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July 16, 2002

NORMAN M. GLASGOW, JR.
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VIA HAND DELIVERY

Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: BZA Application No. 16892
Post Hearing Submission

Dear Members of the Board:

At the conclusion of the public hearing held on July 9, 2002 for the above-referenced application, the Board requested certain post-hearing submissions be timely filed by both the Applicant and the Office of Planning, for use by the Board at a Special Meeting, to be held on July 23, 2002. At that Special Meeting, the Board will consider those certain outstanding aspects of the Application, namely the requests for variance relief from the residential recreation space requirements and parking and loading access in the Downtown Development District (DD). The other requested items of relief, namely variance from building density restriction and special exception for roof structure (setback and varying wall height) were unanimously approved by the Board through vote taken at the conclusion of the Board's July 9 hearing.

BZA
Case No. 16892
Exhibit No. 46

Board of Zoning Adjustment
District of Columbia
CASE NO.16892
EXHIBIT NO.46

Residential Recreation Space, §773

With regard to the Applicant's request for variance relief from the residential recreation space requirements of §773, the Applicant contemplates locating the proposed residential space either on the Subject Property, or at another property owned by the Applicant, at 919 F Street, NW, or at some other property located within a two-block radius North, South or East of the Subject Property. Residential recreation space, as required under the Regulations, would be provided at one of these above-stated locations. As indicated to the Board at the public hearing in this matter, the recreation space provided by the Applicant need not comply with the dimensional requirements of §773.7 or the 50 percent outdoor recreation requirement of §773.8.

Parking/Loading Access, §1701.4(c)

Pursuant to the Board's request, the Applicant has undertaken further study of its proposed parking and loading access to the Subject Property. Attached are drawings of two options studied for parking and loading access utilizing 10th Street and the public alley system in Square 377.

In Scheme 6A (at Attachment A), the Applicant has moved the parking access to the building North on 10th Street, NW, away from Ford's Theater, to the point that the garage entrance would abut the rear of the preserved historic four-story corner building, at 942 F Street, NW. Under this option, a new curb cut would need to be approved by the Division of Transportation. Loading access would be provided through the public alley as indicated on the drawings. Two loading berths and a service/delivery space would be provided, accessed off the alley.

Scheme 6B (at Attachment B) provides for both parking and loading to be accessed from 10th Street, NW. Under Scheme 6B, both the parking and loading access would be relocated north from the existing curb cut, again with the access abutting the rear of the preserved historic corner building at 942 F Street, NW. Retail frontage is contemplated as a buffer between the newly relocated parking and loading access from Ford's Theater in Scheme 6B. The Applicant has also included a schematic drawing of the proposed 10th Street, NW, elevation, for Scheme 6B, showing the relative size and location of the openings to be provided for the proposed parking and loading access. (Also at Attachment B).

With presentation of these materials, the Applicant believes it has satisfied the requests of the Board in preparation for the July 23, 2002 Special

Meeting. Please note that the Applicant did further study the possibility of locating parking and loading access from F Street, NW, however, owing to the strong position held by the Historic Preservation Staff in opposition, as well as the topographic and other physical detriments of that option, the Applicant did not submit schematic studies for the Board. If the Board so requests at the Special Meeting, the Applicant will be available to answer any additional questions the Board might have.

The Applicant looks forward to your approval of these outstanding items so that this important project may proceed forward.

Sincerely,

HOLLAND & KNIGHT LLP

Norman M. Glasgow, Jr.

