

Holland & Knight

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DENNIS R. HUGHES
202 419 2448
dennis.hughes@hklaw.com

September 9, 2015

VIA HAND DELIVERY

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

Re Application for Zoning Commission Review
Capitol Gateway (CG) Overlay
Square 700, Lots 43 and 866

RECEIVED
D C OFFICE OF ZONING
2015 SEP -9 PM 2:56

Dear Members of the Commission

On behalf of SQ700 Trust L L C. (the "Applicant"), the owner of Lots 43 and 866 in Square 700 (the "Property"), we submit an original and eight copies of an application and supporting materials requesting review and approval of new construction along South Capitol Street, S.E., pursuant to the Capitol Gateway (CG) Overlay District provisions. The following application materials are enclosed

- Completed Application Form 108;
- A preliminary statement explaining the existing and intended uses of the Property and how the application meets the specific tests identified in the Zoning Regulations,
- Architectural drawings clearly illustrating the proposed development, including photographs of the existing conditions,
- Filing fee check in the amount of \$3,640 00 payable to the D C Treasurer, along with Form 126 Fee Calculator,
- Names and mailing addresses of the owners of all property located within 200 feet of the perimeter of the Property, in list and mailing label format;
- Plat issued by the District of Columbia Surveyor showing the footprint of the proposed building,

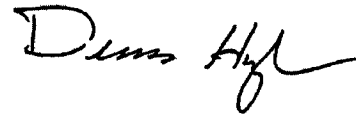
ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 15-23
EXHIBIT NO. 1

- A letter from the Applicant authorizing Holland & Knight LLP to file and process the application on its behalf, and
- Letters from AG/MR SQ700 Office Owner, L L C and AG/MR SQ700 Residential Owner, L L.C. authorizing the Applicant to file and process the application on their behalf

The Applicant respectfully requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions and provide any additional information which may be required.

Sincerely,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

Enclosures

cc Joel Lawson, D.C. Office of Planning (with enclosures, Via Hand)
 Anna Chamberlin, District Department of Transportation (with enclosures, Via Hand)
 Advisory Neighborhood Commission 6D (with enclosures, Via U S Mail)
 Stacy Cloyd, SMD Commissioner 6D02 (with enclosures, Via U S Mail)



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 108 - APPLICATION FOR DESIGN REVIEW

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

☒ New Application ☐ Modification to a Previously Approved Design Review Application

Pursuant to:

☒ 11 DCMR § 1610 – Capitol Gateway (CG) Overlay District ☐ 11 DCMR § 1809 – Southeast Federal Center (SEFC) Overlay
☐ 11 DCMR § 2801 – Hill East (HE) District ☐ 11 DCMR § 2917 thru 2919 – Union Station North (USN) District

an application is hereby made, the details of which are as follows:

Address(es)	Square(s)	Lot No.(s)	Zone District(s)
	700	43 and 866	CG/CR

Present use(s) of Property: Temporary seasonal surface parking

Proposed use(s) of Property: Residential

Owner of Property: SQ700 Trust L.L.C. c/o Angelo Gordon & Co., L.P.

Address of Owner: 245 Park Avenue, 24th Floor, New York, New York 10167

Phone No.(s): E-Mail:

Single-Member Advisory Neighborhood Commission District(s): 6D02

Brief description of proposal: Application of SQ700 Trust L.L.C., pursuant to the Capitol Gateway (CG) Overlay requirements (11 DCMR §§ 1604, 1605 and 1610) and for (i) an area variance from the lot occupancy requirements of 11 DCMR § 634.1 and (ii) an area variance from the loading requirements of 11 DCMR § 2201.1, to allow the construction of a new residential building in the CG/CR District on a portion of Square 700, Lots 43 and 866.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 9/9/2015 Signature*: Dennis Hughes JB.

