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October 7, 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. 16-10 - Applicant's Supplemental 20-day Prehearing Filing
EAJ 400 Florida Avenue, LLC – Consolidated PUD & Related Map Amendment
@ Square 3588**

Dear Members of the Commission:

On behalf of EAJ 400 Florida Avenue, LLC (the “Applicant”), and pursuant to 11 DCMR § 3013.8 of the 1958 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 replace and supersede the architectural drawings previously submitted to the record at Exhibits 3A, 13 and 17H. The Plans have been updated based on feedback from Advisory Neighborhood Commissions (“ANCs”) 5D and 6C, the Office of Planning, DDOT, and members of the surrounding community. The Applicant has made the following changes to the Plans since its previous filing:

- Updated the facade design and use of materials for the residential portion of the building;
- Added more retail and entrances along all street frontages (4th and 5th Streets and Florida Avenue) to enliven the public space and improve the pedestrian experience;
- Provided more detail on the proposed landscape design and streetscape improvements;
- Incorporated precedent images indicating the aesthetic inspiration for the hotel portion of the building;
- Provided an “Option B” for the building’s east elevation, which shows this elevation if the proposed code modification is not approved;
- Confirmed that the penthouse is setback at least 1:1 in all locations, except for the mechanical space; and
- Prepared more renderings, views, and perspectives of the building and the surrounding streetscape.

II. Information on MOB Hotels

As shown on the materials attached hereto as Exhibit B, the operator for the hotel portion of the building will be MOB Hotels, which is an international brand making its United States debut at the PUD Site. The mission of MOB Hotels is to create an affordable, social, intellectually stimulating, and fun hotel experience, where the hotel can be a local community center that provides healthy eating options in an eclectic atmosphere. The proposed hotel will include active ground floor spaces, an art gallery, office space devoted to supporting start-up companies, and a restaurant, bar, and outdoor terrace, all of which will be open to the public.

III. Updated Public Benefits and Amenities

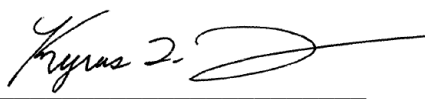
The Applicant has continued to work with ANCs 5D and 6C, residents of the surrounding community, and the Office of Planning to further develop the public benefits and project amenities associated with the PUD. The Applicant's list of proposed public benefits is attached hereto as Exhibit C.

IV. Comprehensive Transportation Review

Attached hereto as Exhibit D is a Comprehensive Transportation Review ("CTR") report prepared by Gorove/Slade Associates and submitted to the District Department of Transportation ("DDOT") on September 12, 2016. The CTR concludes that the PUD will not have a detrimental impact to the surrounding transportation network assuming that all planned site design elements are implemented. The CTR report includes a transportation demand management ("TDM") plan, which incorporates strategies to reduce and redistribute travel demand.

Thank you for your attention to these matters. We look forward to making a full presentation at the October 27, 2016, public hearing on this application.

Very truly yours,

By: 

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Enclosures

cc: Advisory Neighborhood Commission 5D (with enclosures, via U.S. Mail)
Peta-Gay Lewis, ANC 5D01 (with enclosures, via U.S. Mail)
Tony Goodman, ANC 6C06 (with enclosures, via U.S. Mail)
Matt Jessick, D.C. Office of Planning (with enclosures, Via Hand)
Evelyn Israel, District Department of Transportation (with enclosures, Via Hand)