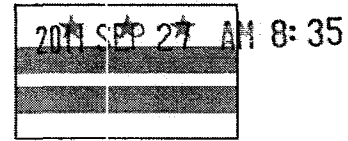


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Government of the District of Columbia
Foggy Bottom and West End
Advisory Neighborhood Commission 2A



c/o West End Library

1101 24th St., N.W.

Washington DC 20037

September 21, 2011

Anthony Hood, Chair
DC Zoning Commission
441 4th St., N.W. Suite 200
Washington, DC 20001

**Re: Application for Modifications to PUD ZC Order / Case No. 07-21,
PerStar Partners LLC, 2201 M Street, NW**

Dear Chairman Hood and Members of the Commission:

At its duly noticed, regular monthly meeting on September 21, 2011, with 4 of 5¹ commissioners present constituting a quorum, ANC 2A discussed the proposed Planned Unit Development (PUD) modification requested by PerStar M Street Partners, LLC.

The ANC originally supported The 1 Hotel, and even supported an extension for it. Therefore, we were surprised by and disappointed in the substantial changes of this PUD (e.g. mainly a new architectural plan). The corner of 22nd and M Street did not need another hotel, and the fact that the original proposal was a unique, boutique destination and concept overcame this on many levels². The new plan offers far fewer positive contributions to the West End than what was originally proposed.

The ANC voted 3 to 0 with one recusal³ to provide a non-objection in this case, predicated on the applicant agreeing to the following.

- **Transportation Management Plan**

- The Zoning Commission require that the applicant's transportation management plan specifically address charter bus management and the taxi queue, given the concentration of hotels at this corner and the property's relation to the West End Fire Station immediately to the west⁴;
- Given the impact of the hotel on the surrounding residential community, the Zoning Commission require specific hours for hotel deliveries in the final Zoning Order from 8:00 am to 9:00 pm Monday through Friday, and 9:00 am to 9:00 pm on Saturday and Sunday, and carefully study the proposed delivery plans given

¹ ANC 2A has six single member districts, however one was designated vacant on 09-12-2011 by DC BOEE.

² Comprehensive Plan Policy LU-2.3.9: Transient Accommodations in Residential Zones 311.11

³ Commissioner Asher Corson recused himself from the action given he is an officer of the FBA

⁴ Comprehensive Plan, Policy LU-2.4.11: Hotel Impacts

ZONING COMMISSION
District of Columbia
CASE NO. 07-21B
EXHIBIT NO. 22

the awkwardness of the alley configuration, and concerns that deliveries will ultimately occur on either 22nd or M Street, NW;

- Require that the hotel identify an individual not only responsible for loading, but also for management of transportation and safety issues around the front of the building.

- **Overall Design**

- The applicant set back the development slightly along the corner of 22nd and M Streets to provide greater pedestrian clear way, to support more outdoor café seating, and revisit the size of the lay-by to address safety concerns (11 DCMR 633.1);
- Require that the materials for the “skin” of the building be superior in nature in accordance with the standards of the PUD and the originally approved architectural plan, specifically that the applicant mute the ceramic textures, and incorporate a green wall along the end walls and add green to other areas to lessen the sterility;
- Ensure that the signage is appropriate for the site (e.g. not like the Marriott);

- **Construction Management Plan**

- Require a construction management plan as part of the Order which addresses the construction schedule, issue resolution and other elements important to the 22 West and Ritz Carlton condominium residences who are directly impacted;

- **Community Amenities**

- The retail space be specified as a community amenity and for the primary purpose as a restaurant (licensed as CR) in the final Zoning Order. In addition, the ANC asks that the applicant work with the neighborhood to identify an appropriate and unique individually run restaurant operator for the space (11 DCMR 2403.7);
- The applicant update the amenities package previously proposed given the completion of some of the amenity projects originally identified and changes in priorities within the neighborhood. Related to the amenities, the ANC asks that these amenities be tangible, that they be clearly linked to the issuance of a Certificate of Occupancy for the hotel, and that the applicant enter into an MoU with each recipient regarding that which is proffered (11 DCMR 2403.6 , 2403.7, 3013.5). More specifically, the ANC requests the following:
 - Public Space Improvements valued at \$146,000
 - The applicant not install benches as outlined at the locations specified given concerns raised by constituents related to loitering, and that these funds go towards other public space improvements in SMD 2A-02;
 - Revisit the specific trees requiring replacement in SMD 2A-02, and prioritize those along M Street, and the surrounding streets to the hotel location⁵;
 - Prioritize the replacement of any three-sided tree fencing along M Street, and other locations in SMD 2A-02;
 - Contribution towards Renovation of St Mary’s Church of \$35,000

⁵ Comprehensive Plan Action NNW-1.2.A: Streetscape Plans 2109.11

- Given the completed renovation of the church specifically, and the wall frescos, the applicant needs to specify what renovations it intends to complete. The ANC does not support general contributions to religious entities, and the applicant must demonstrate a new renovation project that meets the intent of the regulation, or work with the neighborhood to identify another priority⁶;
- Contributions towards the Biennial FBA Sculpture Project of \$60,000
 - Given the original sculpture project articulated in the ZC Order 07-21 was completed in 2008, clarify the future FBA sculpture project that the applicant will support and how the funds will be used more specifically.
- Contributions towards the Renovation of the 26th Street Dog Park of \$50,000
 - Given the 26th Street Dog Park has not received approval as a formal dog park by the DC agency responsible, redirect the funds to the approved neighborhood dog park located at Francis Field. Funds will be used as prioritized by DPR for the initial design and development of the park. If the dog park does not move forward by a date to be determined with DPR, then the funds should be directed to general improvements of Francis Field, which should include the replanting / resodding of the field and replacement of any trees.
- Contributions toward Landscaping and West End Street Plan of \$8,500
 - Given the original goal was to have Iris Miller provide services regarding "preserving landscaping that now surrounds the Nigerian Embassy building for future reuse within the 1 Hotel" is not going forward, redirect these funds to other landscaping needs within the West End.
- If any of the above are not moving forward, then work with the neighborhood on dedicating funds towards the erection of a statue of Duke Ellington at the Duke Ellington Park located at New Hampshire Avenue, M and 21st Streets, NW.

The ANC designates the chair or her designated alternate to represent it before the Zoning Commission on this matter.

ON BEHALF OF THE COMMISSION

Respectfully submitted,



Rebecca Coder
Chair

Cc: Christopher Collins and Kyrus Freeman, Counsel to the Applicant
Harriet Tregoning, Office of Planning
Terry Bellamy, DC Department of Transportation

⁶ *Foggy Bottom News*, "St. Mary's Church: A Landmark Restored" 07/15/2009