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December 13, 2016

Sharon Schellin, Secretary
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: Application of Poplar Point RBBR LLC (“Applicant”) for Approval of a First-Stage Planned Unit Development and Zoning Map Amendment for Lots 97, 1025-1031, 1036, and 1037 in Square 5860 and Lot 91 in Square 5861 (the “Property”)

Dear Ms. Schellin:

On behalf of the Applicant, enclosed please find two copies of an application for first-stage approval of a Planned Unit Development (“PUD”) and related Zoning Map Amendment for the above-referenced Property, along with ten copies of the plans. The proposed PUD and map amendment will facilitate the redevelopment of the Property into a mixed-use office, residential, and retail project in Poplar Point.

The Application was filed electronically through the Interactive Zoning Information System (IZIS) on December 13, 2016. The application packages filed online and enclosed herein meet the filing requirements detailed in Subtitle Z, Chapter 3 of the Zoning Regulations, and include the completed application forms, copy of the notice of intent to file the PUD that was mailed to surrounding property owners and parties (with certification of mailing and list of property owners), detailed architectural drawings, plans, and elevations of the proposed project (which include photographs of the existing property), and a map depicting the current and proposed Zone Districts for the property and surrounding area.

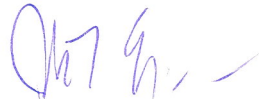
Also attached to this letter are two sets of preprinted labels for the surrounding property owners and parties, and a check for \$1,300, which represents the filing fee in this matter.

December 13, 2016

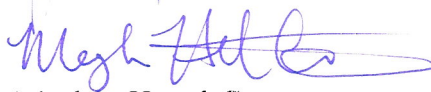
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Please feel free to contact John at (202) 721-1108 or Meghan at (202) 721-1138 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Sincerely,



John T. Epting



Meghan Hottel-Cox

JTE/mhc

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on December 14, 2016.

Jennifer Steingasser
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Jonathan Rogers
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003

ANC 8A (6 copies)
2100-D Martin Luther King Jr. Avenue SE
Washington, DC 20020

Tina L. Fletcher – ANC SMD 8A06
1340 Talbert Ct. SE #A
Washington, DC 20020

ANC 8C (6 copies)
3125 MLK Jr. Avenue, SE
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Jeffrey McCoy – ANC SMD 8C01
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Washington, DC 20032



Meghan Hottel-Cox