

November 17, 2006

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VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Final Application for Approval of a Planned Unit Development
Zoning Commission Case No. 03-12 and 03-13

Dear Members of the Commission:

On behalf of Square 769, LLC and the District of Columbia Housing Authority (collectively the "Applicants"), we are submitting herewith supplemental information on the above-referenced application for a Planned Unit Development ("PUD") at 250 M Street, S.E., in Square 769, pursuant to section 3013.8 of the Zoning Regulations.

1. Consultation with District's Department of Transportation and Anacostia Waterfront Corporation Regarding Sidewalk Surfaces and Design

In its June 30, 2006 Preliminary Report, the Office of Planning recommended that the Applicants consult with the District's Department of Transportation ("DDOT") and the Anacostia Waterfront Corporation ("AWC") regarding the design of the sidewalks on M and 2nd Streets. On October 31, 2006, the Applicants met with DDOT regarding sidewalk surfaces and design. The Applicants made revisions to the Site Plan to comply with the Anacostia Waterfront Initiative Streetscape Standards and to incorporate comments received from DDOT and the Public Space Permitting Office. The revised Site Plan is attached at Attachment 1.

The Applicants will meet with AWC prior to their Zoning Commission hearing on December 7, 2006. Following their meeting with AWC, the Applicants will modify their sidewalk surfaces and design if necessary.

ZONING COMMISSION
District of Columbia

CASE NO. 03-12-13C
EXHIBIT NO. 24

ZONING COMMISSION
District of Columbia
CASE NO. 03-12C/03-13C
EXHIBIT NO. 24

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2. Clarification of Building and Roof Structure Height

The Applicants have attached, at Attachment 2, revised versions of the M Street (South) Elevation and the Alley (North) Elevation to help clarify the height of the building and roof structure. The height of the building and roof structure is and has been in compliance with the Zoning Regulations. The architectural plans and elevations submitted with the Applicants' August 4, 2006 Pre-Hearing Statement did not clearly illustrate the height of the building and roof structure in the M Street (South) Elevation and the Alley (North) Elevation. The attached sheets provide a clearer illustration of the building and the roof structure height.

3. Qualifications of Expert Witnesses

With this submission, the Applicant has attached the qualifications of two witnesses, Michael E. Hickok of Hickok Cole Architects and Trini M. Rodriguez of ParkerRodriguez, who will serve as experts on behalf of the Applicant at the Zoning Commission hearing on December 7th. Mr. Hickok is the architect for the building at 250 M Street, S.E.; his qualifications are attached at Attachment 3. Ms. Rodriguez is the landscape architect for the building at 250 M Street, S.E.; her qualifications are attached at Attachment 4.

4. Fully-Executed First Source Employment Agreement

Square 769, LLC and the D.C. Department of Employment Services have fully executed the First Source Employment Agreement for the 250 M Street, S.E. project. The fully-executed First Source Employment Agreement is attached at Attachment 5.

The Applicants respectfully submit this supplemental information and documentation for the Zoning Commission's consideration at the December 7, 2006, hearing on this matter.

Sincerely,


Wayne Quin

Attachments

cc: Advisory Neighborhood Commission 6D (Via US Mail)
Steve Cochran, D.C. Office of Planning (Via Hand Delivery)

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