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November 14, 2014

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. 08-07A (Four Points, LLC and Curtis Properties, Inc. – 2nd-Stage PUD and Modification to Approved PUD @ 2255 Martin Luther King Jr., Ave., SE)

Dear Members of the Commission:

On behalf of Four Points, LLC and Curtis Properties, Inc. (together, the “Applicant”) and pursuant to section 3013.8 of the Zoning Regulations, we hereby submit the following supplemental prehearing materials in support of Z.C. Case No. 08-07A.

1. Revised Architectural Drawings, which supplement all plans previously filed, are submitted with this letter and attached as Exhibit A. Since the time of its prehearing submission, the Applicant refined the PUD’s exterior facades to respond to the feedback received from the community, the Office of Planning, and the Zoning Commission, and in order to better integrate the building into the surrounding neighborhood. As shown on the revised drawings, the Applicant eliminated the white metal panels previously proposed and increased the use of brick, thus changing the building’s color palette to a more traditional tone with dark panels and window frames. The Applicant pulled back the overhang at the top of the building to minimize the building’s perceived height and to make the top floor appear less prominent from the street level. The Applicant also refined the main entrance by expanding the amount of glass at street level and modifying the awning materials to timber instead of steel. The wood in this location compliments the traditional color palette, provides a rustic contrast to the darker panels, windows, and doors, and integrates well with the wood bench at the entry and the wood railing caps on the balconies. Overall, the revised façades capture a more traditional architectural design that helps to better integrate the building into the surrounding neighborhood context.


2. A Transportation Impact Study (“TIS”), prepared by Gorove/Slade Associates, Inc. and submitted to DDOT, is attached as Exhibit B. As described in the TIS, the proposed

development will not have a detrimental impact to the surrounding neighborhood or to the existing or proposed transportation network.

Thank you for your attention to this matter. We look forward to making a full presentation at the December 4, 2014, public hearing on this application.

Very truly yours,

By:



Kyrus L. Freeman

Jessica R. Bloomfield*

cc: Advisory Neighborhood Commission 8A (with enclosures, Via U.S. Mail)
Maxine Brown-Roberts, D.C. Office of Planning (with enclosures, Via Hand)

*Admitted to practice in Pennsylvania. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(8).