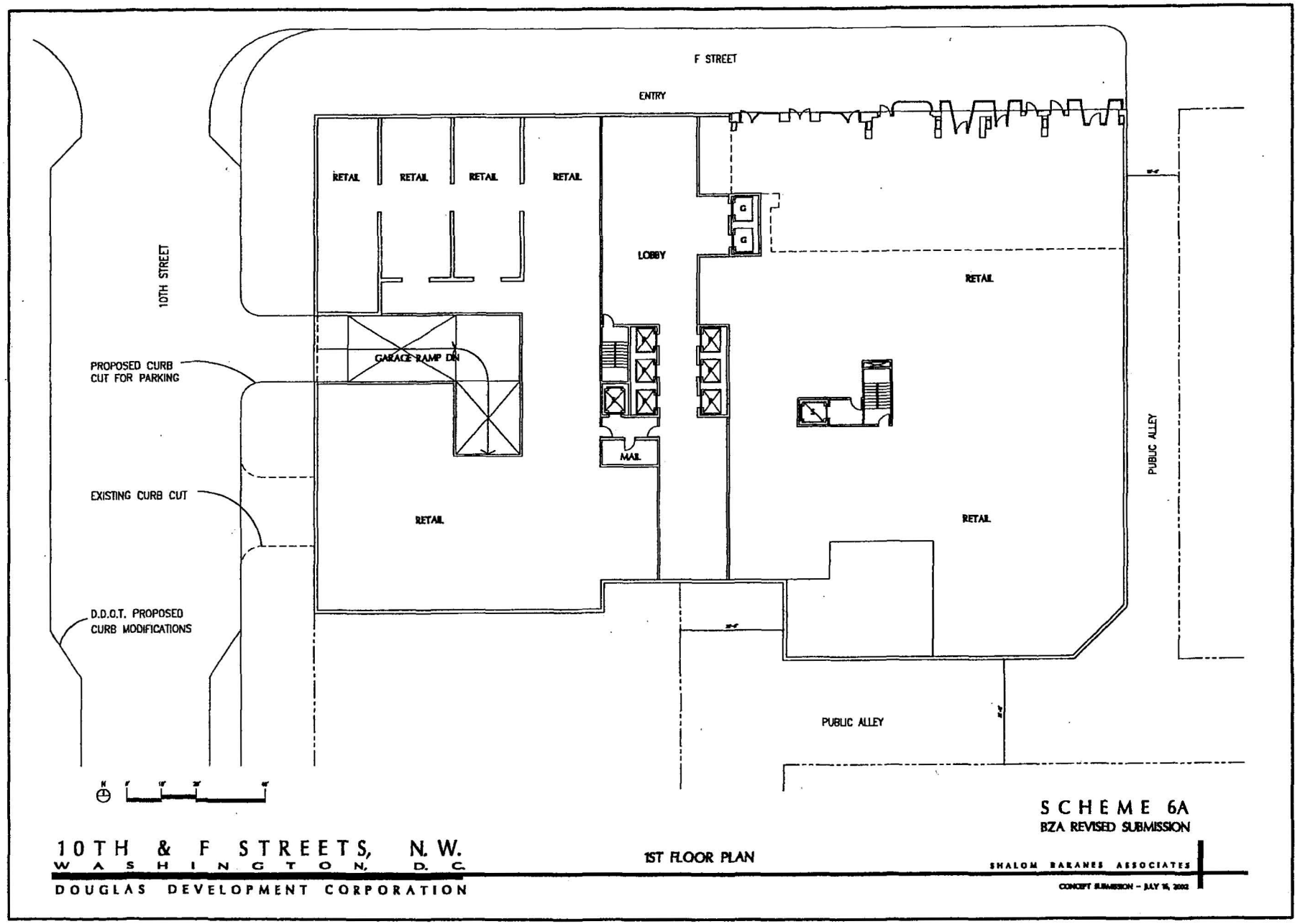
Dennis R. Hughes

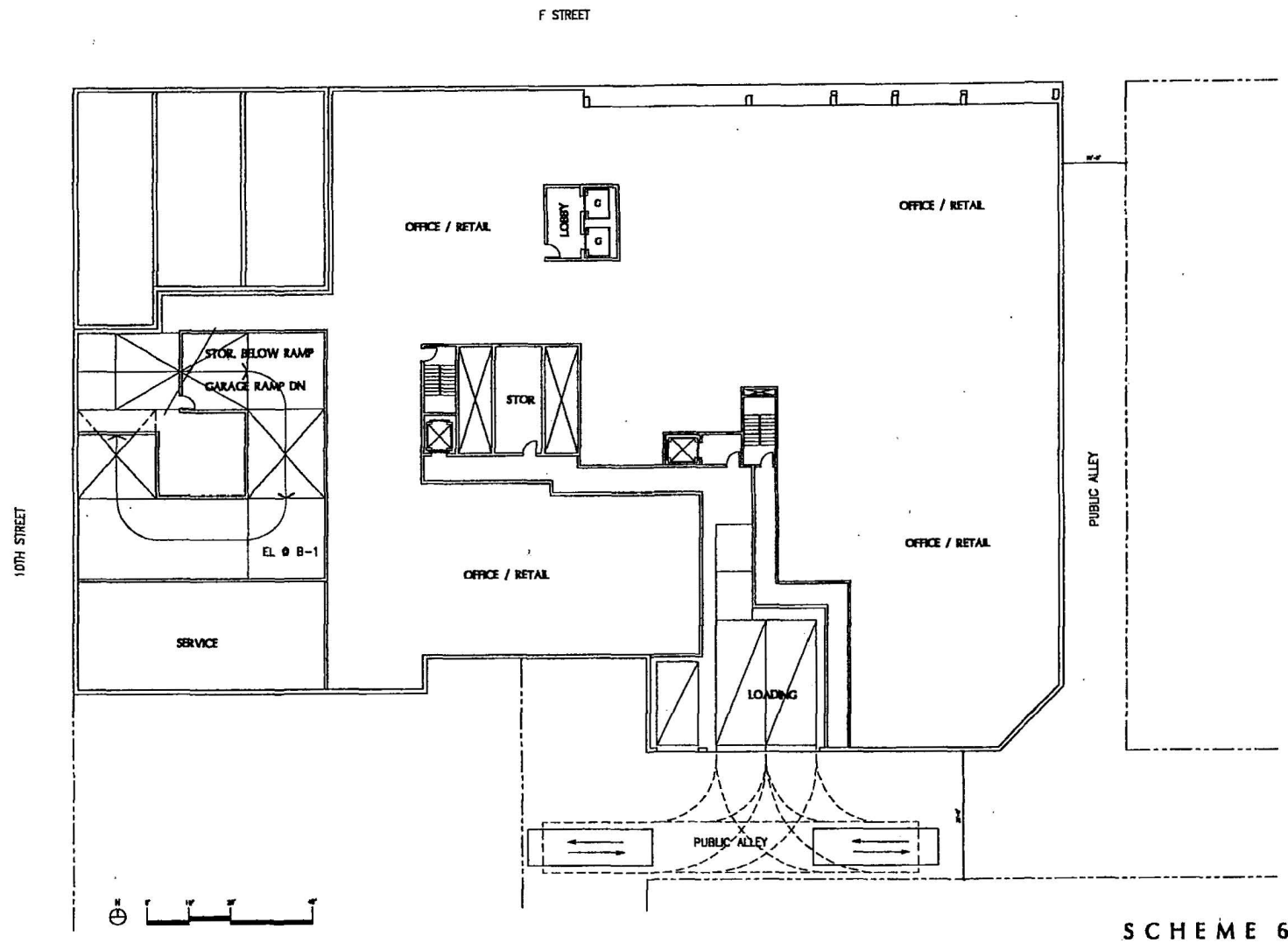
Attachments

CC: D.C. Office of Planning
Office of Corporation Counsel

WAS1 #1102540 v2