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Dennis R. Hughes, Holland & Knight LLP E-Mail: dennis.hughes@hklaw.com

Address: 800 17th St, N.W., Suite 1100, Washington DC 20006

Phone No.(s): 202.419.2448 Fax No.: 202.955.5564

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE: FEE UNIT TOTAL

VARIANCE:

Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040	2	\$2,080.00
TOTAL FOR VARIANCES:			\$2,080.00

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560	1	\$1,560.00
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		
TOTAL FOR SPECIAL EXCEPTIONS:			\$1,560.00

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		
TOTAL FOR APPEALS:			
GRAND TOTAL:			\$3,640.00

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Name: Dennis Hughes Signature: Dennis Hughes JB

Exhibit No. _____

Last Revised (10/18/10)

Case No. _____

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**Application of SQ700 Trust L.L.C.
Square 700, Lots 43 and 866**

**REVIEW OF BUILDINGS AND STRUCTURES
CAPITOL GATEWAY OVERLAY DISTRICT**

I. Background

The Property consists of Lots 43 and 866 in Square 700 with a total lot area of approximately 35,558 square feet. Square 700 is bounded by M Street, SE, on the north, South Capitol Street on the west, Van Street, SE, on the east, and N Street, SE, on the south. The Property is located in the northern portion of the square, with frontage on M Street, South Capitol Street, and Van Street. It is also bounded to its south by private property (Lot 44), which is improved with a five-story brick building and is occupied by a self-storage operator. The Property is included in a CR Zone District and is located in the Capitol Gateway ("CG") Overlay District. The Property is currently utilized as a temporary seasonal surface parking lot for baseball games.

SQ700 Trust L L C , on behalf of AG/MR SQ700 Office Owner, L.L.C , and AG/MR SQ700 Residential Owner, L.L C (the "Applicant"), proposes to develop the southern portion of the Property with a new 13-story residential building. Three levels of below-grade parking will be provided with access from Van Street, SE. The building will have a maximum height of 130 feet, approximately 176,485 square feet of gross floor area, and a lot occupancy of 88.2%. Pursuant to Z C Case No 15-11, the Commission reviewed and approved the Applicant's request for a ten-story office building to occupy the northern portion of the Property. While the two buildings are contemplated to operate as separate buildings and will not be connected, they ultimately will share a single record lot once the current lots comprising the Property are consolidated by subdivision plat. Access to the parking garage for the office building will be provided under a portion of the residential building.

The CG Overlay District regulations require review by the Zoning Commission of any proposed building on a lot in the CG overlay that is located within Square 700 or the building abuts South Capitol Street. The Property satisfies these criteria. As such, this application is submitted pursuant to sections 1605 and 1610 of the Zoning Regulations.

The application also includes requests for (1) an area variance from the lot occupancy requirements of 11 DCMR §§ 634.1 and 1601.1, and (11) an area variance from the loading requirements of 11 DCMR § 2201.1. The Zoning Commission is authorized to approve such relief pursuant to 11 DCMR § 1610.7.

Following herein is a preliminary statement indicating how the Applicant meets its burden of proof.

II. Burden of Proof

A. Capitol Gateway Overlay District

1. Section 1610.3

Subsection 1610.3 of the Zoning Regulations states that an Applicant requesting approval under the CG Overlay District review provisions must demonstrate that the proposed building's architectural design, siting, landscaping, sidewalk treatment, and operation are of a superior quality, pursuant to several design and use requirements. As set forth below and will be supplemented by the Applicant at the public hearing and in its prehearing submission, the application satisfies the criteria of 11 DCMR § 1610.3, as follows:

a. *Help Achieve the Objectives of the CG Overlay as set forth in §1600.2*

The project satisfies the following stated objectives for the CG Overlay, as provided in 11 DCMR § 1600.2, including: (1) assuring development of the area with a mixture of residential and commercial uses, and a suitable height, bulk, and design of buildings; and (2) providing for the establishment of South Capitol Street as a monumental civic boulevard.

