

May 1, 2008

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VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Post-Hearing Submission – 100 Block, Potomac Avenue, SE
Zoning Commission Case No. 04-14

Dear Members of the Commission:

On behalf of Florida Rock Properties, Inc. ("Applicant"), enclosed please find twenty copies of a Post-Hearing Submission in support of the above-referenced application for approval of a second-stage Planned Unit Development ("PUD"). At the public hearing on March 20, 2008, the Zoning Commission took proposed action to approve the proposed PUD. The Commission, however, requested additional information regarding two aspects of the project, each of which is discussed in detail below, prior to taking final action.

Aspect 1: Architectural Design of the Hotel Building Façade Fronting the South Capitol Street Oval

The Zoning Commission requested that the Applicant further refine the architectural design of the Hotel Building façade fronting on the South Capitol Street oval. The Commission's primary concern related to the lack of articulation in this façade that appeared to be the "back" of the Hotel, fronting on this major transportation corridor. In response to this concern, the Applicant's architect revised the west elevation of the Hotel Building and the adjacent Capitol Quay.

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CASE NO. 04-14
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CASE NO. 04-14
EXHIBIT NO. 100

Specifically, the former, mostly flat wall of the Hotel Building above the second floor level has been given a gentle curve to soften the visual character of the guestroom tower. This curving portion of the façade has been pulled down to the third floor level to engage the base of the Hotel Building. Balcony elements with glass railings are included at the southwest and northwest corners of the Hotel Building. Horizontal fins have been extended from the balconies, parallel to South Capitol Street and serve to accentuate the curving wall by their shadow play on the surface of the tower wall. These elements recall similar fins on the East Office Building's Potomac Avenue façade.

The projecting plane of the north wall of the Hotel Building has been sculpted and a spire element has been added as an architectural embellishment. Additionally, the projecting glass prism that marks the end of the Hotel corridor has been extended down into the base of the Hotel Building along with the tower wall and up above the main roof level as a tower-like architectural embellishment in a manner similar to the architectural embellishment at the East Office Building's entrance on Potomac Avenue.

The ground floor of the Hotel Building has also been given greater emphasis at grade by treating this frontage in a manner similar to the retail frontage in the remainder of the project by the addition of a signage zone in the glazed colonnade-like bays along with banners at alternating columns along the South Capitol Street façade. Although the spaces in this location cannot be made physically accessible from South Capitol Street due to the grade change with the PUD Site, views into these spaces will be provided so that pedestrians walking along this portion of the South Capitol Street oval will be able to view activity within the Hotel Building along this frontage.

The architectural character of the Capitol Quay's west façade has also been revised, eliminating the masonry frame spanning between the Hotel Building and the West Office Building in favor of a transparent glass plane. The glass steps back at the ground level revealing columns flanking the entrance bay at the center. Above the second level, the glass plane steps out toward the street to create a linear glass band with horizontal mullions emphasizing the "span" between the two primary buildings. As was previously the case, the floors inside the Capitol Quay are set back approximately 20 feet to create a three-story entry lobby.

The revised architectural plans attached as Exhibit 1 depict these modifications to the Hotel Building and the Capitol Quay. Specifically, Sheet 22a

presents comparative before and after elevations while Sheet 22R provides greater detail of the revised elevation. Sheet 22a.1 provides a massing image of the Hotel Building as it fronts the South Capitol Street oval and the adjacent parcel expected to be owned by the District Department of Transportation as a result of the Frederick Douglass Bridge relocation.

Aspect 2: Details Regarding the Roof System for the Potomac and Capitol Quays

The Zoning Commission requested additional detail regarding the roof system proposed for the Potomac and Capitol Quays. Submitted as Exhibit 2 is information regarding the type of roof system proposed. Specifically, the accompanying images of a project, currently under construction in the Westfield area of London, illustrate a roof framing system similar to the design proposed for the Potomac and Capitol Quays. Sheet 33a provides computer-generated design information from the design-build fabricator for this London project, and shows an undulating roof with a clear-span configuration in width similar to and in some instances greater than the PUD project. The rendered image of the Potomac Quay is included for reference purposes. Sheet 33b shows computer-generated images that depict the system's characteristics.

It should be noted that, at both ends of the Potomac Quay, where the width of the Quay would be the greatest, the curtain wall structural framing members of the Quays will have appropriate fixation to support the roof. As the detailing of this wall is developed during final design, additional light gauge tensile members may be added to help stiffen the framing members. These members will be engineered to provide the lightest and most transparent wall possible. Sheet 33c depicts a full scale mock-up of the Westfield roof which was undergoing a review and testing last year. Additional images of the Westfield project are shown on Sheet 33d, where this similar roof system was being installed during August and September of 2007. The Applicant's architect has worked in consultation with this fabricator and has worked on similar projects involving glass-roofed structures.

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We look forward to the Commission's consideration of final action for this application at the special public meeting scheduled for May 22, 2008. Should you the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact us.

Very truly yours,



David W. Briggs



Christy Moseley Shiker

Enclosures

cc: Joel Lawson, Office of Planning (Via Hand; w/enc)
Advisory Neighborhood Commission 6D (Via Hand; w/enc)

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bcc: David H. deVilliers (Via UPS Overnight; w/two enc)
Davis Buckley (Via Hand; w/enc)
Milo Meacham (Via Hand; w/enc)
Fred Greene (Via Hand; w/enc)
David Briggs, Esq. (w/enc)
Steven E. Sher, Director of Zoning and Land Use Services (w/enc)

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