

**ZONING COMMISSION
District of Columbia**

CASE NO. 94-01A

EXHIBIT NO. 18

May 12, 2006

David W. Briggs
(202) 828-5001
david.briggs@hklaw.com

Hand Delivery

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

Re: Zoning Commission Case No. 94-01A
1331 L Street, NW
Modification to Approved Planned Unit Development

Dear Members of the Zoning Commission:

Pursuant to 11 DCMR, Section 3013.8, the Applicant in the above-referenced case submits the following additional information for the Zoning Commission's consideration in anticipation of the public hearing for this application on June 1, 2006. These materials supplement the materials previously filed by the Applicant, including its Request for Minor Modification to an Approved Planned Unit Development filed with the Commission on February 17, 2006.

This supplemental submission is intended to respond to comments raised by the Zoning Commission at its March 13, 2006, set-down meeting. The revised architectural drawings submitted with letter as Exhibit A also incorporate design refinements resulting from discussions with the Office of Planning and further technical studies conducted by the Applicant after the March set-down meeting. Finally, the Applicant submits proposed outlines of testimony for witnesses it expects to call at the public hearing.

1) Response to Issues Raised by the Zoning Commission at the Set Down Meeting

In voting to set down the Application for a public hearing, the Commission requested that the Applicant provide certain additional information for the Commission's consideration. The thrust of the Commission's comments regarded a need for clarification by the Applicant of the proposed architectural treatment and utilization of space at and above the roof line of the

ZONING COMMISSION
District of Columbia
CASE NO. 94-01A
EXHIBIT NO. 18

building. Specifically, questions were raised by several Commissioners as to the design and lighting of the proposed tower and trellis embellishment, as well as its function, if any. Clarification of the proposed use of the roof of the building was also suggested, including the request for submission by the Applicant of a more detailed roof plan than was submitted with the original Application as Sheet SP-1.

A. *Tower/Trellis Embellishment.*

Given the mid-block location of the project site, the glass tower embellishment proposed for the building has been designed to focus attention to the building from points to the east and west in the immediate vicinity. Through use of indentation and articulation, contrasting colors and patterns of glass, and the metal trellis embellishment, the verticality of the building is enhanced while at the same time the overall mass of the building is softened. At the same time, these same integrated design elements serve to focus attention to the ground floor retail provided in the building.

While the rooftop embellishment is intended to enliven the overall design of the project and to call attention to the building, it will do so only in the localized context of the 1300 block of L Street, NW, of the project site. Commissioner Parsons has raised questions as to the visibility of the rooftop embellishment from distant vistas, especially the monumental core. Importantly, and in contrast to buildings with tower embellishments found elsewhere in the District, the proposed building is not located at an intersection of streets, nor does it confront any park, reservation, or other public space. Also within the context of the surrounding neighborhood the project site is surrounded to the west, south and east with taller buildings that visibly block the view of the proposed roof top embellishment from beyond the immediate vicinity and clearly from the monumental core of the District. (See Exhibit A, *Sheet SP-3*).

No light box or other distinguishing lighting element is proposed for the tower and trellis embellishment of the project, although some lighting of the roof terrace area of the project will be required to satisfy provisions of the District of Columbia Construction Code for building safety purposes. As shown in the perspective drawing captioned "View From Southeast" at Exhibit A, the materials and design of the tower remain consistent from the second floor to the top of the tower, further emphasizing the integration of the rooftop embellishment into the overall design of the building and transparency of the roof element.

B. *Rooftop Experience.*

At the rooftop level, the tower will be experienced as a two-story, unconditioned, glass and steel structure. (See Exhibit A, "View From Penthouse"). Aside from the tower's enclosed roof framing and edge walls, the roof terrace framed by the tower and trellis remains overwhelmingly open and unobstructed, with the trellis providing some measure of shade, and the tower providing basic protection from the elements, for building occupants utilizing the terrace. (See Exhibit A, *Sheet SP-1*). A transparent glass railing is also being employed for the protection of visitors to the roof terrace.

Pursuant to the request of the Commission for more detail with respect to the proposed utilization of the roof, at Sheet SP-1, the Applicant offers an enhanced roof plan, showing the location of the roof terrace and roof embellishments, as well as additional information regarding the penthouse structure (containing facilities for access to the roof, mechanical equipment and cooling systems).

2) Design Refinements

In addition to refining its roof level plan and embellishments in response to the Commission's suggestion, the Applicant has also engaged in discussions with the District of Columbia Office of Planning and has undertaken further independent study, resulting in a number of refinements to the design of the project, both in plan and elevation, from that which was presented for the Commission's consideration as part of the application package filed in February. While the overall massing and program for the building remain unchanged, a number of subtle refinements and revisions have been made. Most evident among these changes are the slight "slimming" and "shrinking" of the tower, both in width and height, and the coloring of the glazing of the building glass. At the same time, refinements in the office and retail layout of the building have provided a new opportunity to expand the retail uses into a small portion of the second floor. Also, additional below-grade parking is being added to the project, providing an additional 10 spaces from the approved project. In order to provide the Commission with the most accurate understanding of the refinements and revisions made to the project, the Applicant submits with the revised architectural drawings at Exhibit A an itemized list of all changes made to the drawings from the previously-submitted set of drawings (Exhibit B).

