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**From:** LeGrant, Matt (DCRA) [mailto:matthew.legrant@dc.gov]  
**Sent:** Wednesday, October 26, 2016 2:01 PM  
**To:** Batties, Leila M J (WAS - X72583) <Leila.Batties@hkllaw.com>  
**Subject:** RE: Washington Gateway PUD / Florida & NY Avenue, NE / Meaningful Connection Through Bicycle Lobby  
**Importance:** High

Leila Batties-

By means of this email I agree with the analysis and summary below, and as shown on the attached plans, and specifically that the atrium/bike lobby between the north and south towers constitutes a meaningful connection such that they are considered one building.

Please let me know if you have any further questions.

Matthew Le Grant  
Zoning Administrator- DCRA  
1100 4<sup>th</sup> ST SW, Washington DC  
202 442-4652  
[Matthew.legrant@dc.gov](mailto:Matthew.legrant@dc.gov)

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**From:** [Leila.Batties@hkllaw.com](mailto:Leila.Batties@hkllaw.com) [mailto:Leila.Batties@hkllaw.com]  
**Sent:** Monday, October 24, 2016 2:00 PM  
**To:** LeGrant, Matt (DCRA)  
**Subject:** FW: Washington Gateway PUD / Florida & NY Avenue, NE / Meaningful Connection Through Bicycle Lobby  
**Importance:** High

Good afternoon, Matt.

I hope that you had a good weekend.

In its setdown report for ZC Case No. -06-14D, OP requested your confirmation of the email below. Can you please provide as soon as possible? We intend to file our prehearing statement on Wednesday, so it would be ideal to have by then.

Thanks,  
Leila

**Leila Batties | Holland & Knight**  
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Holland & Knight LLP  
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From: Batties, Leila M J (WAS - X72583)  
Sent: Friday, May 06, 2016 5:00 PM  
To: LeGrant, Matt (DCRA) <[matthew.legrant@dc.gov](mailto:matthew.legrant@dc.gov)>  
Cc: Cochran, Stephen (OP) <[stephen.cochran@dc.gov](mailto:stephen.cochran@dc.gov)>; Matthew Robinson <[mrobinson@mrprealty.com](mailto:mrobinson@mrprealty.com)>  
Subject: Washington Gateway PUD / Florida & NY Avenue, NE / Meaningful Connection Through Bicycle Lobby

Good afternoon, Matt.

This email is a follow up to our meeting on Wednesday, April 27<sup>th</sup>, where we discussed the proposed modification of Phase 2 of the Washington Gateway PUD, and requested confirmation that the multi-story atrium/bike lobby proposed between the North Tower (residential) and South Tower (office) establishes a meaningful connection between the towers such that they can be considered a single building. A copy of the relevant architectural drawings/plans reviewed during the meeting are attached.

The atrium is a significant feature of the PUD that will function as a connector between the Metropolitan Branch Trail (MBT) and the plaza in the center of the project. Located within the South Tower, the atrium will serve as a special place dedicated to the pedestrians and urban cyclists. The North Tower will have a direct connection to the atrium on the second floor with is the same level as the MBT trail. By connecting the trail to the plaza (east/west) and connecting the North and South Towers (in the north/south direction) the atrium will create a meaningful space for the various users of the towers and the community to interact.

In light of the foregoing and based on your review of the attached plans, you determined that the atrium/bike lobby between the north and south towers constitutes a meaningful connection such that they are considered one building.

Your reply confirming that this communication accurately reflects our discussion is greatly appreciated.

Best Regards,

**Leila Jackson Batties | Holland & Knight**

Partner

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