



April 9, 2007

By Hand Delivery

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

**Re: Zoning Commission Case No. 06-27,  
Square 54 PUD, Requested Images**

Dear Chairperson Hood and Members of the Commission:

At its March 26, 2007 Special Public Meeting, the Commission voted unanimously to take proposed action on the above-referenced application and requested that the Applicant provide additional depictions of the revised project design. Accordingly, the Applicant respectfully submits the following materials addressing the Commission's requests:

- Improved perspective of the original and revised office design shown from Washington Circle;
- New rendering of the office and residential components of the Project from the west side of Washington Circle; and
- A section clearly depicting the changes in building, floor-to-floor, and floor-to-ceiling heights for the office component, including the modifications along Washington Circle that were made to ease the transition between the lower and taller portions of the structure while maintaining an appropriate height of approximately 90 feet at the Circle;



April 9, 2007

Page 2

In addition, the following chart summarizes the changes made from original Project design to the Project design submitted on March 12, 2007:

Washington Circle Modifications	Original Design	Revised Design
Slab-to-slab heights (office)	11'6"	11'3"
Floor-to-ceiling heights (office)	8'10"	8'7"
Retail height	12'6"	12'6"
Washington Circle facade transition	81'6" rising to 117'0" (transition of 35'6")	91'3" rising to 114'9" (transition of 23'6")

22 <sup>nd</sup> Street Modifications	Original Design	Revised Design
Office Component	130'0"	114'9" (one story reduction)
Residential Component	130'0"	110'0' (two story reduction)

As indicated in the Applicant's March 12, 2007 submission, these modifications resulted in a net loss of 32,559 square feet of gross floor area for the Project (0.21 FAR); however, as previously submitted by the Applicant and noted by the Commission at the March 26 special meeting, the Applicant will maintain the full array of amenities and public benefits proffered in connection with the Project.

Thank you for the time and attention you have given to this matter to date, and for your continued consideration.

Very truly yours,

Phil T. Feola

Samantha L. Mazo

Enclosure



Pillsbury  
Winthrop  
Shaw  
Pittman<sub>LLP</sub>

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY of this letter and enclosures were delivered by hand delivery on

April 9, 2007.

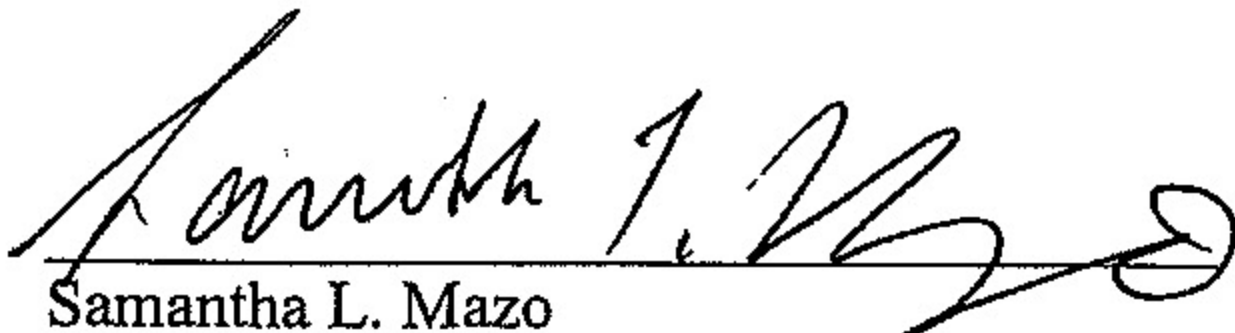
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