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June 20, 2003

MARY CAROLYN BROWN
202-862-5990

Internet Address:
mcbrown@hklaw.com

2003 JUN 20 PM 4:01
D.C.
ZONING COMMISSION

VIA HAND DELIVERY

Zoning Commission for the District
of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 03-11
2425 L Street, N.W. Planned Unit Development
Application and Map Amendment

Dear Members of the Zoning Commission:

On behalf of High Street Columbia, LLC, the owner of the above-referenced property, we are filing herewith an addendum to the architectural drawings submitted as Exhibit A to the Applicants' Pre-Hearing Statement filed on May 5, 2003. This addendum depicts modest adjustments in the size of each penthouse on the two wings to the building. These adjustments were necessary to accommodate refinements made in the interior of the building.

The Applicant look forward to the opportunity to make a full presentation of its at the hearing before Commission on July 10, 2003. Should your staff have any questions or need any additional information, they may contact Whayne Quin at (202) 663-7274 or Carolyn Brown at (202) 862-5990.

Respectfully submitted,

Carolyn Brown

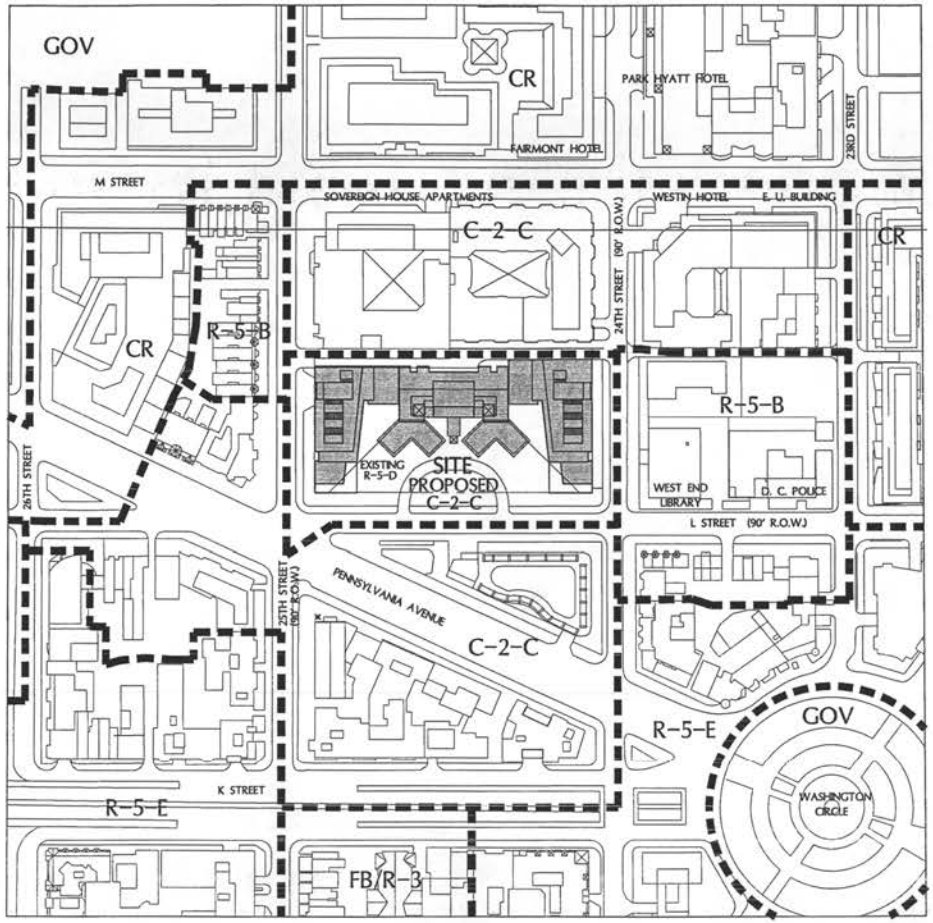
Carolyn Brown

Attachment

ZONING COMMISSION
District of Columbia
Case 03-11
Exhibit 24

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.24

cc: D.C. Office of Planning (w/attach.)
Advisory Neighborhood Commission 2A (w/attach.)



