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JOHN T. EPTING  
202-663-8879  
[john.epting@pillsburylaw.com](mailto:john.epting@pillsburylaw.com)

March 6, 2007

JEFFREY C. UTZ  
202-663-8715  
[jeffrey.utz@pillsburylaw.com](mailto:jeffrey.utz@pillsburylaw.com)

VIA HAND DELIVERY

Geoffrey Griffis, Chairman  
DC Board of Zoning Adjustment  
441 4th Street, NW, Room 210  
Washington, DC 20001

**Re: BZA Case No. 17600 – Area Variance Application by Dakota Square, LLC  
(the “Applicant”) for 300 – 320 Riggs Road, N.E. (Square 3748, Lot 52),  
Washington, DC (the “Property”) – 14-Day Pre-hearing Submission**

Dear Chairman Griffis and Members of the Board:

Enclosed please find twenty-one (21) copies of the updated plans for above-referenced case at the Board of Zoning Adjustment, attached as Exhibit A. The first sheet of the plans is the same site plan that was filed as Exhibit B to the application on December 18, 2006. The remainder of the sheets of Exhibit A are additional site plans and cross sections of the proposed project to give greater detail of the construction.

In addition, the Applicant would like to update the statement in its application to reflect that a residential loading berth of 55 feet will not be added in a later phase of the project. Instead, due to the smaller size of the residential units and to create a more efficient use of the Property, the project will utilize the 30 foot loading berth and the 20 foot delivery space for the residential portion of the project at the south end of the Property, as shown on Exhibit A. The retail space and the potential grocery store space will each have their own loading spaces conforming with zoning requirements.

The Applicant has been in frequent contact with the community, specifically Advisory Neighborhood Commission (“ANC”) 4B. On February 22, 2007, ANC 4B voted to support this application at its regularly scheduled monthly meeting. The community has been supportive of the Project and related development of nearby parcels. The Applicant will continue to meet with the community about its work at the Property and surrounding parcels.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

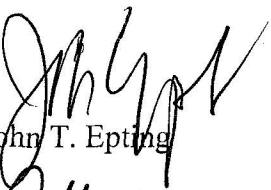
CASE NO. 17600  
EXHIBIT NO. 26

Board of Zoning Adjustment  
District of Columbia  
CASE NO.17600  
EXHIBIT NO.26

In addition, attached as Exhibit B please find the expert resumes of the architects for the case who the Applicant wishes to present as experts in the field of architecture at its hearing before the BZA. The hearing for Case No 17600 is scheduled for March 20, 2007.

If you have any questions, please do not hesitate to contact John Epting at (202) 663-8879 or Jeff Utz at (202) 663-8715. Thank you for your attention to this application.

Sincerely yours,



John T. Epting

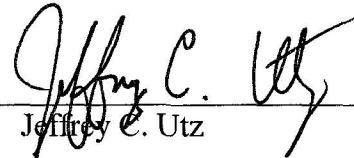


Jeffrey C. Utz

Enclosures

### **Certificate of Service**

I certify that on March 6, 2007, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



