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IZIS AND HAND DELIVERY

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

Re: Z.C. Case No. 14-09 -- PUD and Related Map Amendment
9th & L Streets, N.W. (Square 369)

Dear Commissioners:

On behalf of QC 369, LLC ("Applicant"), we submit this letter as our prehearing submission in the above-referenced case. Enclosed are Form 116 (Hearing Fee Calculator) and a check in the amount of \$60,644 in payment of the hearing fee. We address below the issues raised by the Zoning Commission and the Office of Planning at the Commission's meeting on July 28, 2014.

1. Design Revisions and Updated Renderings

The Applicant is currently revising the façades of the apartment building on L Street and the hotel building along 9th Street, where it serves as a backdrop to the historic buildings. The dimensions of the entrance marquee is also being restudied. The Applicant will be meeting with the Historic Preservation Office this month to review the modifications and will return to the Historic Preservation Review Board on September 18, 2014, for further design review. The Applicant will submit to the Zoning Commission the revised drawings as part of its 20-day submission after receiving the additional HPRB comments. The submission will also include the additional renderings requested in the Office of Planning report dated July 18, 2014, updated roof plans clearly showing the height of roof structures and their setbacks, and traffic circulation plans for the project and access points to the garage and loading facilities.

2. Timing of Mayor's Agent Hearing; Extent of Demolition

The Applicant has requested a hearing before the Mayor's Agent for Historic Preservation on the proposed demolition of the buildings at 911 and 913 L Street, N.W., which is anticipated to take place in October. The exact date has not yet been scheduled. Initially, the Applicant also planned to remove the structural floor systems of the vacant Lurgan Building at 919 L Street, N.W., which was deemed by the Historic Preservation Office to constitute partial demolition under the preservation law. The Applicant is now retaining the structural floors (in addition to the façade as originally contemplated) such that the work is considered an alteration and does not need a formal hearing before the Mayor's Agent.

3. Timing of Hotel, Apartment Construction

Based on current market conditions, the Applicant plans to construct the hotel and the apartment building at the same time.

4. Compliance with the Requirements of Section 3013

a. *Additional information, reports or other materials (§ 3013.1(a))*

The Applicant is currently finalizing its transportation impact study ("TIS"), which will be submitted to the District's Department of Transportation ("DDOT") at least 45 days before the Commission's hearing on this application. The Applicant will submit its TIS to the Zoning Commission with its 20-day supplemental submission. Other reports currently underway are a fiscal impact analysis and preservation plan, both of which may be included in the Applicant's the 20-day submission.

b. *List of Witnesses to Testify at the Hearing (§ 3013.1(b) and (c))*

The Applicant intends to call the following witnesses in support of its application:

- Robert Knopf, Senior Vice President, Quadrangle Development, on behalf of the Applicant
- Robert Neal, Cooper Carry Architects (expert in architecture)
- Erwin Andres, Gorove/Slade and Associates (expert in transportation)
- Bradley Job, P.E., AMT, LLC (civil engineering)
- Eric Smart, Boland Smart (expert in finance)
- Emily Eig and/or Laura Hughes, EHT Traceries (experts in architectural history and historic preservation)
- Steven E. Sher and/or Lindsley Williams (experts in land use, zoning and planning)

Outlines of witness testimony are attached as Exhibit A. Resumes of those witnesses to be qualified as experts are attached as Exhibit B.

c. Estimate of Time Needed to Present Case (§ 3013.1(g))

The Applicant expects to require one hour to present its case to the Commission.

d. Property Owners within 200 Feet; Leaseholders (§ 3013.6)

A list of the names and addresses of property owners within 200 feet of the subject property is attached as Exhibit C. There are no leaseholders associated with the property.

e. Certification of Compliance with PUD Submission Requirements

The undersigned certifies that it has complied with all of the requirements of section 3013 of the Zoning Regulations. In accordance with section 3013.8, this application will not be modified less than twenty days prior to the public hearing.

4. Conclusion

The Applicant will further supplement its application with the information described above, including a new full set of updated drawings, 20 days prior to the hearing scheduled on this matter. We look forward to your consideration of this application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: Mary Carolyn Brown

Whayne S. Quin
Mary Carolyn Brown

Attachments

cc: Stephen Gyor, Office of Planning (w/attach. via hand delivery)
Advisory Neighborhood Commission 2F (w/attach. via overnight mail)