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May 10, 2016

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. 15-22 -- Additional Supplemental Post-hearing Submission
Consolidated PUD & Related Map Amendment @ Square 772N, Lot 803**

Dear Members of the Commission:

On behalf of 301 FL Manager, LLC (the “Applicant”), we hereby submit the following information requested by the Zoning Commission at the May 9, 2016 public meeting. Specifically, the Zoning Commission requested that the Applicant confirm its commitment to install all of the proposed public space improvements on the north side of N Street, NE, between 3rd and 4th Streets, NE (the “N Street Improvements”) shown on Sheet A-1.0 of the Applicant’s supplemental architectural drawings, dated March 3, 2016 and included as Exhibit 35A in the case record.

In response, the Applicant hereby confirms that it will pay for the installation of all of the N Street Improvements adjacent to the Subject Property consistent with the N Street Improvements Plan included as Exhibit 35A in the case record and reattached hereto as Exhibit A. Thus, the Applicant proposes to revise the N Street proffer and requests that the following language be included in the Order approving the PUD:

3. Prior to the issuance of a certificate of occupancy for the building, the Applicant shall demonstrate to the Zoning Administrator that it has expended, or is otherwise in the process of expending, funds necessary for completion of the design, permitting, and construction of all of the improvements on the north side of N Street, NE, between 3rd and 4th Streets, NE, consistent with the N Street Improvements plan marked as Exhibits 35A and ___ in the record of this case. The N Street Improvements shall include:
 - a. Extend the sidewalk width along the north side of N Street, NE, between 3rd and 4th Streets, NE, a minimum of two feet, with the final sidewalk width to be subject to DDOT and utility agency approvals;
 - b. Install enhanced landscaping along the north side of N Street, NE, between 3rd and 4th Streets, NE, which will include oak trees, landscaped beds, drought-

ZONING COMMISSION
District of Columbia
CASE NO.15-22
EXHIBIT NO.42

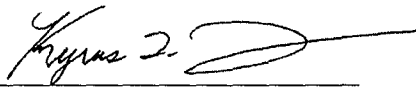
tolerant shrubs, ornamental grasses, and perennials, with the final design and location of the enhanced landscaping to be subject to DDOT and utility agency approvals;

- c. Install short-term bike racks on the north side of N Street, NE, between 3rd and 4th Streets, NE, with the final design, number, and location of the bike racks to be subject to DDOT and utility agency approvals;
- d. Install parklets along the north side of N Street, NE, between 3rd and 4th Streets, NE, that will expand public space along the N Street sidewalk and provide seating areas for pedestrians, with the final design, programming, and location of the parklets to be subject to DDOT and utility agency approvals;
- e. Install bulb-outs or other comparable traffic calming features on the north side of N Street, NE, between 3rd and 4th Streets, NE to discourage vehicular traffic on N Street, with the final design and location of the bulb-outs or other traffic calming features to be subject to DDOT and utility agency approvals; and
- f. Decrease the cart path width of N Street, NE, between 3rd and 4th Streets, NE, or install comparable cart path design features having the same effect, with the final design and dimension of the cart path width subject to DDOT and utility agency approvals.

The Applicant believes that the revised proffer language provides sufficient assurance that the Applicant will pay for the installation of all of the N Street Improvements shown on the plan on the north side of N Street, NE adjacent to the Subject Property.

We believe that the Applicant has addressed the outstanding information requested by the Zoning Commission, and we look forward to the Zoning Commission's final consideration of this project at the May 12, 2016 public meeting.

Very truly yours,

By: 

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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)
Jennifer Steingasser, D.C. Office of Planning (with enclosures, Via U.S. Mail)
Jonathan Rogers, District Department of Transportation (with enclosures, Via U.S. Mail)