

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

KYRUS L. FREEMAN
202-862-5978
kyrus.freeman@hklaw.com

February 2, 2016

VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Z.C. Case No. 15-22 - Applicant's Supplemental 20-day Prehearing Filing Consolidated PUD & Related Map Amendment @ Square 722N, Lot 803

Dear Members of the Commission:

On behalf of 301 FL Manager, LLC (the "Applicant"), and pursuant to 11 DCMR § 3013.8 of the Zoning Regulations, we hereby submit the following information in support of the above-referenced Application:

I. Revised Architectural Plans and Elevations

Attached hereto as Exhibit A are revised Architectural Plans and Elevations (the "Plans") which include additional renderings of the building and further details regarding the proposed building materials. The Plans included as Exhibit A replace those previously submitted to the record at Exhibit 6A1-6A5.

II. Comprehensive Transportation Review

Attached hereto as Exhibit B is a Comprehensive Transportation Review ("CTR") prepared by Gorove/Slade Associates and submitted to the District Department of Transportation ("DDOT") on January 8, 2016. The CTR concludes that the requested parking flexibility will not cause any detrimental impacts due to the existing network of transit, bicycle, and pedestrian facilities surrounding the site, combined with the implementation of an extensive transportation demand management ("TDM") plan. The TDM plan includes designation of a TDM coordinator, Residential Parking Permit restrictions, a marketing program, transportation incentives, bicycle amenities, and ride-matching/ridesharing programs. The CTR also includes a loading management plan, and concludes that the requested loading flexibility will not cause any detrimental impacts.


III. Draft Escrow Agreement

Attached hereto as Exhibit C is a draft Escrow Agreement detailing the Applicant's commitment to contribute \$125,000.00 to support the construction of enhanced pedestrian improvements and the creation of a pedestrian-oriented plaza on N Street, NE, between Florida Avenue, NE to the east and 3rd Street, NE to the west.

Thank you for your attention to these matters. We look forward to making a full presentation at the February 22, 2016, public hearing on this application.

Very truly yours,

By:


Kyrus L. Freeman
Jessica R. Bloomfield
800 17th Street, N.W. #1100
Washington, DC 20006
(202) 955-3000

cc: Advisory Neighborhood Commission 6C (with enclosures, Via U.S. Mail)
Tony Goodman, Single Member District 6C06 (with enclosures, Via U.S. Mail)
Stephen Gyor, D.C. Office of Planning (with enclosures, Via Hand)
Jonathan Rogers, District Department of Transportation (with enclosures, Via Hand)