The project will provide approximately 176,485 square feet of new residential use in a vibrant new building with frontage on two streets, including South Capitol Street, SE, which is central to the design objectives of the CG Overlay. The building design includes significant setbacks on South Capitol Street, assuring adequate sidewalk width and facilitating the establishment of South Capitol Street as a monumental boulevard.

b. *Help Achieve the Desired Mix of Uses in the CG Overlay District as set forth in §§ 1600.2(a) and (b)*

The project provides significant new residential use in furtherance of the objectives of the CG Overlay.

c. *Be in Context with Surrounding Neighborhood and Street Patterns*

As demonstrated in the architectural drawings included with this application, the project is contextual to the surrounding neighborhood and street patterns. The building has distinct façade designs on South Capitol and Van Streets, and provides an innovative design motif that is consistent with that of the surrounding neighborhood. The materials palette for the building includes multiples colors and finishes of brick, granite and metal panels. The extensive use of brick, including the dark glazed brick for the townhouses along both the South Capitol and particularly the Van Street elevation, and red brick for the pier-like vertical elements, remind of the neighborhood's industrial history. At the same time, the aluminum panels in the building's courtyard as well as the Van Street elevation provide a tie to the modern construction evident throughout the immediate area. Further, the individual townhouse unit entries on both public elevations are provided with stoops and adjacent planting areas evocative of traditional row house entrances seen in the neighborhood and throughout the District. These townhouse units,

with their prominent masonry silhouettes, also provide a human scale at the ground level for the larger building, which contributes to the monumental scale intended for South Capitol in terms of massing, height and materials

As noted above, the streetscape along South Capitol Street includes the primary residential entrance to the building, as well as private walk-up entrances to two-story townhouse units. The streetscape along Van Street incorporates a second residential entrance, private townhouse entrances, and the entrance for residential parking and loading. The streetscape adjacent to the building will include new trees and specialty plantings, bicycle racks, and a mix of DC-standard pavers and specialty paving. Especially along Van Street, the palette of plantings and paving materials is being coordinated with other projects within Square 700 on either side of Van Street.

d. *Minimize Conflict between Vehicles and Pedestrians*

As noted above, the entrance to the parking and loading operations for the building occur on Van Street, which is the least trafficked street frontage. Pursuant to 11 DCMR § 1605.4, no driveway may be constructed or used from South Capitol Street. Where the parking and loading operations occur along Van Street, pedestrians will have an uninterrupted sidewalk with similar paving patterns to the typical Van Street sidewalks and public space. At the suggestion of DDOT, the Applicant is providing parking and loading access through a singular vehicular entrance, which ramps up to the sidewalk, further calming all traffic entering or exiting the Property.

e. *Minimize Unarticulated Blank Walls Adjacent to Public Spaces through Façade Articulation*

The building offers extensive façade articulation along South Capitol and Van Streets. The facades are distinctly and extensively articulated through irregular patterns, varying setbacks, and a mix of materials and fenestration. The southern, at-risk, façade abutting the property to the south is also articulated with masonry banding.

f. *Minimize Impact on the Environment (LEED)*

The Applicant is still in process of exploring opportunities to maximize sustainability in the design, construction, and operation of the building. At this time, the Applicant contemplates that the building will qualify for LEED Silver should the Applicant pursue certification. A draft LEED checklist is included with the enclosed drawings set.

2. Section 1610.6 – South Capitol Street

Given the Property's location fronting along South Capitol Street, the following additional considerations must be incorporated into the design and operation of any new construction:

- a. *The building shall incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of South Capitol Street as monumental civic boulevard*

The building has been specially designed to reflect and respond to the vision of the monumental character of South Capitol Street, as reflected in the linear massing and extensive use of brick at the main facades, granite bands and accents, limestone at the townhouse entrances, and metal panels with color variation.

- b *The building shall incorporate massing, location of access to parking and loading, and location of service areas to recognize the proximate residential neighborhood use and context, as applicable*

Given the building's frontage on South Capitol Street, the preferred and only available location for the ingress and egress for parking, loading, and service areas is from Van Street, as is shown on the plans. This best recognizes the proximate uses and context of the Property within the overlay, and responds to the design concerns of the nearby residential neighborhood.