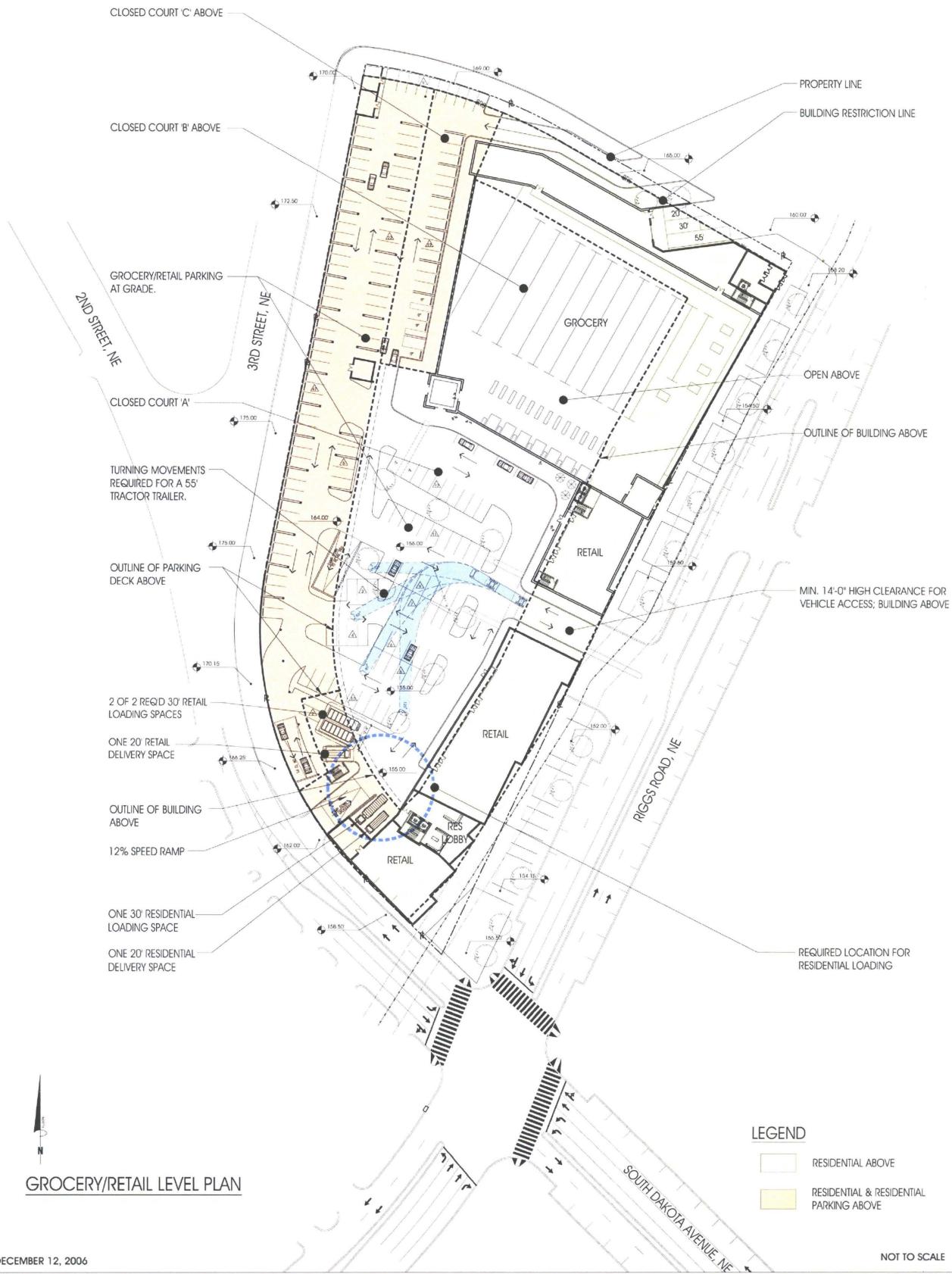
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Jeffrey C. Utz

Office of Planning  
801 N. Capitol Street, NE  
Suite 4000  
Washington, DC 20002

