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VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 03-26
P.N. Hoffman, Inc., 14th & V Residential PUD

Dear Members of the Commission:

On behalf of P.N. Hoffman, Inc. ("PN Hoffman" or "Applicant"), we are submitting herewith supplemental information on the above-referenced application for a Planned Unit Development ("PUD") at 14th & V Streets, N.W., in Square 235 pursuant to section 3013.8 of the Zoning Regulations.

1. Modification of Plans

Since the time of its pre-hearing submission, the Applicant has revised the PUD design to eliminate the need for a waiver of section 402.5 to exclude the parking areas in the warehouse buildings from the floor area ratio ("FAR") calculations. At the November 20, 2003, meeting of the Historic Preservation Review Board ("HPRB"), the Applicant received revised conceptual design approval, which includes alterations to the street level facades of the warehouses so that at least 50% of the perimeter wall is open pursuant to section 402.5. A copy of the approved staff report is submitted herewith as Attachment 1. Accordingly, this ground floor area, which will be used for parking, no longer counts toward the building FAR.

Additionally, new vehicular access openings have been created at the east and west ends of the warehouse buildings, resulting in a more efficient traffic circulation pattern for the entire project. An addendum to the Transportation Analysis prepared by Wells & Associates discusses the proposed change and concludes that traffic generated by the PUD

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Exhibit 24

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would have only a minimal effect on the current levels of service within the PUD study area. The addendum to the Traffic Report is submitted herewith as Attachment 2.

The revised drawings also reflect further refinement to the conceptual design of the building as approved by HPRB. The 14th Street façade, in particular, shows a greater articulation of the building mass, materials, architectural treatment and fenestration, all of which will be discussed in greater detail by the architects for the project at the hearing. The Applicant continues to request flexibility from the Zoning Commission to refine the project design consistent with final approval from HPRB.

2. Affordable Housing

The Applicant is continuing to work with the community to select a final option for the mix of affordable housing units, as described in the Applicant's Pre-Hearing Statement dated October 6, 2003 (see page 4). The Applicant is also working with the Department of Housing and Community Development to finalize monitoring and enforcement mechanisms for the affordable housing amenity. The proposed monitoring and enforcement plan, which is consistent with affordable housing components of other PUDs, is outlined in Attachment 3 hereto.

3. Construction Phasing

Finally, the Applicant has modified its construction schedule. The Applicant intends to build the entire portion of the building fronting on 14th Street, both below and above grade, in one phase. Excavation, sheeting and shoring would begin in approximately November or December 2004, with construction of the building running from approximately Spring 2005 through Summer 2007. Phase II will consist of the warehouse renovation, which will run from approximately January 2007 through March 2008. The Applicant requests flexibility to build the PUD in two phases in order to allow time for coordination of construction traffic patterns in the square to provide the least amount of disruption to the area. The phased construction will also afford greater protection to the historic warehouse buildings, given the constraints of the site and its unusual T-shaped configuration. Additionally, the phased construction will also better facilitate construction financing to ensure successful completion of the entire project.

The Applicant respectfully submits this addition information and documentation for the Zoning Commission's consideration at the January 15, 2004, hearing in this matter.

Very truly yours,

Carolyn Brown

Carolyn Brown

Attachments

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