

# Holland & Knight

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## **VIA IZIS AND HAND DELIVERY**

Zoning Commission for the  
District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, D.C. 20001

**Re: Revised Streetscape Plan**  
**Z.C. Case No. 15-01A**  
**Consolidated PUD and Related Map Amendment @ Square 3587, Lot 4**

Dear Members of the Commission:

On behalf of Level 2 Development (the “Applicant”), owner of property located at 320 Florida Avenue, NE (Square 3587, Lot 4) (the “Property”), we hereby submit a revised streetscape and second level materials plan (the “Revised Streetscape Plan”) showing modifications to the proposed park on the Property. A copy of the Revised Streetscape Plan is attached hereto as Exhibit A.

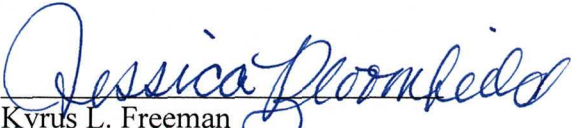
As described in the Applicant’s Minor Modification application statement (Exhibit 1) a significant component of the PUD’s approved public benefits was the creation of a public green space on District-owned land that abuts the Property to the west (the “Park”). The Park will be a landscaped public amenity on land that is currently overgrown with neglected trees and shrubbery and is littered with trash and debris. The Park will include community gardens, trees and planting areas, new light fixtures, lawns, seating areas, a public plaza, a widened sidewalk, and an ADA-accessible pedestrian path from Florida Avenue up to the abutting property line to the north for a future connection to Morse Street. *See* Z.C. Order No. 15-01, Finding of Fact No. 24.

As shown on the Revised Streetscape Plan, revisions to the streetscape include a smoother transitioning of the sidewalk to the underpass on the Park’s southwest corner and detectable warning paver strips at the loading curb cut intersections for pedestrian safety. The Revised Streetscape Plan also incorporates a bike channel into the stairs for walking bikes up and down the stairs through the Park. A precedent image of the bike channel is included on Sheet L-03b of Exhibit A. Grading notes and the property line have also been added for clarity.

The Applicant appreciates the Commission's considerate attention to these revisions and respectfully requests approval of its overall request for a minor modification to the plans approved in Z.C. Order No. 15-01.

Respectfully submitted,

HOLLAND & KNIGHT LLP

  
Kyrus L. Freeman  
Jessica R. Bloomfield

Enclosure

|     |                                     |                            |
|-----|-------------------------------------|----------------------------|
| cc: | Advisory Neighborhood Commission 5D | Via U.S. Mail; w/enclosure |
|     | Peta-Gay Lewis, SMD 5D01            | Via U.S. Mail; w/enclosure |
|     | Advisory Neighborhood Commission 6C | Via U.S. Mail; w/enclosure |
|     | Joel Lawson, Office of Planning     | Via Email; w/enclosure     |
|     | Megan Rappolt, Office of Planning   | Via Email; w/enclosure     |
|     | Ryan Westrom, DDOT                  | Via Email; w/enclosure     |