- c *The application shall include a view analysis that assesses the openness of views and vistas around, including views toward the Capitol Dome, other federal monumental buildings, the Ballpark, and the waterfront*

As shown on Sheet 28 of the architectural drawings, the Applicant has provided the required view analysis. As shown therein, the building will have no detrimental impact on views and vistas of the identified monumental properties and focus areas.

3. Section 1605 – South Capitol Street

As a result of the Property's frontage along South Capitol Street, any new development thereon is required to comply with the following additional restrictions.

- a *Each new building shall be set back for its entire height and frontage not less than fifteen feet*

The building's design complies with this restriction.

- b *Any portion of a building that exceeds 110 feet in height shall provide an additional one-to-one setback from the building line along South Capitol*

The building's design complies with this restriction.

- c *No private driveway may be constructed or used from South Capitol Street to any parking or loading berth areas in or adjacent to building*

The building's design complies with this restriction.

- d *For each new building located on South Capitol Street, a minimum of 60 percent of the street-wall shall be constructed on the setback line*

The building's design complies with this restriction

B. Area Variance Relief

Subsection 1610.7 of the Zoning Regulations provides that the Zoning Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property and that such requests shall be advertised, heard, and decided together with the application for review and approval for compliance with the CG overlay provisions. Pursuant to 11 DCMR § 1610.7, the Applicant requests area variance relief from the lot occupancy and loading requirements of 11 DCMR §§ 634 1, 1601 1, and 2201.1, respectively

The test for variance relief is three-part (1) demonstration that a particular piece of property is affected by some exceptional situation or condition, (2) such that, without the requested variance relief, the strict application of the Zoning Regulations would result in some practical difficulty upon the property owner; and (3) that the relief requested can be granted without substantial detriment to the public good or substantial impairment of the zone plan As set forth below and will be further addressed in the Applicant's prehearing submission and at the public hearing, variance relief is appropriate in this application

1. Exceptional Situation or Condition

The Property is exceptional in that it fronts on three streets within the CG Overlay, arguably the most prominent intersection within the Overlay, and as such is exceptional in being subject to multiple required setbacks, percentage of street wall requirements and prohibitions in terms of location of required parking and loading egress. The exceptional nature of the Property is further demonstrated through the history of the Zoning Commission's earlier review in Application No. 09-22, wherein the Zoning Commission expressed its concurrence with the position of ANC 6D that the Property was uniquely sited and of exceptional importance to the neighborhood and, as such, required exceptional design The Commission earlier approved an office building to be located on the northern portion of the Property The Applicant returns with the present request for a residential building to be constructed on the southern portion of the site, with a small portion of the office building (the garage entrance) to be located at the base of the residential building

2. Resulting Practical Difficulty

Strict application of the lot occupancy and loading requirements of the Zoning Regulations will result in a practical difficulty upon the Applicant, as described below.