3) Applicant's Witnesses

As will be demonstrated at the public hearing in this matter, the intent of these numerous design refinements is to continue to increase the efficiency of the building (in terms of tenant layout as well as energy) over that which was designed nearly two decades ago, as well as to address preliminary comments received from the Commission. The refinements also reflect increased understanding of the project site as a result of field study.

The Applicant intends to provide testimony at the hearing demonstrative of its development experience in the District, its understanding of the complex leasing market, its feasibility analysis for the project as originally approved in contrast to the refined design, and the need to move expeditiously to bring to fruition this much-delayed project, one which will serve as a significant infill project and asset to the community. (See Exhibit C).

The Applicant's project architect will also provide expert testimony as to the responsiveness of the revised design to the current market as well as site conditions confronting the project. (See Exhibit D).

The Applicant is pleased to have the support of the District of Columbia Office of Planning and Advisory Neighborhood Commission 2F and is excited to move this long-anticipated project forward to completion. Thank you for your consideration of these items in

District of Columbia Zoning Commission
May 12, 2006
Page 4

anticipation of the public hearing scheduled for June 1, 2006. Please do not hesitate to contact the undersigned with any questions.

Sincerely,

HOLLAND & KNIGHT LLP


David W. Briggs


Dennis R. Hughes

Enclosure

cc: Jennifer Steingasser, Office of Planning
Advisory Neighborhood Commission 2F

3779070_v3

A

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Gross Floor Area

170,720 SQFT (9.25 FAR)
159,648 SQFT (8.65 FAR)
11,072 SQFT (0.60 FAR)

SP-1	Development and Site Plan
SP-2	Ground Floor, Circulation, and Landscape Plan
A-1	Parking Level Plans
A-2	Second and Typical Floor Plans
A-3	Building Sections
A-3A	Building Sections
A-4	South Elevation
A-5	Elevations
SP-3	Square 247 Section/Elevation Streetscape Plan
SP-4	Site Survey
SP-5	Erosion and Sediment Control Plan

OWNER
1331 L STREET NW, LP

DRI DEVELOPMENT SERVICES, LLC
1808 Eye Street, NW
Suite 300
Washington, DC 20006

PARAMOUNT GROUP REAL ESTATE FUND II
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New York, NY 10019

HOLLAND & KNIGHT LLP
2099 Pennsylvania Avenue NW
Washington, DC 20006

SMITHGROUP
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Washington, DC 20006

BERNARD F. LOCRAFT CIVIL ENGINEERS
1249 Congress Court NW
Washington, DC 20007

DELOE HAMPTON & ASSOCIATES, CHARTERED
800 K Street NW
Suite 720
Washington, DC 20001

**A PLANNED UNIT DEVELOPMENT MODIFICATION
SUBMITTED TO
THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
BY 1331 L STREET NW, L.P.
01 JUNE 2006**

1331

L STREET
NW

WASHINGTON, DC

Owner
1331 L Street NW, L.P.

Developer:
**DRI Development
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1808 Eye Street NW, Suite 300
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Architect:
SmithGroup
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www.smithgroup.com

[illegible]

Seals and Signatures

Key Plans



Drawing Title

COVER SHEET

Scale 28178.00/

Project Number

A-0

Drawing Number

WASHINGTON, DC

Developer:
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[illegible]

Sale and Signatures

Key Plan



Drawing:

DEVELOPMENT AND SITE PLAN

$$1/32^{\circ} = 1^{\circ}-0^{\circ}$$

Scale 26178,000

Project Number

SP-1

Drawing Number

13' Public Alley

Court to 1101 14th Street (2 Story)

1343 L St.
2 Story (22')
Office Building

1341
L St.
3 Story
(44')
Office
Bldg.

1339 Green Court
4 Story (42") Commercial Building

30' Public Alley

1335 Green Court
2 Story (22') Commercial

1331 Green Ct
2 Story (22')
Commercial

Raised Terrace to 1312 Mass. Ave

GREEN COURT
38' Public Alley

83' Public A

14TH STREET NW

L STREET NW

ROOF PLAN / IMPROVEMENTS PLAN

FILE: P:\projects\26178.000\Record\06.05.09\SP-1.dwg USER: admin DATE: May 10 2006 TIME: 04:46 pm

Owner
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Seals and Signatures

Key Plan



Drawing Title
PARKING LEVEL PLANS

1/32" = 1'-0"

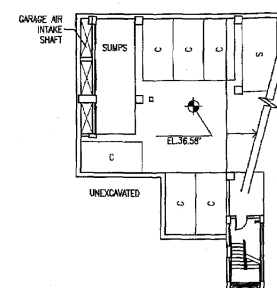
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Project Number **A-1**

