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December 5, 2006

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VIA HAND DELIVERY

D.C. Zoning Commission  
Suite 210  
441 4th Street, N.W.  
Washington, D.C. 20001

Re: Application for Review in the Capitol Gateway Overlay District  
55 M Street, S.E. (Square 701, Lots 3, 98 – 188, 144 – 147, 161 -162, 167,  
815 and 824)  
Zoning Commission Case No. 06-46

Dear Members of the Commission:

On behalf of MR N Street Southeast LLC, MR Ballpark 5 LLC and the Washington Metropolitan Area Transit Authority (collectively the "Applicants"), we are submitting herewith supplemental information on the above-referenced application for a Planned Unit Development ("PUD") at 55 M Street, S.E., in Square 701, pursuant to section 3013.8 of the Zoning Regulations.

The Zoning Commission published its Notice of Proposed Rulemaking for Z.C. Case No. 05-10 in the *D.C. Register* on November 10, 2006. Proposed §1610.4 requires that the application for Zoning Commission Review of Buildings, Structures and Uses include view analysis that assesses openness of waterfront views and vistas, and views and vistas toward the Capitol Dome, other federal monumental buildings, existing neighborhoods, South Capitol Street, and the Frederick Douglass Bridge.

In compliance with proposed §1610.4, the Applicants respectfully submit with this correspondence view analysis for the PUD at 55 M Street, S.E. Sheet V1 provides an analysis of the view from M Street, S.E. towards the new baseball stadium. Sheet V2 illustrates the view from N Street, S.E. towards the U.S. Capitol Building.

