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2009 AUG 25 PM 2: 28

MEMORANDUM

To: Sharon Schellin

From: David Avitabile 

Date: August 25, 2009

Re: ZC Case No. 06-27 – Square 54
Request for Certification of Materials from the Record

On behalf of Boston Properties, I hereby request that you certify a copy of the following exhibits from the record of the above-referenced case.

- Exhibit 14 (July 14, 2006 Pre-Hearing submission)
- Exhibit 33 (November 15, 2006 Benefits and Amenities Package Valuation)

These plans are required to complete review of a pending building permit. Please feel free to call me if you have any questions or comments. Thank you very much!

Enclosures

ZONING COMMISSION
District of Columbia
CASE NO. 06-27
EXHIBIT NO. 109

PILLSBURY WINTHROP SHAW PITTMAN LLP

2300 N STREET, NW
WASHINGTON, DC 20037

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission




August 26, 2009

Re: Z.C. Case No. 06-27 – Boston Properties, Inc., *et al.* – Consolidated PUD & Related Map Amendment @ Square 54

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of Exhibit 14 – consisting of 20 pages of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 06-27.


SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION

SQUARE 54



PLANNED UNIT DEVELOPMENT
PRE-HEARING SUBMISSION
ZONING COMMISSION CASE NO. 06-27

BOSTON PROPERTIES, INC.

KSI SERVICES, INC.

THE GEORGE WASHINGTON UNIVERSITY

JULY 14, 2006

ZONING COMMISSION
District of Columbia

CASE NO. 06-27
EXHIBIT NO. 14

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission




August 26, 2009

Re: Z.C. Case No. 06-27 – Boston Properties, Inc., *et al.* - Consolidated PUD & Related Map Amendment @ Square 54

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of Exhibit 33 – consisting of 6 pages of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 06-27.


SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION



PETER D. JOHNSTON
Senior Vice President - Regional Manager

TO: Travis Parker
DC Office of Planning

FROM: Peter D. Johnston
Senior Vice President and Regional Manager, Boston Properties

DATE: November 15, 2006

SUBJECT: Square 54 – Benefits & Amenities Package Valuation

This benefits and amenities valuation analysis has been prepared in connection with the application of Boston Properties, Inc. (Boston Properties), KSI Services, Inc. (KSI), and The George Washington University (GW) (collectively, "the Applicant") to the District of Columbia Zoning Commission for Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment for Square 54 ("Square 54 PUD"). The public benefits and amenities associated with the Square 54 PUD and their respective valuations¹ – based on present 2006 dollars – include:

GROCERY STORE USE

As set forth in the sixty- and twenty-day pre-hearing submissions, Boston Properties, KSI, and GW have committed to include a grocery store use in the retail program for Square 54. To further define this commitment, the Applicant will agree to provide a grocery store use of no less than 25,000 square feet within the retail program for Square 54. Currently, the project has been designed to accommodate a grocery store up to 42,320 square feet.

- a. The economic impact analysis associated with a 42,320 square foot grocery store is as follows:

¹ The valuation approach used in this analysis is consistent with the manner in which the District of Columbia estimates real estate tax purposes.

ZONING COMMISSION
District of Columbia

CASE NO. 06-27
33

Square 54 – Benefits & Amenities Package Valuation

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