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August 24, 2006

VIA HAND DELIVERY

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

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2006 AUG 24 PM 3:47

Re: Post-Hearing 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"), enclosed please find one original and twenty copies of the Applicant's Post-Hearing Submission for the above-referenced application. At the Commission's hearing of July 27, 2006, the Commission left the record open until August 24, 2006 for specific additional submissions. In response, the Applicant submits the following:

- Closing Statement (Tab A)
- Revised architectural sheets including (Tab B):
 - 1) A title sheet indicating that changes have been made to sheets A1.5, A1.8, A3.3, A3.4 and A3.9;
 - 2) A colored perspective rendering of the corner of the proposed building showing how the corner has been changed to have a more residential vocabulary, including incorporating a lighter brick, revising the design and scale of the windows, and changing the railing element at the crown of the tower. The Applicant believes these changes address the concerns raised by the Commission and results in a better overall design and quality. However, as an alternative, should the Commission deem necessary, the Applicant is amenable to extend the brick used on the east and west elevations around to the corner element of the proposed building.

ZONING COMMISSION
District of Columbia

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District of Columbia
EXHIBIT NO. 2101
CASE NO. 06-04
EXHIBIT NO. 49

3) A three-dimensional drawing showing the proposed building in the context of the immediately surrounding buildings and shadows cast on December 21st and June 21st which are the two extremes for angles of the sun;

4) A cellar plan indicating that the proposed retail use has been divided into two spaces;

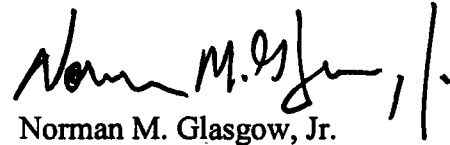
5) A first floor plan indicating that the sidewalk width along Florida Avenue has been increased to 14 feet and the sidewalk width along North Capitol Street has been increased to 10 feet; and

6) A penthouse/main roof plan showing an increased public roof deck.

- A Supplementary Memorandum from O.R. George & Associates, Inc. responding to issues raised at the public hearing, including 1) existing parking restrictions on Florida Avenue; 2) available on-street parking in the neighborhood; 3) local area zoned/RPP parking; 4) loading dock access and truck movements on Florida Avenue; and 5) sidewalk width requirements (Tab C).
- Revised listing of the Applicant's proposed community amenities package (Tab D).
- A copy of the proposed Construction Management Plan submitted to Advisory Neighborhood Commission 5C (Tab E).
- Written Testimony and Report of Fred R. Greene (Tab F).
- Plat and square cards from the Office of the D.C. Surveyor indicating that no alley closing have been recorded in Square 3100, and thus the configuration of the existing 10-foot alley is not the result of an alley closing (Tab G).

Thank you for your review of this application and we look forward to receiving the Commission's decision in this matter.

Sincerely,



Norman M. Glasgow, Jr.



Kyrus L. Freeman

Enclosures

cc: Dianne Barnes, Chair, Advisory Neighborhood Commission 5C (w/encl. - via UPS)
Karen Thomas, Office of Planning (w/encl. - via Hand)

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