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July 10, 2009

Mr. Anthony Hood, Chairman
Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

**Re: Zoning Commission Application No. 09-06 -
Supplemental Pre-Hearing Submission**

Dear Mr. Hood:

Enclosed please find additional materials related to the above-referenced PUD application. These materials include the following:

1) Updated plans, elevations, and drawings. These plans include new drawings, including renderings of the project from a series of angles. The drawings also include items that were requested by OP and the Commission during setdown such as detailed closeups of the elevations and diagrams illustrating the phasing and affordability components of the PUD. Finally, the drawings include a number of revisions to the May 19, 2009 submission that capture modifications to the building facades and landscaping elements. For the Commission's convenience, we have reprinted the entire set.

2) Resumes of expert witnesses. Attached as Exhibit A are the resumes of the Applicant's expert witnesses in the fields of architecture, landscape architecture, traffic engineering, and civil engineering.

3) Revised tabulation of zoning data. At the request of OP and the Commission, the Applicant has revised the tabulation of zoning data to reflect the request to rezone the Property to the CR Zone District. This tabulation is attached as Exhibit B. The Applicant notes that the proposed FAR of 2.46 is based on the existing land area of 697,874 square feet. If the proposed private streets were not

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included as part of the land area, the project's FAR would increase to approximately 2.61.¹

We look forward to presenting the project to the Commission on July 30.

Sincerely yours,



Allison C. Prince



David Avitabile

cc: Stephen Cochran, Office of Planning
Allan Fye, DDOT
Eric Price

¹ The Applicant has not included the proposed area of the alley to be closed (3,367 s.f.) in its FAR calculations. With the alley closing, the land area of the PUD site will increase to 701,241 s.f., and the PUD will have a FAR of 2.44 with the alley closing. If the proposed private streets are then removed from the land area with the alley closing, the PUD will have a FAR of 2.60. Please note that the alley closing area was included for purposes of calculating the filing fee.