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October 3, 2011

VIA ELECTRONIC FILING

Mr. Anthony J. Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

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D.C. OFFICE OF ZONING

Re: Zoning Commission Case No. 11-08: Procedural Order

Dear Chairperson Hood and Members of the Commission:

Per the procedural order issued in the above-referenced case, below are the Applicant's proffered benefits and amenities and proposed conditions for each amenity.

Proffered Amenity	Proposed Condition
1. Preservation of historic landmark	The PUD shall be developed in accordance with the plans prepared by Trout Design Studio, submitted September 15, 2011 and marked as Exhibit 30, as further modified by the guidelines, conditions, and standards herein. The Applicant shall have flexibility with the design of the PUD in order to respond to comments or concerns initiated by the Historic Preservation Review Board or the Historic Preservation Office staff in connection with final review.
2. Provision of two-bedroom affordable units	The Applicant shall dedicate at least four of the proffered affordable units as two-bedroom units, as depicted on Sheet __ of Exhibit 30, as

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ZONING COMMISSION
District of Columbia

CASE NO. 11-08
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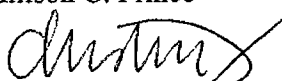
	modified by Exhibit ____ filed on October 6, 2011.
3. Commitment to hire twelve individuals from the community and provide job training	The Applicant shall hire a minimum of 12 District of Columbia residents for construction positions for the duration of the development of a construction project in the District of Columbia; the positions are not limited to the development of Il Palazzo. The Applicant shall also host job fairs for District residents at least once every 90 days.
4. Commitment to renovate the commercial kitchen at the Festival Center in Adams Morgan	Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall renovate the commercial kitchen at the Festival Center located at 1640 Columbia Road, NW. The renovation of the kitchen shall include the demolition and moving of the men's restroom, demolition and building of the new kitchen space and installation of the new kitchen equipment. In the event the Festival Center is not ready to move forward with its renovations at the time the Applicant is ready to secure a certificate of occupancy, the Applicant shall work with the ANC to revise the timeline of the renovation.
5. Commitment to establish a tree fence buy-in program	Prior to securing a certificate of occupancy for the Project, the Applicant shall establish a tree fence buy-in program with the Reed-Cooke Neighborhood Association and the Applicant shall contribute \$50,000 to the program. Once the program is established, the Applicant shall be responsible for selling and installing up to 625 tree fences. The tree fences shall be sold at-cost.
6. Commitment to providing repairs caused by the earthquake for residents of Sarah's Circle	Prior to securing a certificate of occupancy for the Project, the Applicant shall survey and repair all visible damage to units in Sarah's Circle caused by the August 2011 earthquake.
7. Commitment to providing resources to the HD Cooke Elementary School	Prior to beginning construction of the Project, the Applicant shall provide the following materials to the HD Cook Elementary School: -library books that reflect the IB learner profile, key concepts and attitudes in Spanish and English.

	-choral sheet music to support the choral program. -musical instruments to support the band program. The Applicant shall also establish the following prior to commencement of construction of the Project: -scholarship for H.D. Cooke Elementary School Students to attend classes at the SITAR art center also located in the Adams Morgan Area. -funding to support training parents with local community agency. Training to be focused in one of the areas of job readiness, computer basics, educational advocacy, life skills, and language acquisition.
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We look forward to working with you in finalizing these conditions.

Sincerely,


Allison C. Prince


Christine A. Roddy

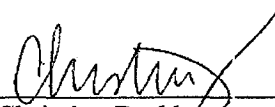
Certificate of Service

I hereby certify that a copy of the foregoing document has been sent by hand delivery, electronic mail or first class mail to the following addresses on October 3, 2011:

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