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December 29, 2005

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By Hand Delivery

Carol Mitten
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Second Floor
Washington, D.C. 20001

**Re: PUD Modification - 2101 L Street, NW
Case No. 70-16F (Square 72, Lot 76)**

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Dear Chairperson Mitten and Members of the Zoning Commission:

CESC 2101 L Street LLC (the "Applicant") provides twenty copies of the enclosed outlines of testimony to supplement the prehearing statement it filed on December 15, 2005. The Applicant anticipates that a representative of the Applicant and the project architect will testify at the hearing for the above-referenced application.

With this supplementation, the undersigned certifies that the Applicant has complied with the requirements delineated in Section 3013 of the DC Zoning Regulations. Please feel free to contact me if you have any questions.

Sincerely yours,


Phil Feola

Attachments

cc: Arthur Jackson, Office of Planning (via mail)
ANC 2A (via mail)
Paul Sowter (via mail)
Eric Liebmann (via mail)


CASE NO. **70-16F**
ZONING COMMISSION
District of Columbia
CASE NO. 70-16A
EXHIBIT NO. 16

**OUTLINE OF TESTIMONY OF
REPRESENTATIVES OF THE APPLICANT,
CESC 2101 L STREET LLC**

- I. Introduction
- II. History of Site and Prior PUD Approval
- III. Goals and Objectives for the Proposed Modification
 - A. Modernize Building
 - B. Improve available retail space
- IV. Community Dialogue Process
- V. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT ARCHITECT,
WDG ARCHITECTURE, PLLC**

- I. Introduction
 - A. Project Architect, WDG Architecture, PLLC
 - B. Recent Projects in the District of Columbia
- II. Site Location and Description
 - A. Overview of Site, Surrounding Area, and Land Use
 - B. Site Planning
 - C. Urban Design
- III. Project Design
 - A. Changes from Prior Approval
 - B. Design Considerations and Site Layout
 - C. Review of Building Massing and Height
 - D. Review of Floor Plans
 - E. Review of Landscape Plans
 - F. Review of Traffic and Parking Impacts
- IV. Conclusion