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December 15, 2005

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By Hand Delivery

Carol Mitten
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Second Floor
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2005 DEC 15 PM 3:18

Re: PUD Modification for 2101 L Street, N.W.
Case No. 70-16A (Square 72, Lot 76)

Dear Chairperson Mitten and Members of the Zoning Commission:

Enclosed please find an original and twenty (20) copies of the Pre-Hearing Submission for a Modification to an Approved Planned Unit Development at 2101 L Street, N.W. Pursuant to the Zoning Commission's ("**Commission**") comments at the public meeting on November 14, 2005, at which it set down this application for a hearing, CESC 2101 L Street LLC (the "**Applicant**") has revised its plans and material accordingly.

As the enclosed materials show, the Applicant has reduced the rooftop architectural embellishment by several feet and has limited its overhang on 21st Street to three feet six inches. The Plans also show that centralizing retail on the ground floor of the building provides retailers with closer access to pedestrian traffic, making the space more desirable than the space previously provided in the basement. Finally, in response to the Commission's concerns regarding air-handling in the garage area after removal of the air intake on 21st Street, the Applicant clearly shows on its revised plans, two air intakes in the courtyard that will act as replacements. The enclosed statement and plans address the foregoing concerns in more depth.

District of Columbia
CASE NO. 70-16A
EXHIBIT NO. 14

ZONING COMMISSION
District of Columbia
Case 70-16A
Exhibit 14

ZONING COMMISSION
District of Columbia
CASE NO.70-16A
EXHIBIT NO.14

The Applicant respectfully requests the Commission to schedule this matter for a public hearing as soon as possible. As always, if you or your staff have any questions or concerns, please feel free to contact me or Christine Roddy.

Sincerely yours,

Phil Feola

cc: Paul Sowter
Eric Liebmann

Enclosures

BEFORE THE ZONING COMMISSION
OF
THE DISTRICT OF COLUMBIA

AN APPLICATION
FOR A MODIFICATION TO AN
APPROVED PLANNED UNIT DEVELOPMENT

AT PREMISES
2101 L STREET, N.W.
SQUARE 72, LOT 76

FOR
CESC 2101 L STREET LLC

PILLSBURY WINTHROP SHAW PITTMAN LLP
2300 N STREET, N.W.

DECEMBER 15, 2005

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DEVELOPMENT TEAM

APPLICANT:	CESC 2101 L Street LLC 2345 Crystal Drive, 11th Floor Arlington, VA 22202
ARCHITECTS:	WDG Architects PLLC 1025 Connecticut Avenue, N.W. Suite 300 Washington, D.C. 20036
LAND USE COUNSEL:	Pillsbury Winthrop Shaw Pittman 2300 N Street, N.W. Washington, D.C. 20037

Z.C. Form #6 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO *MODIFY* A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made to modify a previously approved PUD, details of which are as follows:

Square No.	Lot Nos.
72	76

Address of description of the premises: 2101 L Street, N.W.

Area of the Site: 50,863 square feet or acres.

Baists Atlas No. 1, Page 7.

Brief description of the proposal: Architectural and façade improvements to a built PUD

Date of consolidated of final approval: X Case No.: 70-16F

Zoning Commission Order No.: 78 and 60

Concurrent change of zoning requested (check one): ____ Yes X No

The above information and attached documents are true to the best of my knowledge.

Owner's Signature — Date: 9-15-05

CESC 2101 L Street, LLC
Owner's Printed Name

WDG Architecture — Name of Architect
202-857-8300 — Telephone Number

1025 Connecticut Avenue, N.W., Washington, D.C. 20036
Address — Zip Code

Name — Telephone Number

Address — Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: Z.C. Case No.

LIST OF EXHIBITS

Description	Exhibit
Architectural Plans, including Elevations	A
Zoning Analysis Map and portion of Sanborn Atlas, showing the property outlined in red	B
Zoning Commission Order No. 78	C
Portion of the Comprehensive Plan Generalized Land Use Map	D
Zoning Commission Order No. 60	E
Surveyor's Plat	F
Certificate of Notice and Notice of Intent to File	G
Property Owners List	H
Compliance with PUD Filing Requirements	I

PREFACE

This statement is submitted by CESC 2101 L Street LLC ("**Applicant**") in support of an application to modify an approved Planned Unit Development ("**PUD**") at 2101 L Street, N.W. (Square 72, Lot 76). The Applicant initially submitted its application on September 16, 2005. At the November 14, 2005, Zoning Commission ("**Commission**") public meeting, the Commission voted to set the application down for a hearing date and requested clarification regarding the air handling in the garage area, the elevations of the rooftop architectural feature, and an explanation for transferring existing retail at the basement level to the first floor. The Applicant files this submission in support of its application to address the issues raised by the Commission.

