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October 7, 2011

VIA HAND DELIVERY

D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Supplemental Prehearing Materials for Z.C. Case No. 07-21B (Per Star M Street Partners, LLC – Modification to PUD @ Square 50)

Dear Members of the Commission:

On behalf of PerStar M Street Partners, L.L.C., as Applicant in the above-referenced case, we hereby submit one original and twenty copies of the following supplemental materials and information in support of Z.C. Case No. 07-21B:

- An **Economic Impact Analysis** prepared by Bolan Smart Associates, Inc. indicating that the development will result in a significant number of economic benefits to the District, including approximately \$4.69 million dollars in annual direct tax revenues, employment and economic activity benefits, and construction fees and expenditures directly benefitting the District and District businesses, including small, local, and disadvantaged businesses. (Tab A).
- A **Construction Management Plan** prepared by the Applicant. The plan includes provisions regarding traffic and construction controls, construction truck route provisions, the designation of a representative to be the Applicant's key contact for interaction with members of the community regarding construction activities, and other provisions similar to those submitted to the Zoning Commission in recent cases. (Tab B).
- A **Parking Evaluation** memorandum, dated September 12, 2011, prepared by Wells & Associates, Inc. The memorandum summarizes (1) the proposed parking operations and parking supply for the hotel, (2) the parking operations, parking supply and parking demand at four comparable hotels in the District, and (3) the proposed hotel policies on overflow parking. The report also indicates that there are a number of commercial parking garages within a two-block radius of the site that would be available for overflow

ZONING COMMISSION
District of Columbia

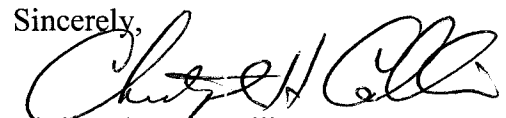
CASE NO. 07-21B
EXHIBIT NO. 23

parking, if necessary. The memorandum concludes that the proposed hotel provides adequate parking. (Tab C).

- A **Letter** dated October 6, 2011, prepared by Wells & Associates, Inc. in response to the transportation issues noted in Advisory Neighborhood Commission 2A's letter dated September 21, 2011. The letter prepared by Wells & Associates, Inc. summarizes the Applicant's plan to effectively manage traffic operations at the hotel, including buses and use of the loading dock; discusses the design and safety benefits of the approved lay-by lane shown on the site plan; and confirms the sidewalk widths adjacent to the site. (Tab D).
- A **Letter** from Propark America, one of the nation's leading parking management companies, confirming that there are a number of local garages available to accommodate any overflow parking demand for the hotel. (Tab E).
- The Applicant's proposed **Updated List of Proffered Amenities Specified as Condition 6 of Zoning Commission Order No. 07-21**. The Applicant has worked with the parties and organizational participants to the original PUD hearing, including ANC 2A, the West End Citizens Association, and the Foggy Bottom Association, to update the proposed amenities to reflect any clarifications and refinements as necessary since the date of the original approval. The list is submitted in track-changes format to reflect the changes made to the document, as well as a clean version. (Tab F).
- A **Memorandum** prepared by Patrick Burkhardt, of Shalom Baranes Associates, describing the hotel's proposed exterior façade materials, and the dimensions and use of the public space adjacent to the site. (Tab G).
- A final set of **Architectural Plans and Elevations**. (Tab H).

We look forward to the Zoning Commission's favorable consideration of this application.

Sincerely,



Christopher H. Collins



Kyrus L. Freeman

Attachments

cc: Advisory Neighborhood Commission 2A (w/attachments, via U.S. Mail)
West End Citizens Association, c/o Barbara Kahlow (w/attachments, via Hand)
Foggy Bottom Association, c/o Asher Corson (w/attachments, via Hand)
Steve Cochran, D.C. Office of Planning (w/attachments, via Hand)