GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

February 10, 2014

Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP
800 17th Street, N.W., Suite 1100
Washington, DC 20006

Re: Development on Lot 260, Square 672 - Layered/Stacked Courts

Dear Mr. Sher:

This is to confirm the substance of our discussions on October 9, 2013, regarding the proposed development of property located in the north half of Square 672, aka 1250 First St NW. The north half of the square is bounded by N Street to the north, First Street to the east, Patterson Street to the south and North Capitol Street to the west in Northeast Washington. The development site is known Record Lot 260 in Square 672 ("Subject Property").

The Subject Property is zoned C-3-C and is located within the North Capitol Receiving Zone for transferable development rights ("TDRs"). You presented to me plans showing a portion of the development at the northeast portion of the Subject Property. This plan, a copy of which is attached, shows a combination of residential and non-residential uses with open space in the center.

The project will incorporate a non-rectangular open court. Section 776.3 provides that when a court is provided for a building devoted to residential uses, the width of court shall be a minimum of 4 inches per foot of height, measured from the lowest level of the court to that elevation; provided, that in no case shall the width of court be less than fifteen feet (15 ft.).

You informed me that this court has a lower and upper courtyard within it, which we refer to as stacked or layered courts. Based on Sheet 1 of the attached Court Diagram Plans, the lower court starts at Elevation 52.50' and has a height of the court that is 20.5 feet. Based on the height of court, the required width is 15 feet. Because the court is a non-rectangular court, the width of court may be measured as the diameter of the largest circle that can be inscribed in a horizontal plane within the court. According to Sheet 1 of the attached Court Diagram Plans, the width of the lower court is 52.67 feet.

Based on Sheet 2 of the attached Court Diagram Plans, the upper court starts at Elevation 69.5' and has a height of court that is 115 feet. Based on the height of court, the required width is 38.33 feet. Because the court is a non-rectangular court, the width of court may be measured as the diameter of the largest circle that can be inscribed in a horizontal plane within the court. According to Sheet 2 of the attached Court Diagram Plans, the width of the upper court is 72 feet.

Based on these calculations, I would approve the upper and lower courts as in compliance with the minimum width requirements of Section 776 of the Zoning Regulations. In addition, the Court Diagram Plans show two architectural building recesses having a depth of 15 feet and a width of 27 feet. As noted on the Court Diagram Plans, these areas are court niches. The niches comply with the requirements of Section 776 of the Zoning Regulations.

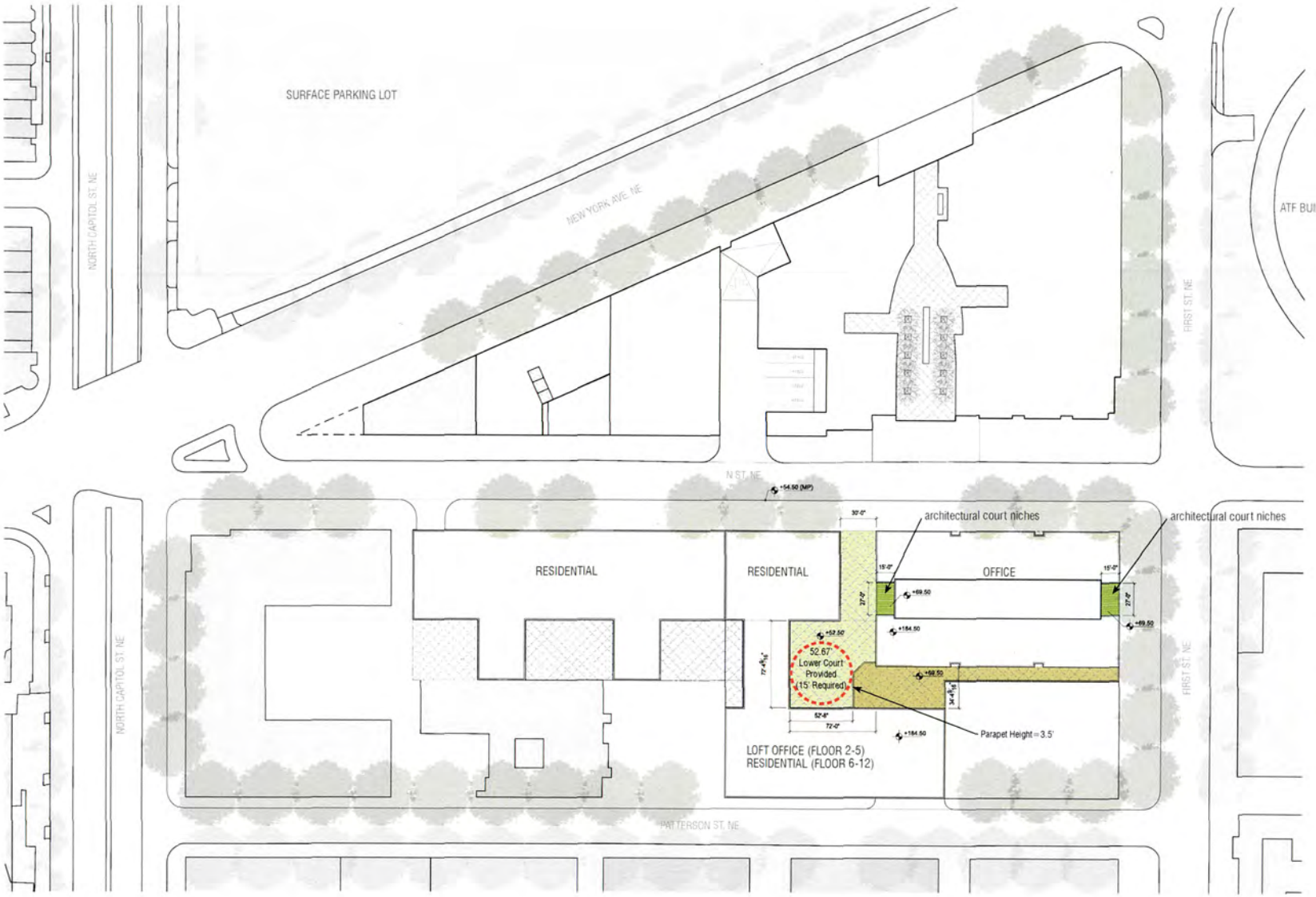
I believe that I have addressed the issues which we discussed and agreed upon. Please let me know if you have any further questions.