a Lot Occupancy

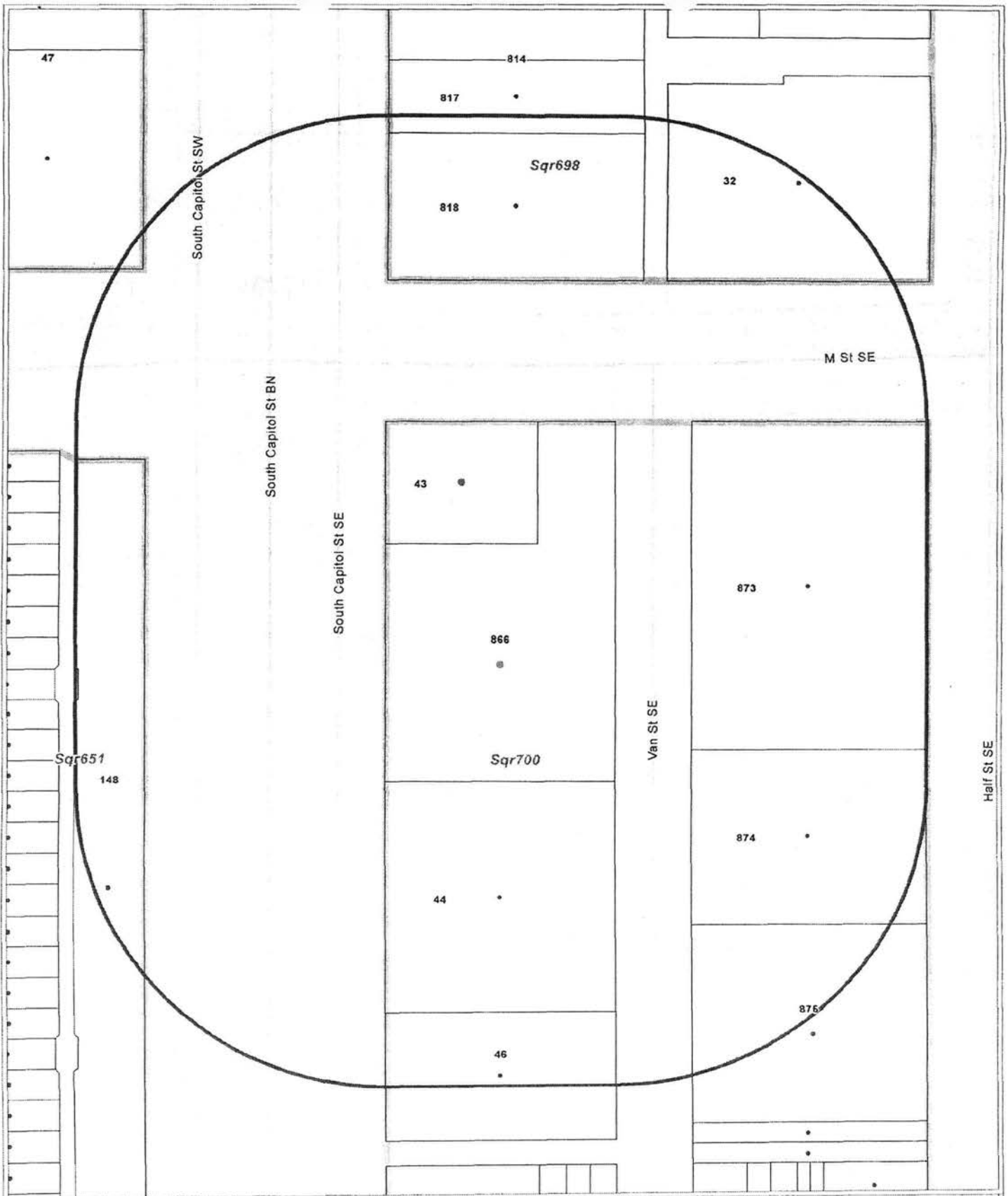
The Applicant requests an area variance from 11 DCMR §§ 634.1 and 1601.1 to provide a lot occupancy of 88.2% where a lot occupancy of 80% is required. The building is proposed to be devoted exclusively to residential uses, thus the percentage of lot occupancy is determined at the ground level. At that level, not only will there be residential units but also multiple building entrances (for both the multi-family and the townhouse units) and parking and loading access points. Given the comparatively narrow site, which acts as a through lot given the approved office building to be constructed on the northern portion of the Property, required ground level operational spaces, building core, and the need to provide vehicular egress from Van Street, the Applicant is unable to provide any open space on the ground floor other than the required setback from South Capitol and court niches along Van Street, resulting in a lot occupancy of approximately 8 percent more than allowed under the Zoning Regulations. As noted above, the Applicant has been suggested to consolidate the curb cuts providing access to the Property to a total of three cuts, leaving a single curb cut for the residential building to provide both parking and loading access. As a result, the loading is required to be provided as an off-shoot of the parking ramp, essentially in the center of the residential building's footprint. This location creates a number of inefficiencies within the building in terms of location of building core, stairways and lobbies/entrances. Given these operational constraints for the building, compliance with the lot occupancy requirement creates a practical difficulty.

