

April 21, 2016

VIA IZIS AND HAND DELIVERY

Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street NW, Suite 210
Washington, DC 20001

Re: **ZC Case No. 08-30C – Post-Hearing Submission of 25 M Street Holdings, LLC (“Applicant”)**

Dear Chairman Hood and Members of the Commission:

This post-hearing submission addresses the issues raised during the Zoning Commission’s Public Hearing in the above-mentioned case on March 31, 2016.

Revisions to the Proposed Architectural Embellishment on the Roof

In response to concerns that the proposed architectural embellishment on the roof of the building looked like an extension of the building’s façade, the Applicant and its architectural team have revised the architectural embellishment. The revised embellishment returns to the previously approved concept of the embellishment having more pronounced tower elements at the northern and southern ends of the embellishment. The extended curtain wall and glass emphasize the vertical “movement” of the tower element. The previously proposed copper fins along the eastern façade of the building that extended above the roof have been removed, which results in a significant visual break between the eastern façade and the embellishment. The extended projections of the embellishment at the northern and southern ends have been removed. Finally, the area of the embellishment between the tower elements has been revised to create a greater distinction between the embellishment and the lower façade and create a more “lacy” element, as discussed at the March 31, 2016 Public Hearing. Renderings and perspectives of the modified embellishment are included in the attached Exhibit A. Fully dimensioned sections and plans for the roof are also included in Exhibit A.

Additional Details on the Operable Windows for Retail Use on the Second Floor

The Applicant and its design team have engaged in further study of the ability to create operable windows for the proposed second floor retail space. Elevations and 3D views depicting

the location of the potential second floor operable windows and their appearance in both the open and closed position are also included in Exhibit A.

Proposed Digital Signage

The proposed digital signage on this building, as well as the other structures that will line Half Street leading to Nationals Ballpark, is intended to help achieve the goals of the CG Overlay District of creating an active pedestrian environment along Half Street. All of the property owners in Squares 700 and 701 are seeking to create legislation from the DC City Council to create a Ballpark Signage District that is similar to the Verizon Center Signage District.

The proposed digital signage on the 25 M Street building will be used for general commercial advertising, local advertising (including Public Service Announcements), and social media applications. The proposed signage will consist of:

- Two (2) separate digital or static displays on the northeast corner side of 25 M Street, each measuring no more than 800 square feet. These signs may be mounted on a 45 degree angle protruding from the building to the northeast, or be flush with the building, forming a right angle at the corner of the building.
- One (1) digital or static display on the east façade of 25 M Street, on the 2nd level of the building, that measures no more than 800 square feet and is parallel with the building.
- Two (2) separate digital or static displays on the southeast corner of 25 M Street, each measuring no more than 800 square feet. These signs may be mounted on a 45 degree angle protruding from the building to the southeast east, or be flush with the building, forming a right angle at the corner of the building.

These potential locations are noted on the plan and 3D views included as Exhibit B. The Applicant requests flexibility to locate the proposed digital signage in these general areas.

Consistent with the Verizon Center Signage District legislation, the intensity or brilliance of the graphics on the 25 M Street building will be required to ensure that it does not create an unreasonable risk for vehicular safety along Half or M Streets, SE. Similarly, the Applicant anticipates that the Ballpark Signage District legislation will address the hours of operation of the digital signage for all of the buildings and structures located in the immediate area.

The Applicant believes that locating the digital signs at these locations, at the lower levels of the building, will mitigate any potential adverse impacts that the images of the signage may have on surrounding residential and commercial properties. Compared to the Verizon Center signage, the proposed signage on the 25 M Street building will be considerably smaller in size, and will be located at lower levels of the building.

Complete Set of Application Materials

The Applicant has included one final set of proposed plans/renderings/perspectives for the proposed project. This complete set of information, attached as Exhibit C, incorporates the new design of the architectural embellishment discussed above. The Applicant believes that having one final set of approved plans will allow for a more efficient review of the building permit application by the Department of Consumer and Regulatory Affairs.

Conclusion

The Applicant believes that the information and materials included in this post-hearing submission fully address the Zoning Commission's request for additional information. We look forward to the Zoning Commission's approval of this modification application at the May 9, 2016 Public Meeting.

Sincerely yours,

A handwritten signature in blue ink that reads "Paul Tummonds". The signature is stylized, with the first name "Paul" written in a cursive-like script and the last name "Tummonds" written in a more blocky, capital-letter style.

Paul Tummonds

CERTIFICATE OF SERVICE

I hereby certify that on April 21, 2016, a copy of the attached letter and enclosures were served by hand and/or by U.S. Mail on the following:

Matthew Jesick
D.C. Office of Planning
1101 4th Street, NW, Suite E650
Washington, DC 20024
(By Hand)

Evelyn Israel
District Department of Transportation
55 M Street, SE, 4th Floor
Washington, DC 20003
(By Hand)

Stacy Braverman Cloyd, SMD 6D02
771 Delaware Avenue, SW
Washington, DC 20024


Paul Tummonds