

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

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DENNIS R. HUGHES
202-419-2448
dennis.hughes@hklaw.com

VIA ELECTRONIC FILING AND HAND DELIVERY

Zoning Commission for the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 05-36I - Application of Toll DC II LP
Modification of Phase II of Approved PUD in Square 749

Dear Members of the Zoning Commission:

On behalf of Toll DC II LP (the "Applicant"), we submit the attached materials, pursuant to section 3013.8 of the Zoning Regulations, in advance of the public hearing scheduled for Zoning Commission Case No. 05-36I on October 30, 2014. These materials supplement materials previously filed with the Zoning Commission by the Applicant, including its application, dated April 8, 2014, and prehearing statement, dated July 25, 2014, in support of the Applicant's request to modify certain elements of Phase II only of the multi-phased planned unit development ("PUD") in Square 749 first approved by Zoning Commission in Order No. 05-36. The Orders of the Commission specifically applicable to Phase II, and for which modification is requested, are Nos. 05-36A, 05-36E, and 05-36H.

Updated materials included herein:

- A. Select Revised Architectural and Civil Engineering Drawings; and
- B. Supplemental Memorandum from Wells + Associates, prepared at request of DDOT, identifying available on-street parking in surrounding neighborhood.

A. Revised Drawings

The Applicant submits the following replacement sheets to the package of drawings originally submitted as part of its pre-hearing submission on July 25, 2014, located at Exhibit 13A of the record in Application 05-36I. The refinements made to these sheets are identified in blue ink in the Drawing Index Sheet, included herewith.

- Sheet G-001 - parking table revised to identify a slight reduction in parking proposed in Phase II, from 243 spaces to 240 spaces, resulting from an enlargement needed to the electrical room, as shown on Sheet A-202;
- Sheet G-003 - revised to correctly identify the location of the photo identified as #14, the 2nd Street, NE, retaining wall;
- Sheets C-103D, C-104B, C-105B and C-106B - revised to show two small area drains added along K Street, NE, frontage;
- Sheet A-201 - revised table to show parking count reduction of 3 spaces on G-1 level;
- Sheet A-202 - G-1 parking level plan revised to show expanded electrical room along north wall in Phase 2-B portion, immediately adjacent to "SWM Vault", resulting in reduced parking count;
- Sheet A-305 - Phase 2-A East Elevation revised to demonstrate additional articulation in masonry portions of elevation facing completed Phase I; and
- Sheet A-505 - K Street, NE, Perspective Rendering revised to demonstrate additional articulation in masonry portions of elevation facing completed Phase I.

B. Supplemental Memorandum from Wells + Associates

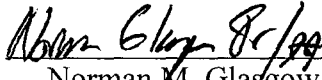
The attached memorandum was prepared by Wells + Associates at the request of DDOT as a supplement to the traffic analysis dated April 4, 2014, submitted as part of the application materials in this case, found at Exhibit 3D of the record. Prepared at the request of DDOT for its analysis of the project, the memorandum analyzes the on-street parking inventory and peak occupancy counts within a 1/4 mile radius of the site as well as provides additional information regarding the Applicant's proposed loading management plan for Phase II. Based upon the analysis undertaken by Wells + Associates, the conclusions set forth in the memorandum are that the amount of parking proposed for Phase II is appropriate and not anticipated to create spillover parking in surrounding neighborhood, and in the event that spillover parking did occur, sufficient street parking capacity exists within the neighborhood to accommodate, even during peak periods.

With regard to parking in Phase II, the Applicant is working with Advisory Neighborhood Commission ("ANC") 6C to further minimize any parking impacts upon the surrounding neighborhood. To that end, the Applicant, consistent with its representations to the ANC, is working with the ANC to conclude a memorandum of understanding ("MOU") concerning preventing residents of the Phase II building from securing residential parking permits and working with DDOT to exclude the Phase II building from the Residential Parking Permit ("RPP") registry.

Thank you for your consideration of these additional materials submitted in advance of the October 30, 2014, public hearing.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Norman M. Glasgow, Jr.

By: 
Dennis R. Hughes

800 17th Street, NW
Suite 1100
Washington, DC 20006
(202) 955-3000

cc: Advisory Neighborhood Commission 6C (via electronic and first class mail)
Steve Cochran, D.C. Office of Planning (via electronic and hand delivery)
D.C. Department of Transportation (via electronic and hand delivery)