b Loading

The Applicant requests an area variance from 11 DCMR § 2201.1, which requires the following loading facilities: one loading berth at 55 feet deep, one loading platform at 200 square feet, and one service/delivery space at 20 feet deep. Instead of a 55 feet deep berth, the Applicant proposes to provide a 30 feet deep berth thus requiring variance relief. As determined by DDOT in other applications before the Zoning Commission, the Van Street right of way is too narrow to accommodate the requisite turning radius for a 55 foot truck under safe operations.

c No Harm to Public Good or Zone Plan

The requested relief can be granted without substantial detriment to the public good and without substantially impairing the zone plan. The proposed 88.2% lot occupancy will not result in any negative impacts on surrounding properties due to the significant setbacks and open courts provided by the building. Above the first few floors of the building, the footprint is C-shaped with an extensive amount of open space. The proposed loading facilities will also not result in any negative impacts, since they will adequately serve the anticipated loading demand for the Property, given the size of the residential units. Moreover, the loading facilities will be coordinated through a loading management plan, which will ensure that move-ins and move-outs do not conflict with other residential deliveries to the building.



Square 0700 Lot 0866, 0043

Property Lines



200 Foot Radius

*** Office of Tax and Revenue
 O.T.R. Real Property Assessment Division
 GIS Geographic Information Systems



Map Created: 04-21-2015
 For planning purposes only

Square Suffix and Lot: 0700 0046 * Lot Address. 1236 SOUTH CAPITOL ST SE
Owner: 1244 SOUTH CAPITOL RESIDENTIAL LLC * Owner's Address. 4445 WILLARD AVE STE 400 CHEVY CHASE, MD 20815-4641

Square Suffix and Lot: 0700 0044 * Lot Address 1230 SOUTH CAPITOL ST SE
Owner PUBLIC STORAGE INSTITUTE FUND * Owner's Address PO BOX 25025 GLENDALE, CA 91221-5025

Square Suffix and Lot: 0700 0043 * Lot Address. 1200 SOUTH CAPITOL ST SE
Owner: MR BALLPARK 4 LLC * Owner's Address 1700 K ST NW STE 600 WASHINGTON, DC 20006-3816

Square Suffix and Lot: 0700 0866 * Lot Address. M ST SE
Owner: MR BALLPARK 4 LLC C/O MONUMENT REALTY LLC * Owner's Address 1700 K ST NW WASHINGTON, DC 20006-3817

Square Suffix and Lot: 0649 0048 * Lot Address 1109 SOUTH CAPITOL ST SW
Owner: VNO SOUTH CAPITOL LLC * Owner's Address 210 E RTE 4 PARAMUS, NJ 07652-5108

Square Suffix and Lot: 0698 0032 * Lot Address 20 M ST SE
Owner: SOUTHEAST REALTY LLC * Owner's Address 2000 TOWER OAKS BLVD # 800 ROCKVILLE, MD 20852-4208

Square Suffix and Lot: 0651 0148 * Lot Address 1201 - 1225 SOUTH CAPITOL ST SW
Owner JEMAL'S BALLPARK, LLC C/O DOUGLAS DEVELOPMENT INC , * Owner's Address 701 H ST NW SUITE 400 WASHINGTON, DC 20001

Square Suffix and Lot: 0698 0817 * Lot Address SOUTH CAPITOL ST
Owner 1100 SOUTH CAPITAL LLC C/O RUBEN CAPITAL MANAGEMENT * Owner's Address 600 MADISON AVE NEW YORK, NY 10022-1615

Square Suffix and Lot 0698 0818 * Lot Address 1130 SOUTH CAPITOL ST
Owner: ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON * Owner's Address 5001 EASTERN AVE HYATTSVILLE, MD 20782-3447

Square Suffix and Lot: 0700 0874 * Lot Address. 1201 HALF ST SE
Owner WEST HALF RESIDENTIAL II LLC * Owner's Address 4445 WILLARD AVE STE 300 CHEVY CHASE, MD 20815-3693

