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March 22, 2007

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VIA HAND DELIVERY

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

**Re: Zoning Commission Case No. 06-02, Petworth Holdings L.L.C.
(the "Applicant") Planned Unit Development ("PUD") and
Rezoning Application to the Zoning Commission – 4136 Georgia
Avenue, N.W. (the "Property") – Post-hearing Submission**

Dear Chairperson Mitten and Members of the Commission:

At the close of the March 1, 2007 hearing on the proposed 57-unit apartment building, the Commission requested that the Applicant submit:

1. An alternate design for the tower element of the building; and
2. Additional project amenities.

1. Design

As requested, the Applicant has redesigned the tower element as shown on Exhibit A. Through the use of glass, the Applicant has changed the original somewhat "fortress-like" appearance of the tower into one that is more open and inviting and will mark the corner appropriately. As redesigned, the tower will have a light and attractive presence during the day and can be subtly lit in the evenings, bringing prominence to the corner. In addition, the Applicant has modified the building's windowed bay projections to better assimilate the new design of the tower element into the fabric of the structure.

2. Amenities

The Applicant has made every effort to respond to the Office of Planning's and the Commission's comments on the amenities package.

ZONING COMMISSION
District of Columbia

CASE NO. 06-02
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 36
EXHIBIT NO.36

a. Enhanced Retail along Georgia Avenue

As the Commission is aware, there is an ongoing initiative to enhance existing retail uses along Georgia Avenue and to attract new, viable uses that will serve the neighborhood's needs. Accordingly, the Applicant has considered additional amenities that will serve that objective. The Applicant appreciates the Commission's suggestion of the potential for the set aside of space for an LSDBE tenant. Unfortunately, since the total amount of retail space in the building is limited to only 4800 square feet, the carve-out of even a small portion of the space will jeopardize the Applicant's ability to attract the types of tenants that the neighborhood both needs and desires. (See the letter from the project's retail broker, Steven Solomon, attached as Exhibit B which describes such limitations of the site).

Instead, the Applicant believes that a more suitable retail-oriented amenity would be modeled on the ongoing Georgia Avenue Storefront Revitalization Program sponsored by the District's Department of Housing and Community Development ("DHCD"). That program provides \$10,000 grants to rehabilitate existing retail storefronts on Georgia Avenue. Consistent with the spirit of that initiative, the Applicant is prepared to spend a total of \$30,000 on the rehabilitation of three (3) storefronts along Georgia Avenue in the general vicinity of the project. The targeted storefronts would be selected with input from ANC 4C, Friends of Petworth, and the Upshur, New Hampshire, Taylor and Seventh Street Association ("UNTS"). We believe that the improvement of existing storefronts will provide an immediate benefit to Georgia Avenue and achieve the goals of the Applicant, Zoning Commission and the Office of Planning.

b. Additional Support of Clark Elementary School

In addition, the Applicant met with the Friends of Petworth on March 13, 2007, to discuss the project amenities.¹ The Friends of Petworth and UNTS support an additional contribution to Clark Elementary School for the purpose of the renovation of the school's athletic fields and associated landscaping. As shown on the attached Exhibit D, the Principal of Clark, Mr. Brearn Wright, confirmed that he would appreciate and accept such support in addition to the \$50,000 of computer equipment that has already been

¹ At the meeting, representatives of Friends of Petworth and UNTS provided the Applicant with a letter dated March 14, 2007 (attached as Exhibit C), intended to supersede the UNTS letter that is in the record as Exhibit 31. The new letter more clearly states UNTS's position on the project although it does not refer to the additional contribution to Clark Elementary School since the letter has not been updated since the meeting.

proposed. Accordingly, the Applicant is now proposing to use the additional \$25,000 for the renovation of the athletic fields and landscaping. The total contribution to Clark would be the total \$75,000 and the contribution to the Petworth Recreation Center would remain \$50,000.

c. Affordable Units – Petworth Selection Process

Finally, the Single Member District Commissioner of ANC 4C, Shanel Anthony, had a suggestion regarding the four affordable units that will be included in the property. Specifically, he suggested that preference should be given to Ward 4 residents, and ANC 4C residents in particular, in the selection of purchasers for the affordable units. Since an actual preference may violate the DC Human Rights Act, the Applicant will agree to target the marketing efforts for the affordable units to Ward 4 residents. The Applicant will make every effort to keep Ward 4 residents informed about the selection process and the opportunities presented by the project.

We have indicated these newly proposed amenities in bold in the updated list of project amenities attached as Exhibit E.

We hope that with the expanded project amenities, this small but important residential project will be permitted to proceed.

Sincerely yours,



Allison C. Prince
Partner



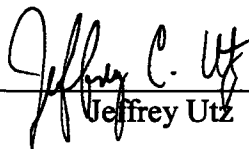
Jeffrey C. Utz
Senior Associate

Attachments

cc: John Formant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosures were hand delivered or mailed to the addresses below on March 22, 2007.



Jeffrey Utz

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