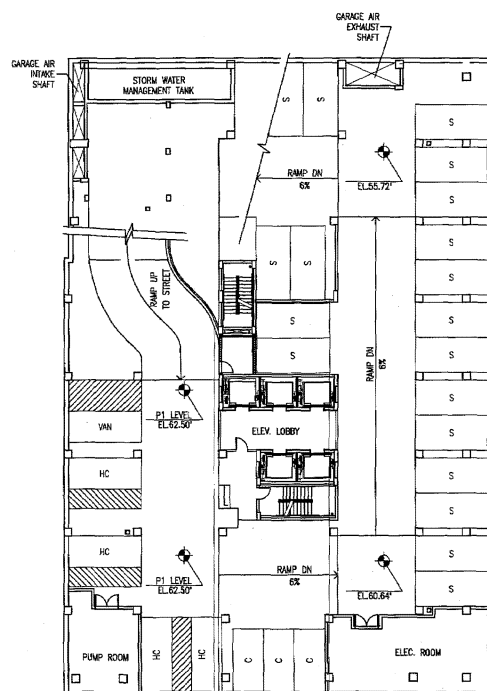
Drawing Number

PARKING TABULATION					
	LEVEL P1	LEVEL P2	LEVEL P3	LEVEL P4	TOTAL
STANDARD	15	32	32	05	84
COMPACT	03	06	06	06	25
HANDICAP	04	00	00	00	04
JACK VAN	01	00	00	00	01
TOTAL	23	40	40	11	114

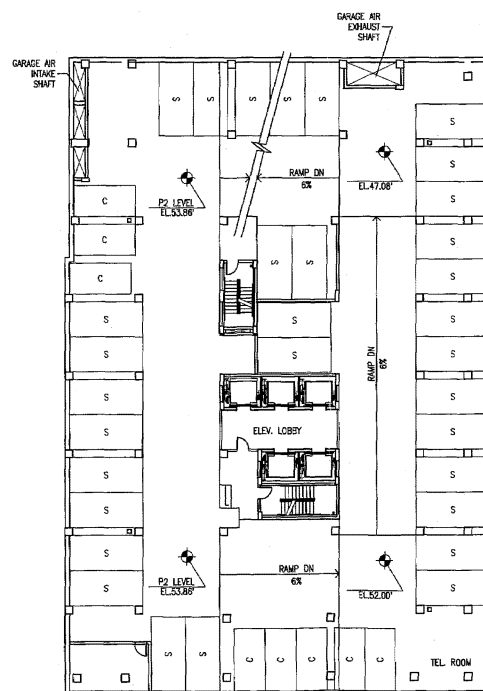
3 BICYCLE SPACES ARE PROVIDED AT THE P1 LEVEL



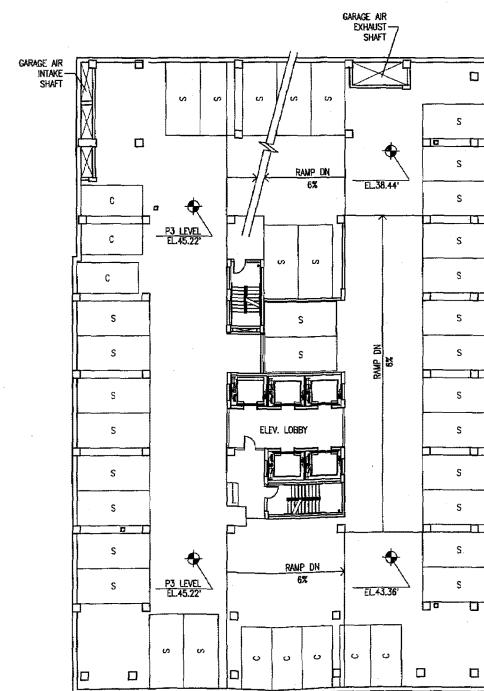
PARKING LEVEL
P4



PARKING LEVEL
P1



PARKING LEVEL
P2



PARKING LEVEL
P3

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Soils and Signatures

Key Plan



Crawling Title

FLOOR PLANS

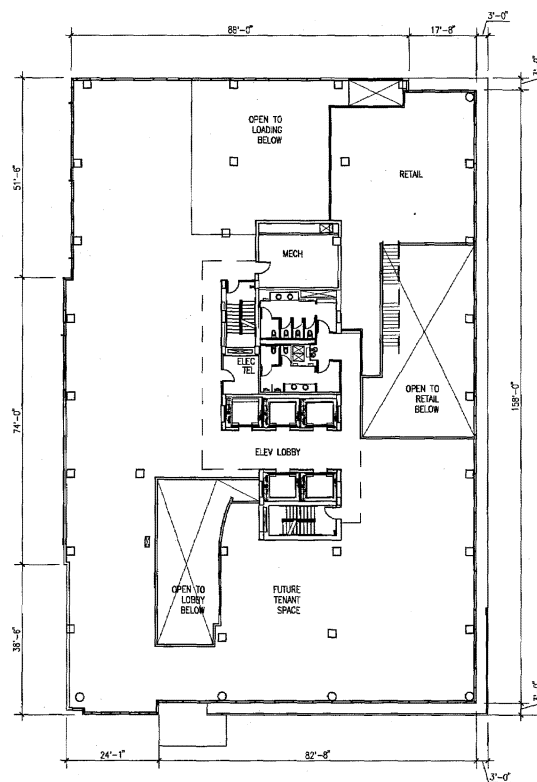
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Scale 26178.006