Square Suffix and Lot 0700 0873 * Lot Address M ST
Owner WEST HALF 1 LLC C/O JOHN AKRIDGE COMPANIES * Owner's Address. 601 13TH ST NW STE 300N WASHINGTON, DC 20005-3870

Square Suffix and Lot 0700 0875 * Lot Address M ST
Owner WEST HALF 1 LLC C/O JOHN AKRIDGE COMPANIES * Owner's Address 601 13TH ST NW STE 300N WASHINGTON, DC 20005-3870

1244 SOUTH CAPITOL RESIDENTIAL
LLC
4445 WILLARD AVE STE 400
CHEVY CHASE, MD 20815-4841

PUBLIC STORAGE INSTITUTE FUND
PO BOX 25025
GLENDALE, CA 91221-5025

MR BALLPARK 4 LLC
1700 K ST NW STE 600
WASHINGTON, DC 20006-3816

MR BALLPARK 4 LLC C/O MONUMENT
REALTY LLC
1700 K ST NW
WASHINGTON, DC 20006-3817

VNO SOUTH CAPITOL LLC
210 E RTE 4
PARAMUS, NJ 07652-5108

SOUTHEAST REALTY LLC
2000 TOWER OAKS BLVD # 800
ROCKVILLE, MD 20852-4208

JEMAL'S BALLPARK, LLC C/O
DOUGLAS DEVELOPMENT INC ,
701 H ST NW SUITE 400
WASHINGTON, DC 20001

1100 SOUTH CAPITAL LLC C/O RUBEN
CAPITAL MANAGEMENT
600 MADISON AVE
NEW YORK, NY 10022-1615

ROMAN CATHOLIC ARCHBISHOP OF
WASHINGTON
5001 EASTERN AVE
HYATTSVILLE, MD 20782-3447

WEST HALF RESIDENTIAL II LLC
4445 WILLARD AVE STE 300
CHEVY CHASE, MD 20815-3683

WEST HALF 1 LLC C/O JOHN AKRIDGE
COMPANIES
601 13TH ST NW STE 300N
WASHINGTON, DC 20005-3870

WEST HALF 1 LLC C/O JOHN AKRIDGE
COMPANIES
601 13TH ST NW STE 300N
WASHINGTON, DC 20005-3870

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 12, 2015

Plat for Building Permit of SQUARE 700 LOTS 43 & 866

Scale: 1 inch = 40 feet Recorded in Book 147 Page 192 (LOT 43)
Book A & T Page 3110 - L (LOT 866)

Receipt No. 15-06950

Furnished to: HOLLAND & KNIGHT/ FRED A. HOBAR

Surveyor, D.C.

By: A.S.

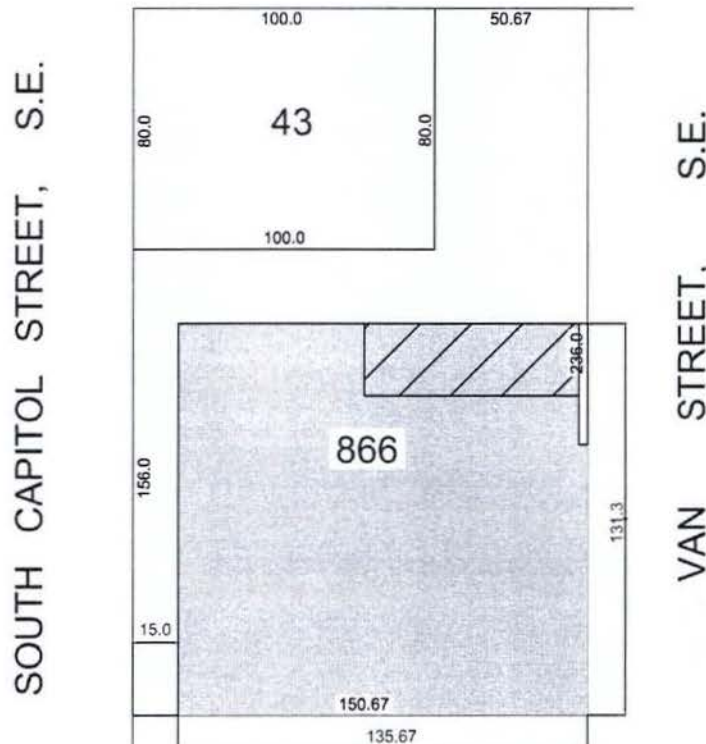
I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

M STREET, S.E.



