

**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
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

**RECEIVED**  
**D.C. OFFICE OF ZONING**  
 2007 APR 17 PM 1:00

<b>OP meeting with LDPG – LDPG postpones ZC hearing to redesign</b>	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
<ul style="list-style-type: none"> <li>Scheme included the following: <ul style="list-style-type: none"> <li>Proposed rezoning to include C-3-C at NW corner of site to create “gateway” across H street with the Senate Square development</li> <li>Bay projections at 2<sup>nd</sup> street to break down scale of long elevation</li> <li>Stepping down at transition of existing neighborhood buildings (3<sup>rd</sup>/ G St)</li> <li>Entry to units adjacent to exiting townhouses off of street</li> <li>Any portion of the building in the current C-2-A zone would be 65' or less</li> <li>Residential units located off of large single courtyard</li> <li>Small scale neighborhood retail</li> <li>Small professional office with entry off of H Street</li> <li>Keep Pedestrian stair from 2<sup>nd</sup> to H Street as part of design</li> <li>No services off of the alley</li> </ul> </li> </ul>	
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
<ul style="list-style-type: none"> <li>Presented development of architectural expression prior to PUD issue</li> </ul>	
<b>Updated PUD Submission</b>	<b>01.10.07</b>
<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
<ul style="list-style-type: none"> <li>Altered design of cornice at tower element</li> <li>Presented rendering of interior courtyard</li> <li>Presented developed construction management plan</li> </ul>	
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
<ul style="list-style-type: none"> <li>Updated design of H Street elevation to follow H Street Guidelines</li> <li>Compliance document of H Street Design Guideline</li> <li>Compliance document of Zoning Section 1320 – H St Overlay</li> </ul>	
Presentation to Residents on Square 752 (at Station Place Marketing Center)	03.27.07
<ul style="list-style-type: none"> <li>Relocate the southern portion of the tower to H Street to further reduce the impact on the existing residences</li> </ul>	
Meeting with OP (with Harriet Tregoning)	03.30.07
Presentation to ANC – zoning	04.09.07
<ul style="list-style-type: none"> <li>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.</li> <li>Expand amenities package to include: <ul style="list-style-type: none"> <li>Additional allocation of micro-grant for energy efficiency upgrades</li> <li>Access to Health club for property owners within Sq. 752</li> <li>Option to rent parking spaces for property owners on Sq. 752</li> <li>Inclusion of Zip car in parking garage</li> <li>Discounted Zip car membership and Smartcard Metro-pass for initial purchasers in the project.</li> </ul> </li> </ul>	
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