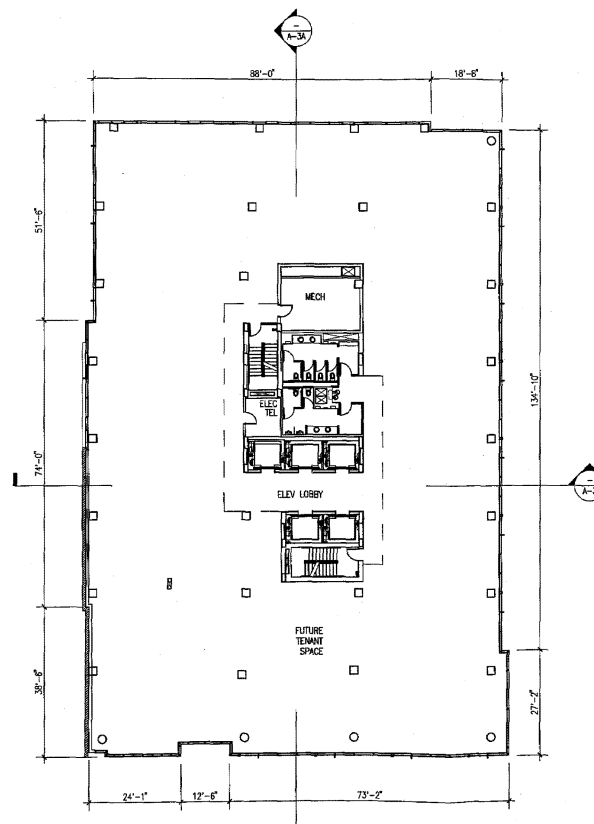
Project Number:

A-2

Drawing Number



SECOND FLOOR



TYPICAL FLOOR (3-10)

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Seals and Signatures

Key Plan

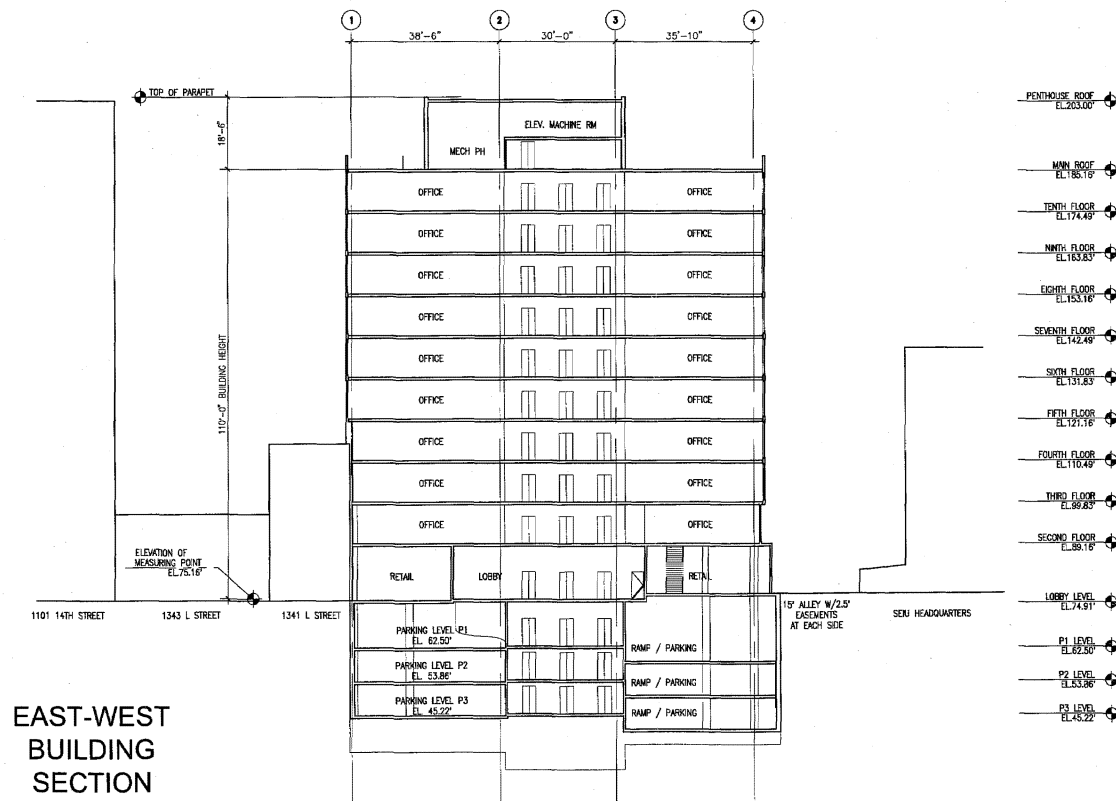


Drawing Title
BUILDING SECTIONS

Scale $1/32" = 1'-0"$ 26178.00

Project Number **A-3**

Drawing Number



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OWNER
1331 L Street NW, L.P.