SQ700 TRUST, L.L.C.
c/o Angelo, Gordon & Co, L P
245 Park Avenue, 24th Floor
New York, New York 10167

April 27, 2015

Zoning Commission
of the District of Columbia
441 4th Street, N.W., 2nd Floor
Washington, D C 20001

Re: Capitol Gateway Overlay – Review of New Construction
Square 700, Lots 43 and 866

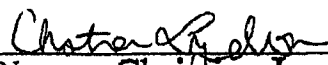
Dear Members of the Commission

This letter serves as authorization for the law firm of Holland & Knight LLP to represent SQ700 Trust, L.L.C. in all proceedings before the Zoning Commission concerning the processing of its application for review of new construction located in Square 700 pursuant to the provisions of 11 DCMR Chapter 16 – Capitol Gateway Overlay To the extent applicable, this authorization extends to any requests for withdrawal of applications currently pending before the Zoning Commission relating to the above-referenced properties

Sincerely,

SQ700 TRUST, L.L.C., a Delaware limited liability company

By AG SQ700 Manager, Inc, a Delaware corporation, its sole member

By 
Name Christina Lyndon
Title Vice President

AG/MR SQ700 OFFICE OWNER, L.L.C.,
c/o Angelo, Gordon & Co , L.P
245 Park Avenue, 24th Floor
New York, New York 10167

April 27, 2015

Zoning Commission
of the District of Columbia
441 4th Street, N.W., 2nd Floor
Washington, D C 20001

Re: Capitol Gateway Overlay – Review of New Construction
Square 700, Lots 43 and 866

Dear Members of the Commission.

This letter serves as authorization for SQ700 Trust L L C. to represent AG/MR SQ700 Office Owner, L.L C in all proceedings before the Zoning Commission concerning the processing of an application for review of new construction located in Square 700 pursuant to the provisions of 11 DCMR Chapter 16 – Capitol Gateway Overlay.

Sincerely,

AG/MR SQ700 OFFICE OWNER, L.L.C., a Delaware
limited liability company

By: AG SQ700 Manager, Inc , a Delaware corporation
its manager

By Christina Lyndon
Name
Title **Christina Lyndon**
Vice President

AG/MR SQ700 RESIDENTIAL OWNER, L.L.C.,
c/o Angelo, Gordon & Co., L P
245 Park Avenue, 24th Floor
New York, New York 10167

April 27, 2015

Zoning Commission
of the District of Columbia
441 4th Street, N.W , 2nd Floor
Washington, D C 20001

Re Capitol Gateway Overlay – Review of New Construction
Square 700, Lots 43 and 866

Dear Members of the Commission.

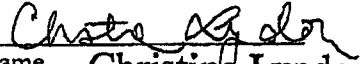
This letter serves as authorization for SQ700 Trust L L C to represent AG/MR SQ700 Residential Owner, L.L.C. in all proceedings before the Zoning Commission concerning the processing of an application for review of new construction located in Square 700 pursuant to the provisions of 11 DCMR Chapter 16 – Capitol Gateway Overlay.

Sincerely,

AG/MR SQ700 RESIDENTIAL OWNER, L.L.C., a
Delaware limited liability company

By AG/MR SQ700 Residential Parent, L.L.C., a Delaware
limited liability company, its sole member

By AG SQ700 Manager, Inc, a Delaware
corporation, its manager

By. 
Name Christina Lyndon
Title Vice President