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August 11, 2006

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VIA HAND DELIVERY

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
Post-Hearing Submission

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find FF Realty, LLC's (the "**Applicant**") post-hearing submission for the above-referenced matter. A public hearing was held for this application on July 13, 2006, at which time the Zoning Commission requested additional information regarding several aspects of the project. Included in this submission are the following documents which address all of the Commission's requests for additional information:

- Expanded traffic study prepared by the Applicant's traffic and engineering consultant to include an analysis of traffic flow and project impacts at the Florida Avenue and Eckington Place intersection, the Eckington Place and Q Street intersection, North Capitol, R Street and Lincoln Road, and an analysis of the need for a traffic signal at 3rd Street and Rhode Island Avenue. The analyses contemplate future development in the surrounding area and the Eckington neighborhood. (**Exhibit A**);
- Detailed plans of the brise soleil on Building #2 and a plan depicting the relationship of the metal cornice and property line for Building #2 (**Exhibit B**);
- Revised duplex entry plan for Building #1 blending the colors of the arch block used at the base of the building and the color of the brick to reduce the contrast between the two materials (**Exhibit C**);

ZONING COMMISSION
District of Columbia

CASE NO.

05-23

EXHIBIT NO.

ZONING COMMISSION
District of Columbia
CASE NO. 05-23
EXHIBIT NO. 32

- Proposal for providing a financial contribution for the construction of a traffic signal at 3rd Street and Rhode Island Avenue, NE should one be deemed necessary by the District Department of Transportation (“DDOT”) (**Exhibit D**);
- Elements of “Green” design included in the project (**Exhibit E**);
- Draft of the NY/NoMA Study (**Exhibit F**);
- Draft of the New York Avenue Corridor Study (**Exhibit G**);
- Summary of area retail to demonstrate that there is a viable market for retail at this site (**Exhibit H**);
- Street dedication plat from the Office of the Surveyor confirming that Harry Thomas Way is a public street (**Exhibit I**);
- Additional information regarding the provision of Zip Car parking spaces onsite (**Exhibit J**);
- Revised summary of the affordable housing program clarifying that unit types for market rate housing and affordable housing will be proportionate (**Exhibit K**); and
- Details regarding the proposed phasing of the project (**Exhibit L**).

The Commission also asked the Applicant to specify how contributions to community organizations would be spent. The Applicant is working with the Office of Planning’s Neighborhood Planning Coordinator for Ward 5; representatives of the Advisory Neighborhood Commission 5C; and representatives of the Eckington Civic Association, in identifying an appropriate entity that would accept and manage the disbursement of the Applicant’s financial contribution for neighborhood improvements. The Applicant will submit its final proposal before the record closes on August 28, 2006.

Based on dialogue with the Office of Zoning staff, the Applicant will provide its proposed Findings of Fact and Conclusions of Law to the Zoning Commission on August 28, 2006. The Applicant looks forward to the Zoning Commission’s decision on this application at the September 11, 2006 Zoning Commission Public Meeting.

Carol Mitten, Chairperson
August 11, 2006
Page 3

Sincerely,

Paul Tummonds / ck

Paul Tummonds

Christine Roddy

Christine Roddy

Enclosures