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June 2, 2006

VIA HAND DELIVERY

Zoning Commission for
The District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

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DC OFFICE OF PLANNING
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**Re: Z.C. Case No. 06-14 (Consolidated PUD – MidAtlantic Realty Partners)
Application for the District of Columbia
Revised Plans**

Dear Members of the Zoning Commission:

Enclosed please find one original and twenty copies of the revised plans, dated May 19, 2006, for the above-referenced zoning commission case, which is scheduled for the June 12th meeting. The plans were revised to reflect our discussions with the Office of Planning, and include the following primary modifications:

1. The plan depicts three buildings on three parcels instead of two buildings (one residential/hotel building and one office building with two wings) on two parcels. There is no longer a connection between the north and south office buildings. The zoning information for the three parcels has been provided in the plans.
2. For the residential building, the location of the garage entry was moved further west.
3. The overall gesture of the center courtyards and the water feature was transformed from circular to oval layout.
4. The area between the north and south office building was improved to include a new layout of ADA bike ramp, outdoor seating area, and additional trees.

**ZONING COMMISSION
District of Columbia**

CASE NO. 06-14
EXHIBIT NO. 14

The enclosed revised plans also include revised calculations for floor levels in the residential building and parking garage, and building height and other similar detail modifications.

Thank you for your considerate attention to this matter.

Sincerely,

HOLLAND & KNIGHT, LLP

A handwritten signature in cursive script that reads "Leila M. Jackson Batties".

Leila M. Jackson Batties

Cc: Advisory Neighborhood Commission 5B (via U.S. Mail, w/ enc.)
Ms. Jennifer Steingasser, Office of Planning (via hand delivery, w/ enc.)
Mr. Abdoulaye Bah, Dept. of Public Works,
Office of Policy & Planning (via hand delivery, w/enc.)
Mr. Kenneth Laden, Dept. of Transportation (via hand delivery, w/ enc.)
Norman M. Glasgow, Jr., Esq. (w/ enc.)
Mr. Steven Sher, Holland & Knight LLP (w/o enc.)