



Pillsbury
Winthrop
Shaw
Pittman_{LLP}

2300 N Street NW
Washington, DC 20037-1128

Tel 202.663.8000
Fax 202.663.8007
www.pillsburylaw.com

December 26, 2006

Phil Feola
Phone: 202.663.8789
phil.feola@pillsburylaw.com

VIA HAND DELIVERY

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Zoning Commission Case No. 06-27, Square 54

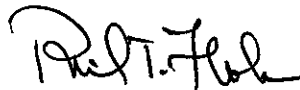
Dear Ms. Mitten:

Pursuant to the Commission's requests during the November 20, 2006 hearing, the Applicant submits the following additional information for the record in the above-referenced case (the "Project"):

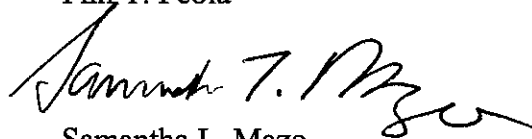
- **Exhibit A:** Renderings of the office component (from vantage points across Washington Circle and as a pedestrian on Washington Circle), and a rendering of the residential component of the Project, including the I Street retail plaza;
- **Exhibit B:** Height study diagrams identifying the zoning and measured height of the Project in relation to surrounding buildings, illustrating both existing and proposed conditions under the *Foggy Bottom Campus Plan: 2006 – 2025*;
- **Exhibit C:** A diagram of a modified curb cut on 22nd Street in response to a concern raised in DDOT's December 4, 2006 report (item #5). While the attached diagram presents one potential solution, the Applicant will continue to work with DDOT to fully resolve this issue;
- **Exhibit D:** Photographs of the material boards that the Applicant presented at the November 20, 2006 hearing;
- **Exhibit E:** A chart addressing grocery stores and accessory parking in the District and a diagram showing their locations and proximity to Metrorail stations;

- Exhibit F: Additional information regarding WMATA Ridership Survey modal splits; and
- Exhibit G: Proposed condition regarding Project construction and the proffered grocery store.

Sincerely yours,



Phil T. Feola



Samantha L. Mazo

Enclosures