

# Holland & Knight

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April 28, 2020

## **VIA EMAIL**

Mr. Stephen Cochran  
District of Columbia  
Office of Planning  
1100 4<sup>th</sup> Street, SW – Suite E650  
Washington, DC 20001

**Re: ZC Case No. 20-06 / 1333 M Street, SE  
First-Stage PUD, Consolidated PUD, and Related Map Amendment  
Revised Section and Public Space Improvements Exhibit**

Dear Mr. Cochran:

As a follow up to our most recent discussions regarding the above-referenced PUD application, attached please find (1) a revised Sheet A-2-4 for the Consolidated PUD Plans for Phase 1 of the PUD and (2) a public space improvements plan. These items are submitted in support of the Office of Planning's set down report to the Zoning Commission.

### **I. Revised Architectural Drawing**

Sheet A-2-4 of the plans for the Consolidated PUD was revised to depict the parking structure below the East Tower and the West Tower, which will be constructed in Phase 1 of the project.

### **II. Public Space Improvements / Pud Benefits & Amenities**

The public space improvements plan demarks the boundary between the public and private space and organizes the improvements that will be constructed in the public space as follows: (1) M Street, (2) Virginia Avenue, (3) the Arrival Plaza to the west of Building 1, (4) the Waterfront Plaza at the terminus of Virginia Avenue, (5) the 14<sup>th</sup> Street Corridor Plaza, and (6) the Lower Retail Promenade along Water Street.

The improvements planned in the public space are among the PUD benefits and amenities as discussed, generally, below.

M Street. The Applicant will relocate the Anacostia Bike Trail to the north side of M Street in order to provide a better connection to the existing trail to west. The Applicant will also reconstruct the bike trail to DDOT's current standard width of 10 feet.

Virginia Avenue. The Applicant will re-establish Virginia Avenue and construct the roadway to current DDOT standards and will include bioretention facilities.

Arrival Plaza. The Arrival Plaza will be improved with an expansive green lawn and function as a pedestrian promenade and plaza. The Applicant proposes to maintain the improvements in the Arrival Plaza for the life of the project.

Waterfront Plaza. The Waterfront Plaza at the terminus of Virginia Avenue will include a monumental staircase and accessible walkways, and is designed to accommodate outdoor dining, small gatherings, art fairs, a farmers' market and other similar community activities. The Applicant proposes to maintain the improvements in Waterfront Plaza for the life of the project.

14<sup>th</sup> Street Corridor Plaza. The 14<sup>th</sup> Street Corridor Plaza is designed to provide connectivity between the proposed Southeast Boulevard Pedestrian Bridge and the lower Retail Promenade and Water Street. The Applicant proposes to maintain the connectivity for the life of the project.

Lower Retail Promenade. The Lower Retail Promenade will be improved with a great lawn and provide access to Water Street and the Anacostia Bike Trail. The Applicant proposes to maintain the Lower Retail Promenade for the life of the project.

The construction and maintenance of the improvements in public space are subject to DDOT review and approval. DDOT's Public Space Committee granted concept approval for similar improvements for the PUD previously approved for the project. Upon set down of the application by the Zoning Commission, the Applicant will have discussions with DDOT specific to concept approval for the public space improvements planned for the current PUD.

Please note that the Applicant has been working with DDOT in its review of the zoning application. The Applicant met with DDOT on February 26th to review the project. Subsequently, on March 20<sup>th</sup>, the Applicant's traffic consultant submitted DDOT's required scoping form and received comments from DDOT on April 24th. After addressing DDOT's comments regarding the scope for the Comprehensive Transportation Review (CTR), the Applicant's traffic consultant will prepare a CTR for the project, which will be filed at least 45 days prior to the public hearing on the application.

Mr. Stephen Cochran  
Office of Planning  
April 28, 2020

Thank you for your considerate attention to this matter. We trust this information is helpful in your review of the application. Please do not hesitate to contact us with any follow up questions or concerns.

