

November 15, 2016

VIA IZIS

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 16-02 – Applicant’s Supplemental Submission

Dear Chairman Hood and Members of the Commission:

The above-referenced case was rescheduled for a public hearing on November 29, 2016 so that the Applicant could update its plans as a result with a compromise with nearby property owners who applied for party status in opposition. This letter and the attached plans supplement and replace, where indicated, those previously filed with the Commission.

1. Updated Comprehensive Transportation Review (CTR)

The Applicant updated its CTR to account for the realigned 1st Street and retail corridor (see below). The updated analysis is included in Exhibit A. Only the attachments (A & B) to the updated CTR that also changed are included. Attachments C to F are unchanged and are already included in the record as Exhibits 19C – 19F.

2. Updated Plans

The plans and drawings attached in Exhibit B (the “Plans”) include updates and changes since the pre-hearing submission on October 13, 2016. Changes to the Plans include the following:

- The Applicant adjusted 1st Street along the east side of the stadium to allow a retail corridor along it, particularly along the west side of the street. First Street will be a private two lane road with parking on each side between Potomac Avenue and S Street, SW.

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- The stadium will include approximately 14,000 square feet of retail attached to its east side along 1st Street.
- Additional future retail will be added along the east side of 1st Street between 1st Street and the Pepco substation (south of S Street).
- The building along the south side of the stadium has been reimagined and reoriented and will include a retail space (approximately 3000 square feet) at its southeast corner. The bike valet will remain at the building's southwest corner.
- The public plaza northeast of the stadium has been completely reimagined and now includes a public park on its east side that will occupy nearly half of the plaza.
 - The park will be landscaped and terraced to create an inviting experience.
 - The plaza will include features, such as a speed table, to make a more pleasant pedestrian experience.
 - Because of the 1st Street adjustment, more of the plaza will be west of 1st Street.
- The stadium will include a new public entry point at S and 1st Streets. The entry point at the corner of T and 2nd Streets has been eliminated.

Otherwise, the overall stadium design and materials remain the same.

If you have any additional questions, please feel free to contact us.

Sincerely,

/s/ Phil Feola
Phil T. Feola

/s/ Cary Kadlecek
Cary R. Kadlecek

Attachments