ZONING COMMISSION  
District of Columbia

CASE NO. 06-46

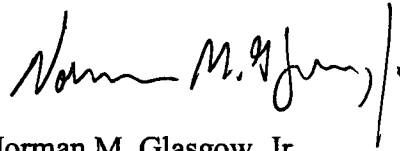
EXHIBIT NO. 11

ZONING COMMISSION  
District of Columbia  
CASE NO.06-46  
EXHIBIT NO.11

Zoning Commission for the District of Columbia  
December 5, 2006  
Page 2

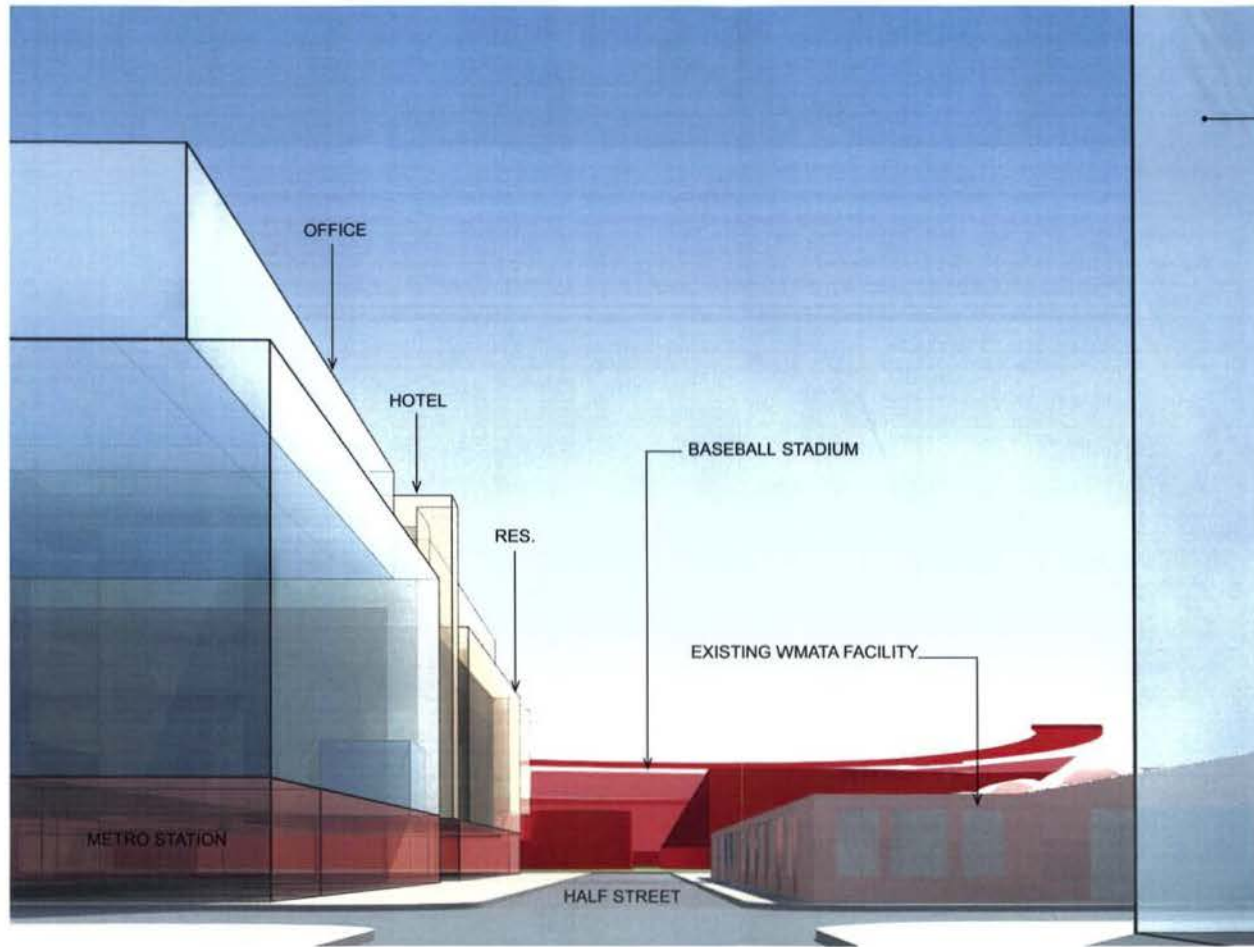
We look forward to presenting this PUD at the January 11, 2007, hearing on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", with a vertical line extending downwards from the end of the signature.

Norman M. Glasgow, Jr.

# 4224500\_v1



VIEW SOUTH OF HALF STREET, TOWARDS NEW BASEBALL STADIUM AS FOCAL POINT.

EXISTING OFFICE BUILDING  
UNDER CONSTRUCTION

OFFICE

HOTEL

RES.

