

# Holland & Knight

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## VIA IZIS & 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. 06-04C (Florida & Q Street, LLC – Modification to PUD @ Square 3100)**

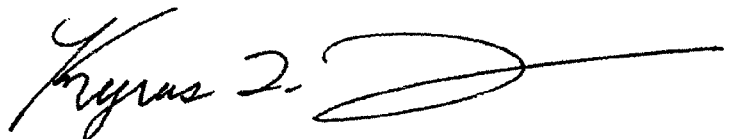
Dear Members of the Zoning Commission:

Florida & Q Street, LLC (the "Applicant") hereby submits the attached Supplemental Prehearing Submission Plans (Exhibit A) in support of its application to the District of Columbia Zoning Commission (the "Commission") for approval of modifications to an approved Planned Unit Development ("PUD") and zoning map amendment for Lot 48 in Square 3100 (the "Subject Property"). The Supplemental Prehearing Submission Plans reflect minor refinements made to the streetscape/public space elements in response to comments received from the D.C. Department of Transportation ("DDOT").

In addition, a supplemental Transportation Memorandum prepared by Symmetra Design and submitted to DDOT on August 9, 2013 is attached as Exhibit B. As indicated in the memorandum, the proposed modifications will not adversely impact traffic or transportation conditions in the vicinity of the PUD; the Applicant will implement transportation demand management measures to encourage the use of non-automobile transportation choices; and the Applicant will restrict turn movements to right-turn-in/right-turn-out only access for the previously-approved location of the building's loading and parking entrance.

We look forward to the Zoning Commission's favorable consideration of this application.

Respectfully submitted:



Kyrus L. Freeman

cc: Advisory Neighborhood Commission 5E (via U.S. Mail)  
Karen Thomas, D.C. Office of Planning (via hand delivery)

**ZONING COMMISSION**  
District of Columbia  
CASE NO.06-04C  
EXHIBIT NO.18