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December 20, 2005

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Carol Mitten, Chairperson
DC Zoning Commission
441 4th Street, NW
Second Floor
Washington, DC 20001

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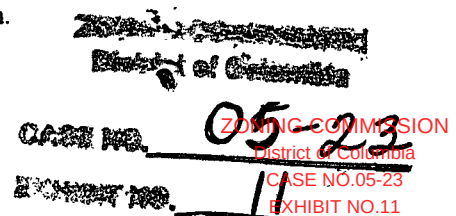
Re: **CSX Realty Development Corp. and FF Realty, LLC**
PUD and Zoning Map Amendment Application - Z.C. Case No. 05-23
Supplemental Filing

Dear Chairperson Mitten and Members of the Commission:

On July 28, 2005, CSX Realty Development Corp. and FF Realty, LLC (the "Applicant")¹ submitted an application to the Zoning Commission for the consolidated review and approval of a Planned Unit Development ("PUD") and a related amendment to the Zoning Map of the District of Columbia for the property known as Lot 815, Square 3576 ("Subject Property"), to allow the construction of a mixed-use, predominantly residential, project. Since the filing of the application, the Applicant has had numerous meetings and discussions with the Office of Planning ("OP"). As a result of this dialogue, the Applicant has revised the proposed project to allow for the extension of Q Street through the center of the project to fully integrate it with the surrounding community. The Applicant has also revised the project to increase the number of units dedicated to affordable housing, to increase the amount of retail, and to include a greater mix of unit types. The revised design provides varied building heights and massing to convey an organic development pattern for the Subject Property.

The Subject Property remains the same since the July filing and is bounded by Eckington Place, NE and Harry Thomas Way, NE and includes 187,958 square feet of land area. The property is currently located in the M Zone District, which prohibits the construction of new residential development. The Applicant, however, requests a Zoning

¹ FF Realty, LLC is the contract purchaser of the property from CSX Realty Development Corp. and is acting as agent for the property owner for the purposes of this application.



Map amendment to the C-3-C District for the Subject Property to accommodate the proposed residential and retail development.

The revised plans provide for approximately 625 - 675 residential units (the previous plans included 675 - 700 units), with a significant affordable housing component of approximately 59,000 square feet (previously the Applicant proposed 35,000 - 40,000 square feet), and approximately 15,000 square feet (the previous plans included approximately 9,730 square feet of retail space) of ground floor retail.

As stated above, the most significant change to the Applicant's proposal is the extension of Q Street through the center of the Subject Project. This undertaking will better integrate the project into the existing Eckington neighborhood and will establish the street grid system in this area. The proposed PUD project will consist of three separate condominium buildings that include approximately 586 - 636 residential units, which are currently intended to include a mix of studios, one-bedroom, one-bedroom with den, two-bedroom, and two-bedroom with den units. The PUD project will also include approximately 28 piggyback townhome units on the north side of the extended Q Street and 5 four story single-family townhomes along Eckington Place to the north of the extended Q Street. The total gross floor area included in the proposed PUD is approximately 753,786 square feet (738,702 square feet for residential use and 15,084 square feet for retail use) for a total Floor Area Ratio ("FAR") of approximately 4.01. The lot occupancy of the PUD project is only 47.43%². The heights of the buildings range from 40 feet to 110 feet. Different materials and finishes are used for each building, giving each building a unique façade and creating the impression that the project was constructed over a period of time.

Street trees lining the extended Q Street as well as a series of green spaces along the street will enhance the new street's aesthetic. There also will be circular drives in front of the buildings on the south side of the extended Q Street, allowing cars to pull up to the front door of the buildings, alleviating any potential that the buildings may cause adverse traffic impacts on the extended Q Street. All of the condominium buildings and townhome buildings will include direct street level access to residential units. These entrances will further animate the streetscape.

The Applicant remains committed to making a financial contribution to establish a connection between the project and the New York Avenue Metro Station. The Applicant envisions such a connection will be made via a path beginning at the terminus

² This calculation includes the area of the proposed streets on the Subject Property.

of the extended Q Street that will cross PEPCO-owned property to connect with the Metropolitan Bike Trail. The Applicant has also provided for the creation of meeting space in the retail portion of the project for use by community organizations such as ANC 5C and the Eckington Civic Association.

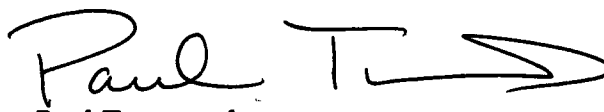
This PUD and Zoning Map Amendment application is consistent with the District of Columbia Comprehensive Plan, 10 DCMR, (the "**Comprehensive Plan**"), as well as numerous goals and policies of the District of Columbia. This project will benefit the District by providing significant new housing opportunities, with a choice of unit types and a large affordable housing component, within the context of a transit-oriented development in the Eckington neighborhood. The project will also help to enliven the area with the development of a high quality residential project, with prominent street level retail uses along Eckington Place and the Capital Commerce Center "Gateway" off of Harry Thomas Way.

Included in this Supplemental Filing are the following Exhibits:

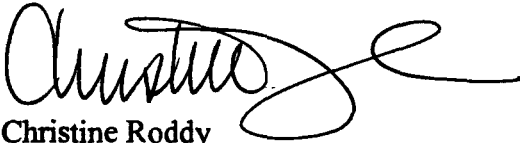
- Exhibit A – Plans/sections/elevations/renderings that depict the revised PUD project; and
- Exhibit B – Updated statement of the Applicant that describes the revised PUD project in detail and outlines the project's satisfaction of the PUD evaluation standards and consistency with the Comprehensive Plan.
- Exhibit C – Updated tabulation of development data.

This Supplemental Filing and the materials submitted to the Zoning Commission on July 28, 2005 satisfy the filing requirements for a PUD and Zoning Map Amendment application. The Applicant looks forward to the Zoning Commission's review of this application at the January 9, 2006 public meeting.

Sincerely yours,


Paul Tummonds

Carol Mitten, Chairperson
December 20, 2005
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Christine Roddy

Enclosures

cc: Cleopatra Jones, ANC 5C
Stephen Cochran, OP
J.T. Engelhardt, Eckington Civic Association