

July 26, 2013

VIA HAND DELIVERY

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

**Re: Zoning Commission Case No. 06-40C – Application of Gateway
Market Center, Inc., for 340 Florida Avenue, NE (Lot 8 in Square
3587), Washington, DC (the “Property”) – Request for Review and
Approval of a Modification to an Approved Consolidated Planned
Unit Development and Related Zoning Map Amendment –
Supplemental Filing**

Dear Chairman Hood and Commissioners:

On behalf of Gateway Market Center, Inc. (the “**Applicant**”), the applicant in Zoning Commission Case No. 06-40C and co-developer of the Property, we hereby submit the enclosed supplemental filing in order to clarify and update the record for the modification request. Specifically, the development team would like to address some of the questions expressed at the Commission’s June 10, 2013 public meeting when it addressed the Applicant’s two (2) year extension request.

The Applicant filed two separate application packets on April 18, 2013, as had been requested by the District of Columbia Office of the Attorney General and the Office of Zoning – one for the extension request and one for the modification application. The

extension request was scheduled first in order to address the expiration date of Z.C. Order No. 06-40A (April 28, 2013) and included a brief description of the modification application that was submitted simultaneously to the Zoning Commission. However, although the modification was on file, it could not be considered by the Commission at such time since there was no set down report.

The development team heard the Commission's issues relating to the Applicant's proposed hotel option at the June 10, 2013 public meeting. As a result, the development team is hereby withdrawing its request for a hotel option as part of the project. The Applicant wishes to focus its modification on the residential options with vibrant ground floor retail submitted on April 18, 2013. Initially, the Applicant included both residential and hotel options to maximize the flexibility of the project. However, the Applicant has received significant interest from residential partners to proceed with a residential project, which allowed for the removal of the hotel option. Further details and updates to the plans for the project will be submitted prior to the project's hearing.

Since the June 10, 2013 public meeting, another threshold issue relating to the design of the project has been resolved. The location of the curb cuts has been approved by the District Department of Transportation ("**DDOT**") and thus, the Office of Planning ("**OP**") was able to submit their report in support of setting the project down for a hearing.

The Applicant also continues its significant dialogue with the local community. The development team has consistently engaged with ANC 5D and 6C representatives, community groups such as the Trinidad Neighborhood Association, local institutions,

local vendors, other nearby owners, and interested individuals. Most recently, the Applicant met with ANC 5D01, its Single Member District neighbors, where those residents expressed support for the project. The ANC 5D01 Single Member District Representative previously submitted a letter in support of the extension application. The Applicant will continue to meet with the community throughout this project and into the future and will have a meeting with the full ANC 5D prior to the hearing. The development team remains committed to this neighborhood and owns several properties in the Florida Avenue Market, including the recently developed Union Market. The goal is to achieve the vision of the Comprehensive Plan and the Small Area Plan, and create an exciting, livable destination.

The Applicant and community continue to discuss the amenities package. The modified project's amenities package is based on the amenities package approved for the larger project under Zoning Commission Order No. 06-40; however, several elements of the proposed amenities package, including the amount of affordable housing and the LEED point level, are greater than what was approved under the prior Order.

The development team believes that a complete PUD Order modification application packet has been submitted to the Zoning Commission. All relevant submission requirements of Section 24 of the Zoning Regulations have been satisfied and any updates would be submitted to the Commission prior to the hearing.

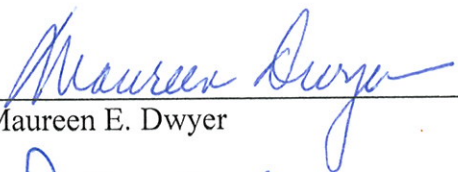
The development team requests that the Commission sets this application down for hearing and looks forward to presenting the application to the Commission. The

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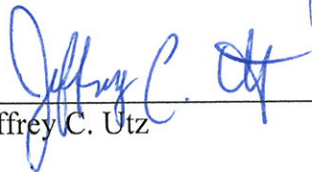
development team is anxious to present this project to the Commission as early as possible and hopes to begin implementing it quickly, if approved by the Commission.

Thank you for your attention to this application.

Respectfully submitted,



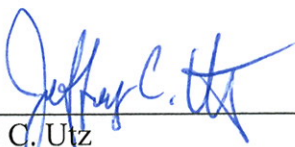
Maureen E. Dwyer



Jeffrey C. Utz

Certificate of Service

I certify that on July 26, 2013, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

Stephen Gyor (2 copies)
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20004

Advisory Neighborhood Commission 5D (7 copies)
1807 L Street, NE
Washington, DC 20002

ANC Commissioner Peta-Gay Lewis (5D01)
1868 Corcoran Street, NE
Washington, DC 20002

Advisory Neighborhood Commission 6C (Adjacent ANC) (6 copies)
P.O. Box 77876
Washington, DC 20013

ANC Commissioner Tony Goodman (6C06) (Adjacent ANC SMD)
1152 4th Street, NE
Washington, DC