ANC 4B  
6856 Eastern Avenue, NW #314  
Washington, DC 20012

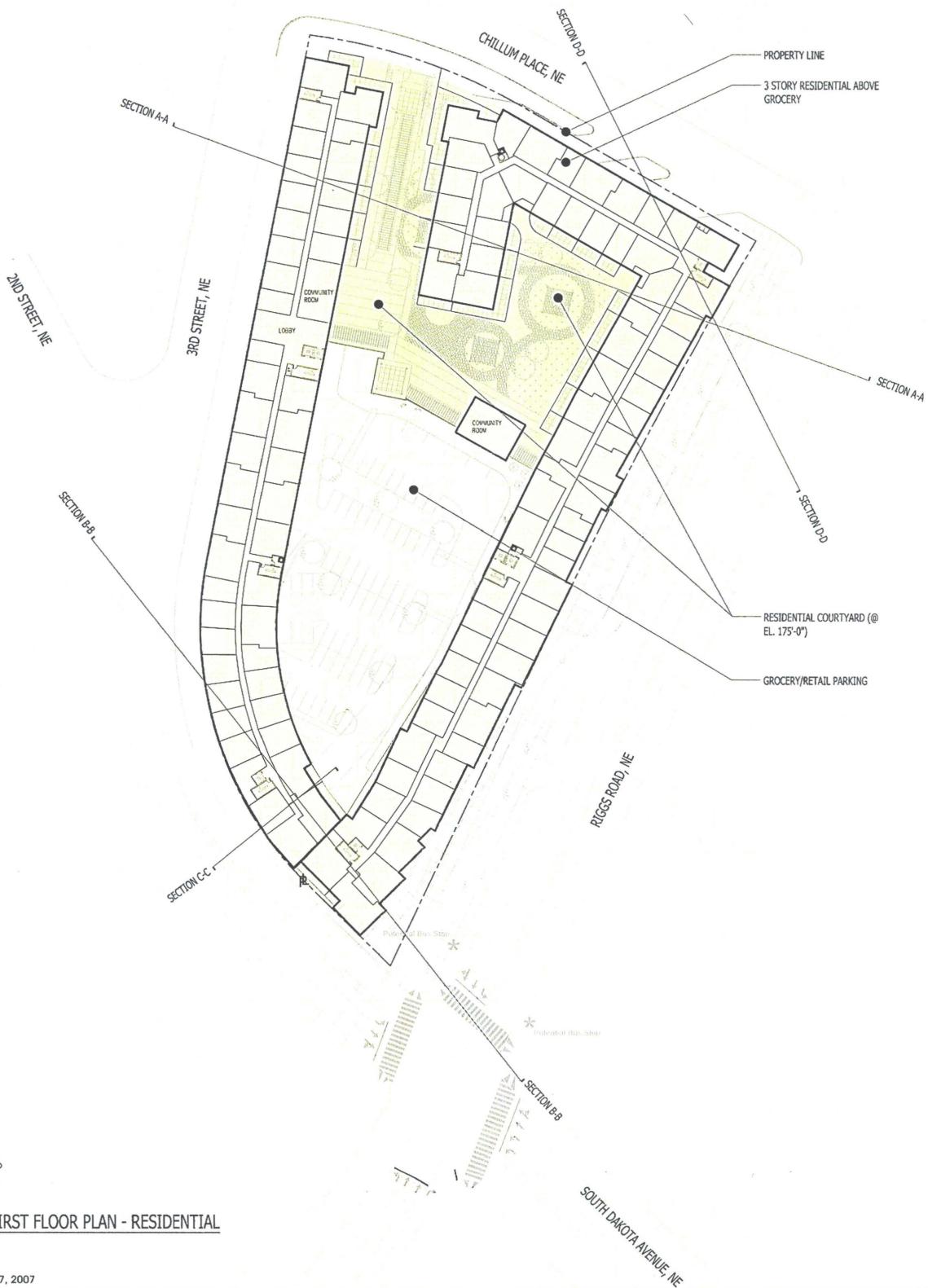
A



DECEMBER 12, 2006

## DAKOTA SQUARE

WASHINGTON DC



MARY 17, 2007

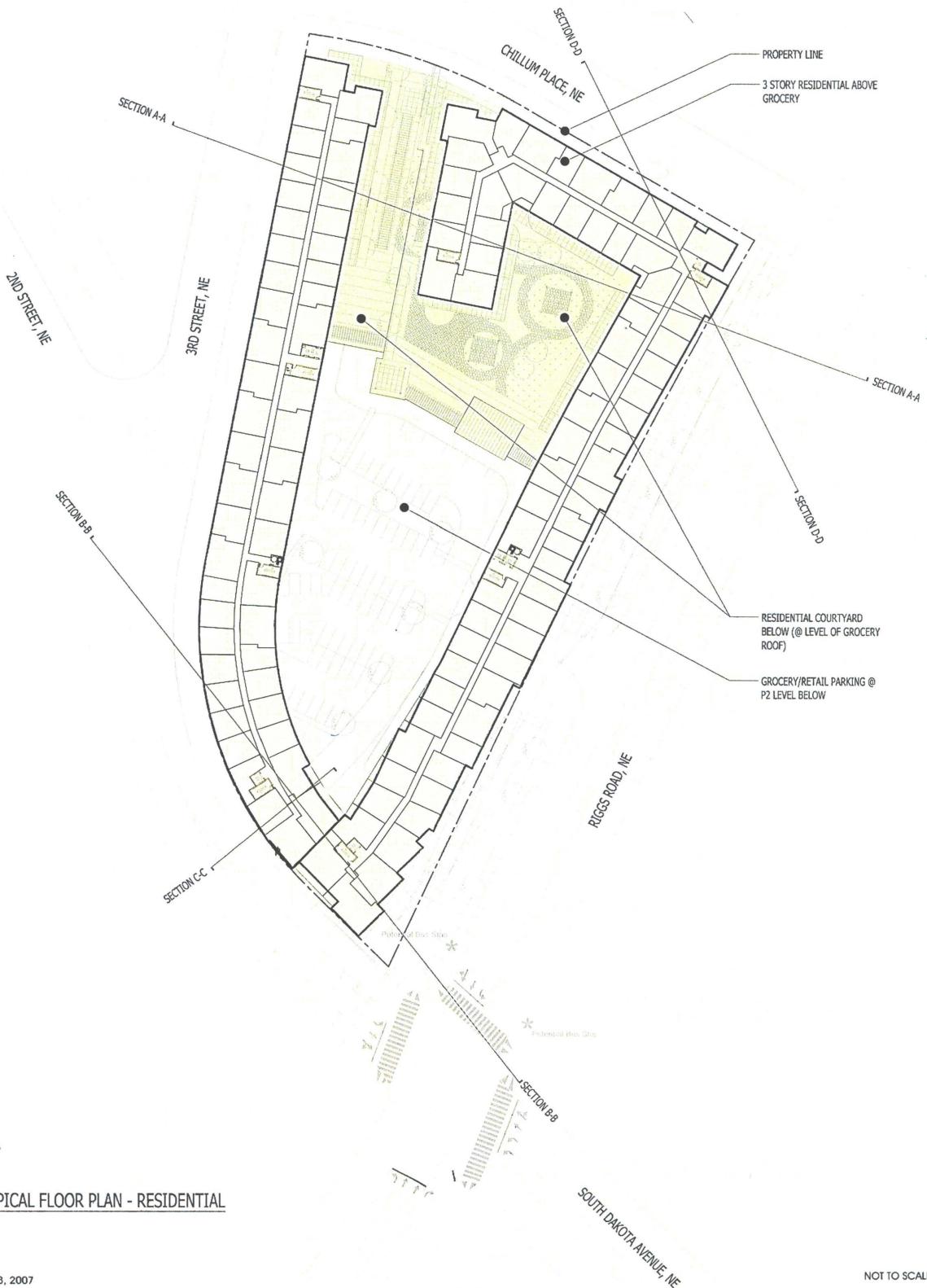


ELLIS DENNING  
CONSTRUCTION & DEVELOPMENT

# DAKOTA SQUARE

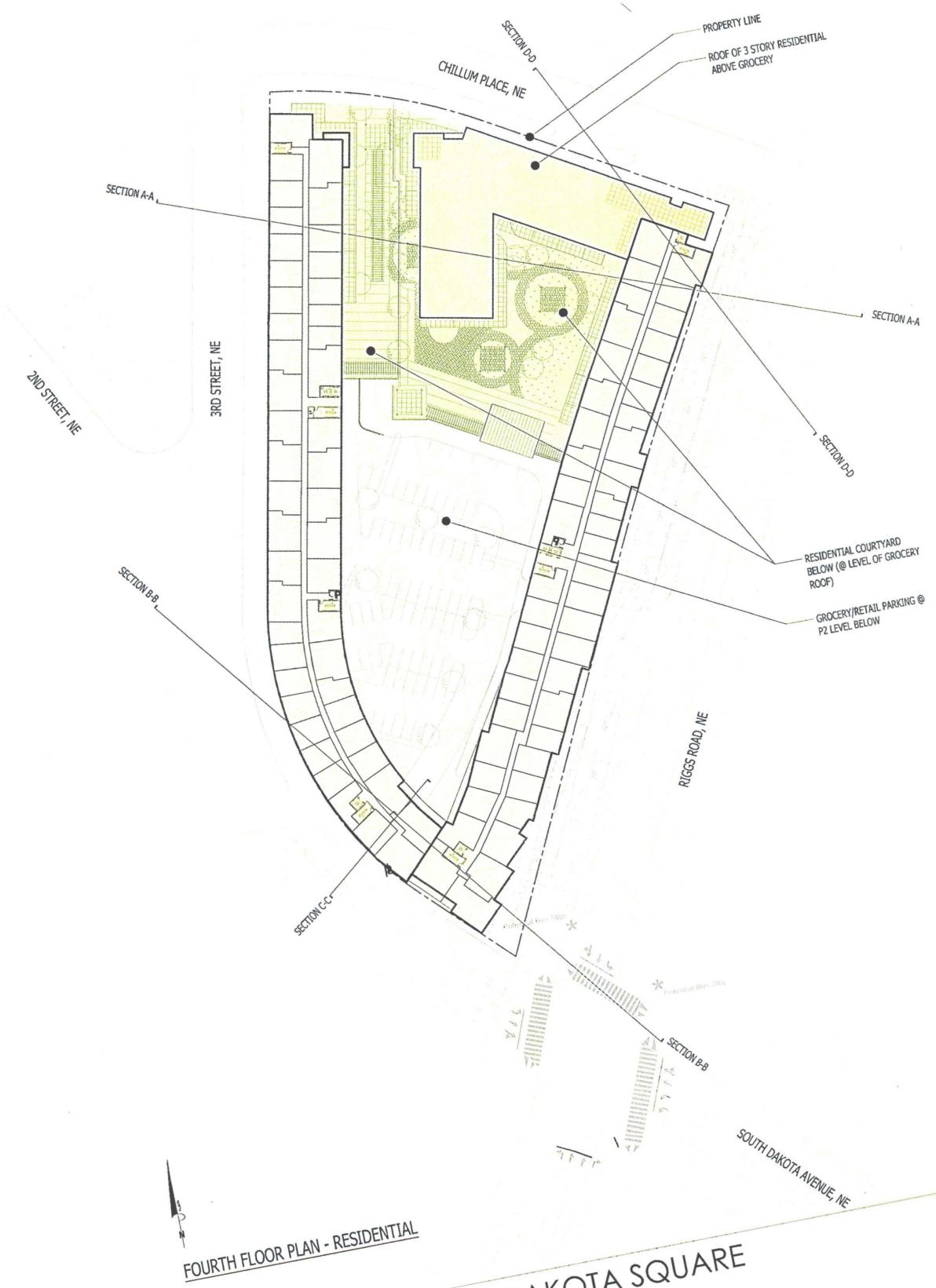
## WASHINGTON DC





JANUARY 18, 2007

DAKOTA SQUARE  
WASHINGTON DC



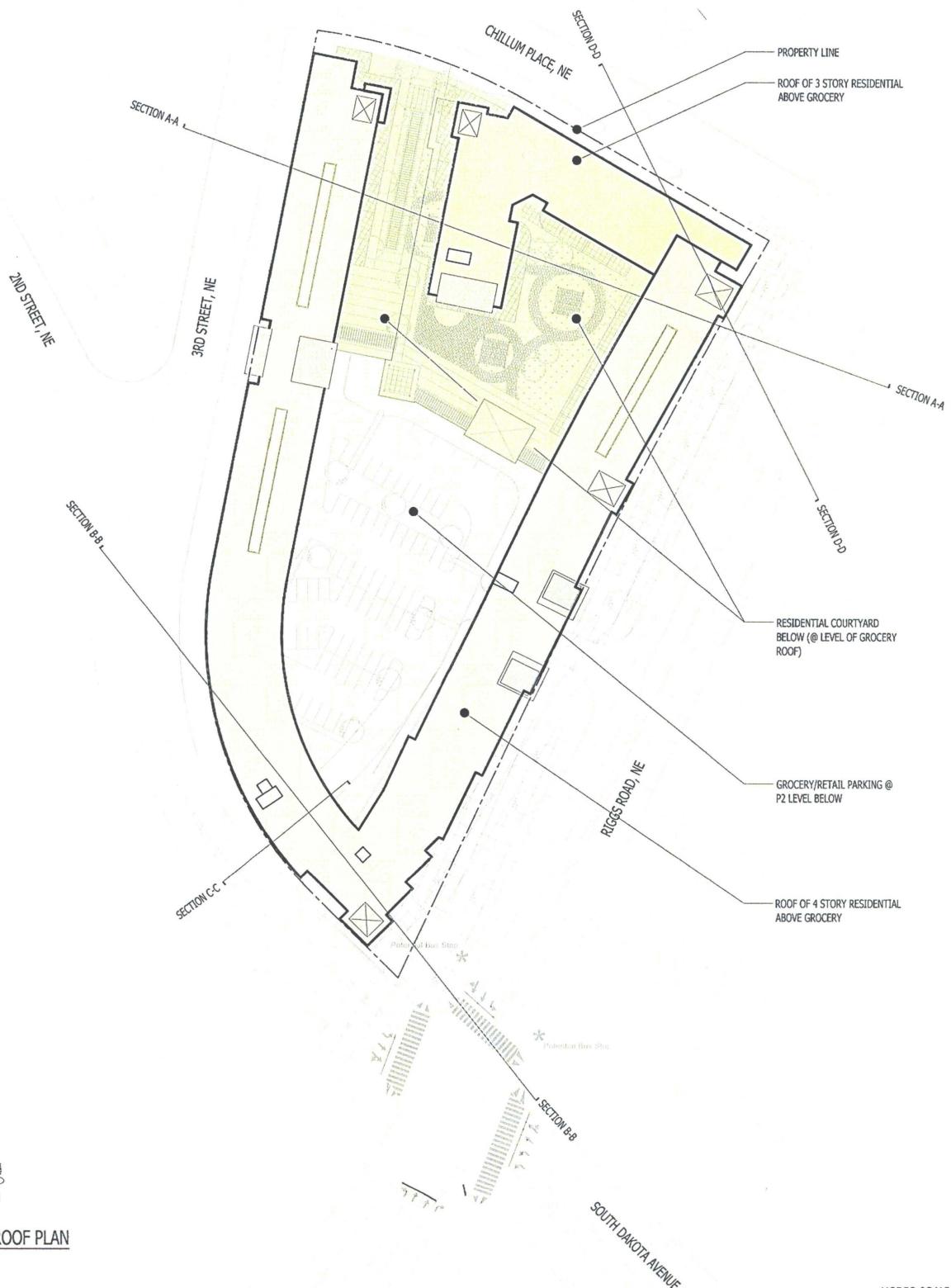
FOURTH FLOOR PLAN - RESIDENTIAL

JANUARY 17, 2007

 **LOWE**  
ENTERPRISES  
