

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

November 15, 2011

Mr. Anthony Hood
Chairman
DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

2011 NOV 16 AM 8:35

DC OFFICE OF ZONING

**RE: ZC Case No 07-21B, Hilton Garden Inn, 2201 M Street,
NW_Request to Open the Record to include the ANC's Response**

Dear Chairman Hood and Members of the Commission:

On behalf of the ANC, I request that the record be reopened to accept ANC 2A's response to the DDoT and Applicant's responses in this case which were due on 11/04 and 11/10 respectively. I was unable to send the ANC's response until today, 11/15 due to travel over the past week which limited my ability to access the record in this case. Given that the ANC's response is only 3 business days late and concise, I do hope the Commission will support its inclusion in the record.

ON BEHALF OF THE COMMISSION.

Respectfully submitted,

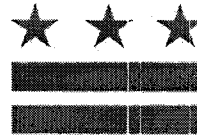
Rebecca Coder
Chair

cc: Chris, Holland & Knight, Counsel for the Applicant
Barbara Kahlow, West End Citizens Association

ZONING COMMISSION
District of Columbia

CASE NO. 07-21B
EXHIBIT NO. 49

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RECEIVED
DC OFFICE OF ZONING

RE: ZC Case No 07-21B, Hilton Garden Inn, 2201 M Street, NW

Dear Chairman Hood and Members of the Commission:

The ANC received DDOT's report from the applicant on Sunday, 11/06 and a copy of the Wells response to DDOT's report on Thursday, 11/10. The following is ANC 2A's response:

The lay-by must be a minimum of 8' to function although it certainly would be better if it were wider. If there is no lay-by wider than 3', there will be frequent occasions when 22nd Street becomes effectively a one lane street due to the over parking in the taxi stand directly across the street. This currently happens on a regular basis. DDOT's example of the JW Marriott on Pennsylvania Avenue is completely off point since it has a port cochere on 14th Street. That is parallel to the circumstance of the Ritz Carlton, 22nd Street Marriott, Embassy Suites, Westin, and the Fairmont. We all would welcome that here. DDOT also says lay-bys on 23rd Street for Ritz Carlton Residences were widened to 8' feet in 2006. That is incorrect. They are wider than 8' and were expanded to their current width in 2011. With respect to the Wells assertion that Mayflower has no lay-by, again off-point. Connecticut Avenue in front of the Mayflower is 8 lanes wide, 3 travel lanes in each direction, loading zone for Mayflower and parking lane on west side of street. 22nd Street is half the width of Connecticut Avenue and yet still serves as a major north commuter route, and is the primary northern route for Engine Company No 1 which resides directly to the east of the Hilton Garden Inn site.

We request that the Zoning Commission require an 8' lay-by lane.

Response to Applicant's response to ANC 2A initial report and testimony of 11/03.

Transportation Management Plan. The ANC appreciates the applicant's continued efforts to address concerns regarding traffic conflicts created by the proposed hotel, and is pleased to see a commitment to delivery hours during the day-time only, and no loading along M Street. The ANC asks that the language provided by the applicant be included in the final Zoning Order.

Sign. The ANC appreciates that the applicant in its response to the ANC has generally stated the sign "will not be like the Marriott" but would like to see specific language

included regarding the The Hilton Garden Inn sign should be made a condition of the Zoning Order. It should be above the hotel's entrance on 22nd Street, NW as shown on pages A1 and A2 of the October 7, 2011 PUD Modification Submission prepared by Shalom Barones Associates and cannot be at a different location, larger, vertically mounted on the facade of the hotel or illuminated from within.

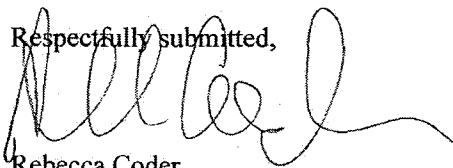
Construction Management. The ANC is pleased to hear that the applicant will work with the ANC and community to address concerns, and requests that during construction, particularly during excavation, that the windows of 22 West that directly face the site be washed at regular intervals to maintain a clean condition which in fact sits 164 feet from the site as its property line includes the Exxon gas station convenience mart.

Community Amenities. Again the ANC appreciates the applicant's commitment to using the corner space for a restaurant, and asks that the restaurant be specified as a community amenity as a condition of the Zoning Order to ensure that if the property is sold another hotel doesn't restrict public access.

We look forward to reviewing the applicant's draft Findings of Fact and Conclusions of Law.

ON BEHALF OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rebecca Coder', written over the text 'Respectfully submitted,'.

Rebecca Coder
Chair

cc: Chris, Holland & Knight, Counsel for the Applicant
Barbara Kahlow, West End Citizens Association