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September 8, 2015

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Zoning Commission Case No. 14-19 – Additional Information Requested Prior to Final Action & Response to NCPC Report

Dear Members of the Zoning Commission:

On behalf of M Street Development Group, LLC and Square 772 Development Group, LLC (the “Applicant”), we hereby submit the following: (i) information regarding the proposed mural on the building’s north elevation, as requested by the Zoning Commission at the July 30, 2015, public meeting on this matter, and (ii) revised roof plans and sections showing revisions made to a roof structure in response to the National Capital Planning Commission’s (“NCPC”) report on this matter.

1. Proposed Mural

As shown on Sheet A-01 of the architectural plan sheets attached hereto as Exhibit A, the Applicant proposes to incorporate a mural on the building’s north elevation, adjacent to 4th Street, N.E., in the areas identified on Sheet A-01.

Although the mural’s artist and design have not yet been selected, the Applicant has already identified several potential local artists through input from members of the community, including ANC 6C06 Commissioner Tony Goodman and the Washington Project for the Arts. The Applicant is also currently working with several local historians—Jane Freundel Levey, Sarah Shoenfeld, and Mara Cherkasky—to provide historical background and neighborhood context to inform the mural’s ultimate theme, content, and design. The Applicant will solicit artists through a request-for-qualifications process, and will select an artist and mural design prior to completion of the building’s construction. The mural will draw inspiration from existing murals located throughout the District, but will reflect the unique character and context of the building.

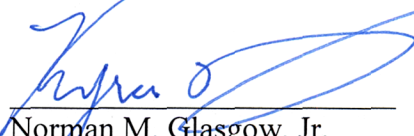
2. **Response to NCPC Report**

Pursuant to the District of Columbia Home Rule Act of 1973, as amended, 87 Stat. 790, Pub. L. No. 93-198, D.C. Code Section 1-201 *et seq.*, the Commission's proposed decision to approve the project was referred to NCPC on July 30, 2015. NCPC's report states that the project includes a "minimal violation of the penthouse setback requirements of the Act to Regulate the Height of Buildings [(the "Height Act")]" for the "northeast penthouse on the western section of the structure. *See* page 2 of the NCPC Report attached hereto as Exhibit B. The NCPC report states that this roof structure "is 16.12 feet above the maximum allowable roof height under the Height Act and thus should be set back a minimum of 16.12 feet from the building's exterior walls. On its east side, the penthouse is only set back 10.00 feet from the edge of an exterior wall... and thus it is in violation of the Height Act setback requirements." *Id.*

To address this issue, and as shown on Sheets A54-A56 of the architectural plan sheets attached hereto as Exhibit A, the Applicant has revised the northern-most penthouse to increase the setback along the eastern portion of the building so that the penthouse meets the 1:1 setback requirements of the Height Act. Specifically, the eastern portion of the penthouse is set back 11'-3" for the portion of the structure that is 11'-3" in height. The penthouse is also set back 16'-10" for the portion of the structure that is 16'-10" above the Height Act limit. The Applicant believes this revision resolves NCPC's concern, and that the project is now fully consistent with the setback requirements of the Height Act. The Applicant therefore requests that the Zoning Commission approve the project consistent with the revised roof plans.

Thank you for your attention to these matters.

Sincerely,



Norman M. Glasgow, Jr.
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Attachments

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