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Phil T. Feola
pfeola@goulstonstorrs.com
202-721-1114 Tel
202-263-0514 Fax

Christine A. Roddy
croddy@goulstonstorrs.com
202-721-1116 Tel
202-263-0516 Fax

December 27, 2010

VIA HAND DELIVERY

Mr. Anthony J. Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Joint Motion to Consolidate First Stage Modification Applications, Parkside
PUD, Zoning Commission Case Nos. 05-28B and 05-28C

Dear Chairperson Hood and Members of the Commission:

The Applicants in Zoning Commission Case Nos. 05-28B and 05-28C ("Cases") jointly request the Commission combine and consolidate the related Modifications to an Approved First Stage PUD submitted in their respective applications. Both Applications (Case Nos. 05-28B and 05-28C) also include a Second-Stage PUD component which will remain separate applications before the Commission. The Applicants seek this combination for the sake of efficiency, clarity and to limit the public hearing fees to a more reasonable cost.

The properties which are the subject of the Cases are located immediately adjacent to one another and both are a part of the approved First Stage Parkside PUD (Zoning Commission Case No. 05-28). Both of the Cases seek to modify the uses and building sizes approved by the Zoning Commission during the First Stage PUD process. Both properties were approved for residential use and both applications propose to convert the approved residential use to institutional uses: Case No. 05-28B is proposing a health center in place of residential use; Case No. 05-28C is proposing the Community College of the District of Columbia in place of residential use. Given the joint history of the properties and the similarity in their respective requests, the Applicants agree with the Commission's earlier expressed desire to simplify and clarify matters for the First Stage modifications through a combined and consolidated single hearing. Otherwise, the Commission's review of the applications will be duplicative, time-

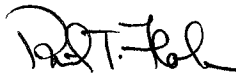
ZONING COMMISSION
District of Columbia

consuming and may be confusing. Combining the applications will also allow the Applicants in both Cases to be present before the Commission simultaneously, making it easier for the Commission to seek clarity on any substantive issues that may affect both properties.

Finally, the Applicants acknowledge that they are seeking to consolidate the modification applications, in part, to reduce their respective application's hearing fees. Filing separate modification applications would trigger, under the Office of Zoning's calculation, a hearing fee of \$67,600 (\$33,800 for each application). A single consolidated modification hearing reduces the hearing fee by \$33,800, making it more affordable, reasonable and plausible for the Applicants, specifically, the non-profit District of Columbia funded health center.

The Applicants look forward to presenting these projects to the Commission and ask that the Commission place this Motion to Consolidate on the calendar for its next public meeting. Under separate cover, both Applicants will file their respective Pre-Hearing documentation.

Sincerely,



Phil T. Feola



Christine A. Roddy



John Patrick Brown, Jr.

Greenstein DeLorme & Luchs, P.C.

Counsel for DCPCA (Case No. 05-28B)

cc: Chris Lopiano, City Interests

Certificate of Service

I hereby affirm that the foregoing document was sent to the following addresses on December 27, 2010, by hand delivery or first-class mail:

Jennifer Steingasser
Joel Lawson
Steve Mordfin
Office of Planning
1100 4th Street, SW
Washington, DC 20024

Karina Ricks
Jeff Jennings
District Department of Transportation
2000 14th Street, NW
7th Floor
Washington, DC 20009

ANC 7D
5002 Hayes Street NE
Washington, DC 20019

Alisa Woods, SMD 7D07
3725 Cassell Place NE
Washington, DC 20019


Christine Roddy