 **ELLIS DENNING**  
CONSTRUCTION & DEVELOPMENT

**DAKOTA SQUARE**  
WASHINGTON DC

NOT TO SCALE  
**Hickok Cole**  
 ARCHITECTS



JANUARY 18, 2007

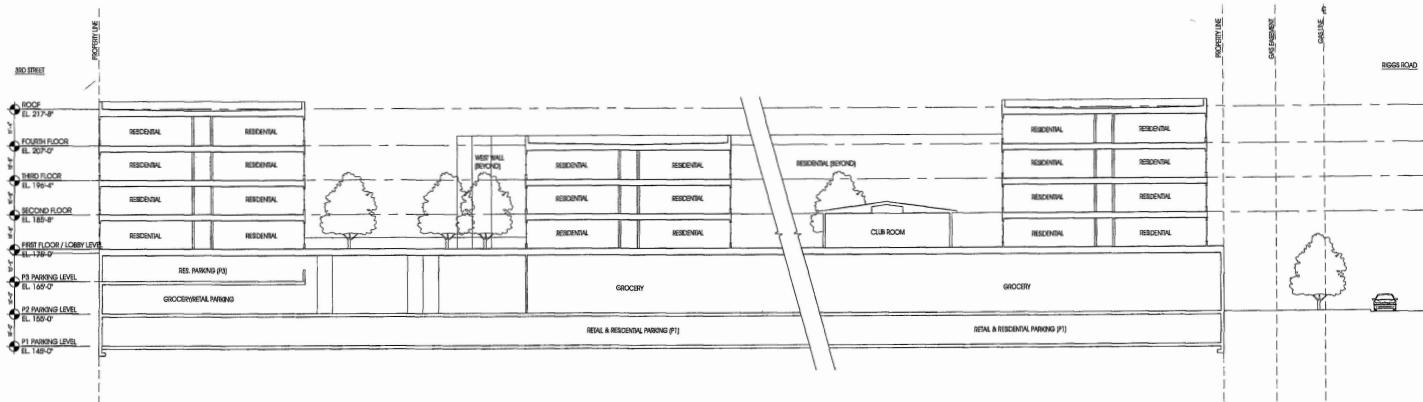
NOT TO SCALE



## DAKOTA SQUARE

WASHINGTON DC





**SECTION A-A**

JANUARY 18, 2007

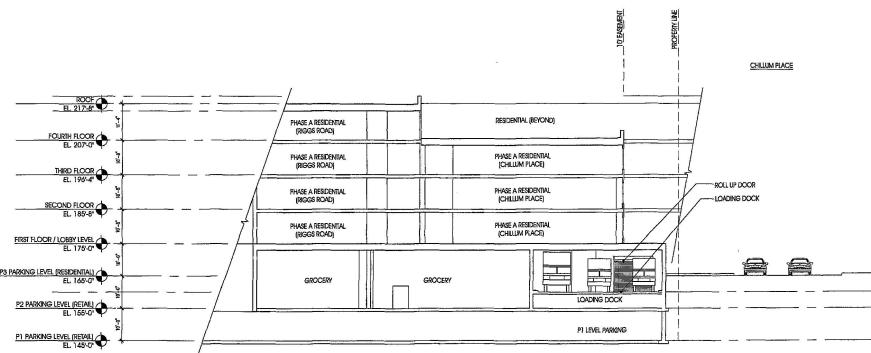
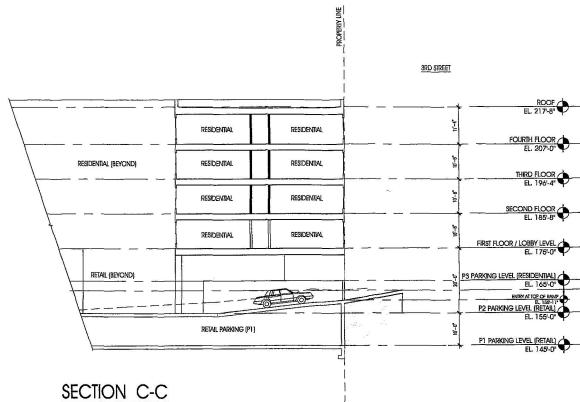
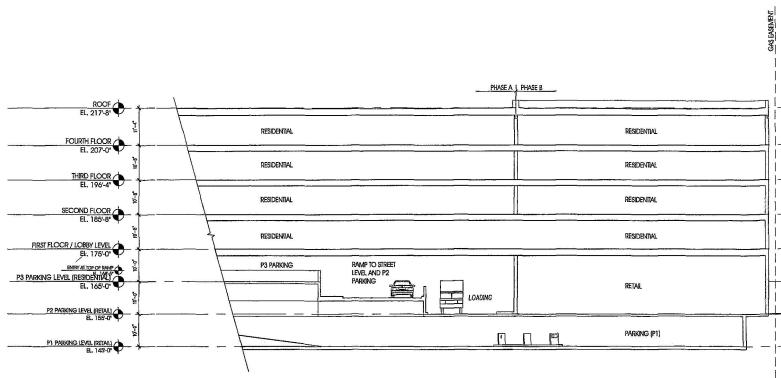
SCALE: 3/32" = 1'-0"



# DAKOTA SQUARE

## WASHINGTON DC





JANUARY 18, 2007



**DAKOTA SQUARE**  
WASHINGTON DC

SCALE: 3/32" = 1'-0"



B

# Laurence Caudle, AIA

## Associate Principal, Director of Housing



Mr. Caudle has been with Hickok Cole Architects since 1997. Prior to joining HCA, Mr. Caudle worked for several award-winning firms, including Weinstein Associates, Architects and Hugh Newell Jacobsen, FAIA of Washington, DC. At Weinstein Associates, he was Project Architect and Designer for the Ellen Wilson Neighborhood Redevelopment. Mr. Caudle is an Associate Principal and the Director of Housing with Hickok Cole Architects.

Mr. Caudle is a frequent guest juror for undergraduate and thesis juries at the University of Maryland's School of Architecture and Catholic University's Architecture Department. His projects have been featured in *MIMAR Magazine*, *Architectural Record*, *Architectural Digest*, *Residential Architect*, *Builder Magazine* and the *Washington Post*. Mr. Caudle's resume includes many years of custom residential projects (both small and large in size), mixed-use projects and commercial base building design.

