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August 31, 2012

VIA HAND DELIVERY

Mr. Anthony J. Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

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Re: Zoning Commission Case No. 04-14B: Supplemental Submission for 25 Potomac Avenue, SE (Square 708, Lot 14)

Dear Chairperson Hood and Members of the Commission:

The Applicant in the above-referenced case hereby supplements its pre-hearing statement, filed on April 30, 2012, with the enclosed information pursuant to Section 3013.8 of the District of Columbia Municipal Regulations. Enclosed herein are the following:

- Updated architectural plans (Exhibit A);
- Expert resumes and outlines of witness testimony (Exhibit B); and
- LEED Scorecard (Exhibit C).

Updated Architectural Plans

Attached as Exhibit A are updated architectural plans, including a series of perspectives that depict the activity on the Property. It also includes updated landscaping plans that respond to comments from the District Department of Transportation concerning the bicycle trail. As noted in the April 30, 2012, submission, the Applicant has added approximately 12,000 square feet of interior retail space to the original plan and over 16,000 square feet of exterior retail space to the site plan. In the first phase alone, the Applicant is providing over 6,000 square feet of additional interior retail space and over 8,000 square feet of exterior retail space. Additionally, the Applicant is no longer seeking approval to treat a portion of the retail space as "FLEX" space, but will dedicate the space in its entirety to retail at the outset.

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The Applicant has also refined the architectural details of the Phase One residential building, which are depicted in the renderings included in this package. As noted in the April submission, the Applicant has made some significant changes to the architectural features of the first phase, as well as the overall site plan. The final product is a project that relates to its unique context and capitalizes on its prominent location.

Community Outreach

The Applicant has met with the Advisory Neighborhood Commission and has maintained an open dialogue with the Single Member District representative. The ANC is scheduled to take action on the application on September 10, 2012.

Presentation

The Applicant will require 60 minutes for its presentation to the Commission. It will present five witnesses: (1) Marius Radulescu, an expert in architecture; (2) Donald Hoover, an expert in landscape architecture; (3) Robert Schiesel, an expert in traffic engineering; (4) David de Villiers, Jr, a representative of the property owner; and (5) Frederick Rothmeijer, a representative of MRP. Resumes for the expert witnesses are attached as Exhibit B as well as outlines of witness testimony.

Conclusion

Riverfront on the Anacostia creates a sense of place on an underutilized property in a burgeoning neighborhood in Southeast DC. The first phase capitalizes on the resources that surround it, including the Anacostia River and the Ballpark, to establish the location as not only a premier residential site, but as a new dining destination for residents and visitors to the city. It exemplifies refined architecture, design, and high-quality materials and will be an asset to Ward 6.

The Applicant looks forward to presenting this application to the Commission at the public hearing scheduled for September 20, 2012. It believes that the proposal satisfies the requirements of Chapter 24 and that it is in the best interests of the community, as well as the District.

Sincerely,



Allison C. Prince



Christine A. Roddy

Certificate of Service

I hereby certify that a copy of the foregoing document has been sent by hand delivery or first class mail to the following addresses on August 31, 2012:

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