ZONING TABULATIONS

SQUARE:	25
LOT:	LOT 806
ZONE:	CURRENTLY R-5-D; PROPOSED C-2-C
SITE AREA:	99,879 SF

	C-2-C PUD DEVELOPMENT STANDARDS & MATTER OF RIGHT GUIDELINES		PROVIDED	
FAR:[1]	6.0		3.32	
GROSS FLOOR AREA:[2]	599,274 SF		RESIDENTIAL = 316,352 SF (3.17 FAR) RETAIL = 15,040 SF (0.15 FAR) 331,392 SF (3.32 TOTAL FAR)	
LOT OCCUPANCY:	80% MAXIMUM		57%	
BUILDING HEIGHT:	90' MAXIMUM		90'	
PENTHOUSE HEIGHT:	18.5' MAXIMUM		12.0'	
PENTHOUSE AREA:	.37 FAR MAXIMUM = 36,955 SF		6,740 SF (0.07 FAR)	
REAR YARD:[3]	DEPTH: 15'-0"		45'-0"	
SIDE YARD:[4]	NONE REQUIRED		NONE PROVIDED	
COURT WIDTH:				
1) OPEN COURT 1[7]	26.33' (4" PER FOOT, 15' MIN.)		51'-8"	
2) OPEN COURT 2[7]	26.33' (4" PER FOOT, 15' MIN.)		51'-8"	
3) OPEN COURT 3[7]	31.67' (4" PER FOOT, 15' MIN.)		37'-4"	
PARKING:[5]	RESIDENTIAL RETAIL	NONE REQUIRED NONE REQUIRED	RESIDENTIAL = 254 SPACES RETAIL = 31 SPACES 285 SPACES	
LOADING:[6]	RESIDENTIAL	NONE REQUIRED	RESIDENTIAL	= 1 @ 55' = 1 @ 30' = 1 @ 20'
	RETAIL	NONE REQUIRED	RETAIL	= 1 @ 30'

NOTES:
1. MAXIMUM TOTAL PERMITTED AREA OF WHICH UP TO 2.0 FAR MAY BE ANOTHER PERMITTED USE OTHER THAN RESIDENTIAL. SITE, HOWEVER, IS LIMITED BY COVENANT TO 3.5 FAR (349,576 SF).
2. GROSS FLOOR AREA:
   A) GROSS FLOOR AREA = GROSS MEASURED AREA x .98; THIS FACTOR PROVIDES FOR A MECHANICAL SHAFT DEDUCTION.
   B) GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 24TH & 25TH STREETS, 2) PARKING ACCESS RAMPS, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 6'-6".
   C) THE TOTAL AREA OF RETAIL USE AT THE GROUND FLOOR = 28,000 SF. OF THIS TOTAL, 15,144 SF ARE INCLUDED IN THE GROSS FLOOR AREA.
   D) GROSS FLOOR AREA AT THE GROUND FLOOR IS CALCULATED USING THE PERIMETER METHOD.
3. THE LOT IS CLASSIFIED AS A CORNER LOT ABUTTING THREE STREETS (DCMR 774.1). THE DEPTH OF REAR YARD IS MEASURED FROM THE CENTERLINE OF 25TH STREET N.W. AT THE REAR OF THE BUILDING.
4. A SIDE YARD IS NOT REQUIRED IN THE C-2-C.
5. SEC. 2100.5
6. SEC. 2200.5
7. SEE FLOOR PLANS FOR COURT LOCATIONS.

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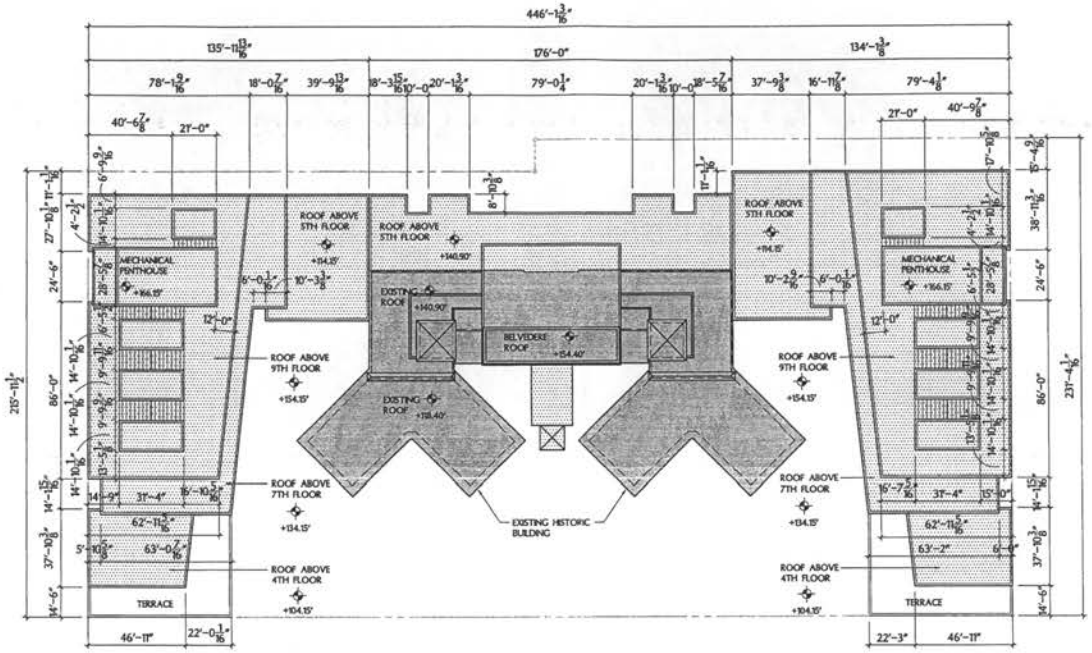
2425 L STREET, N.W.
WASHINGTON, D.C.