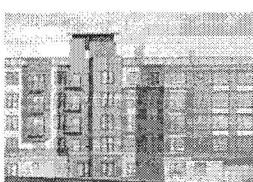
### EDUCATION

Mr. Caudle received a Bachelor of Science in Architecture and a Master of Architecture from the University of Maryland in College Park. He was recognized for his work, winning the Dean's Thesis Prize and the Faculty Award for Excellence in Design from the University.

### ASSOCIATIONS & REGISTRATIONS

Mr. Caudle is a Registered Architect in the District of Columbia. A member of the American Institute of Architects, he was recently invited to attend the 2006 AIA National Convention and Exposition in Los Angeles, CA as Hickok Cole's project, Adams Row, was honored with a national 2006 *Residential Architect* Award of Merit.

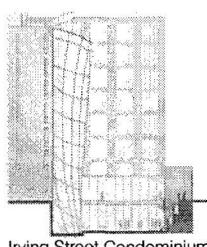
### Relevant Projects Include:



Detail of The Dakotas, Phase I

#### **The Dakotas**, South Dakota Avenue and Riggs Road, NE, Washington, DC

Project Designer for mixed-use project with 100,000 sf of retail and 600 residential units. Phases I through III total approximately 950,000 sf, including single-level below-building parking, one level of retail, a large grocery anchor tenant and four levels of above-grade residential.



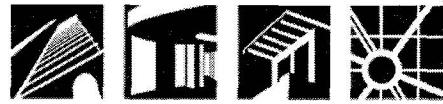
Irving Street Condominiums

#### **Irving Street Condominiums at 1444 Irving Street, NW**, Washington, DC

Associate-in-Charge for two buildings on one site; will include 70 high-end market-rate condominium units and 130 Single Room Occupancy transitional housing units, for a total of 115,000 sf.

#### **Square 54**, Washington, DC

Residential Project Director for large mixed-use project which includes 400,000 sf office building; 300 apartment units totaling 320,000 sf; and 50,000 sf retail space.



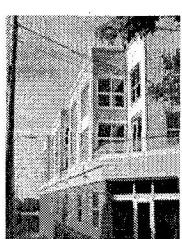
Adams Row



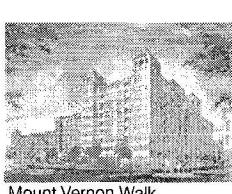
The Watergate - exterior



Dumbarton Place



Adams Alley



Mount Vernon Walk

### **Adams Row at 2301 Champlain Street, NW, Washington, DC**

Project Director and Designer for 68-unit, 70,000 sf high-end condominium complex including underground parking for 56 cars.

*Winner, 2006 AIA/Northern Virginia Chapter, Award of Merit.*

*Winner, 2006 AIA/Washington DC Washingtonian Residential Design Award.*

*Winner, 2006 Residential Architect Award of Merit.*

*Winner, 2006 Brick Industry Association, Brick in Home Building Awards, Bronze Winner.*

*Winner, 2005 AIA/Potomac Valley Chapter, Award of Merit.*

### **The Watergate, Washington, DC**

Associate-in-Charge for conversion of historic Watergate Hotel into 96 luxury condominium units.

### **Dumbarton Place, Washington, DC**

Project Designer for full design services for conversion of office building into 60,000 sf, 36-unit luxury condominium building.

*Winner, 2006 Associated Builders and Contractors, Metro Washington and VA Chapters, Certificate of Merit, Excellence in Construction.*

*Winner, 2006 MD/DC NAIOP Award of Excellence, Best Urban Renovation.*

*Winner, 2005 Washington Business Journal "Best Real Estate Deals" Award, Best Renovation.*

*Winner, 2005 Delta Associates Award for Excellence, Best Adaptive Reuse Condominium Project in Washington, DC.*

### **Adams Alley, Washington, DC**

Project Director for 48,500 gsf mixed-use project in Adams Morgan.

### **Park East, Washington, DC**

Project Director and Designer for 40-unit, 45,000 sf new condominium building with one-level of retail located on an infill site in Northwest DC.

### **Mount Vernon Walk, Washington, DC**

Project Manager for 900,000 sf mixed-use project at the former Wax Museum site. Design included retail space, 600 residential units and performing arts theatre. Plan also featured "Artists Walk," a gallery and live-work units for artists. Completed through Construction Documents.

#### *Additional Relevant Professional Experience:*

#### **Ellen Wilson Redevelopment Project, Washington DC**

Project Architect for multi-unit, mixed-income residential project completed while employed at Weinstein Associates.

