



FOULGER-PRATT

March 7, 2016

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

Re: Z.C. Case No. 15-22
Square 772N, Lot 803 (the "PUD Site")
301 FL Manager, LLC (the "Applicant")

Dear Zoning Commissioners:

On behalf of Foulger-Pratt Development, LLC, the owner of Lots 20-23 and 800 in Square 772 (the "Foulger-Pratt Site"), we support the Applicant's proposal to redevelop the PUD Site with a new mixed-use retail and residential building. The Foulger-Pratt Site is located directly across N Street from the PUD Site. We are also seeking approval from the Zoning Commission for a PUD and related Zoning Map amendment (*see* Z.C. Case No. 15-28) to construct a distinguished new mixed-use project on the south side of N Street, NE. Z.C. Case No. 15-28 was submitted to the Commission on October 30, 2015, and the Office of Planning submitted a report recommending set down of the application on January 29, 2016.

As part of the Applicant's public benefits and amenities package for the associated PUD, it proposes to make specific streetscape improvements to the north side of N Street, NE, between 3rd and 4th Streets, NE. As shown on the attached site plan, the proposed improvements include extending the sidewalk width, installing parklets with seating and sculptural elements, expanding green areas and enhanced landscaping, and providing short-term bicycle parking.

Advisory Neighborhood Commission ("ANC") 6C has been working closely with us and with the Applicant on the redevelopment of our adjacent sites. ANC 6C has specifically requested that Foulger-Pratt make the same streetscape improvements to the south side of N Street, NE, that the Applicant proposes to make to the north side of N Street, NE. We have discussed this option with the Applicant, ANC 6C, DDOT, and the Office of Planning, and we agree that a matching streetscape would complement our two developments and harmonize with the surrounding neighborhood. We therefore agree to propose a corresponding streetscape design in our PUD approval.

Sincerely,

Adam Davis, Vice President