Attachment A



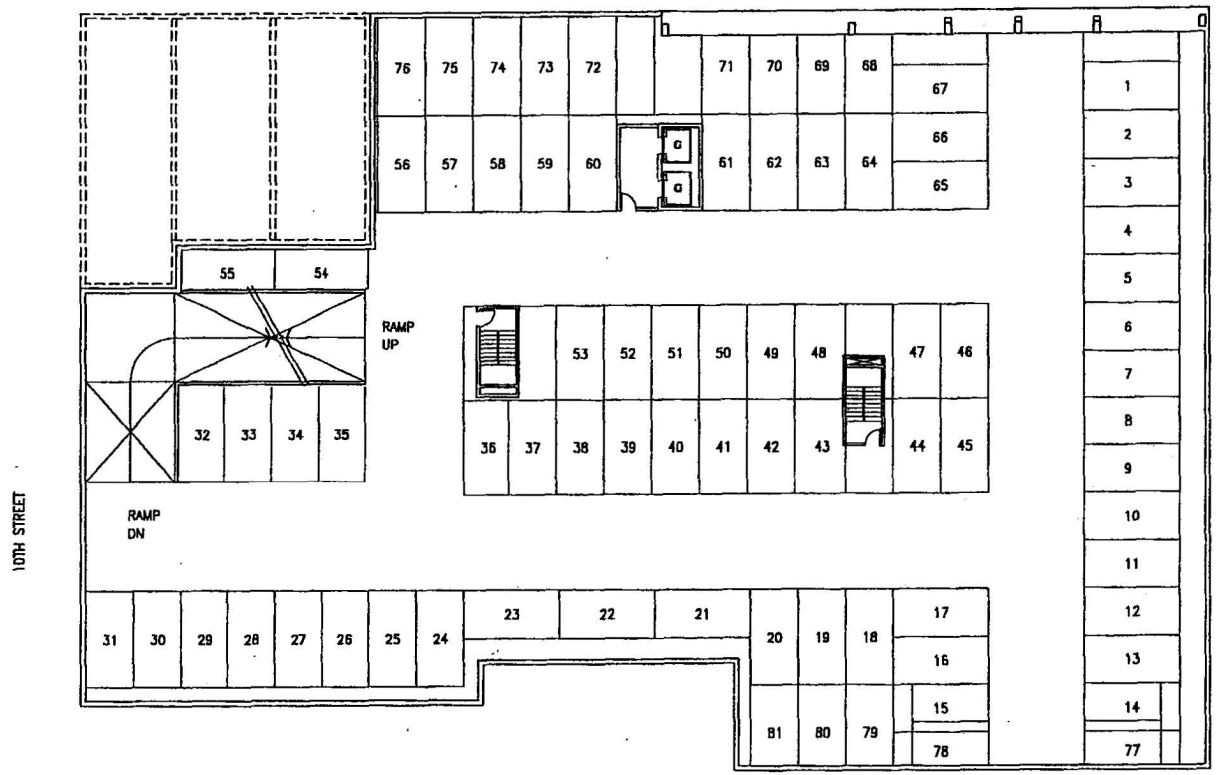


SCHEME 6A
BZA REVISED SUBMISSION

10TH & F STREETS, N.W.
WASHINGTON, D.C.
DOUGLAS DEVELOPMENT CORPORATION

B-1 FLOOR PLAN

SHALOM BARANES ASSOCIATES
