

**Capitol Place – Square 752, 200 Block of H Street, NE**  
**Louis Dreyfus Property Group**  
**Cook + Fox**

<b>Major Meeting/ Submission</b>	<b>Date</b>
Meeting with Drury Tallant, Patrick Lally, Mike Hartman & Anthony Rivera <ul style="list-style-type: none"> <li>Open up dialogue and introduce the project</li> </ul>	08.30.05
Meeting with OP – Review Massing/ design/ zoning concepts <ul style="list-style-type: none"> <li>Upzoning C-2-A portion of site to C-2-B (to make entire site C-2-B)</li> <li>Meeting discussed exploration of several massing schemes</li> </ul>	09.08.05
Meeting with Neighborhood group – Review Massing/ design / zoning concepts	09.27.05
Meeting with Anthony Rivera-Review Parking and Retail Components	10.10.05
Preliminary Presentation to ANC 6C Planning and Zoning Committee <ul style="list-style-type: none"> <li>Break up scale of building by creating four pavilions that each address their own individual context (G St, 2<sup>nd</sup> St., H St and Garden)</li> </ul>	11.02.05
Preliminary Presentation to Full ANC 6C	11.09.05
<b>PUD Submission – issued</b> <ul style="list-style-type: none"> <li>Scheme included the following: <ul style="list-style-type: none"> <li>Retail with 20' FI to FI for full depth of lot</li> <li>Wellness Center located at roof of H St pavilions</li> <li>90' Building Height at all pavilions</li> </ul> </li> </ul>	11.18.05 2007 APR 1 PM
Meeting with Patrick Lally, Drury Tallant, Monte Edwards, Anthony Rivera and Gary Peterson	11.21.05
ANC Zoning Committee Presentation for information only	12.06.05
Meeting with OP – Review updated massing, transition to the existing neighborhood buildings by reducing scale at G St, 3 <sup>rd</sup> street, garden pavilion	01.18.06
Meeting with OP - Review updated massing, transition to the existing neighborhood	01.27.06
Meeting with OP - Review updated massing, transition to the existing neighborhood	02.09.06
Meeting with OP - Review updated massing, transition to the existing neighborhood	03.06.06
Meeting with Drury Tallant, Patrick Lally, Gary Peterson and Monte Edwards	03.20.06
<b>Updated PUD Submission – issued</b> <ul style="list-style-type: none"> <li>Scheme included the following: <ul style="list-style-type: none"> <li>LDPG purchased property at corner of 2<sup>nd</sup>/ G St. – incorporate into project</li> <li>Garden Pavilion stepping down toward alley</li> <li>G St Pavilion stepping down w/ bays</li> <li>Residential units located off of Eco-Pond at ground level</li> </ul> </li> </ul>	03.20.06
Set down hearing of Zoning Commission	04.20.06
ANC 6C Zoning and Planning Committee Presentation – Information Only	05.03.06
ANC 6C Full Committee Presentation – Information Only	05.10.06
Meeting with OP Staff to review Design Modifications	05.18.06
Meeting with Neighborhood group – review changes made in to response to comments made at Set-down	05.30.06
Meeting with OP - review changes made in to response to comments made at Set-down	06.06.06
Presentation to Stanton Park	06.12.06
Presentation to CHRS Board Meeting	06.20.06
Presentation/ Meeting with neighbors within 2 blocks area of site (H Street Storefront)	06.21.06
Presentation to ANC 6C Planning and Zoning Committee	07.05.06
<b>Updated PUD Submission (presented but not officially issued)</b> <ul style="list-style-type: none"> <li>Scheme included the following: <ul style="list-style-type: none"> <li>Lower retail level to 15' to reduce overall building height</li> <li>Reduce depth of retail to allow for smaller neighborhood retail</li> <li>Relocate Wellness Center to ground level w/ connection to courtyard</li> <li>Eliminate Wellness Center element on the roof of H street</li> <li>Parking to be under main portion of building (eliminate leg at Eastern portion of H St.)</li> <li>Eliminate access to alley from 3<sup>rd</sup> St.</li> </ul> </li> </ul>	07.11.06

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OP meeting with LDPG – LDPG postpones ZC hearing to redesign	07.10.06
Meeting with Neighborhood group to review "gateway" concept w/ C3-C in NW corner	07.27.06
Meeting with OP to review "gateway" concept w/ C3-C in NW corner	08.02.06
Meeting with Gary Peterson and Patrick Lally – Micro-Grant	08.03.06
Meeting with Neighborhood Group to review updated massing changes and discuss architecture expression	08.15.06
• Scheme included the following:	
• Proposed rezoning to include C-3-C at NW corner of site to create "gateway" across H street with the Senate Square development	
• Bay projections at 2 <sup>nd</sup> street to break down scale of long elevation	
• Stepping down at transition of existing neighborhood buildings (3 <sup>rd</sup> / G St)	
• Entry to units adjacent to exiting townhouses off of street	
• Any portion of the building in the current C-2-A zone would be 65' or less	
• Residential units located off of large single courtyard	
• Small scale neighborhood retail	
• Small professional office with entry off of H Street	
• Keep Pedestrian stair from 2 <sup>nd</sup> to H Street as part of design	
• No services off of the alley	
Presentation to Stanton Park	10.09.06
Presentation to CHRS	10.17.06
Presentation to neighborhood representatives (at Station Place Marketing office)	12.28.06
• Presented development of architectural expression prior to PUD issue	
Updated PUD Submission	01.10.07
<b>Community meetings after Updated 1/10/07 PUD issued</b>	
Capitol Hill Restoration Society	01.16.07
Neighborhood presentation at Ebenezer's Coffeehouse	02.01.07
• Altered design of cornice at tower element	
• Presented rendering of interior courtyard	
• Presented developed construction management plan	
Preliminary presentation to ANC 6C Zoning and Planning Committee	03.07.07
Presentation of updated H Street design to neighborhood representatives/ OP	03.23.07
• Updated design of H Street elevation to follow H Street Guidelines	
• Compliance document of H Street Design Guideline	
• Compliance document of Zoning Section 1320 – H St Overlay	
Presentation to Residents on Square 752 (at Station Place Marketing Center)	03.27.07
• Relocate the southern portion of the tower to H Street to further reduce the impact on the existing residences	
Meeting with OP (with Harriet Tregoning)	03.30.07
Presentation to ANC – zoning	04.09.07
• Further refinements to the design of gateway element and H Street facades to address comments made at 3.23.07 and 3.30.07 meetings with neighborhood group and OP.	
• Expand amenities package to include:	
• Additional allocation of micro-grant for energy efficiency upgrades	
• Access to Health club for property owners within Sq. 752	
• Option to rent parking spaces for property owners on Sq. 752	
• Inclusion of Zip car in parking garage	
• Discounted Zip car membership and Smartcard Metro-pass for initial purchasers in the project.	
Presentation to ANC 6C Zoning and Planning Committee	04.09.07
Presentation to Full ANC 6C	04.11.07
Scheduled Presentation to ANC 6A (adjacent ANC)	04.24.07
Scheduled Presentation to Zoning Commission	05.07.07