Owner:
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Seals and Signatures

Key Plan



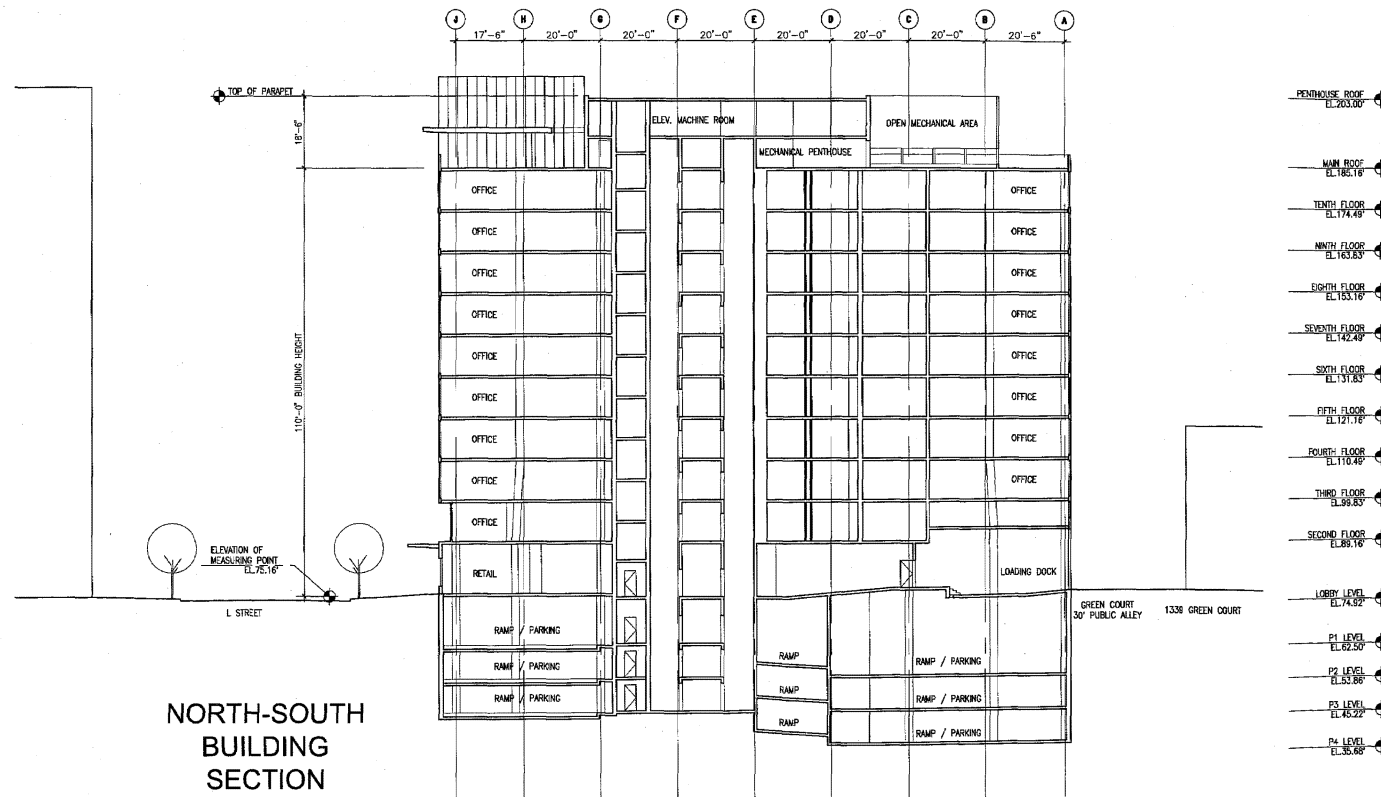
Drawing Title
BUILDING SECTIONS

$$1/32^{\circ} = 1'-0''$$

Scale 26178.00

Project Number **1024**

Drawing Number: _____



NORTH-SOUTH
BUILDING
SECTION

SOUTH ELEVATION

110' BUILDING HEIGHT

PENTHOUSE ROOF
EL. 203.00'

MAIN ROOF
EL. 185.16'

TENTH FLOOR
EL. 174.49'

NINTH FLOOR
EL. 163.83'

EIGHTH FLOOR
EL. 153.16'

SEVENTH FLOOR
EL. 142.49'

SIXTH FLOOR
EL. 131.83'

FIFTH FLOOR
EL. 121.16'

FOURTH FLOOR
EL. 110.49'

THIRD FLOOR
EL. 99.83'

SECOND FLOOR
EL. 89.16'

GROUND LEVEL
EL. 74.92'

