

Holland & Knight

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2011 APR 11 AM 10:17

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April 11, 2011

VIA HAND DELIVERY

Zoning Commission for
The District of Columbia
441 Fourth Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: MidAtlantic Realty Partners / PUD Modification (Z.C. No. 06-14B)
Post-Hearing Submission**

Dear Members of the Zoning Commission:

In response to the Zoning Commission's request at the public hearing for the above-referenced case, held on March 7, 2011, enclosed please find one original and 20 copies of each of the following:

1. Sheet 111 of the architectural plans, which was presented by the architect for the project at the public hearing. The proposed option to convert the previously approved hotel use into residential use is limited to that portion of the building on the east side of the red dotted line depicted on the plan (the "PUD Modification"). The residential use west of the dotted line will remain as originally approved in ZC Order No. 06-14;
2. a chart reflecting how the affordable dwelling units will be distributed under the PUD Modification; and
3. a consolidated set of the architectural plans and drawings for the PUD Modification, dated April 11, 2011.

ZONING COMMISSION
District of Columbia

CASE NO.

06-14B

Annapolis • Atlanta • Bethesda • Boston • Bradenton • Chicago • Fort Lauderdale • Jacksonville • Lakeland • Los Angeles
Miami • New York • Northern Virginia • Orlando • Portland • Providence • Rancho Santa Fe • Sacramento
San Antonio • San Francisco • Seattle • Tallahassee • Tampa • Washington, D.C. • West Palm Beach

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Thank you for considerate attention to this matter.

Sincerely,

HOLLAND & KNIGHT, LLP

Leila Batties

Leila M. Jackson Batties

Enclosures

Cc: Commissioner Tim Clark, ANC 5C (via U.S. Mail, w/ enc.)
Ms. Jennifer Steingasser, Office of Planning (via hand delivery, w/ enc.)
Mr. Joel Lawson, Office of Planning (via hand delivery, w/ enc.)
Mr. Stephen Cochran, Office of Planning (via hand delivery, w/ enc.)

Washington Gateway

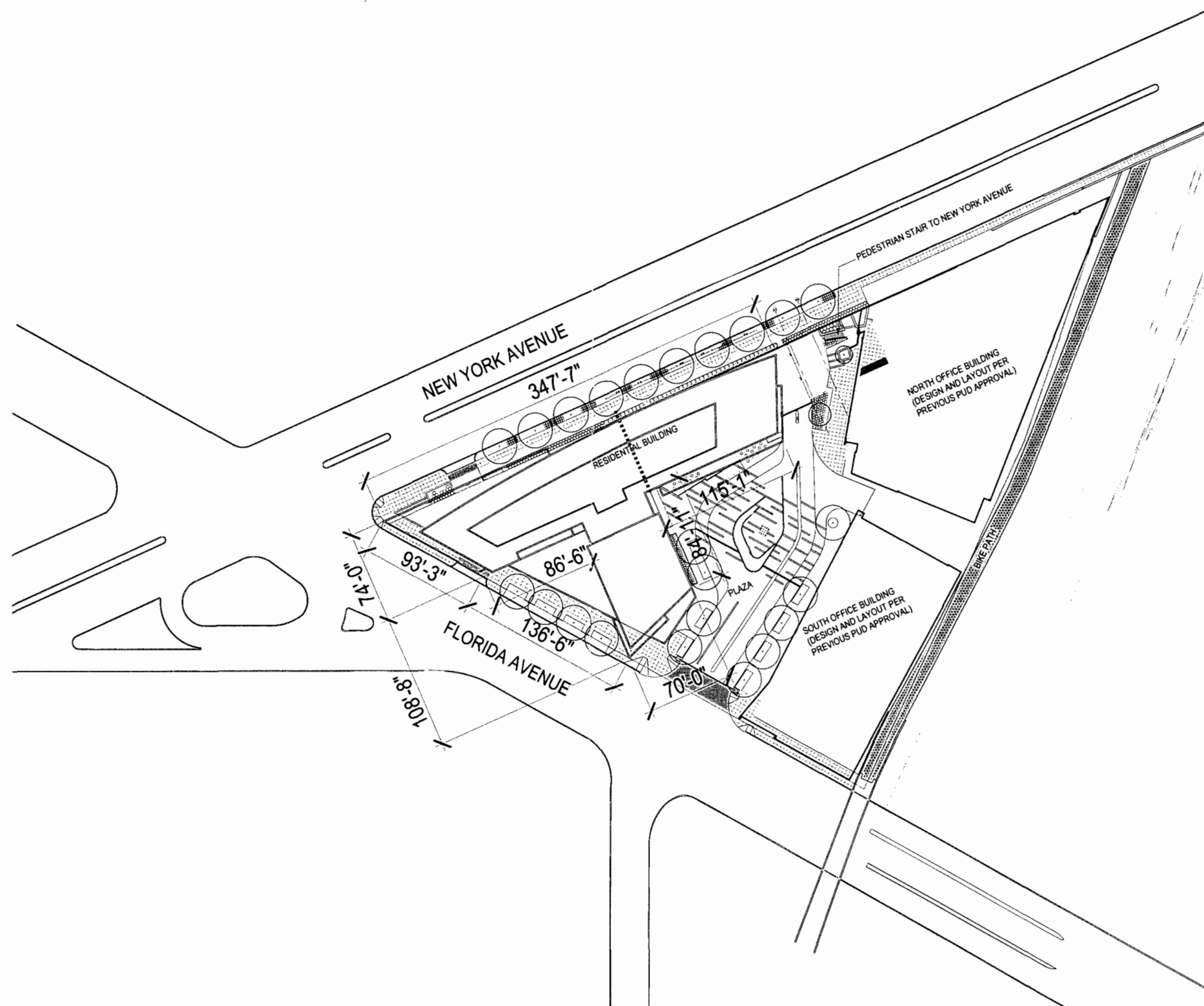
4/11/2011

Affordable Dwelling Unit Distribution within converted hotel area*

Floor	GFA	ADU GFA**	% of Floor GFA
1st floor	4,154		
2nd floor	5,412	866	16%
3rd floor	8,905	801	9%
4th floor	8,905	1,247	14%
5th floor	8,905	801	9%
6th floor	8,905	801	9%
7th floor	8,905	1,368	15%
8th floor	8,905	890	10%
9th floor	9,041	814	9%
10th floor	9,041	814	9%
11th floor	9,041	814	9%
12th floor	8,923	-	0%
13th floor	8,085	-	0%
14th floor	8,085	-	0%
Total	115,209	9,217	8.00%

* Assumes option to convert hotel to residential is exercised

* As the project has not been fully designed at this time, this chart is intended only to show an illustrative distribution of ADU area throughout the former hotel portion of the building. These numbers are subject to change based on the final GFA, the final unit mix, and the final design and distribution of units within the building.



MRP REALTY

Washington Gateway | Washington, D.C.

April 11, 2011

SK&I

111 - Site Plan

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