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July 6, 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 Supplemental 20-day Prehearing Filing
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"), and pursuant to 11-Z DCMR § 401.5, we hereby submit this Supplemental Prehearing Statement in support of Z.C. Case No. 08-07C for a second-stage planned unit development ("PUD") to develop an office building with ground floor retail ("Building 4") on property located at Square 5784, Lots 899, 900, and 1101 (the "Site"), in accordance with the Zoning Commission's first-stage PUD approval in Z.C. Order No. 08-07. This filing provides additional details regarding the information requested by the Zoning Commission at setdown and project updates since that time.

A. Updated Architectural Drawings

As requested by the Zoning Commission, attached hereto as Exhibit A are updated Architectural Plans and Elevations that include updated project details and additional renderings.

B. Comprehensive Transportation Review ("CTR")

As required by 11-Z DCMR § 401.8, the Applicant filed its CTR with the Zoning Commission on June 26, 2018, with copies served on the affected ANC, Office of Planning ("OP") and District Department of Transportation ("DDOT"). *See* Ex. 20. The Applicant also sent a copy of the CTR to DDOT on June 11, 2018.

As set forth on pp. 23-24 of the CTR, the Applicant proposes to provide ten short-term bicycle parking spaces in public space adjacent to the Site and 82 long-term bicycle parking spaces within the building. This amount of bicycle parking meets the requirement under the 2016 Zoning Regulations and significantly exceeds the requirement under the 1958 Zoning Regulations (under which the project is being reviewed), which do not require any short term bicycle parking spaces and require only 5% of the number of required vehicle parking spaces for long term bicycle parking spaces. *See* 11 DCMR §§ 2119.1 and 2119.2.

As set forth on p. 18 of the CTR, the Applicant worked with DDOT to develop a proposed Loading Management Plan (“LMP”) for the Site. The LMP coordinates the use of the loading facilities between the retail and office uses and will offset any potential impacts that the loading activities may have on the surrounding intersections and neighborhood.

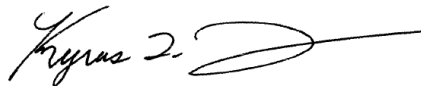
C. Construction Management Plan (“CMP”)

As required by the first-stage PUD, attached hereto as Exhibit B is the Applicant’s proposed CMP with which the Applicant will comply during construction of Building 4.

The Applicant appreciates the Commission’s continued review of this project. We look forward to making a full presentation at the July 26, 2018, public hearing on this application.

Sincerely,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman
Jessica R. Bloomfield

Attachments

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

CERTIFICATE OF SERVICE

I hereby certify that electronic copies of the Applicant's 20-day Supplemental Prehearing Submission were sent on Friday, July 6, 2018, with hard copies sent on Monday, July 9, 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 4th Street, SW
Washington, DC 20024

VIA EMAIL & HAND DELIVERY



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