

CHRISTINE MOSELEY SHIKER
202 457-7167
cmshiker@hklaw.com

June 14, 2007

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Hearing Submission – Waterside Mall
Modification to First-Stage PUD Approval and
Application for Second-Stage PUD
Zoning Commission Case No. 02-38A

Dear Members of the Commission:

On behalf of the Applicant in the above-referenced case, enclosed please find twenty copies of the following documents in response to questions raised during the Zoning Commission hearing on the above-referenced matter:

Affordable Housing

The Commission raised a question related to the distribution of affordable housing units within the East and West Residential Towers. In its Prehearing Submission, the Applicant committed that the affordable units in the East and West Residential Towers will be in approximately the same proportion of bedroom type and size as the market rate residential units and will be spread substantially evenly throughout the residential buildings, with the exception of the top two floors.

Minor Correction to Plan Pages

Minor corrections to the plans are submitted as follows:

Tab A Re-issued Sheet 2.0 and Sheet 2.1 for the Modified First Stage PUD Plans: These plans incorrectly indicated the gross floor

ZONING COMMISSION
ZONING COMMISSION
CASE No. 02-38A
District of Columbia
CASE No. 02-38A
EXHIBIT No. 08

area of the East and West M Street Buildings. The combined density for these two building was reduced by 900 square feet in order for the total development to have 2,526,500 square feet of gross floor area.

Tab B Re-issued Sheet 1.9 and Sheet 1.10 of the Second-Stage PUD Plans: The extent of the stage-two boundary indicated by the red dashed line was revised to match prior submissions. Although correct in the PUD Application and the Prehearing Submission, the Supplemental Prehearing Submission inadvertently excluded a portion of the East Plaza from the second-stage boundary. These plans now correctly show that plaza included.

Should the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact me.

Very truly yours,



Christy Moseley Shiker

Enclosures

cc: Parties to Case (***See Attached Proof of Service***)
Jennifer Steingasser, Office of Planning (Via Hand; w/enc)
Matt Jesick, Office of Planning (Via Hand; w/enc)

Zoning Commission for
District of Columbia
June 14, 2007
Page 3

PROOF OF SERVICE

I hereby certify that on June 14, 2007, a copy of the foregoing Hearing Submission was served on the following parties at the June 14, 2007, continuation hearing of the Zoning Commission:

Advisory Neighborhood Commission 6D
25 M Street, S.W.
Washington, DC 20024

Tiber Island Cooperative Homes, Inc.
429 N Street, SW
Washington, DC 20024
Attention: Michael McGovern/Paul Greenberg

Carrollsborg Square Condominium Association
1804 T Street, NW
Suite One
Washington, DC 20009



Christine Moseley Shiker, Esq.
Holland & Knight

A

NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	1,229,605 sf 2.11 FAR
Total Commercial:	1,296,895 sf 2.22 FAR
Total Development:	2,526,500 sf 4.33 FAR

NORTHWEST BUILDING

New Residential Building
12 Floors Condo / 114' Bldg. Ht.
13 Floors Rental / 114' Bldg. Ht.
total area 406,900 sf

WEST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 291,570 sf

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

WEST TOWER

Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 219,600 sf

WEST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 322,700 sf

NORTHEAST BUILDING

New Residential Building
12 Floors / 114' Bldg. Ht.
with Courtyard over 1 Story Structure
(with option to do 13 Floors with Courtyard at grade)
total area 400,000 sf

EAST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 273,330 sf

GROCERY (At-Grade)

1 Floor / 25' Bldg. Ht.
total area 55,000 sf

EAST TOWER

Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 218,400 sf

EAST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 339,000 sf



NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	838,000 sf
	1.44 FAR
Total Commercial:	1,688,500 sf
	2.89 FAR
Total Development:	2,526,500 sf
	4.33 FAR

NORTHWEST BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 406,900 sf

WEST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 291,570 sf

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

WEST TOWER

Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 219,600 sf

WEST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 322,700 sf

NORTHEAST BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 400,000 sf

EAST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 273,330 sf

GROCERY (At-Grade)

