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July 7, 2006

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 JUL -7 PM 3:56

Re: **Supplemental Prehearing Submission for Zoning Commission Case No. 06-04
(Consolidated PUD – Florida & Q Street, LLC)**

Dear Members of the Commission:

On behalf of Florida & Q Street, LLC (the "Applicant"), we hereby submit one original and twenty copies of revised Architectural Plans and Elevations and the final Traffic Impact Analysis. The revised sheets incorporate refinements made since the pre-hearing statement was filed on May 22, 2006. Generally, the massing of the building has been reduced, detail has been enhanced on the facades and brickwork, and the detailing of the proposed tower has been modified. The following is a list of changes:

- T1.1 Cover Sheet/Zoning Map – Added Sheet 1.7 to listing.
- A1.5 Colored Perspective Rendering – Modified the design and prepared a new rendering.
- A1.6 Colored Florida Avenue Elevation - Modified the design and prepared a new rendering.
- A1.7 Colored North Capitol Street Elevation – Added this new sheet with a modified design and prepared a new rendering.
- A2.1, A2.5, and A3. 4 – Removed reference to public art display.
- A3.9 Penthouse Floor/Main Roof Plan – Moved back railings at private deck areas around center tower; added notes about green roof planters.
- A3.10 Penthouse Roof Plan - Added notes about green roof.

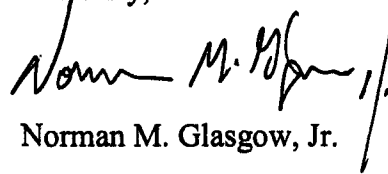
ZONING COMMISSION
District of Columbia

CASE NO. 06-04
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District of Columbia
EXHIBIT NO. 31
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EXHIBIT NO. 31

- A4.1, A4.2, A4.3, A4.4 and A4.5 - Modified design details, reduced 6th and 7th floor building heights.
- A5.1 and A5.2 – Decreased building height.

We look forward to the Zoning Commission's favorable consideration of the application.
Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Norm M. Glasgow, Jr.", with a long, sweeping horizontal stroke at the end.

Norman M. Glasgow, Jr.

Enclosures

cc: Advisory Neighborhood Commission 5C (w/enclosures – via Hand)
Karen Thomas, Office of Planning (w/enclosures – via Hand)