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2015 MAY 11 PM 3:34

555 12th REIT, LLC

Zoning Commission of the
District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Proposed Rooftop Penthouse Amendments (Case No 14-13)

Dear Chairman Hood,

I am writing this letter in support of the proposed rooftop penthouse text amendments, and encourage the Commission to, at a minimum, vote to approve those provisions pertaining to construction within high rise commercial and residential zone districts as expeditiously as possible.

You may know, in early 2014, 555 12th REIT, LLC acquired the building located at 555 12th Street, NW. After a 20 year tenancy at the property, the buildings largest tenant, Arnold & Porter, will be relocating to a new home. In light of this significant vacancy, plans are underway for a modernization of the existing 12-story office building which will include significant investment in the building's mechanical penthouse. We are currently investing substantial time and financial resources into the preparation of the renovation plans, and have substantial interest in advancing those plans in reliance upon the regulations that will likely be in effect should we file for permits in the near future.

At the hearing held on April 30, we feel that there was a clear distinction between the interests of those in support of the proposed amendments, and the interests of those in opposition to them. We feel the testimony in support of the amendments came primarily from the development community, and favored quick action by the Zoning Commission on those provisions that would permit increased utilization of the penthouse level in high-density commercial and residential areas. We feel those testifying in opposition to the proposed amendments were primarily concerned with their potential impact on lower scale residential areas, we did not sense from those in opposition to the amendments a strong objection to them as they relate to high density areas. Therefore, we feel the Commission may confidently move forward with approval of those provisions as they pertain to high-density areas. Removing the high density areas from the ongoing discussion will eliminate a degree of uncertainty that currently exists within the development community, and allow the Zoning Commission to focus its efforts on taking a finer grained look at the relationship of the proposed penthouse regulations in relation to lower density areas.

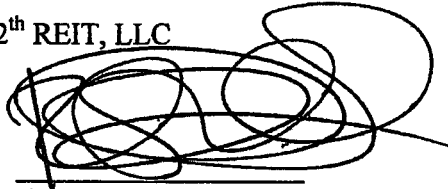
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ZONING COMMISSION
District of Columbia
CASE NO. 14-13
EXHIBIT NO. 114
ZONING COMMISSION
District of Columbia
CASE NO. 14-13
EXHIBIT NO. 114

We hope to avoid the opportunities lost if renovation projects are completed by owners in situations when there could have been greater utilization at the penthouse level had the amendments as they relate to high rise areas been approved sooner. Thank you.

Respectfully,

555 12th REIT, LLC

A handwritten signature in black ink, appearing to be "R. Steve Taylor", written over a horizontal line.

By:

Name: R. Steve Taylor
Title: Director