

ARNOLD & PORTER LLP

November 8, 2007

Zoning Commission
 Office of Zoning
 441 Fourth Street, N.W., Suite 210
 Washington, D.C. 20001

Re: Corcoran PUD; No. 07-13; Request for
Party Status on Behalf of Square 643 Associates

Dear Zoning Commission Members:

This is a request for party status in the above-referenced matter on behalf of Square 643 Associates which owns the property immediately across H Street, N.W. from the subject PUD. Square 643 Associates seeks status as a party in support of the proposed PUD with reservations as to the proposed PUD traffic and loading arrangements. The proposed loading and the parking garage access currently located on the H Street frontage of the PUD have the potential to negatively impact the Square 643's approved PUD project which includes the historic Friendship Baptist Church. The historic church and new development are largely oriented to H Street and are accessed from H Street.

Square 643 is very concerned about the siting of the Corcoran PUD's loading and parking facilities at its front door as well as the impact of all the traffic and service functions associated with these facilities on H Street. H Street is also the only point of access to the Randall Recreation field and the impacts on that facility need to be addressed as well. Square 643 has retained traffic experts, Osborne George and Associates, to analyze these likely impacts and make recommendations. In response, some changes have been made by the Applicant but a detailed study of shifting the proposed loading and parking access functions to First Street has not occurred to date as requested by Square 643.

A waiver of the 14 day filing requirement for this party status request is also requested. The fluid nature of the loading and H street projection issues as well as the late input from DDOT are the basis for the delay.

Party status is requested to present Square 643's traffic study conclusions and explain the need for further study by the Applicant of the issues presented.

Sincerely,

ARNOLD & PORTER LLP

Cynthia Giordano

Cynthia A. Giordano

ZONING COMMISSION
 District of Columbia
 CASE NO.07-13
 EXHIBIT NO.54

ARNOLD & PORTER LLP

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Fax Transmittal

November 8, 2007

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