the window wall would detract from the Bell Tower, while the intent of the design as shown in the Approved PUD Plans, and as noted in the Order, is to give special consideration to the Bell Tower. This window wall would have very limited visibility from the street as shown in the site line drawing included in the attached Comparative Plans.

East Elevation (Court Yard)

A granite base has been added to the East Elevation to match the South Elevation. The details of the punched windows on the East Elevation have been further refined, maintaining the same character as the Approved PUD Plans. The classroom windows fronting the courtyard remain grouped on floors two through four with aligned punched openings at the fifth floor. The arrangement and size of the windows have been refined to accommodate toilet requirements and interior program requirements. While spacing and size have been refined, the overall design intent has remained the same as shown in the Approved PUD Plans.

North Elevation (Adjacent Building/Limited G Street)

The rectory portion of the North Elevation maintains a brick façade with divided lite, punched windows. One column of windows has been removed and one column shifted to the east to accommodate a required egress stair. The overall design intent has remained the same as shown in the Approved PUD Plans.

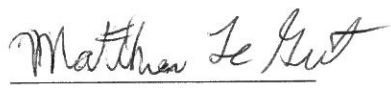
The Approved PUD Plans show a window element on the furthest North façade. As the design has progressed, it has been determined that this wall will be a structural shear wall. Windows are not permitted in this type of wall. To maintain the design intent, window-like and spandrel elements have been incorporated to capture the same design intent. This façade also incorporates a small louver at approximately the third floor to exhaust the parking garage in accordance with the building code. Because this façade has limited visibility from the street (as shown on the plan in the attached Comparative Plans), these refinements fall within the design intent of the Approved PUD Plans.

Roof Plan

With respect to the roof structure, the screen wall enclosure has shifted to the east to achieve the building code required minimum setback from the existing Church flue and to screen the required air handling units. The roof structure has not increased in height. It continues to be set back from 3rd and F Streets in at least the same amount. The expanded area of the screen wall is set back at least 1:1 from the north, west and east walls of the walls of the annex building. All of the changes have been made to accommodate compliance with the requirements of the building code or to screen mechanical equipment.

My view is that the overall design of the building is the same as shown in the Approved PUD Plans and is consistent with the overall design scheme which was presented to and approved by the Zoning Commission in Order No. 08-34C. The slight refinements fall within the specific flexibility provided for in Condition No. 4 of Order No. 08-34C and the Zoning Administrator's flexibility to approve modifications to a PUD, as set forth in Section 2409.6 of the Zoning Regulations.

It is therefore my conclusion that, if you present plans for a building permit which carry out the design shown on the attached Construction Plans, those plans would be consistent with the Approved PUD Plans in Order No. 8-34C and I would approve those plans for zoning purposes. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments:

Zoning Commission Order No. 08-34C
Axonometric Views for Approved PUD Order
Comparative Plans