

May 26, 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 – Second 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 Meeting in the above-mentioned case on May 9, 2016.

Revisions to the Proposed Architectural Embellishment on the Roof

The Applicant and its design team have revised the proposed architectural embellishment in response to the comments of the Zoning Commission. The design team believes that the proposed embellishment is a true signature element of the building’s design and the previous concerns regarding the horizontality of the embellishment have been fully addressed.

The embellishment retains the tower element at its northern end, along M Street, which was approved in the original application. The connecting trellis element and the south tower have been removed. In its place, the roof structure now includes trellis elements that satisfy the required 1:1 setback. Hand rails, set back from the building edge at a fully compliant 1:1 ratio, have been added to address the other concern raised at the May 9, 2016 hearing. Renderings and perspectives of the modified embellishment are included in the attached Exhibit A. Fully dimensioned sections of the roof and the building, and updated elevations are also included in Exhibit A.

Proposed Digital Signage

As noted in the Applicant’s April 21, 2016 submission, 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

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is similar to the Verizon Center Signage District. In response to the comments of some members of the Zoning Commission that it is therefore premature to review the digital signage at this point, the Applicant is no longer requesting the Zoning Commission's approval for the size and location of this signage.

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 June 13, 2016 Public Meeting.

Sincerely yours,

A handwritten signature in blue ink that reads "Paul" followed by a stylized, elongated surname.

Paul Tummonds

CERTIFICATE OF SERVICE

I hereby certify that on May 26, 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
1100 4th Street, NW, Suite E650
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Paul Tummonds