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January 6, 2006

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By Facsimile

Carol J. Mitten, Chairman
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, N.W.
Washington, DC 20001

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Re: Zoning Commission Case No. 05-32

Dear Chairman Mitten and Members of the Commission:

Enclosed please find revisions to the Applicant's pre-hearing statement, originally filed on November 3, for the above-mentioned case. This submission includes revised plans and a full Traffic Impact Assessment. For the convenience of the Zoning Commission, the attached submission includes all of the materials originally filed on November 3, as well as the updated information. Also included as a separate enclosure are the appendixes for the Traffic Impact Assessment.

As a result of discussions with the Office of Planning, the Department of Transportation, and ANC 1B, the text of the pre-hearing statement has been revised to refine and clarify the amenities being offered. The Department of Transportation and the Office of Planning recently decided that the preferred location for the extension of Bryant Street is north of the subject property. This plan eliminates the need for the Applicant to provide an easement on the subject property to accommodate the street extension. To replace this amenity, the Applicant has agreed to pay a substantial portion of the design fees for the proposed extension of Bryant Street and creation of a new traffic circle on Florida Avenue. In addition, the Applicant is pleased to offer, as a new amenity, $10,000.00 for the purchase of historic signage in an appropriate area to be determined by the Office of Historic Preservation. As detailed in the statement, the project will continue to provide the other amenities presented, including a substantial affordable housing component and superior design. In addition, the Applicant has had the opportunity to acquire an additional parcel of land, which was the "missing piece" of the project. The addition of this small parcel will greatly increase the efficiency of the building, and the Applicant requests that this parcel be included in the PUD.

District of Columbia
Case 05-32
Exhibit 12

ZONING COMMISSION
District of Columbia
CASE NO.05-32
EXHIBIT NO.12

We look forward to presenting this case at the public hearing scheduled for January 26.

Sincerely,

Ashleigh D. Horne

Enclosures

cc: Travis Parker, Office of Planning
Mike Jelen, Department of Transportation
Myla Moss, ANC 1B01