CONCEPT SUBMISSION - JULY 16, 2002



68 SELF PARKING SPACES

13 STACKED PARKING SPACES

81 TOTAL

10TH & F STREETS, N.W.
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DOUGLAS DEVELOPMENT CORPORATION

B-LEVEL PARKING PLAN

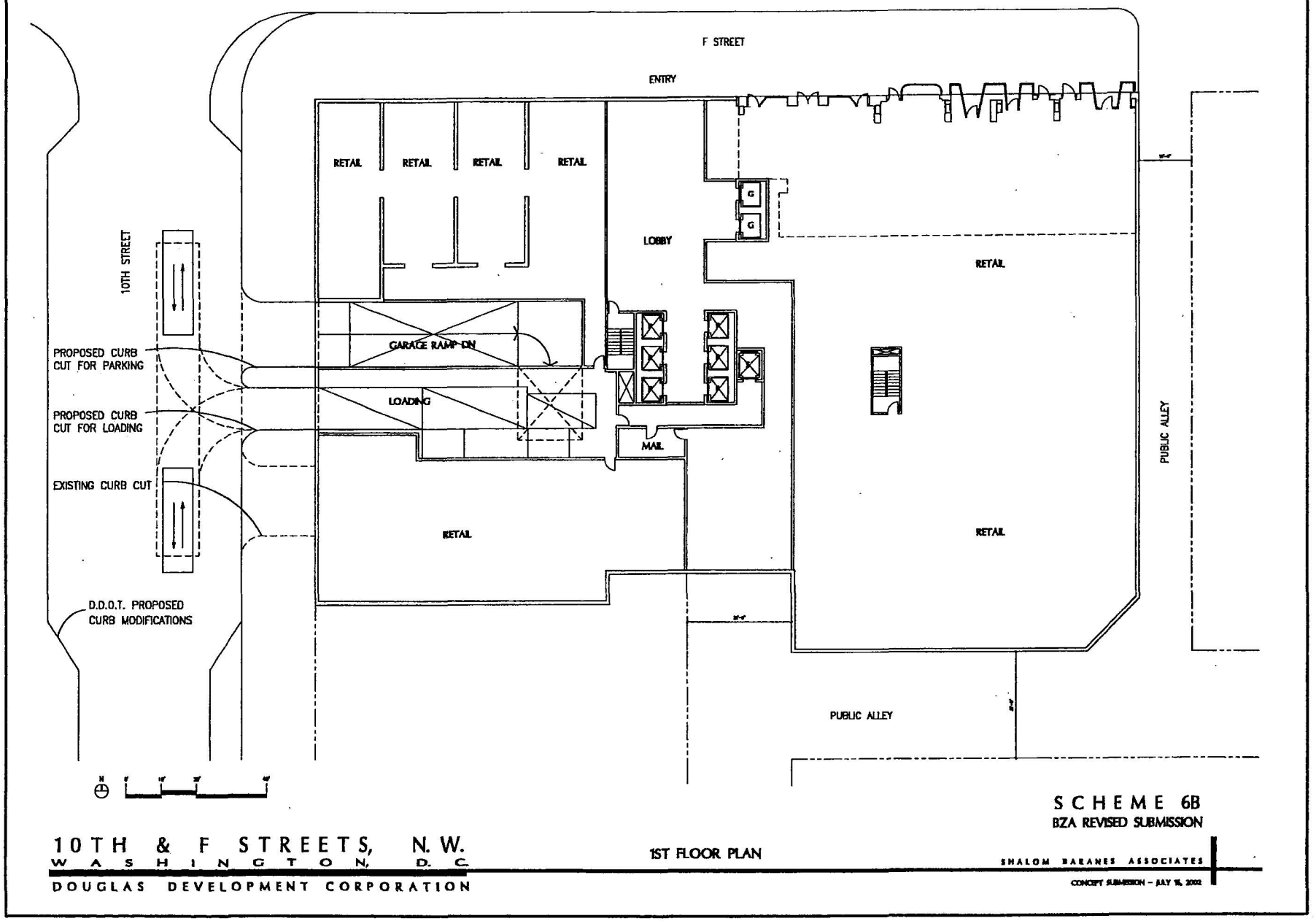
SCHEME 6A

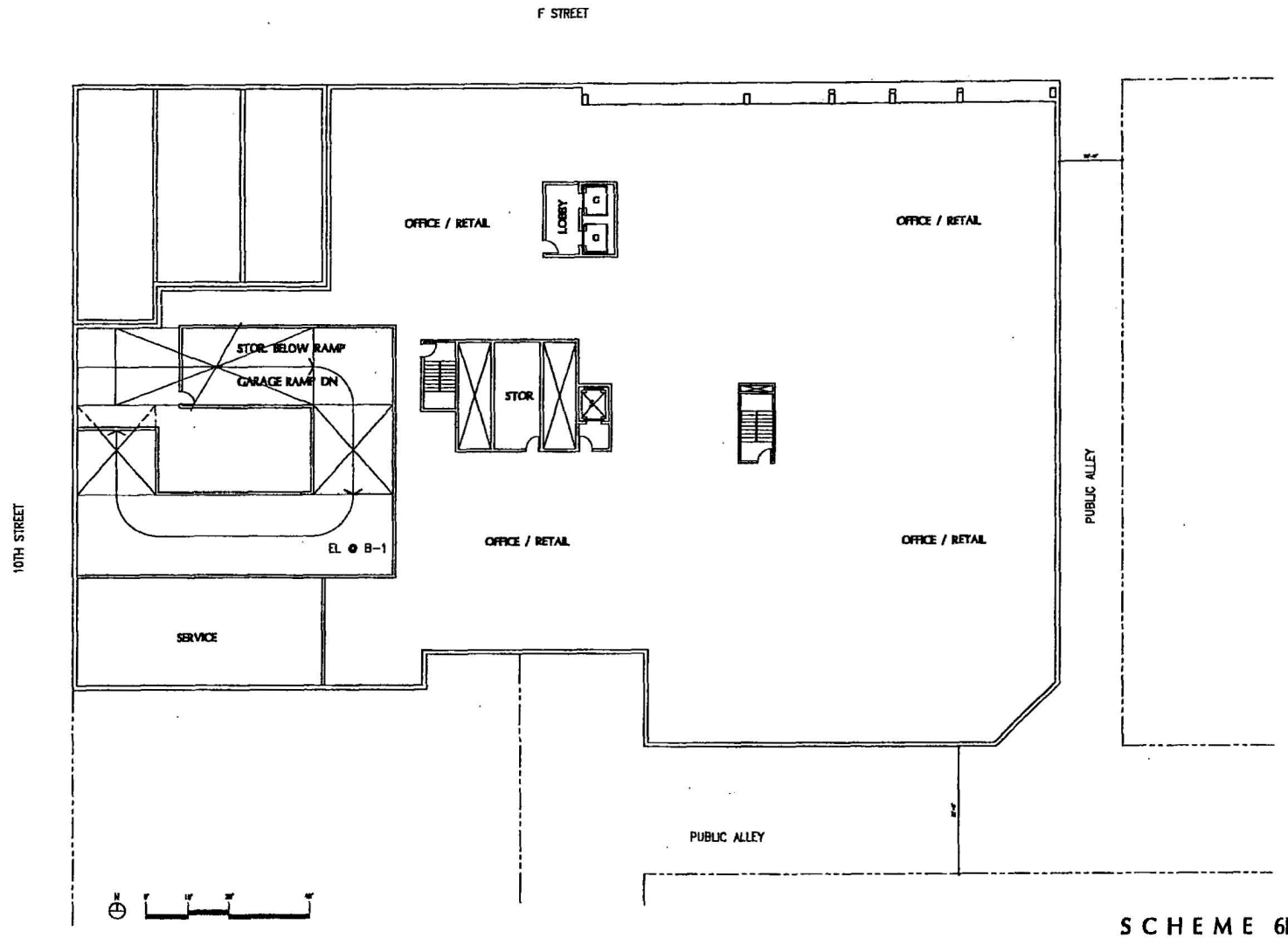
BZA REVISED SUBMISSION

SHALOM BARANES ASSOCIATES

