

# Holland & Knight

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August 27, 2018

## **VIA IZIS AND HAND DELIVERY**

Zoning Commission for the  
District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, D.C. 20001

**Re: Z.C. Case No. 08-07C  
Applicant's Post-Hearing Submission  
Second-Stage PUD @ Square 5784, Lots 899, 900, and 1101 (Building 4)**

Dear Members of the Commission:

On behalf of Four Points, LLC (the "Applicant"), we hereby submit the following information requested by the Zoning Commission at the July 26, 2018 public hearing regarding the second-stage PUD for Building 4 located at Square 5784, Lots 899, 900, and 1101 (the "Site").

1. **Revised Material Colors**

At the public hearing the Zoning Commission asked the Applicant to study providing a broader range of colors for the metal panels proposed for Building 4. As shown on the revised materials sheet included as Sheet A-01 of the Post-Hearing Submission Plans attached hereto as Exhibit A (the "Revised Architectural Drawings"), the Applicant proposes to incorporate two additional metal panel colors that are darker shades of grey than the shade of grey originally proposed.

2. **Existing and Proposed Conditions of Public Alley**

The Zoning Commission asked the Applicant to show the existing and proposed conditions of the public alley located to the south of the Site. As shown the Revised Architectural Drawings, the Applicant has provided (i) a photograph of the existing townhomes located across the public alley from the Site (Sheet A-02); (ii) a photograph showing the existing view towards the Site from the rear yard of one of the townhomes (Sheet A-03); and (iii) a rendering showing the proposed view towards the Site from the rear yard of the same townhome (Sheet A-04). In addition, as shown

on Sheet A-05, the distance from the rear of the existing townhomes to existing Building 3 is approximately 51 feet and the distance to the new Building 4 is 71.5 feet.

In addition, as shown on Sheet A-04 of the Revised Architectural Drawings, the Applicant revised and improved the screening of the utilities at the rear of Building 4 to improve the view for residents of the adjacent townhomes. In doing so, the Applicant replaced the metal panel screen wall (previously proposed, *see* Exhibit 21A, Sheet A-37) with corrugated metal panels interspersed with brick columns that are designed to be consistent with and an extension of both the materials and the design of Building 4's south elevation. This wall fully screens the existing generators and utility equipment that serve Building 3 but are located on Building 4's property.

### 3. **Request for Zoning Flexibility on the Size of Parking Spaces**

Section 2115.1 of the 1958 Zoning Regulations provides that required vehicle parking spaces must be nine feet in width and 19 feet in length. As noted by the Applicant at the public hearing, the parking spaces in Building 4 are nine feet in width but only 18 feet in length, thus necessitating zoning relief. This requested relief is appropriate in this case because the proposed one-foot substandard parking spaces are fully compliant with the new standards of the 2016 Zoning Regulations, even though they do not comply with the standards of the 1958 Zoning Regulations under which the Application was reviewed. Moreover, the Office of Planning testified in support of the zoning relief at the public hearing. Therefore, the Applicant respectfully requests that the Commission approve flexibility to provide parking spaces that do not meet the strict parking space size requirement of Section 2115.1.

### 4. **Update on Meetings**

Following the public hearing the Applicant continued to work with ANC 8A and the community to finalize a proposed Community Benefits Agreement ("CBA") and to answer questions raised at the public hearing.

As set forth in the August 4, 2018 letter from the Anacostia Coordinating Council ("ACC") Chair attached hereto as Exhibit B, the Applicant presented the project to the ACC twice, with approximately 200 attendees between the two meetings. The ACC stated that it "strongly believes that the proposed Reunion Square redevelopment plans in general and this office building, in particular, will bring dramatic economic development and added vibrancy to... greater Anacostia, and leverage investments already made or planned by the District of Columbia. The Reunion Square mixed-use redevelopment plan will dramatically enhance the neighborhood and continue its revitalization by replacing low-scale industrial uses with a new, well designed building that includes ground floor retail, an attractive landscaped courtyard and public space improvements that will help improve the pedestrian experience in our neighborhood."

The Applicant also met with Commissioner Fuller, the ANC Single Member District Commissioner for the site, several times since the public hearing to continue working on the CBA. On August 20, 2018, the Applicant presented the CBA to the ANC's Executive Committee (which includes Commissioner Fuller) and provided a revised CBA in response to comments generated at

that meeting. The ANC has indicated its intention to vote on the CBA at its regularly scheduled meeting of September 4, 2018, and to submit an update on its vote by September 7, 2018.

5. **Draft Findings of Fact and Conclusions of Law**

As requested by the Zoning Commission at the public hearing, attached hereto as Exhibit C is a copy of the Applicant's draft Findings of Fact and Conclusions of Law.

Thank you for your continued review of this application.

Sincerely,

HOLLAND & KNIGHT LLP



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Kyrus L. Freeman  
Jessica R. Bloomfield

Attachments

cc: Joel Lawson, Office of Planning (*see* Certificate of Service)  
Maxine Brown-Roberts, Office of Planning (w/attachments, via Email & Hand Delivery)  
Anna Chamberlin, DDOT (w/attachments, via Email & Hand Delivery)  
Aaron Zimmerman, DDOT (w/attachments, via Email & Hand Delivery)  
Advisory Neighborhood Commission 8A (*see* Certificate of Service)  
Greta Fuller, ANC 8A06 (w/attachments, via Email & U.S. Mail)  
Alan Bergstein, OAG (w/attachments, via Email)  
Jake Ritting, OAG (w/attachments, via Email)

**CERTIFICATE OF SERVICE**

I hereby certify that electronic copies of the Applicant's Post-hearing Submission were sent to the recipients below on August 27, 2018, with hard copies sent on August 28, 2018.

Advisory Neighborhood Commission 8A  
2120 Martin Luther King Jr Avenue, SE  
Washington, DC 20020

**VIA U.S. MAIL**

Mr. Joel Lawson  
D.C. Office of Planning  
1100 4<sup>th</sup> Street, SW  
Washington, DC 20024

**VIA EMAIL & HAND DELIVERY**



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