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April 28, 2015

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. 14-01A (Jemal's Hecht's, LLC – PUD Modification and Related
Map Amendment)
20-Day Prehearing Submission

Dear Commissioners:

On behalf of Jemal's Hecht's LLC (the "Applicant"), we submit the following supplemental information 20 days in advance of the public hearing on the above-referenced case. We address below the issues raised by the Zoning Commission and the Office of Planning at the Commission's meeting on February 9, 2015, and the issues raised by Advisory Neighborhood Commission ("ANC") 5D since filing the Application.

1. Updated Architectural Drawings

As requested by the Zoning Commission and the Office of Planning, and as shown on Sheets 9-12 of the Architectural Drawings attached hereto as Exhibit A, the Applicant has provided additional renderings and perspectives of the proposed building.

The Applicant also updated the landscape plan for the modified PUD. As shown on Sheet 13 of the Architectural Drawings, the original PUD provided a circular driveway to the east of the historic warehouse building, which included a central ring of trees. As part of the PUD modification application, the Applicant proposed to modify the driveway and landscape configuration to provide a one-way driveway with ingress from Hecht Avenue and egress onto Okie Street. In reviewing the updated plans, DDOT expressed concerns regarding the lack of trees along the new driveway. In response, the Applicant will plant trees along the north and west sides of the driveway, coordinated with the retail and residential entrances, and along the sidewalk on all four sides of the new building (*see* Sheets 13-15 and 25 of the Architectural Drawings). The landscape plan also includes bioretention planters, permeable pavers, ground- and roof-level plantings, a green roof, and a greenscreen trellis.

2. Community Support

Over the past several months the Applicant has met with ANC 5D on several occasions. On September 9, 2014, at a duly noticed, regularly scheduled public meeting at which a quorum was present, ANC 5D voted unanimously to support the PUD modification. The ANC's letter in support is included as Exhibit 4G in the record. Several months later, on April 14, 2015, the Applicant presented the project to ANC 5D again, and again the ANC voted unanimously to support the project. A copy of the ANC's letter dated April 17, 2015, is attached hereto as Exhibit B.

3. Compliance with the Requirements of Section 3013

a. Additional information, reports or other materials (§ 3013.1(a))

The Applicant has no additional information or reports to provide at this time.

b. List of Witnesses to Testify at the Hearing (§ 3013.1(b) and (c))

As noted in its prehearing statement, the Applicant intends to call the following witnesses in support of its application:

- Paul Millstein of Jemal's CDC, LLC
- Kevin Sperry of Antunovich Associates Architects (expert in architecture)
- Erwin Andres of Gorove/Slade and Associates (expert in transportation)

Outlines of witness testimony and resumes of those witnesses to be qualified as experts have previously been submitted to the record and can be found at Exhibits 15C-15E.

c. Estimate of Time Needed to Present Case (§ 3013.1(g))

The Applicant expects to require 25 minutes to present its case to the Commission.

d. Property Owners within 200 Feet; Leaseholders (§ 3013.6)

A list of the names and addresses of property owners within 200 feet of the subject property was previously submitted to the Commission and can be found at Exhibit 15G to the record. There are no leaseholders associated with the property.

e. Certification of Compliance with PUD Submission Requirements

The undersigned further certifies that it has complied with all of the requirements of section 3013 of the Zoning Regulations.

4. **Conclusion**

Based on the materials of record, the additional information submitted herewith, and the testimony and evidence to be presented at the public hearing, the Applicant will demonstrate that the PUD modification meets the test for approval under the Zoning Regulations. We look forward to your consideration of this application.

Respectfully Submitted,



Norman M. Glasgow, Jr.
Jessica R. Bloomfield

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (w/enclosures, via Hand)
Karen Thomas, D.C. Office of Planning (w/enclosures, via Hand)
Anna Chamberlin, DDOT (w/enclosures, via Hand)
Advisory Neighborhood Commission 5D (w/enclosures, via U.S. Mail)
Kathy Henderson, ANC 5D Chair (w/enclosures, via U.S. Mail)