

July 28, 2016

**VIA ONLINE FILING**

Anthony J. Hood, Chairman  
Zoning Commission for the District of Columbia  
441 Fourth Street, NW, Suite 210S  
Washington, DC 20001

**Re: Zoning Commission Case No. 15-15 – Application of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C. to the D.C. Zoning Commission for a Consolidated Planned Unit Development and Related Zoning Map Amendment for 1500 Harry Thomas Way, NE (Square 3576, Lot 814) and 1611-1625 Eckington Place, NE (Square 3576, Lots 2001-2008) (the “Property”) – Response regarding Maker Definition**

Dear Chairman Hood and Commissioners:

On behalf of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C. (collectively, the “**Applicant**”), the applicants in Zoning Commission Case No. 15-15, we hereby respectfully submit updated language for an update to the definition of “maker” space in the draft Order. Such updated language results from the relevant discussion at the Zoning Commission’s Public Meeting on July 25, 2016 and further discussions between the Applicant, the Office of Planning (“**OP**”), and the Office of the Attorney General (“**OAG**”). The Applicant proposes to modify the relevant language of Condition B11 of the Order as follows (edits are noted in bold and italics below):

B11. Prior to the issuance of the first commercial Certificate of Occupancy for the Western Parcel, the Applicant shall provide evidence that it has subsidized or provided a reduction in rent (or otherwise financially assisted, or will so financially assist) equivalent to \$10.00 per square foot (below then-current market rents) for innovative retail or “maker” uses the commercial areas on the first floor (and related optional mezzanine) for initial lease up of such space, for a minimum of 10,000 gross square feet. Such evidence shall be in the form of a letter from the Applicant and/or the tenant submitted to the Zoning Administrator certifying to

the current market rent for the commercial space in the Project, the amount of such reduction in rent, and that the reduction is for the initial lease up term of such space. “Maker” uses shall consist of a use within the following use list: production, sale, *and/or* distribution, ~~and/or consumption~~ of food and beverages (*provided that the on-site consumption of food and beverages shall be permitted only as an accessory use of such production, sale, and/or distribution user*); small-scale production and repair of goods and related sales; media/communications production and distribution; arts and entertainment; traditional crafts and trades; *specialty sports and* recreation uses (*not including traditional gyms or fitness clubs*); engineering and design; and technology design and production.

OP has indicated to the Applicant that it is in agreement with the above proposed language.

The Applicant appreciates the Commission's review of this project. If you have any questions regarding this application, please feel free to contact Jeff at 202-721-1132.

Respectfully submitted,

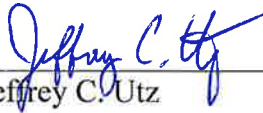


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Jeffrey C. Utz

## Certificate of Service

I certify that on July 28, 2016, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.

  
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Jeffrey C. Utz

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