HIGH STREET COLUMBIA, L.L.C.

DEVELOPMENT DATA

SHALOM BARANES ASSOCIATES

JUNE 20, 2003



NOTES:

1. THE MECHANICAL PENTHOUSE ROOF STRUCTURE PLAN DIMENSIONS AND HEIGHT ARE DESCRIBED IN THESE SUBMISSION DRAWINGS. FLEXIBILITY TO REDUCE THE AREA AND HEIGHT OF THE ROOF STRUCTURE, IF THAT AREA AND HEIGHT AREA NOT REQUIRED FOR MECHANICAL EQUIPMENT LAYOUT PURPOSES, IS REQUESTED.

0' 15' 30' 60'

NORTH

2425 L STREET, N.W.
WASHINGTON, D.C.

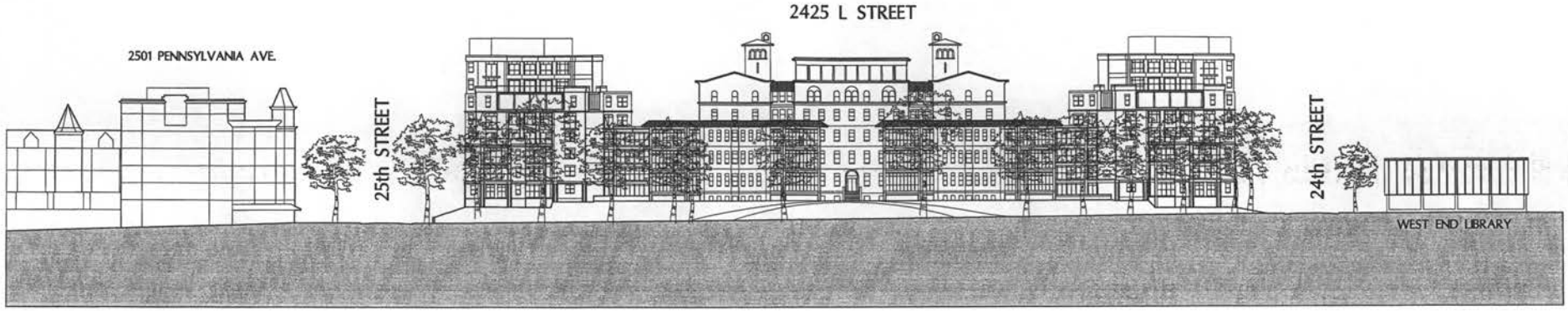
HIGH STREET COLUMBIA, L.L.C.

ROOF PLAN

SHALOM BARANES ASSOCIATES

A10

JUNE 20, 2003



SOUTH ELEVATION ALONG L STREET

SCHEMATIC EXTERIOR FACADE MATERIALS:

BRICK WALLS: TAN/OCRE BRICK MASONRY, HORIZONTAL CAST STONE OR CONCRETE TRIM.
WINDOWS: PAINTED ALUMINUM WINDOW SYSTEMS WITH CLEAR, LOW-E INSULATED GLASS UNITS. WINDOWS WILL BE OPERABLE AND TEMPERED AS REQUIRED BY CODE.
LOBBY STOREFRONT: PAINTED ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLASS. TEMPERED GLASS AS REQUIRED BY CODE. PAINTED ALUMINUM RETAIL ENTRANCE DOORS TO MATCH THE STOREFRONT SYSTEM. RETAIL ENTRANCE DOORS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LOCATION MAY VARY.
TRELLIS-WORK: PAINTED METAL TRELLIS.
MECHANICAL GRILLES AND LOUVERS: PAINTED ALUMINUM.



NORTH ELEVATION ALONG REAR ALLEY

0' 15' 30' 60'

2425 L STREET, N.W.
WASHINGTON, D.C.

HIGH STREET COLUMBIA, L.L.C.