Sincerely,

HOLLAND & KNIGHT LLP

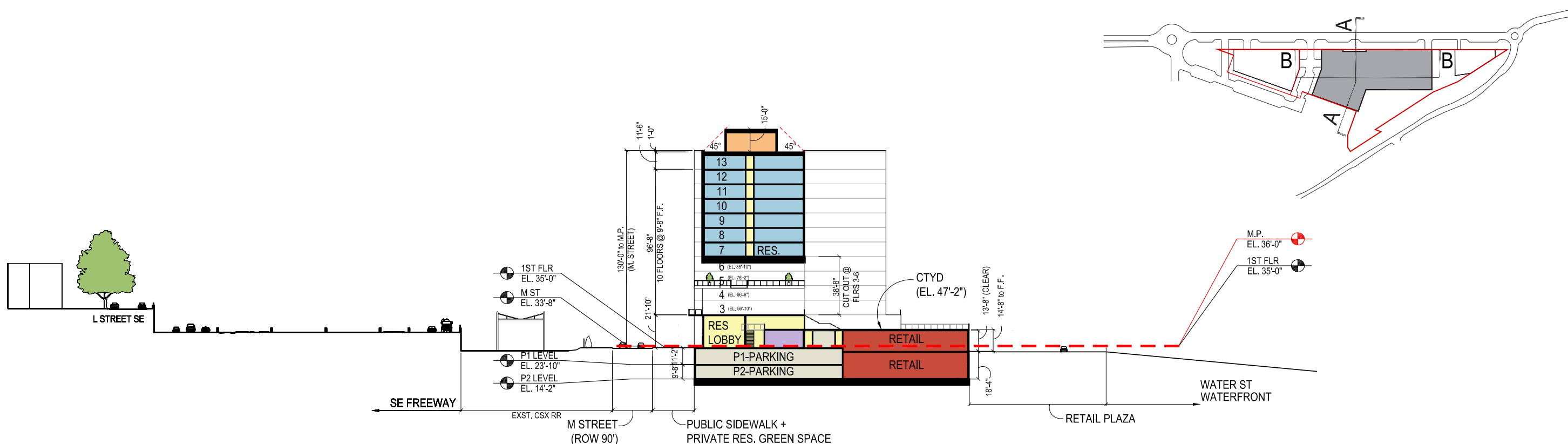


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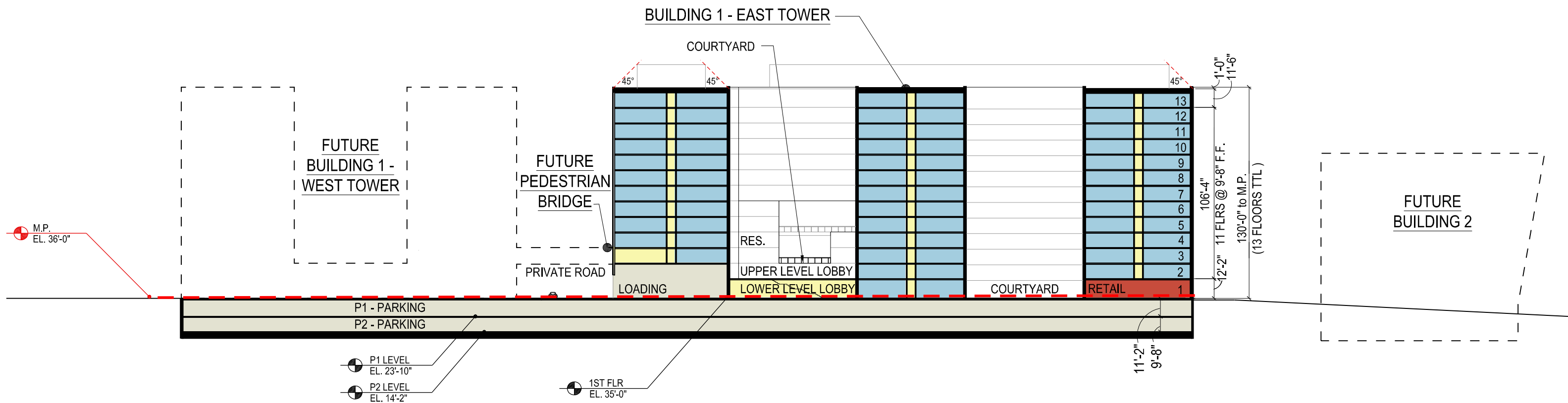
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Enclosures (2)

cc: Ms. Jennifer Steingasser, D.C. Office of Planning  
Mr. Joel Lawson, D.C. Office of Planning  
Ms. Anna Chamberlin, DDOT  
Mr. Aaron Zimmerman, DDOT



1 SECTION A-A  
SCALE: 1/60=1'-0"



2 SECTION B-B  
SCALE: 1/60=1'-0"