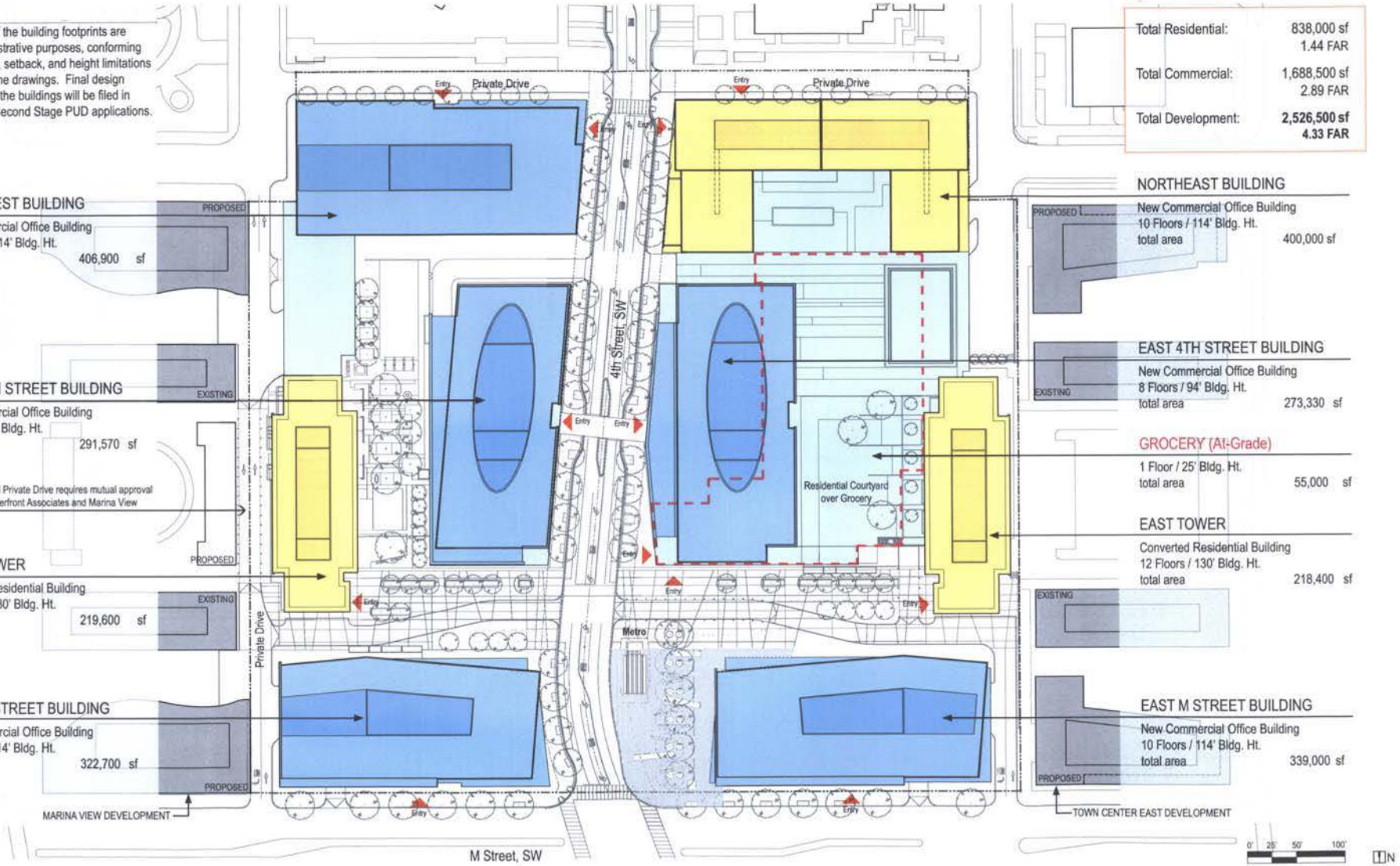
1 Floor / 25' Bldg. Ht.
total area 55,000 sf

EAST TOWER

Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 218,400 sf

EAST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 339,000 sf



B

NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

NORTHWEST BUILDING

New Residential Building
12 Floors Condo / 114' Bldg. Ht.
13 Floors Rental / 114' Bldg. Ht.
total area 406,900 sf

WEST 4TH STREET BUILDING

Refer to Sheet 1.10

WEST TOWER

Refer to Sheet 1.10

WEST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 322,700 sf

Total Residential:	1,229,605 sf 2.11 FAR
Total Commercial:	1,296,895 sf 2.22 FAR
Total Development:	2,526,500 sf 4.33 FAR

NORTHEAST BUILDING

New Residential Building
12 Floors / 114' Bldg. Ht.
with Courtyard over 1 Story Structure
(with option to do 13 Floors with Courtyard at grade)
total area 400,000 sf

EAST 4TH STREET BUILDING

Refer to Sheet 1.10

GROCERY (At-Grade)

Refer to Sheet 1.10

EXTENT OF STAGE 2 SUBMISSION

EAST TOWER

Refer to Sheet 1.10

EAST M STREET BUILDING

New Commercial Office Building
10 Floors / 114' Bldg. Ht.
total area 339,000 sf