SHALOM BARANES ASSOCIATES

A11

JUNE 20, 2003



EAST ELEVATION ALONG 24th STREET

SCHEMATIC EXTERIOR FACADE MATERIALS:

BRICK WALLS: TAN/OCRE BRICK MASONRY, HORIZONTAL CAST STONE OR CONCRETE TRIM.
WINDOWS: PAINTED ALUMINUM WINDOW SYSTEMS WITH CLEAR, LOW-E INSULATED GLASS UNITS. WINDOWS WILL BE OPERABLE AND TEMPERED AS REQUIRED BY CODE.
LOBBY STOREFRONT: PAINTED ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLASS. TEMPERED GLASS AS REQUIRED BY CODE. PAINTED ALUMINUM RETAIL ENTRANCE DOORS TO MATCH THE STOREFRONT SYSTEM. RETAIL ENTRANCE DOORS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LOCATION MAY VARY.
TRELLIS-WORK: PAINTED METAL TRELLIS.
MECHANICAL GRILLES AND LOUVERS: PAINTED ALUMINUM.



WEST ELEVATION ALONG 25th STREET

0' 15' 30' 60'

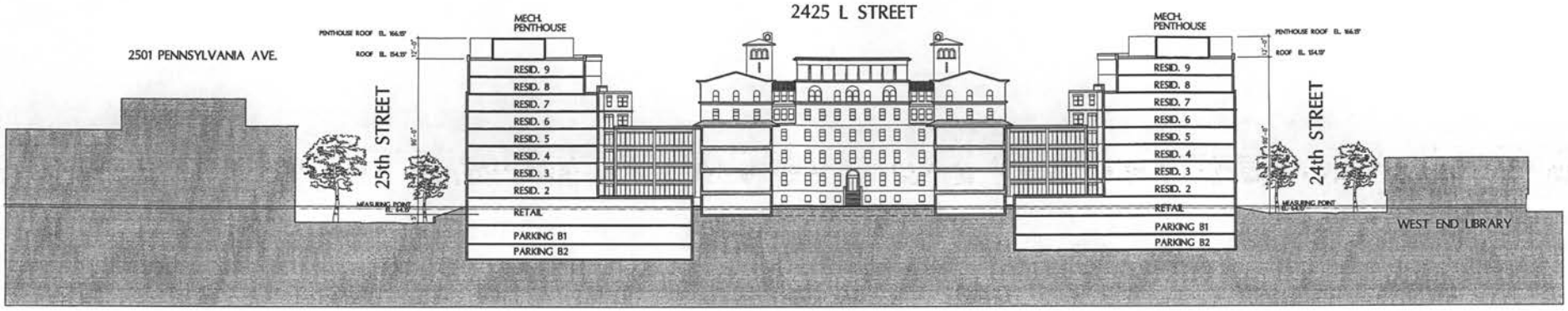
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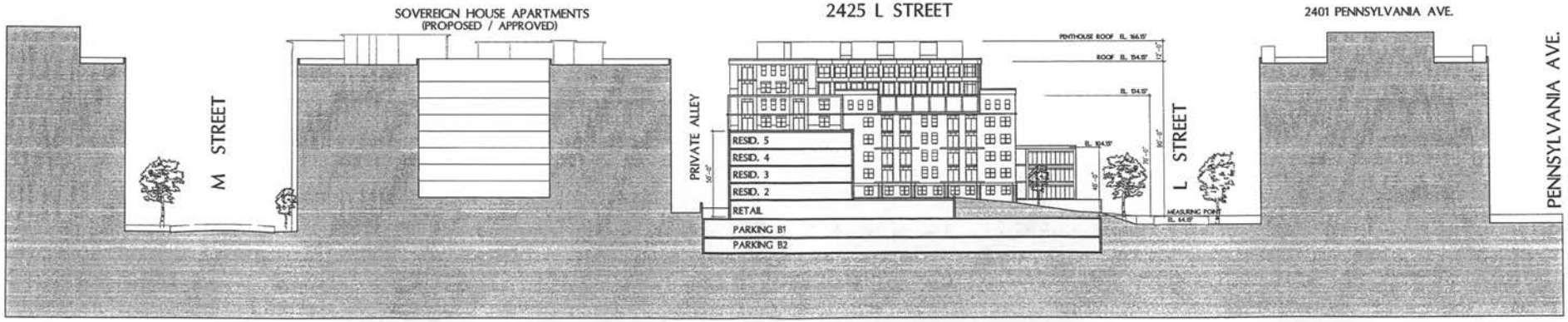
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A12

JUNE 20, 2003



LONGITUDINAL SECTION



TYP. CROSS-SECTION

0' 15' 30' 60'

2425 L STREET, N.W.

WASHINGTON, D.C.

HIGH STREET COLUMBIA, L.L.C.

SHALOM BARANES ASSOCIATES

A13

JUNE 20, 2003