CONCEPT SUBMISSION - JULY 15, 2002

Attachment B



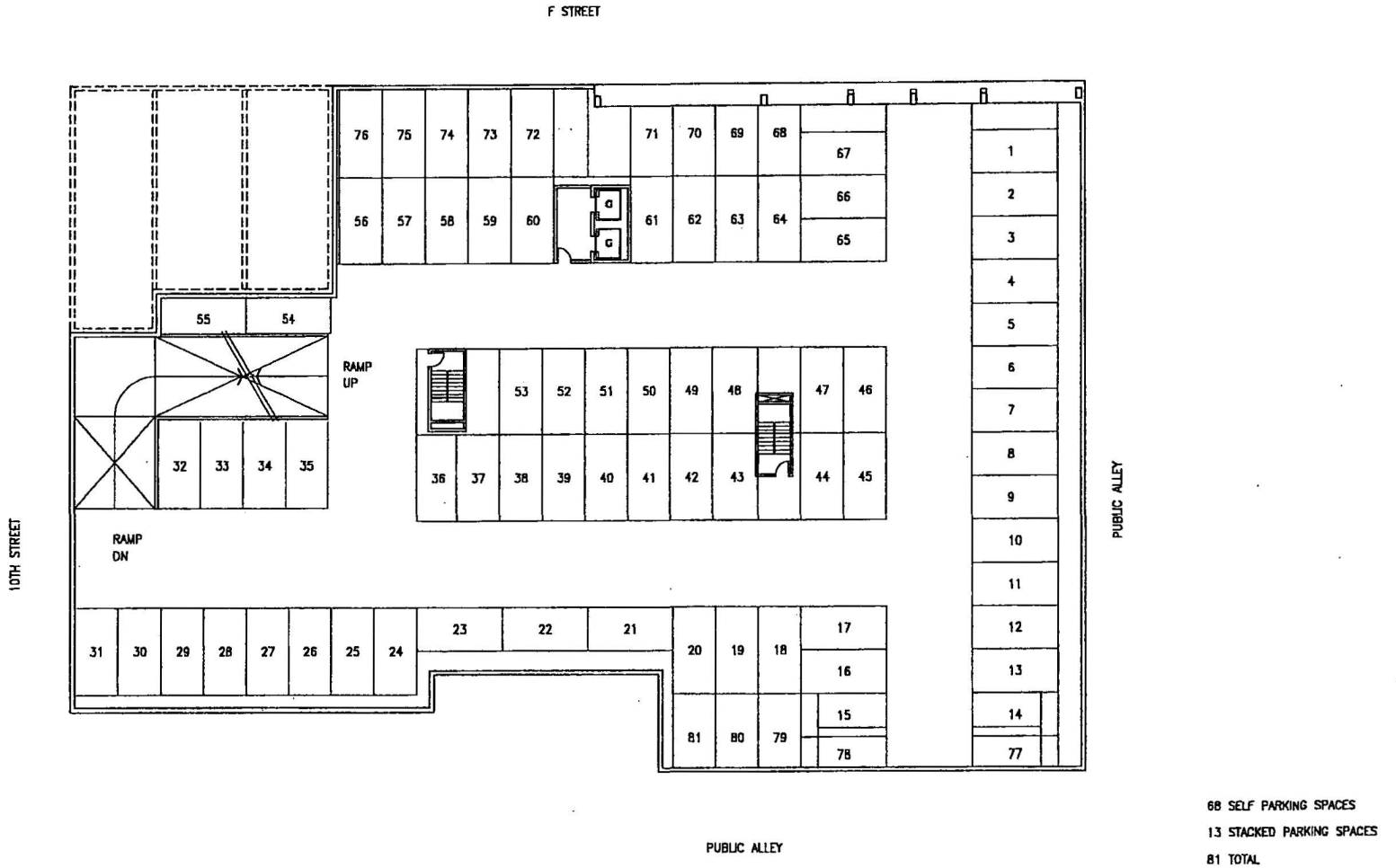


SCHEME 6B
BZA REVISED SUBMISSION

10TH & F STREETS, N.W.
WASHINGTON, D.C.
DOUGLAS DEVELOPMENT CORPORATION

B-1 FLOOR PLAN

SHALOM BARANES ASSOCIATES
CONCEPT SUBMISSION - JULY 15, 2002



68 SELF PARKING SPACES
13 STACKED PARKING SPACES
81 TOTAL

N 0' 16' 32' 48'

10TH & F STREETS, N.W.
WASHINGTON, D.C.

