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October 8, 2010

Via Hand Delivery

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

Re: **Zoning Commission Application No. 10-17 (Map Amendment)**
National Restaurant Association (Square 160, Lot 809) ("Property")

Dear Members of the Commission:

On behalf of the National Restaurant Association (the "Applicant"), and in compliance with section 3013.8 of the Zoning Regulations, we submit this letter and the attached supplemental drawings in support of the above-referenced map amendment application.

First, in response to the recommendation of Advisory Neighborhood Commission 2B dated July 15, 2010, the Applicant has committed to retaining the landscaped park at the southwest corner of 17th Street and Rhode Island Avenue, N.W. A conceptual landscape plan is included with the attached drawings.

Additionally, in response to the Zoning Commission's comments at its meeting on July 26, 2010, the Applicant is submitting massing studies showing the potential building envelope on the Property under DC/C-4 zoning. The drawings demonstrate that a matter-of-right C-4 building would fit comfortably within the surrounding high-density commercial neighborhood. The National Restaurant Association ("NRA") site is bordered by several office buildings constructed to heights of between 90 and 130 feet. Immediately west of the NRA Building, along Rhode Island Avenue, is a contemporary red-brick office building rising to a height of 130 feet. Continuing west along Rhode Island Avenue is another large office building, 12-stories tall and 130 feet in height, which also has frontage on M Street.

Across Rhode Island Avenue to the north are the YMCA, St. Matthew's Cathedral and St. Matthew's Court, rising to a height of 114 feet. To the east across 17th Street are an eight-story building occupied by the Human Rights Campaign and the Sumner School redevelopment, which has an overall height of 100 feet. To the south across M Street are several other large-scale office buildings, which have a maximum height of 130 feet.

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The proposed map amendment to the DC/C-4 District is not only consistent with the Comprehensive Plan Map, but is also in character with the buildings of the surrounding area. The map amendment will allow construction on the Property to complement and match the high-density commercial nature of buildings in the immediate vicinity. On the other hand, the existing DC/SP-2 zoning, which only permits 3.5 FAR of commercial use, is inconsistent with the site's high-density commercial designation on the Comprehensive Plan Map.

We therefore respectfully request approval of the map amendment application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in dark ink, appearing to read "Mary Carolyn Brown", with a horizontal line extending to the right.

Mary Carolyn Brown

Enclosure

cc: Jennifer Steingasser, OP
Arlova Jackson, OP
Victor Wexler, ANC 2B