# Jeffrey M. Ashline

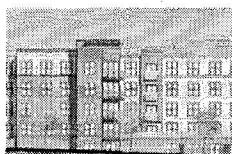
## Associate



Mr. Ashline received his Bachelor of Architecture from Norwich University in Vermont in 1997. Prior to joining the firm in 2003, he was a staff architect with Cooper Carry Architects in Alexandria, VA where he worked on a wide range of projects which included commercial, residential and mixed-use. Mr. Ashline was named Associate at Hickok Cole Architects in 2006.

As a Project Manager at Hickok Cole Architects, Mr. Ashline has worked on a variety of project types such as mixed-use residential, commercial office design and numerous interior projects ranging from 800 sf to 25,000 sf. He is responsible for design, engineering coordination and the production of construction documents.

### Recent Projects:



Detail of Dakota Pointe, Phase I – West Elevation

#### **The Dakotas**, South Dakota Avenue and Riggs Road, NE, Washington, DC

Project Manager for 225,000 sf, 192-unit residential project currently in Phase One Design Development. Includes single level below building parking and four levels of above grade residential.



The Watergate - exterior

#### **The Watergate**, Washington, DC

Project Manager for conversion of historic Watergate Hotel to 96 co-op units. Project will provide luxury studio, one-, two-, and four+ bedroom units ranging in size from 650 sf to 6,000 sf, as well as private rooftop terraces, restaurant, banquet facilities, and health club.



The New Yorker

#### **The New Yorker at 300 L Street, NE**, Washington, DC

Project Architect for 44-unit, 52,000 sf condominium in NE Washington. Mix of 1 & 2 bedroom units ranging in size from 625 sf to 1,000 sf. Two levels of below-grade parking under the residences. Building is predominantly brick with precast accents / cornices, ground face cmu at the base, metal panel and curtain wall.



Adams Alley

#### **Jubilee Housing**, Washington, DC

Renovation of 214 units of affordable rental housing in the heart of Adams Morgan in northwest Washington, DC. Includes a 7,500 sf new facility built for Good Shepherd Ministries. Building provides program space, administrative offices, multipurpose room and roof-top playground.

#### **Adams Alley**, Washington, DC

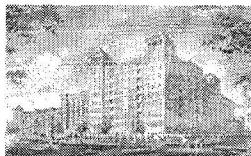
Staff Architect for 49,000 sf mixed-use renovation of existing two-story structure with addition of two floors of residential condominiums in the Adams Morgan neighborhood of Washington, DC. Includes below-grade parking level for both tenant and business use.



#### **Liberty Square at 450 5<sup>th</sup> Street, NW**, Washington, DC

Project Architect for renovation of existing office building which includes common areas, existing and new elevators, and exterior canopies. Exterior additions include an aluminum and glass canopy which is integral with the new curtain wall entry framing.

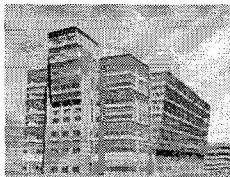
Jeffrey M. Ashline



Mount Vernon Walk

#### **Mount Vernon Walk, Washington, DC**

Architect-of-Record for a 900,000 sf mixed-use project at the former Wax Museum site. Design included retail space, 600 residential units and performing arts theatre. Plan also featured "Artists Walk," a gallery and live-work units for artists. Completed through Construction Documents.



Parkridge VI

#### **Parkridge VI, Reston, VA**

Project Architect for 226,000 sf, seven-story office building and adjacent five-story, 250,000 sf parking garage located in the Parkridge Business Center. This project is the final piece of the master plan which includes five previous buildings designed by Hickok Cole Architects.

#### **Logistics Management Institute, McLean, VA**

Project Architect for series of interior renovation jobs ranging in scale from 700 sf to 24,000 sf for one of HCA's longtime clients.

*Winner, 1994 NAIOP Award of Excellence, Best Commercial Interior Project over 50,000 sf.*

### **Previous Experience with Cooper Carry Architects, Alexandria, VA**

#### **MULTI-FAMILY HOUSING**



The Renaissance of Sarasota

#### **The Preston Condominium, Alexandria, VA**

67,000 sf, 53 residential units, below-grade parking.

#### **The Renaissance of Sarasota, Sarasota, FL**

348,000 sf, 256 residential units.

#### **MIXED-USE**



Royal Palm Plaza

#### **Royal Palm Plaza, Boca Raton, FL**

28,000 sf retail, 36,000 sf office, 169 residential units, 450 car parking garage.

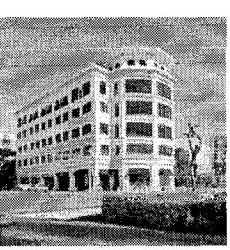
#### **Clematis Live/Work, West Palm Beach, FL**

20,400 sf retail, 16,700 sf office, 59 residential units, 500 car parking garage.

#### **The Wax Museum Site RFP, Washington, DC**

770 residential units, 60,000 sf retail.

#### **OFFICE**



Clematis Office Building

#### **Clematis Office Building, West Palm Beach, FL**

22,000 sf retail, 88,000 sf office.

#### **Mizner Park Office Building, Boca Raton, FL**

175,000 sf office.