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June 19, 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. 14-19 (Consolidated PUD and Related Map Amendment @ Square 772, Lots 1, 2, 6, 7, 19, 801, and 801)

Dear Members of the Commission:

On behalf of M Street Development Group, LLC and Square 772 Development Group, LLC (together the “Applicant”), and pursuant to Section 3013.8 of the Zoning Regulations, we hereby submit the following supplemental prehearing information in support of the above-referenced Application.

I. Updated Architectural Plans and Elevations

As shown on the revised Architectural Plans and Elevations (the “Revised Plans”) attached hereto as Exhibit A, the project architects made a number of improvements to the design of the proposed building and have provided additional information requested by the Zoning Commission and the Office of Planning, including more information regarding the roof plan (Sheets A46-48) and details regarding the green roof area calculations (Sheet L07-10).

II. Comprehensive Transportation Review

Attached hereto as Exhibit B is a Comprehensive Transportation Review (“CTR”) prepared by Gorove/Slade Associates and submitted to the District Department of Transportation (“DDOT”) on May 22, 2015, as required by 11 DCMR § 3013.8. The CTR reviews the transportation aspects of the PUD and concludes that (i) the PUD will not have a detrimental impact to the surrounding transportation network, (ii) the proposed on-site parking is typical for new developments in the District, especially developments with multi-modal access, and (iii) the proposed loading facilities are adequate to serve the expected loading demand for the project.

The CTR also includes the Applicant's proposed transportation demand management ("TDM") measures, which include the following:

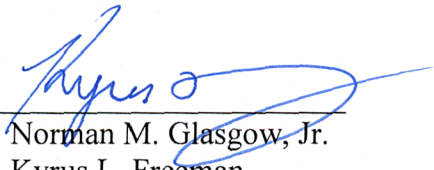
1. The Applicant shall designate a TDM coordinator who is responsible for organizing and marketing the TDM plan and will act as a point of contact with DDOT;
2. All parking on site will be priced at market rates at minimum, defined as the average cost for parking in a 0.25 mile radius from the site. All residential parking will be unbundled from the cost of leasing apartments or purchasing condos;
3. Move-in transportation packets will be distributed to each resident upon move-in that includes the following information:
 - a. Promotion of DDOT's goDCgo website,
 - b. Brochures on carsharing, ridesharing, and bikesharing programs,
 - c. Tips on apps and websites to use to navigate public transportation,
 - d. Maps for nearby bicycle trail routes and bicycle lanes,
 - e. Maps for Metrorail, Metrobus, and streetcar routes, and
 - f. Advice to efficiently maintain cars to maximize fuel efficiency;
4. Bicycle parking will be provided meeting existing regulatory minimums. The bicycle room will include a bike maintenance area with a bike bump and toolset; and
5. The residential building lobby will display transit and other alternative mode information using an electronic message board.

III. Listing of Public Benefits and Project Amenities

Attached hereto as Exhibit C is a listing of the public benefits and project amenities for the proposed development. The Applicant believes that the proposed public benefits and project amenities meet the applicable PUD evaluation standards in Section 2403 of the zoning regulations.

Thank you for your attention to these matters. We look forward to making a full presentation at the July 9, 2015, public hearing on this application.

Very truly yours,

By: 

Norman M. Glasgow, Jr.

Kyrus L. Freeman

Jessica R. Bloomfield

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Enclosures

cc: Advisory Neighborhood Commission 6C (with enclosures, Via U.S. Mail)
Tony Goodman, Single Member District 6C06 (with enclosures, Via U.S. Mail)
Stephen Cochran, D.C. Office of Planning (with enclosures, Via Hand)
Evelyn Israel, District Department of Transportation (with enclosures, Via Hand)