

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



RECEIVED
D.C. OFFICE OF ZONING
2008 FEB 21 PM 6:16

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

DATE: February 21, 2008

SUBJECT: Supplemental Report for Z.C. 07-21
Consolidated Planned Unit Development at 2213 M Street, N.W.

I. NUMERICAL UPDATES FOR APPLICATION

There have been revisions to the design of the applicant's proposed project, even since the last applicant filing dated February 4, 2008. The memorandum includes updates and/or corrections to the figures cited in OP's final report, inclusive of conversations with the applicant through February 21, 2008. None of the updates require additional zoning relief, nor do they change the analysis in OP's final report.

Topic Area	OP Final Report	Update
Number of Proposed hotel rooms	148 - 182	148 - 170
Number of Parking Spaces (§2101.3)	46 required. Proposed 71 total: 48 zoning-compliant + 23 other	37-43 required. Proposed 71 total: 42 zoning-compliant + 29 other
Compact Spaces' Relief (§2115.3)	Table noted 40% maximum of the required spaces permitted and 60% requested.	Table and text note 40% maximum required and 60% requested
Loading (§2201.1)	<ul style="list-style-type: none">Berth: providing 1 @ 12' x 30', as requiredSpace: providing 1 @ 12' x 30', where 1 @ 12' by 20 is requiredPlatform: 1 @ 220 sf, where 220 sf is required [actually 100 sf is required]	Berth: 1 @ 12' x 30' Space: 1 @ 12' x 25' Platform: 1 @ 305 sf

There is no longer a rooftop pool.

The following adjustments have been made to the sustainability elements:

- The building no longer includes a double curtain wall;
- Inclusion of all elements on the LEED checklist enclosed with the applicant's February 4, 2008 filing would enable the project to reach LEED certification. The applicant intends to strive for LEED Silver certification, but cannot commit to its being achieved.

The First Source Agreement has been signed. The Department of Small and Local Business Development's Certified Business Enterprise (CBE) agreement has not yet been signed. The applicant proposes signing it before a building permit is issued.

Jls/slc