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March 7, 2011

Zoning Commission for
The District of Columbia
441 Fourth Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: MidAtlantic Realty Partners / PUD Modification (Z.C. No. 06-14B)
Supplemental Statement**

Dear Members of the Zoning Commission:

This supplemental statement is submitted on behalf of MidAtlantic Realty Partners, LLC (the "Applicant"), in support of the above-referenced application (the "Application"). Specifically, the Applicant hereby affirms the following:

1. As reflected on the enclosed drawings, Sheets 251 - 255, the garage doors near the intersection of Florida and New York Avenues will employ frosted glass.
2. As reflected on the enclosed drawings, Sheets 251 - 255, a frosted glass window will be added to the brick veneer wall on Florida Avenue, to the left of the loading dock.
3. The residential option in the PUD Modification will contain studio, one-bedroom and two-bedroom market units. The Applicant agrees that these affordable units will have the same proportion of unit types as the market rate units. Further, the floor area for these affordable units shall constitute less than 50% of any single floor within the project.
4. The building calculations for the project have been corrected, and the corrections are reflected on the enclosed Sheets 100 and 101.

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EXHIBIT NO. 29

5. The table on Pages 3 and 4 of the Applicant's prehearing statement dated, December 21, 2010, should be corrected as follows:

PROJECT DATA	<u>C-3-C PUD</u>	<u>Approved PUD</u>	<u>Requested PUD Modification Option</u>
<u>Lot Area</u> Residential: 48,035 s.f. Office: 86,630 s.f. Total: 134,665 s.f.			
Gross Square Feet Aggregate Total Office, Residential and Retail Use	1,077,320	951,120	938,157 <u>953,371</u>
Floor Area Ratio Aggregate¹	8	7.06	6.97 <u>7.08</u> (8.0 on Lots 23 and 811 as may be permitted under the regulations)
Building Height	130'	130' measured from NY Avenue	130' Same as Approved PUD
Gross Square Feet Office Building	693,040 SF	594,896 office 7,000 retail 601,896 total SF	591,753 <u>594,896</u> office 7,000 retail 601,896 total SF
Gross Square Feet Residential & Hotel Building	384,280 SF	229,690 residential 120,443 hotel 350,133 total GSF	346,405 GSF 0 SF hotel <u>5070 s.f. retail</u> <u>351,475 total SF</u>
Number of Dwelling Units & Hotel Rooms		230-270 DU 140-195 hotel rms.	430 DU max. 0 hotel rooms

(The revised calculations are indicated by **underline**; the deletions are indicated by ~~strikethrough~~.)

Please note that based on the changes reflected in the table above, the FAR for the Residential/Hotel building is equal to 99.6% of the FAR now requested for this portion of the building.

¹ The densities in the Approved PUD and the PUD Modification Option are achieved through the development of Lots 23 and 811 only, which are owned by CK MRP Washington Gateway, LLC.

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Thank you for considerate attention to this matter. We remain hopeful of the Zoning Commission's favorable review of the Application.

Sincerely,

HOLLAND & KNIGHT, LLP



Leila M. Jackson Batties

Enclosures

Cc: Ms. Sharon Schellin, Secretary
to the Zoning Commission
Ms. Jennifer Steingasser, Office of Planning
Mr. Joel Lawson, Office of Planning
Mr. Stephen Cochran, Office of Planning