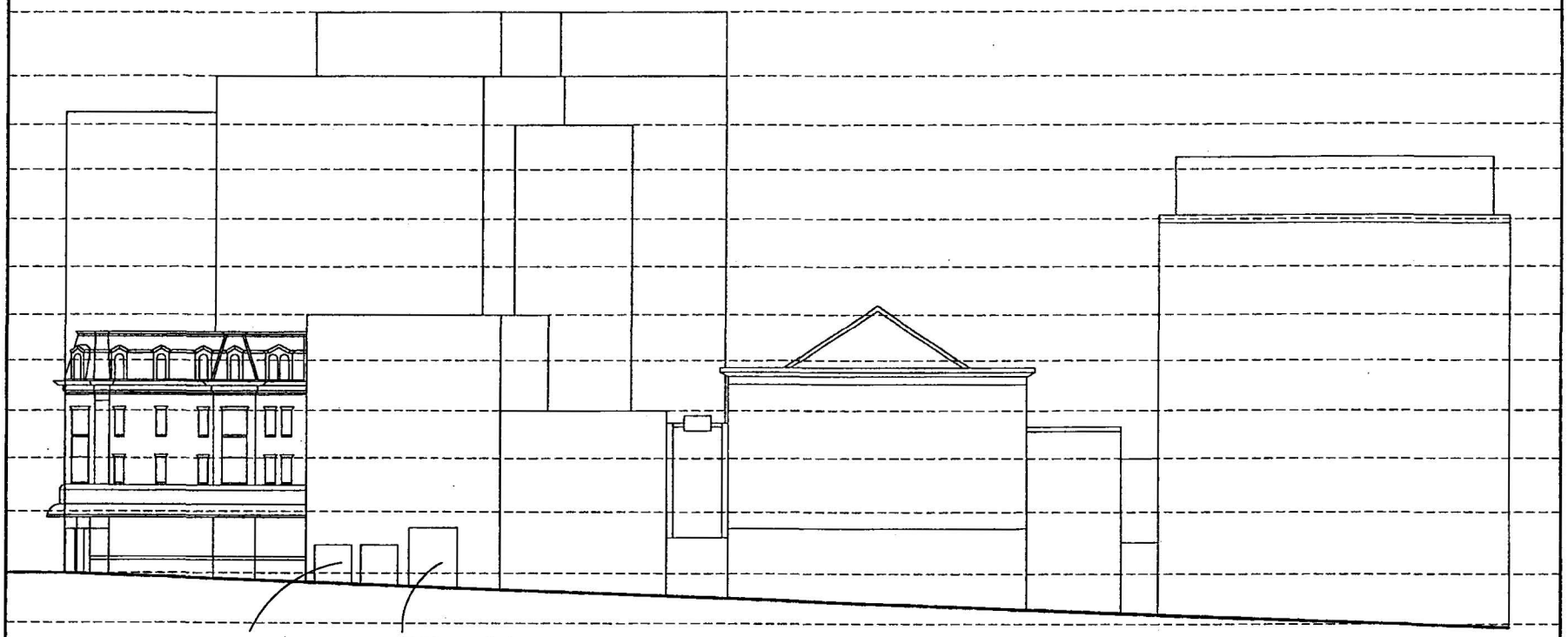
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B-LEVEL PARKING PLAN

SCHEME 6B
BZA REVISED SUBMISSION

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10TH & F STREETS, N.W.
WASHINGTON, D.C.

DOUGLAS DEVELOPMENT CORPORATION

F STREET ELEVATION

SCHEME 6B
BZA REVISED SUBMISSION

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CONCEPT SUBMISSION - JULY 16, 2002