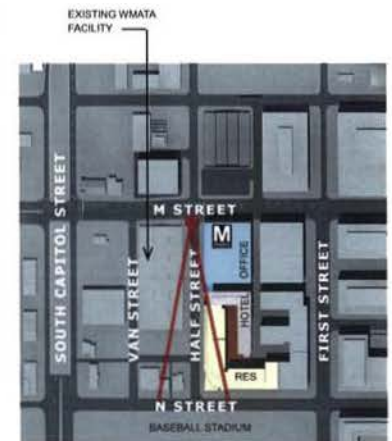
BASEBALL STADIUM

EXISTING WMATA FACILITY

METRO STATION

HALF STREET

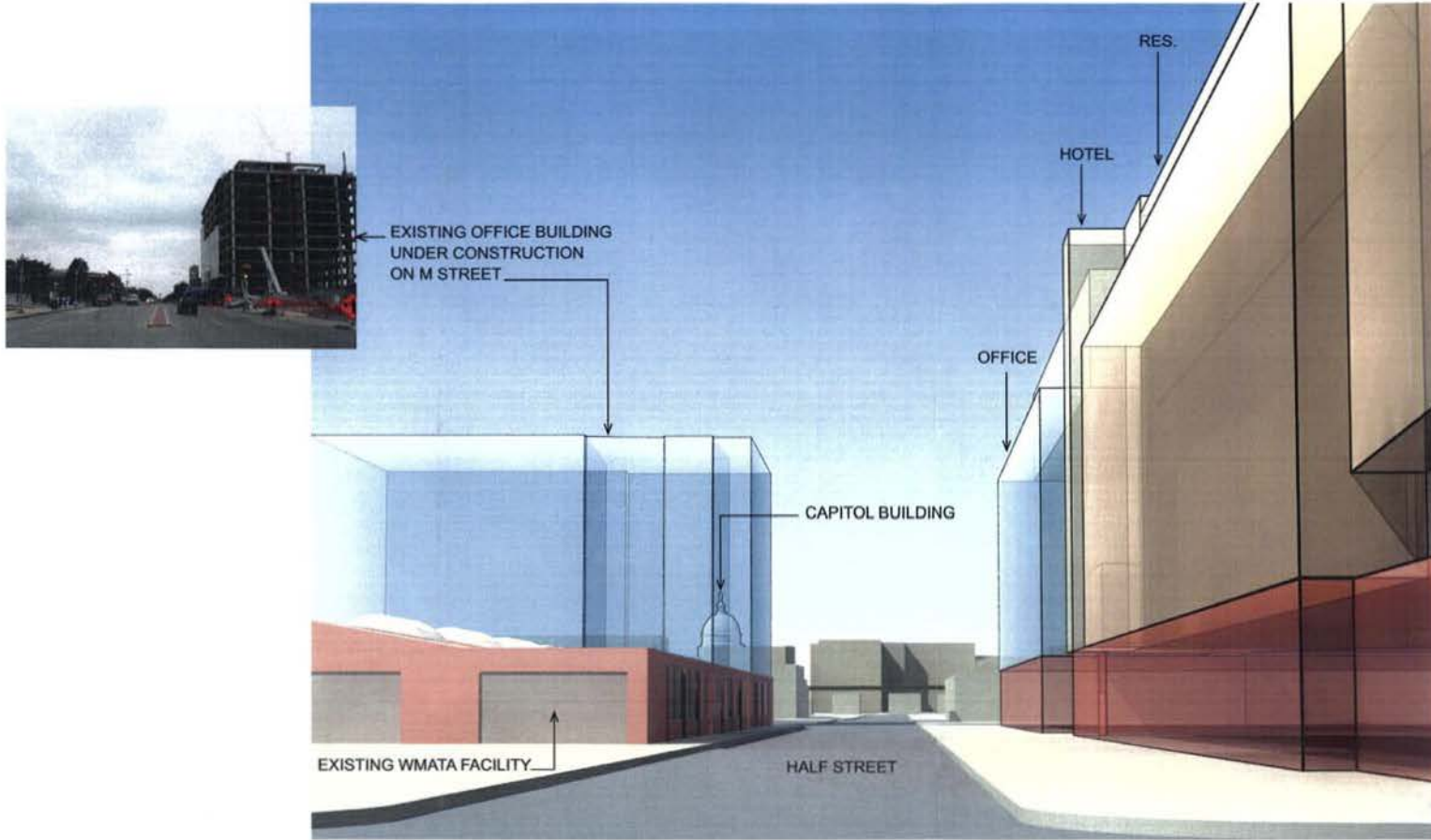
KEY PLAN



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

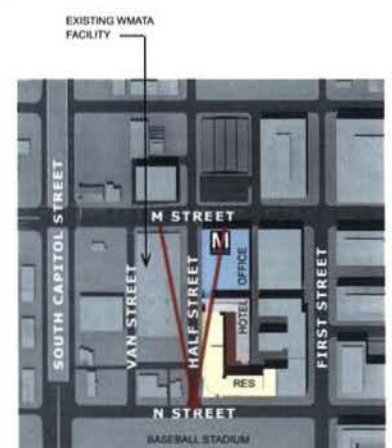
VIEW ANALYSIS

V1



VIEW NORTH OF HALF STREET TOWARDS CAPITOL BUILDING (NOT VISIBLE)

KEY PLAN



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

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