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March 31, 2008

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W.
Suite 210-S
Washington, DC 20001

**Re: Zoning Commission Case No. 07-02
1444 Irving Street, N.W. (Square 2672, Lot 726)
Posthearing Submission**

Dear Members of the Commission:

On behalf of Columbia Heights Ventures Parcel 26, LLC, on behalf of the Office of the Deputy Mayor for Planning and Economic Development, owner of the subject property (collectively, the "Applicants"), we hereby submit an original and twenty copies of the following supplemental materials in support of the above-referenced application to the Zoning Commission for the District of Columbia for consolidated review and approval of a planned unit development ("PUD") and related zoning map amendment for property located at 1444 Irving Street, N.W. (Square 2672, Lot 726):

1. revised architectural plans and elevations (Exhibit A).
2. color renderings of the proposed project (Exhibit B).
3. a Leadership in Energy and Environmental Design ("LEED") checklist summarizing the project's sustainable design features (Exhibit C).
4. a color graphic illustrating the urban context of the PUD site (Exhibit D).
5. aerial photographs of other buildings in the District with one-story corridors connecting single buildings on a single record lot (Exhibit E). The connecting corridor on the Applicants' building has a significantly shorter length than any of these other examples.
6. a plat illustrating the boundaries of Parcel 26 (Exhibit F).

ZONING COMMISSION
District of Columbia

7. a letter from Columbia Heights Ventures Parcel 26, LLC confirming the shared use of the Highland Park community room by the residents of the new mixed-income apartment portion of the building (Exhibit G).

Modification of Plans

During the public hearing on February 4, 2008, the Commission requested further information and plans depicting the proposed project and its relationship to the neighboring properties along Irving Street, N.W. As illustrated in the revised architectural plans and elevations attached hereto as Exhibit A, the Applicants have eliminated the connection between the community-based residential facility ("CBRF") and the mixed-income apartment building. The CBRF will now be considered a separate building with a maximum height of seventy feet, twenty feet more than the width of Irving Street. The mixed-income apartment building will continue to be connected to and a part of a building fronting on 14th Street. It will retain its current height of eighty-six feet, two inches. However, that portion of the development is set back sixty feet from the property line along Irving Street and will have no discernable impact on the streetscape. The Applicants believe that this proposed modification adequately addresses the Commission's concerns.

Location and Distribution of Affordable Units

Twenty percent of the residential floor area in the new mixed-income apartment building will be set aside for households earning no more than eighty percent of Area Median Income ("AMI"). This represents two and one-half times the amount of the affordable housing that would be required under the District's pending inclusionary zoning program.

At the public hearing on the application, the Office of Planning requested additional information on the location, distribution, and unit mix of the affordable housing to be provided in the new mixed-income apartment building. The Applicants do not intend to designate specific units within the mixed-income apartment building as affordable units. Rather, the Applicants will ensure that the floor area devoted to affordable units will never account for less than twenty percent of the total residential floor area in the mixed-income apartment building during the twenty-year affordability period, as is the case with the connected Highland Park. In addition, the affordable units will be evenly distributed throughout all but the top two floors of the mixed-income apartment building and will be comparable in exterior design, materials, and finishes to the market-rate units.

Like the Highland Park portion of the building, the affordable units in the mixed-income apartment building will be governed by the Land Disposition Agreement ("LDA") executed between Columbia Heights Ventures Parcel 26, LLC and the RLA Revitalization Corporation ("RLARC") on November 19, 2003. On October 1, 2007, RLARC was dissolved and all of its powers and property holdings were transferred to the Office of the Deputy Mayor for Planning and Economic Development. Pursuant to the LDA, Columbia Heights Ventures Parcel 26, LLC will file an index listing the affordable units with the Office of the Deputy Mayor for Planning

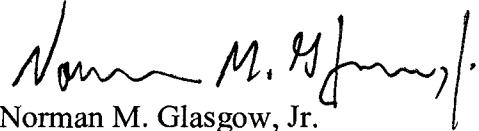
and Economic Development. That index may be revised only with the written approval of Office of the Deputy Mayor for Planning and Economic Development.

The Applicants are cognizant and appreciate the significant support this project has received from the community and the Administration in addressing the affordable housing needs of the District's residents through both the CBRF and the affordable housing component of the mixed-income apartment portion of the development. On an FAR basis, approximately forty-one percent of the gross floor area in the new development will be devoted to affordable housing.

We believe that the materials provided herewith adequately respond to the concerns raised by the Commission and the Office of Planning at the public hearing on February 4, 2008. We therefore respectfully request that the Commission approve the proposed PUD and related zoning map amendment at its public meeting on April 14, 2008.

Sincerely,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.



Steven E. Sher
Director of Zoning and Land Use Services



Jeffrey T. Johnson

Enclosures.

cc: D.C. Office of Planning
Advisory Neighborhood Commission 1A

D.C. Zoning Commission

March 31, 2008

Page 4

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