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**VIA HAND DELIVERY**

Carol Mitten  
Chairperson, D.C. Zoning Commission  
441 Fourth Street, NW, Second Floor  
Washington, D.C. 20001

**Re: Zoning Commission Case No. 05-26, 2950 Tilden Street, NW  
(Lot 800, Square 2234) – Post-Hearing Submission**

Dear Chairperson Mitten:

Enclosed please find the Post-Hearing Submission of Tilden 800 LLC (the “Applicant”) for a consolidated planned unit development (“PUD”) and Zoning Map amendment for the property located at 2950 Tilden Street, NW. The hearings for the above-referenced case were held before the Zoning Commission on June 5, 2006 and June 22, 2006. The submissions are as follows:

- **Description of the Project Designs and Full Set of Architectural Drawings for the 5-Story Plan** – The Applicant encloses a statement describing the rationale of a 5-story plan and a 6-story plan at this property and the full set of drawings detailing the 5-story option for the proposed project. The Applicant submitted several of these drawings on the June 22, 2006 hearing and is completing the full set of alternative plans in this Exhibit (Exhibit A).
- **Legal Analysis of the Kennedy-Warren Apartments PUD** – The Applicant submits a statement describing the precedent for approving the PUD and Zoning Map amendment application in a situation similar to the instant case, the primacy of the General Elements of the Comprehensive Plan (including the Land Use Map) over the provisions of the Ward 3 Element of the Plan and the balance between infill development and the protection of “green space” adjacent to “apartment buildings” (Exhibit B).
- **Statement from Traffic Consultant** – The Applicant’s traffic consultant submits a statement providing more detail on the traffic study at the subject property and accident data for Connecticut Avenue (Exhibit C).

**ZONING COMMISSION  
District of Columbia**

CASE NO. 05-26  
ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 145  
CASE NO. 05-26  
EXHIBIT NO. 145

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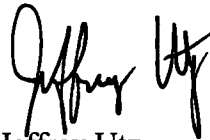
- **Alternate Route Diagram** – As requested during the hearing on June 22, 2006, the Applicant submits the map showing the alternative traffic routes from the subject property (Exhibit D).
- **Statement Regarding Communications with Kuwaiti Embassy and the State Department** – The Applicant submits a statement describing how it has communicated with the Embassy of Kuwait and the Office of Foreign Missions (“OFM”). In particular, the Applicant details the design changes that were made in response to the Kuwaiti Embassy’s and the OFM’s concerns and the typical OFM procedure when an embassy is involved in such a PUD application (Exhibit E).

If you have any questions regarding the applications, please call either of the undersigned at (202) 663-8789 or (202) 663-8715.

Sincerely,



Phil Feola



Jeffrey Utz

cc: Nicole Forrest  
Tracey Thomm