ShawPittman LLP

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September 30, 2004

By Hand Delivery

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: Zoning Commission Case No. 03-27 –
4600 – 4614 Wisconsin Avenue, N.W.
4600 Brandywine Associates, LLC (the "Applicant")

Dear Chairperson Mitten and Members of the Commission:

In anticipation of the October 14, 2004 public hearing in the above-mentioned case, enclosed please find the resumes (attached as Exhibit A) of the three individuals that the Applicant intends to have admitted as expert witnesses. The witnesses, and their field of expertise, are:

- Ralph Cunningham – architecture;
- Chris Morrison – architecture; and
- Michael Workosky – traffic and parking engineering.

The Applicant has also attached a draft First Source Employment Agreement with the Department of Employment Services (Exhibit B), and a draft Memorandum of Understanding with the Office of Local Business Development (Exhibit C).

The Applicant also notes that a significant additional project and community amenity has been added to the proposed mixed-use building since the submission of the pre-hearing statement on August 4, 2004. In consultation with various neighborhood organizations, adjacent ANC's, and the Office of Planning, the Applicant has agreed to incorporate a "green roof" into the project. This green roof will provide significant environmental benefits for the project and the surrounding area including; reducing the amount of stormwater run-off that will result from this project, reducing the heat island effect of the project, as well as creating a more visually appealing roof for residents of the project.

As a result of continuing discussions and negotiations with members of the community, the Applicant has agreed to add provisions to the condominium declaration and condominium regulations that will prohibit residents of this project from obtaining residential parking permit stickers from the District of Columbia. In addition, the Applicant is finalizing negotiations regarding a Development and Construction

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EXHIBIT NO. 31

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EXHIBIT NO.31

Agreement with the immediate residential and commercial neighbors of this project. The purpose of this Development and Construction Agreement is to minimize any adverse impacts on neighboring properties that may arise during construction of the proposed project.

We look forward to presenting this application to the Zoning Commission on October 14, 2004.

Sincerely,

John Epting

Paul Tummonds

Enclosures

cc: Stephen Mordfin, Office of Planning
Chapman Todd, ANC 3E
Karen Perry, ANC 3F

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