

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Christine M. Shiker
(202) 457-7167
christine.shiker@hklaw.com

Jessica R. Bloomfield
(202) 469-5272
Jessica.bloomfield@hklaw.com

November 15, 2022

VIA IZIS

Zoning Commission
of the District of Columbia
441 4th Street, NW - Suite 210
Washington, DC 20001

**Re: Applicant's Response to DDOT Report
Z.C. Case No. 22-28 - Design Review
1100 South Capitol Street, SE (Square 698, Lots 814 and 817)**

Dear Members of the Zoning Commission:

On behalf of 1100 SOUTH CAPITOL, LLC (the "Applicant"), we hereby submit this letter in response to the DDOT Report filed in the case record on November 7, 2022 (Exhibit 14).

The DDOT Report stated no objection to approval of the application with two conditions. As set forth below, the Applicant agrees to both of DDOT's conditions.

- DDOT Condition 1:** The Applicant should implement the Transportation Demand Management ("TDM") plan as proposed in the October 3, 2022, Comprehensive Transportation Review ("CTR") (Exhibit 11A) for the life of the project, unless otherwise noted, with identified revisions. The Applicant has continued to work with DDOT on the TDM and has incorporated the requests into the new TDM plan, attached as Exhibit A, which is intended to replace and supersede the TDM plan included in the Applicant's CTR (Exhibit 11A).
- DDOT Condition 2:** Language should be included in the final order approving the project allowing for flexibility in the design of the 15-foot setback area along South Capitol Street on private property to comply with and account for any adjustments to DDOT's South Capitol Streetscape Project.

The Applicant agrees with this condition and recommends the following language be included as a condition in the final order:

Select Site Improvements: To vary the location, attributes, and general design of the site improvements located within the 15-foot setback of the Subject Property along South

Capitol Street, SE, to accommodate adjustments to the streetscape design based on DDOT's South Capitol Streetscape Project.

The DDOT report also acknowledged the Project's proposed creation of a pick-up/drop-off ("PUDO") zone on L Street, and noted that the Applicant should work with DDOT during permitting to refine the zone size and determine specific signage and curbside restrictions. The Applicant agrees that it will continue to work with DDOT and its Curbside Management Division on finalizing the details for the PUDO and short-term loading zones on L Street as the project moves forward.

Finally, the DDOT report referenced the heritage tree located in the public space south of the site. The Applicant's team has already met with the Ward arborist, and construction on the site will be in accordance with a tree preservation plan.

The Applicant appreciates the Commission's continued review of this application.

Sincerely,

HOLLAND & KNIGHT, LLP



Christine M. Shiker.



Jessica R. Bloomfield

Attachment

cc: Certificate of Service
Joel Lawson, Office of Planning (via email, with attachment)
Steve Cochran, Office of Planning (via email, with attachment)
Aaron Zimmerman, DDOT (via email, with attachment)
Edward Daniels, ANC 6D Chair (via email, with attachment)
Jared Weiss, ANC 6D02 (via email, with attachment)
Marjorie Lightman, ANC 6D01 (via email, with attachment)
Ronald Collins, ANC 6D03 (via email, with attachment)
Andy Litsky, ANC 6D04 (via email, with attachment)
Fredrica Kramer, ANC 6D05 (via email, with attachment)
Rhonda Hamilton, ANC 6D06 (via email, with attachment)

CERTIFICATE OF SERVICE

I hereby certify that on November 15, 2022, a copy of the foregoing letter and updated TDM plan were served on the following by email:

Ms. Jennifer Steingasser
District of Columbia Office of Planning
jennifer.steingasser@dc.gov

Advisory Neighborhood Commission 6D
6d@anc.dc.gov


Jessica R. Bloomfield