



Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8007

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Paul Tummonds
tel 202.663.8873
paul.tummonds@pillsburylaw.com

September 4, 2009

Anthony Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Consolidated PUD, First Stage PUD, and Zoning Map Amendment
Applications – Post-Hearing Submission for Zoning Commission Case
No. 08-33

Dear Chairperson Hood and Members of the Zoning Commission:

During the Zoning Commission's deliberations at the July 27, 2009 public meeting, the Zoning Commission asked Conference Center Associates I, LLC (the "Applicant") to submit the following information prior to the Zoning Commission taking Final Action in this case:

- updated renderings depicting the revised main roof structure on the roof of the hotel building;
- elevations and details depicting the enhancements to the Michigan Avenue façade of the retail/parking garage structure; and
- additional information on the proposed reconstruction of the Michigan Avenue/Irving Street intersection.

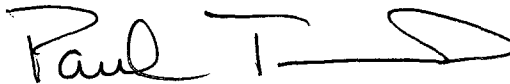
Attached as Exhibit A are plans, renderings and details that depict the revised main roof structure and the proposed enhancements to the Michigan Avenue façade of the retail/parking garage structure. The green screen on the retail/parking garage structure now wraps around the corner of the building to cover the western portion of the Michigan Avenue façade. The green screen has also been extended along the top of the entire Michigan Avenue façade of the structure. In addition, a planted flower bed has been added at the edge of the roof to further soften the appearance of the structure along Michigan Avenue. At the street level, the length of the canopy has

been increased and the signage has been stretched in order to make it more balanced and noticeable.

On August 6, 2009, representatives of the Applicant and DDOT met to discuss the proposed reconfiguration of the Michigan Avenue/Irving Street intersection. Attached as Exhibit B are the materials the Applicant provided to DDOT on August 31, 2009 in response to issues raised at that meeting. The Applicant believes that it has provided the necessary information for DDOT to determine that the proposed new intersection of Michigan Avenue and Irving Street will be designed to DDOT's standards for a full "T" intersection (a requirement noted in DDOT's July 20, 2009 memorandum to the Zoning Commission in order to allow "full access turn movements" at the Michigan Avenue entrance to the project) and that allowing right and left turns into and out of the property from Michigan Avenue is entirely appropriate for this project.

If you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul T. Tummonds". The signature is stylized with a large "P" and a long horizontal stroke at the end.

Paul Tummonds

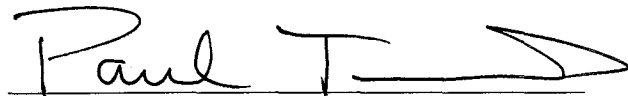
Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on September 4, 2009, copies of the attached letter and enclosures were delivered via first class mail to the following:

Karen Thomas
D.C. Office of Planning
2000 14th St. NW
Suite 4000
Washington, DC 20009

Ronnie Edwards
Advisory Neighborhood Commission 5C11
122 Michigan Ave. NE #L24
Washington, DC 20017


Paul Tummonds