

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

Norman M. Glasgow, Jr.
202-419-2460
norman.glasgowjr@hklaw.com

December 15, 2014

BY IZIS and HAND DELIVERY

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

Re: Zoning Commission Case No. ZC 05-36I
Toll DC II LP - Square 749 PUD Modification
Applicant's Post-Hearing Submission

Dear Members of the Commission:

Following to the public hearing for Case No. 05-36I held on October 30, 2014, we submit the enclosed supplemental materials for the Commission's review and consideration.

Refined Architectural Drawings

In response to comments and direction received from the Commission at the hearing, the Applicant has further studied several aspects of its proposed design, including the roof level architectural elements and trellises and the courtyard circulation and access. To that end, the Applicant submits the enclosed sheets to replace/supplement the applicable sheets from its package of drawings submitted at the October 30 public hearing (Exhibit 24 of the record). These drawings include the following:

- Sheets **L-1**, **L-2**, **L-3**, and **A-203** have been revised in coordination with the Office of Planning to reflect a new opening in the green wall located within the courtyard in order to allow clearer access to the seating area behind the water wall feature;
- Sheet **L-4A** is a new sheet added to better demonstrate the gate area proposed for courtyard access;

- Sheets **A-301**, **A-301A**, **A-302**, **A-302A**, **A-303**, and **A-303A** are all revised elevation drawings of the three street elevations (with and without street trees) showing the removal of the roof trellises and roof level architectural elements that were of concern to the Zoning Commission. The Applicant has replaced these elements with more restrained roof level architectural elements at the corners of the Phase II building. These elements will be structurally independent and constructed of metal consistent with the metal cornice panels;
- Sheets **A-505** and **A-506** are revised perspective renderings showing the refined roof level treatment described above;
- Sheets **L-8** and **A-403** are new drawings provided per the Commission's request to clarify the roof level experience as revised to remove the earlier-proposed trellises;
- Sheets **C-701** and **A-207** are revised drawings showing a slightly expanded roof terrace at the southwest corner of the Phase II building. Even with these changes, the Applicant continues to commit to provide at least 13,000 square feet of green roof, as noted on Sheet A-207; and
- Revised cover sheet and drawing index sheet identifying above-referenced revisions and additional drawings.

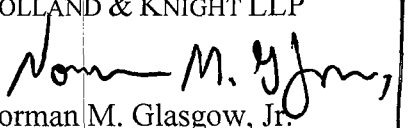
Information regarding Residential Parking Permit (RPP)

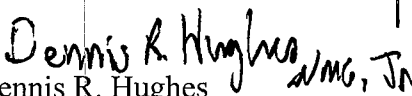
The Applicant also has enclosed a letter responsive to the Commission's request at the public hearing for information regarding the Applicant's commitment to preventing residential tenants of the Phase II building from participating in the RPP program. As noted in the letter, the Applicant confirms that it will undertake the following efforts: (i) placing a clause in emphasized typeface in all leases for residential units prohibiting any resident from applying for or obtaining a RPP or using an RPP visitor pass within one mile of the property, upon pain of mandatory lease termination to the full extent permitted by law; (ii) formally requesting that DDOT remove the Phase II Building and its street address from the list of properties eligible for RPP or classifying it as ineligible for RPP, and further requesting confirmation from DDOT that it will not grant RPPs to residents; and (iii) acknowledging these commitments as part of its recorded Notice of PUD Modification, should the Commission grant the application.

Thank you for your consideration of these additional materials.

Respectfully submitted,

HOLLAND & KNIGHT LLP


Norman M. Glasgow, Jr.


Dennis R. Hughes

CC: Advisory Neighborhood Commission 6C
Office of Planning