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May 9, 2011

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Application for a First-Stage Planned Unit Development, a Consolidated Planned Unit Development and a Zoning Map Amendment
Return to L'Enfant PUD (Center Leg Freeway) – Northwest, Washington,
Final Action Submission - Zoning Commission Case No. 08-34

Dear Members of the Commission:

On behalf of the Applicant in the above-referenced case, enclosed please find twenty copies of the Final Action Submission requested by the Zoning Commission at its meeting on April 11, 2011. This Final Action Submission provides the following information requested by the Zoning Commission: (1) additional information regarding the four-story link in the North Block; (2) confirmation of a through-lobby connecting the Pedestrian Way to 2nd Street in the North Block; (3) clarifying information regarding the appearance of the base of the building given the proposed retail ceiling heights; (4) additional information regarding the G Street light columns; and (5) a corrected section.

Four-Story Link in North Block

As summarized in the Applicant's Supplemental Post-Hearing Submission dated March 25, 2011, and in the record at Exhibits 56 and 57 (the "Supplemental Post-Hearing Submission"), the west portion of North Block building will incorporate two distinct floor plates above the fourth floor level and be connected with a four-story link abutting 3rd Street. The four-story link will be set back from the property line approximately 10 feet and will be clad in a smoothly-finished

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Indiana limestone, which will contrast with the darker granite surrounding the base level for each tower. The first floor level is divided into three sections inset from the finished face of the limestone. The central portion will function as an entrance to the lobby which extends through to the Pedestrian Way. Access to the underground-parking vehicular entrance and tenant office or retail use will flank the north and south sides respectively. The upper three levels will provide space for office tenants with large eight feet square clear glass windows, inset from the limestone to further animate the façade and detailed with stainless steel surrounds at the head, jamb and sill conditions. Architectural elevations, a section, a perspective view and material information are included at Tab 1.

Through-Lobby Between the Pedestrian Way and 2nd Street

In the Supplemental Post-Hearing Submission, the east portion of the North Block did not provide a direct connection to 2nd Street. At the suggestion of the Zoning Commission, the Applicant has added a through-lobby from the east side of the Pedestrian Way to 2nd Street. Accordingly, the North Block and the Pedestrian Way can now be directly accessed from all street frontages. An updated elevation of 2nd Street and first floor plan showing this through-lobby are included at Tab 2.

Visual Unification of Retail Heights

The Zoning Commission requested clarification as to the appearance of the building's base given the variation in ground floor ceiling heights and depression of the base slab to achieve such heights. At the ground level of the North Block on all street frontages and the Pedestrian Way, a two-story façade has been developed with column pilasters of natural stone and a cornice clad in natural stone and polished stainless steel creating a base to the overall building. This two-story stone expression executed in "Jet Mist" thermal-finish granite will visually unify the various interior retail and office occupancies levels by providing a consistent overall external appearance of the building's base. As shown in the sections, previously submitted with the Supplemental Post-Hearing Submission and attached again at Tab 3, the base will range from approximately 20.5 feet to 25 feet in height, depending upon the street or Pedestrian Way frontage. The depressed retail levels, which range from 0 feet to a maximum of 1.5 feet below adjacent sidewalk levels, will be virtually imperceptible when viewed as part of the overall two-story base. Perspective views showing retail frontages are also included at Tab 3.

G Street Light Columns

The Commission requested that additional details be provided regarding the artistic light columns proposed at the terminus of the Pedestrian Way on G Street. The light columns prominently sit at the intersection of the Pedestrian Way and G Street. Their position and scale serve as an important attractor to pedestrians approaching G Street along 2nd and 3rd Streets as well as through the Pedestrian Way for pedestrians on Massachusetts Avenue. The light columns create a visual anchor for the area as well as a central plaza that serves as a place for informal gatherings, local cultural events and other activities.

Each light column is anchored by a light grey, natural stone base, complementing neighboring materials. The column above consists of a series of tapering translucent light panels with an integrated art lighting system. This system can be programmed to create specific effects to enhance the visual atmosphere for people attending special events and activities. Additional renderings and details of the light columns can be found in the plans included at Tab 4.

Corrected Section - Sheet 4.2

The Zoning Commission noted that the section included as Page 4.2 in the Supplemental Post-Hearing Submission, incorrectly showed eleven floors. The section has been corrected and is included at Tab 5.

With this additional information, the Applicant requests that the Zoning Commission consider this case for final action at its meeting on May 23, 2011. In addition, the Applicant requests that if the Zoning Commission approves final action for the application as further refined and clarified by this Final Action Submission, the Commission leave the record open for the Applicant to submit a full set of conforming Final First-Stage PUD Plans and a full set of conforming Final Consolidated PUD Plans that show all of the changes approved in both the Supplemental Post-Hearing Submission and this Final Action Submission. These conforming plans will provide a clear record of the approved project as the case moves forward and as future Second-Stage PUD application are filed.

Should the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact me.

Sincerely,

HOLLAND & KNIGHT LLP



Christine Moseley Shiker

Attachment

cc: Advisory Neighborhood Commission 6C	(Via Hand Delivery; w/enc)
Rob Amos, ANC 6C PZE Chairman	(Via Hand Delivery; w/enc)
Jennifer Steingasser, Office of Planning	(Via Hand Delivery; w/enc)
Joel Lawson, Office of Planning	(Via Hand Delivery; w/enc)
Maxine Brown Roberts, Office of Planning	(Via Hand Delivery; w/enc)
Paul Goldstein, Office of Planning	(Via Hand Delivery; w/enc)
Karina Ricks, DDOT	(Via Hand Delivery; w/enc)
Matt Troy, IV, Office of the DMPED	(Via Hand Delivery; w/enc)

Councilmember Tommy Wells	(Via Hand Delivery; w/enc)
Laura Cohen Apelbaum, Jewish Historical Society	(Via US Mail, w/enc)
Edward Rogers/Ellen McCarthy, Arent Fox	(Via US Mail; w/enc)
Rev. Lydio F. Tomasi, c.s., Ph.D	(Via US Mail; w/enc)
Richard Graves, Archdiocese of Washington	(Via US Mail; w/enc)
Cynthia A. Giordano, Saul Ewing	(Via US Mail; w/enc)
Wallace J. Mlyniec, Georgetown Univ Law Center	(Via US Mail; w/enc)
Maureen E. Dwyer, Goulston & Storrs	(Via US Mail; w/enc)
Christopher J. Fraccaro, General Services Administration	(Via US Mail; w/enc)
W. Edward Echard, Union Realty Advisors, LLC	(Via US Mail; w/enc)
Whayne S. Quin, Esq.	(w/enc)