Tower Element

Low E Accent Glass Reveal

Metal Trellis Element

Spandrel

Low E Glass

Vertical Aluminum Accents

Low E Glass Reveal

Limestone

Retail Storefront

Entrance

Granite Base

Retail Storefront

CHANGING WORLD

WASHINGTON, DC

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Seals and Signatures

50



Project North

Drawing Title

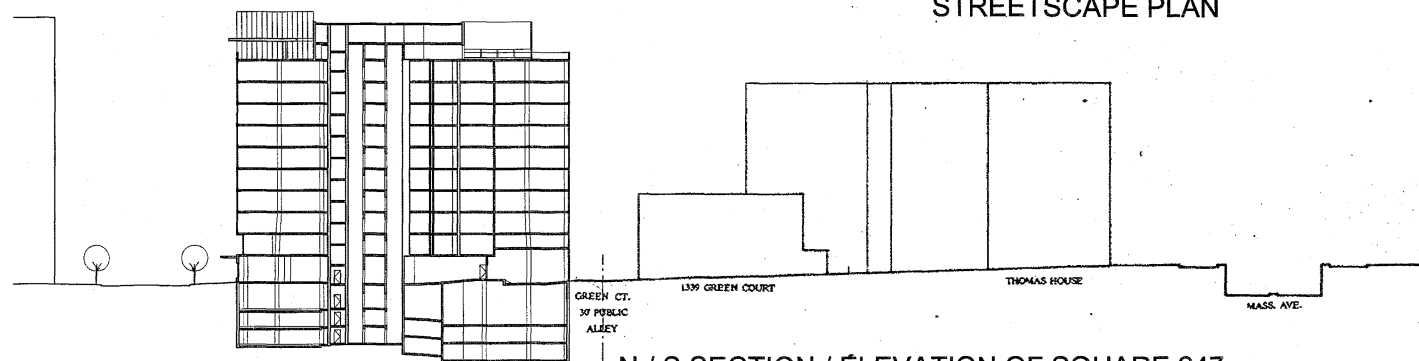
SQUARE 247
SECTION AND
ELEVATION

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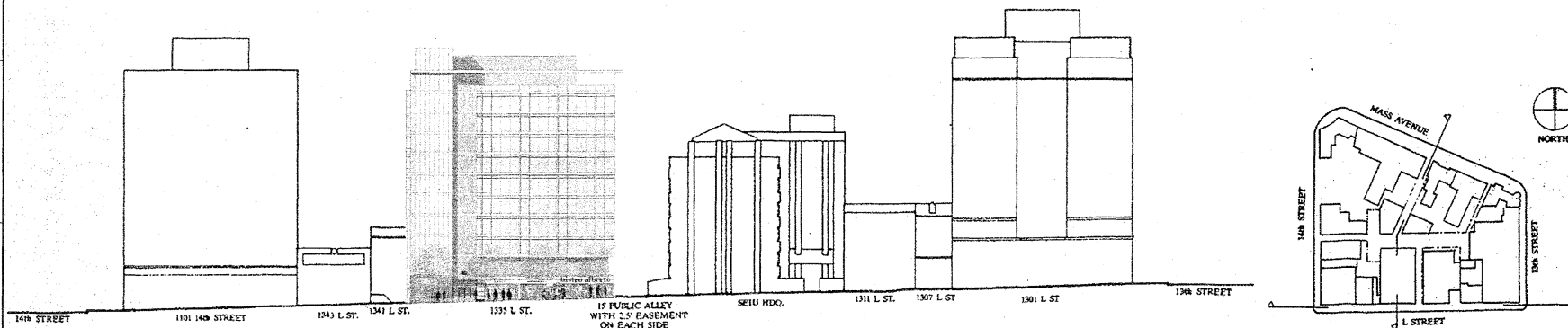
Project Number

Drawing Number

SP-3



N / S SECTION / ÉLEVATION OF SQUARE 247



E / W SECTION / ELEVATION OF SQUARE 247

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[illegible]

Seals and Signatures

Key Plans



Project No.

NOTE:
REPRODUCTIONS
FROM ORIGINAL
SITE PLAN (NO
CHANGES FROM
ORIGINAL)

Drawing Title

SQUARE 247
SITE SURVEY

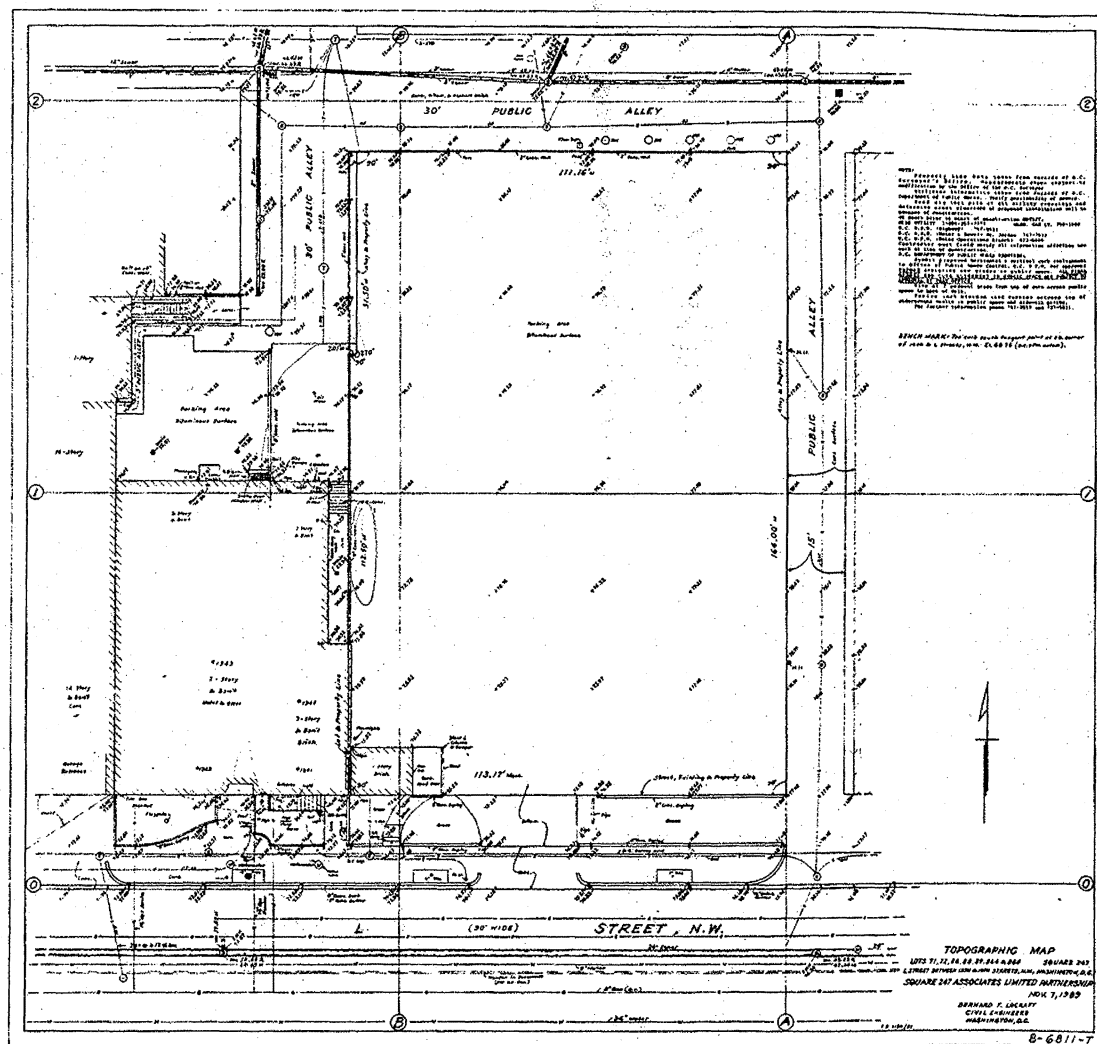
1/32" = 1'-0"

