

March 29, 2011

VIA HAND DELIVERY

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

Re: Zoning Commission Case No. 5-28C: Supplemental Submission for Second Stage Review and Approval of the Parkside Planned Unit Development

Dear Chairperson Hood and Members of the Commission:

Pursuant to Section 3013.8 of the Zoning Regulations, enclosed please find twenty copies and one original of Lano Parcel 12 LLC's ("Applicant") supplemental submission in Zoning Commission Case No. 05-28C. Attached are the following exhibits:

- Exhibit A is a copy of the testimony of the Applicant's proposed witnesses;
- Exhibit B are copies of the resumes for the expert witnesses the Applicant will proffer;
- Exhibit C is a copy of the supplemental transportation study for CCDC; and
- Exhibit D is a copy of the civil plans and projections for CCDC.

In addition to the foregoing materials, the Applicant supplements the pre-hearing statement it filed to seek flexibility from the requirements of Section 615 of the Zoning Regulations, which requires special exception relief for a college or university use in the CR Zone District. Per Section 615.2, the community college is located so as to minimize the likelihood that the use will be objectionable to neighboring property owners because of noise, traffic, number of students or other conditions. The building is located along the edge of the Parkside PUD, along Kenilworth Avenue and adjacent to a health center. Its location maximizes CCDC's proximity to the Metrorail Station. It further supports the clustering of office and retail uses in Parcel 12 and bolsters the pedestrian nature of Kenilworth Terrace. Per Section 615.3, plans for the CCDC were submitted in the record in the Applicant's pre-hearing statement.

ZONING COMMISSION
District of Columbia

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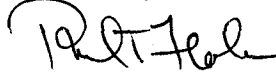
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We look forward to presenting this application at the public hearing scheduled for April 18, 2011.

Sincerely,



Phil T. Feola



Christine A. Roddy

cc: Chris Lo Piano, City Interests

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was sent to the following by first-class mail or by hand delivery on March 29, 2011:

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