

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

June 16, 2015

DENNIS R. HUGHES
202.419.2448
dennis.hughes@hklaw.com

BY ELECTRONIC DELIVERY

District of Columbia Zoning Commission
441 4th Street, NW
Second Floor
Washington, DC 20001

Re: Zoning Commission Application No. 15-11
SQ700 Trust L.L.C.

RECEIVED
D.C. OFFICE OF ZONING
2015 JUN 17 AM 8:58

Dear Members of the Zoning Commission:

The above-referenced application was submitted by Square 700 Trust L.L.C. on April 28, 2015, in support of a request for Zoning Commission review pursuant to Chapter 16 of the Zoning Regulations, applicable to the Capitol Gateway overlay ("CG"). The application involves the design of a proposed new headquarters office building for the National Association of Broadcasters in Square 700, at the southeast corner of the intersection of South Capitol and M Streets, SE. This application replaces a long-pending application (09-22), which was the subject of a prior public hearing by the Zoning Commission regarding a speculative office building. That earlier application was withdrawn pursuant to the Zoning Commission's approval at its April 27, 2015, public meeting.

At the request of the Applicant, the application was assigned a public hearing date of June 25, which was the earliest available public hearing date at the time of filing. Prior to that filing, the Applicant preliminarily engaged the D.C. Department of Transportation's Policy, Planning and Sustainability Administration ("DDOT") on March 2, 2015, regarding parking and loading access and general streetscape issues. Over the course of the past several weeks, the Applicant has continued dialogue with DDOT regarding the application, including a meeting held on May 21, 2015 prior to completing the Transportation Impact Analysis ("TIS") being prepared for the proposed development by Gorove/Slade. As part of its supplemental prehearing submission, filed with the Office of Zoning on June 5, 2015, the Applicant included a copy of the final TIS. The final TIS was provided to DDOT at the time of filing with the Zoning Commission, twenty days prior to the public hearing scheduled for this matter.

Given that the final TIS was provided to DDOT less than the forty-five days that DDOT normally requires to conduct its review, the Applicant understands that DDOT has informed the Zoning Commission that it is unable to comply with the requirement of section 3012 of the Zoning Regulations that its report be submitted at least ten days prior to the public hearing, and the

ZONING COMMISSION
District of Columbia

15-11
ZONING COMMISSION
District of Columbia
CASE NO. 15-11
EXHIBIT NO. 17

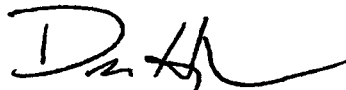
June 16, 2015

Page 2

Applicant further understands that DDOT intends to submit its report to the Zoning Commission prior to the public hearing. The Applicant is continuing dialogue with DDOT to address any outstanding questions regarding the application. Given these circumstances, the Applicant does not object to DDOT's request for additional time to finalize and submit its report in light of the compressed schedule in this matter, which is necessary to facilitate timely delivery of the new headquarters building. The Applicant appreciates DDOT's thorough review and also the Zoning Commission's acceptance of the late-filed materials.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

cc: Advisory Neighborhood Commission 6D
DC Department of Transportation

#35880063