Scale _____

26178.000

Project Number

Drawing Number



1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. THROUGHOUT PERIOD OF CONSTRUCTION, CONFORM TO REQUIREMENT OF D.C. DEPARTMENT OF PUBLIC WORKS AND D.C. HANDBOOK OF EROSION AND SEDIMENT CONTROL.
3. ALL DEBRIS TO BE REMOVED FROM SITE AS JOB PROGRESSES.
4. ALLEY AND/OR STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
5. SEDIMENT OR SILT SHALL NOT BE PERMITTED TO ENTER STORM DRAIN SYSTEM OR STREAM.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR AREA DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
8. THROUGHOUT PERIOD OF CONSTRUCTION, TAKE ALL MEASURES NECESSARY TO TRAP SEDIMENT ON SITE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACH 67% CAPACITY, CLEANOUT OF SAME IS REQUIRED.
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN TWENTY (20) DAYS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. PLOW BALE DIKES (BALES TO BE NYLON OR WIRE BOUND) SHALL BE STRUCK AT THE BASE OF ALL PERIMETER CONSTRUCTION FENCES, FENCES TO CONTROL SEDIMENT FLOW FROM THE BUILDING SITE WHERE REQUIRED.
12. LOCATION OF SEDIMENT TANK TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.

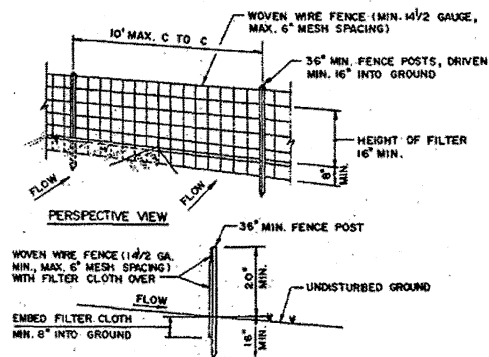
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIRES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL, EITHER T OR U TYPE OR 2" HARDWOOD.

FENCE: WOVEN WIRE, 1 1/2" X 2" GA. 6" MAX. MESH OPENING.

FILTER CLOTH: FILTER X, MIRAFIL 100X, STABILINKA THON OR APPROVED EQUAL.

PREFABRICATED UNIT: GEODAF, ENVIROFENCE, OR APPROVED EQUAL.



30'

PUBLIC ALLEY

35'

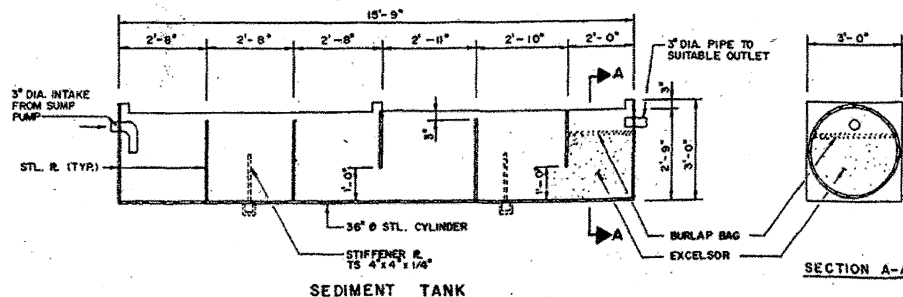
40'

Working Area

TEMPORARY CONSTRUCTION

S.C.E.

L STREET, N.W.



