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March 9, 2016

DC Office of Zoning
Zoning Commission
441 4th Street, NW
Suite 200S
Washington, DC 20001

Re: Letter of Support - ZC 13-14B, Parcel 4 of the McMillan Sand Filtration Site

Dear Chairman Hood and Members of the Commission:

As the Director of Real Estate for Harris Teeter LLC, I am writing to express my support of the proposed modifications to the 2nd Stage PUD for Parcel 4 at the McMillan Sand Filtration site submitted by Jair Lynch Real Estate Partners on behalf of Vision McMillan Partners and the Office of the Deputy Mayor for Planning and Economic Development.

Harris Teeter has recently signed a Letter of Intent to open an approximately 53,000 square foot grocery store in the mixed-use, multifamily, and retail building planned for Parcel 4 of the McMillan Project. We are excited to be a part of this project that will be transformative Ward 5 and the District as a whole.

In order to continue forward with the project, we have requested some customization of the planned grocery space in order to better meet the needs of our customers, vendors, and stakeholders. These include:

1. Addition of a mezzanine inside the planned grocery space to provide additional café seating for customers. We envision this space as an active and attractive place for customers, to enjoy prepared foods and beverages from our hot bar, salad bar, and in-store coffee shop.
2. Modification to the parking access and loading along Evarts Street. In order to minimize conflicts between delivery trucks and customer automobile traffic, Harris Teeter is committing to using smaller delivery vehicles, allowing the parking garage entrance be located in a prominent visible location on Evarts Street.
3. Removal of the weekday loading hour restrictions from the Loading Management Plan. Harris Teeter prides itself on sourcing products from small and local vendors in the DC Metro Area. This includes everything from buying fresh vegetables and produce from local farmers to unique beverages from local breweries and treats from local bakeries. Most of these products are delivered fresh directly to our stores by the vendors themselves. Morning delivery hours are crucial for these vendors to deliver their products multiple locations each day.

We hope that the members of the Zoning Commission will consider these factors in their decision making and are looking forward to finalizing a lease shortly thereafter on what will be a remarkable project.

Warm Regards,

Frank Mowitz
Director of Real Estate
Harris Teeter

ZONING COMMISSION
District of Columbia
CASE NO.13-14B
EXHIBIT NO.38