



Pillsbury
Winthrop
Shaw
Pittman LLP

2300 N Street NW
Washington DC 20037 1128

Tel 202 663 8000
Fax 202 663 8007
www.pillsburylaw.com

December 20, 2006

VIA HAND DELIVERY

Ms Carol Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

RECEIVED
DC OFFICE OF ZONING
2006 DEC 20 PM 2 38

Re: Post-Hearing Submission for Zoning Commission Case No. 05-17A/-05-32A

Dear Chairman Mitten and Members of the Commission

Per the Commission's comments at the hearing on December 6, 2006, Broadway Atlantic One, LLC (the "**Applicant**") would like to submit into the record revised plans for the elliptical rooftop element on the east and west elevations. At the hearing, members of the Commission suggested studying the effect of extending the brick to meet the elliptical structure. In doing this, the Applicant found that it created a heavy and bulky effect that detracted from the rest of the building. Alternatively, the Applicant prepared the plans attached as Exhibit A, which slightly modify the version it presented to the Zoning Commission at the hearing. These plans propose a more refined elliptical element where the glass canopy has been simplified and a gentle curve has been added to the parapet at the center of each tower to echo the form of the canopy above. The Applicant believes that this proposal better complements the façade of the building and as such supersedes its previous proposal for this feature. Nevertheless, the Applicant would like to reserve the flexibility to remove the elliptical element altogether from the plans should it determine it is too impractical to install and maintain.

We look forward to the Commission taking final action on this case in January and we will be happy to answer any questions should the Commission have any.

**ZONING COMMISSION
District of Columbia**

CASE NO. 05-17A/-05-32A
ZONING COMMISSION
District of Columbia
CASE NO. 05-17A/05-32A
EXHIBIT NO. 23
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Ms Carol Mitten, Chairperson
District of Columbia Zoning Commission
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Sincerely yours,

Allison C Prince

Christine A. Roddy

Attachments



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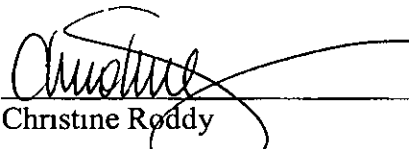
CERTIFICATE OF SERVICE

I hereby certify that on December 20, 2006, a copy of the Applicant's post-hearing submission was delivered via hand delivery or first-class mail, to the following

Travis Parker
Office of Planning
801 N Capitol Street, NE
3rd Floor
Washington, DC 20002

Advisory Neighborhood Commission 1B
c/o Dee Hunter
2124 12th Place, NW
Washington, DC 20009

Myla Moss, ANC 1B01
335 U Street, NW
Washington, DC 20001


Christine Roddy