NOTE:
REPRODUCTIONS
FROM ORIGINAL
SITE PLAN (NO
CHANGES FROM
ORIGINAL)

Drawing Number

SP-5

NOTE: TREES REMOVED TO ILLUSTRATE
RETAIL DESIGN - REFER TO SP3 FOR
STREETSCAPE PLAN



1331 L STREET NW, WASHINGTON, DC

VIEW FROM SOUTHEAST 06.01.06

NOTE: TREES REMOVED TO ILLUSTRATE RETAIL DESIGN -
REFER TO SP3 FOR STREETSCAPE PLAN



DARK STONE
ACCENT BASE

GLASS
AND ALUMINIUM
STOREFRONT

LIMESTONE
BUILDING CONTROLLED
ILLUMINATION FEATURE

RETAIL STOREFRONTS

ALUMINUM

LIMESTONE

PRECAST CONCRETE

GRANITE

GLASS: CLEAR WITH LOW E COATING, NOT SHOWN

EXTERIOR MATERIALS 06.01.06



1331 L STREET NW, WASHINGTON, DC

VIEW FROM PENTHOUSE 06.01.06

B

Refinements and Revisions Made to Drawings Submitted with PUD Modification Request

<u>Sheet No.</u>	<u>Comments</u>
A-0	• Date changed to 06.01.06 (shows on all drawings).
SP-1	• Drawing now shows penthouse plan, not penthouse roof. • Penthouse setbacks dimensioned. • Dimensions updated to reflect perimeter articulation. • Penthouse expanded, uses identified, enclosed/unenclosed spaces identified. • Roof of 1341 L Street modified.
SP-2	• Modification to building footprint at south facade by way of one additional retail entrance. • Introduction of fire control room. • Introduction of health club at northern portion of west retail space. • Development of lobby to show security desk. • Development of loading, trash and parking ramps (location remains unchanged). • Refinement of existing conditions of surrounding buildings (1341 L).
A-1	• Parking levels developed. • Additional parking level shown, increasing total parking spaces to 114 (shown in chart).
A-2	• Second Floor plan shows relocation of two story retail from west to east. • New retail at second floor in northeast corner. • Typical floor shows developed articulation of perimeter wall - elimination of notches at east and west facades, setback at northeast corner. • Dimensions updated accordingly.
A-3	• Revised section to show parking level modification.
A-3A	• Revised section to show modifications lobby level change. • Revised penthouse structure (enclosed and unenclosed spaces) illustrated.
A-4	• Tower element reduced in height by 2' and reduced in width by 2'-6". • Lobby level measurement modified. • Retail storefront modified to show increased glass area. • West retail modified to express one-story retail in lieu of two-story.
A-5	East Elevation – • Vertical low E accent glass reveal eliminated. • Window expression along first floor alley refined. West Elevation – • Tower element reduced in width. North elevation – • Precast above loading access modified. • Building controlled lighting featured slightly reduced in width. • Parking/loading access revised.
SP-3	• Streetscape plan modified to show one additional storefront entry. • East-West section/elevation modified to show new south elevation.
SP-4	Unchanged
SP-5	Unchanged
View from Southeast	• Eastern vertical reveal eliminated. • Glass shaded to reflect low e and grey colorations. • Retail base at L Street and along alley modified. • Tower element reduced in height and width.
Retail Storefronts	• Amount of glass increased at retail storefronts. • Building controlled illumination feature modified. • Glass balustrade eliminated.
Exterior Materials	Unchanged
View of Tower	NEW DRAWING - Illustrating that tower is not occupiable space.

c

**ZONING COMMISSION CASE NO. 94-01A
MODIFICATION TO APPROVED PLANNED UNIT DEVELOPMENT
1331 L STREET, NW**

**OUTLINE OF TESTIMONY
CHRISTIAN SPITZ - DRI PARTNERS, INC.**

I. INTRODUCTION AND BACKGROUND OF APPLICANT

- A. Members of Applicant/Owner
- B. Acquisition of Property in 2005
- C. Extensive Commercial Development Experience, Including Other Projects Within Square 247
- D. Understanding of Market Dynamics Affecting Neighboring Projects (13th and L) and Difficulties in Moving Approved PUD at 1331 L to Construction and Occupancy
- E. Ability to Complete Long-Stalled PUD with Modifications Proposed

II. PROJECT PROVIDES AND EXCITING INFILL OPPORTUNITY

III. APPROVED PUD DESIGN MUST BE REVISED TO PROVIDE READILY MARKETABLE BUILDING

- A. Market Demand for Increased Floor Plate Efficiency
- B. Market Demand for Increased Access to Natural Light
- C. Market Demand for Increased Energy Efficiency
- D. Revised Design Responds to these Market Demands

IV. IMPORTANCE OF MOVING LONG-STALLED PROJECT TO COMPLETION EXPEDITIOUSLY

V. ALL MONETARY CONDITIONS/PROFFERS OF PUD APPROVAL SATISFIED

VI. CONCLUSION

D

**ZONING COMMISSION CASE No. 94-01A
MODIFICATION TO APPROVED PLANNED UNIT DEVELOPMENT**

1331 L STREET, NW

OUTLINE OF TESTIMONY

**DAVID KING
SMITH GROUP, INC. – PROJECT ARCHITECTS**

I. DESIGN DEVELOPMENT

- A. Zoning criteria remains identical**
- B. Building has been updated**
 - 1. More glass**
 - 2. Sustainable Design**
 - 3. Flexible floor plan for improved leasing and office layout**
 - 4. Lobby relocation**
 - 5. More viable retail**
 - 6. Tower form related to urban design**

II. SITE AND BUILDING SYSTEMS

- A. Lobby shifted to allow for larger retail space to the east**
- B. Access to parking and loading remains unchanged**
- C. Alley treatment improved**

III. ARCHITECTURAL EXPRESSION

- A. Character of exterior skin**
- B. Treatment of tower and roof terrace**
- C. Specific building material selections**

IV. CONCLUSION