Sincerely,

Matthew Le Grant
Zoning Administrator

Attachments: Court Diagram Plans

File: Det Let re 1250 First St NW to Sher 2-10-14



CAPITOL POINT--MASTER PLAN

THE JBG COMPANIES

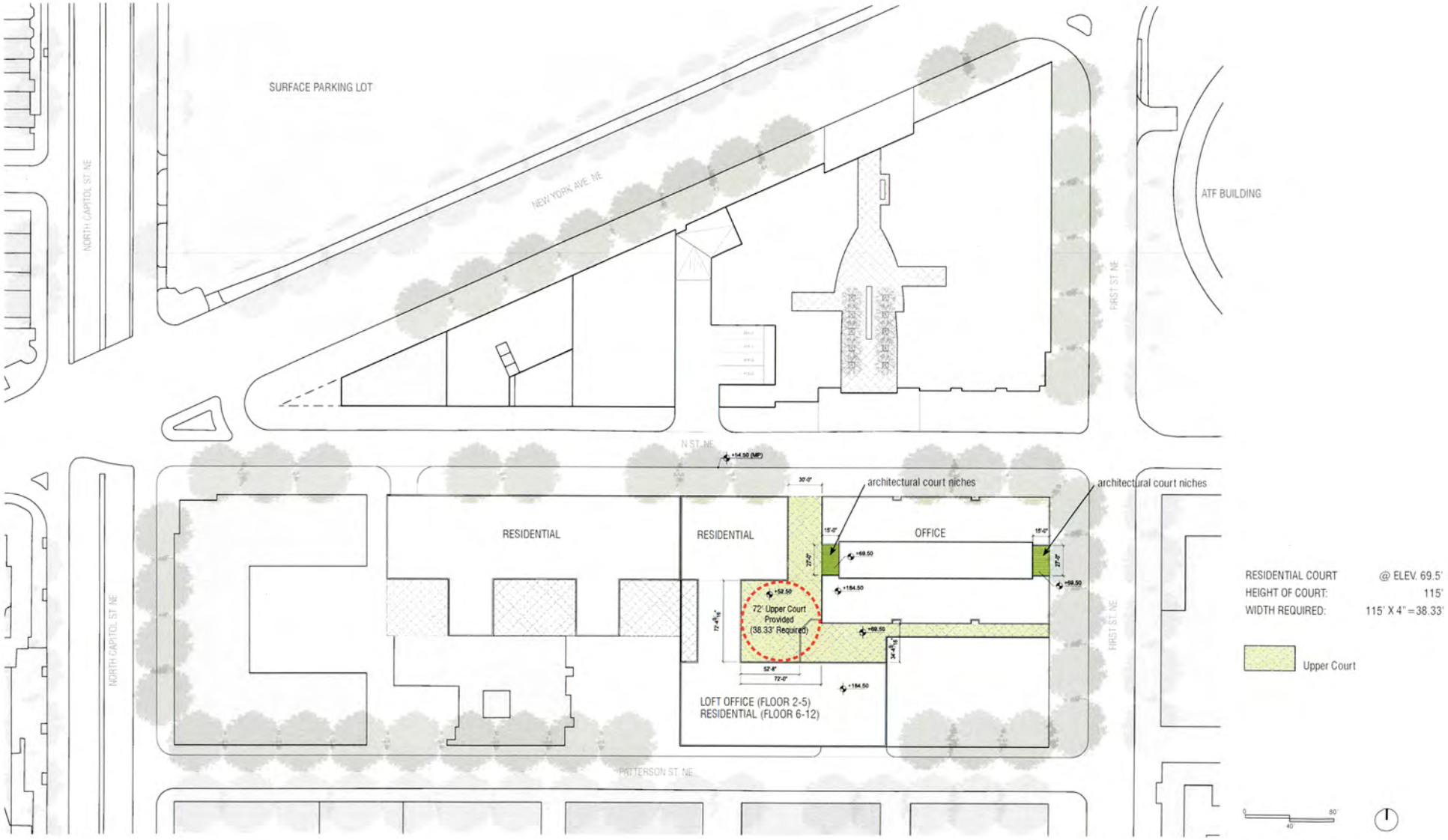
shalom baranes associates | architects

WASHINGTON, D.C.

11 22 2013

copyright ©2013 sba PC

CAPITOL POINT COURT DIAGRAM | 1



CAPITOL POINT--MASTER PLAN

WASHINGTON, D.C.

11.22.2013

THE JBG COMPANIES

copyright ©2013 | sba PC

shalom baranes associates | architects

CAPITOL POINT COURT DIAGRAM