As detailed in this statement, the Applicant would like to renovate the building located at 2101 L Street, NW. Specifically, the Applicant requests approval of a new façade treatment, enclosure of the existing public arcade on the first floor and a slight increase of gross floor area. The land area of the PUD site is 50,888 square feet and the overall floor area ratio ("**FAR**") for the modified project will increase slightly from 7.0 to 7.1. This modification request is before the District of Columbia Zoning Commission in conformity with Chapter 24 and Section 102 of the District of Columbia Zoning Regulations.

This filing is intended to serve as a comprehensive application package for the project; accordingly, submitted with this filing are a completed application form, the notice of intent to file a modification to the PUD (with property owner list and certification of mailing), architectural drawings and a Surveyor's plat for the property. The Applicant respectfully requests that the records in Case No. 70-16F be incorporated into the records of this modification request.

As set forth below, this statement and attached documents meet the filing requirements for a modification of a Planned Unit Development under Chapter 24 of the District of Columbia Zoning Regulations.

STATEMENT OF CESC L STREET LLC FOR A MODIFICATION OF AN APPROVED PLANNED UNIT DEVELOPMENT

I.

Introduction

This statement and the attached documents are submitted in support of the application of CESC L Street LLC ("**Applicant**"), pursuant to Chapter 24 of the Zoning Regulations, for modification of an approved mixed-use (office, retail, and parking) Planned Unit Development ("**PUD**") for property located in Square 72 and Lot 76. The original PUD was approved by Zoning Commission Order No. 78 ("**Original PUD**"), dated December 5, 1973. The modification primarily seeks approval for new façade treatments and enclosure of the existing street level arcade. Other modifications include new tree boxes along L Street and 21st Street, new garage shuttle elevators, a new fire control room on the first floor, a new fitness center at the basement level, a change in the location of garage air intake, a new design for the architectural embellishment located at the roof level, and elimination of the ninth floor recess, diminishment of the second floor recess, and creation of a slight tenth floor recess along L Street, see the Building Plans, designed by WDG Architecture, PLLC, attached hereto as Exhibit A.

II.

PUD

A. PUD Site

The PUD site consists of 50,888 square feet of land area and is located in Square 72, Lot 76. The Square is bound by 21st Street, N.W. to the east, New Hampshire Avenue, N.W. to the west, L Street, N.W. to the south, and M Street, N.W. to the north. The development on the site currently consists of a ten-story office building with limited retail use. The building has a height

of 110 feet and a FAR of 7.0. The site is located at the intersection of 21st Street, N.W. and L Street N.W.

Properties surrounding the PUD site are zoned primarily for commercial use. To the west of the site, however, there is high density residential, and to the south of the site is land designated for "local public" use, and is home to the Humane Society of the United States.

B. Project Site

The project encompasses the entire building on Lot 76, as Applicant proposes to replace the existing façade with one that is more appealing and modern. The other primary focus of the project involves enclosing the arcade on the ground floor, adding approximately 4,000 square feet for retail use. The arcade currently wraps around the building along 21st Street, N.W. and L Street, N.W.

C. Existing Zoning

The existing zoning in the vicinity of the site, as shown on the Zoning Map, Exhibit B, is C-3-C, C-4 and R-5-E.

The C-3 Zone District, the zoning of the PUD site and the area immediately surrounding the site, is designed to accommodate major business and employment centers supplementary to the Central Business District. The C-3-C Zone District permits medium-high density development, including office, retail, housing, and mixed-use development. The maximum FAR permitted is 6.5 and the maximum height is 90 feet.

The C-4 Zone District, the zoning of the property approximately two blocks to the east of the PUD site, is designed for the Downtown core that comprises the retail and office centers of both the District and the metropolitan area. The C-4 Zone District permits high density

commercial, residential, and mixed-use development. The maximum FAR permitted is 10.0 with a 130 foot building height, if the street abutting the site is at least 110 feet wide.

The R-5 Zone Districts, the zoning of the property to the west of the PUD site, are General Residence Districts designed to permit flexibility of design by permitting in a single district all types of urban residential development if they conform to the height, density, and area requirements established for these districts. The R-5 Districts also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive Residence District. The R-5-E Zone Districts permit relatively high height and medium-high density. The maximum height allowed is 90 feet and the maximum FAR is 6.0.

D. Previous Zoning Commission Approvals

Zoning Commission Order No. 78, dated December 5, 1973, approved a consolidated PUD from R-5-B to C-3-B at the subject property ("**Original PUD**"). The Original PUD permitted construction of a building with a maximum height of 110 feet and a maximum FAR of 7.0. The Zoning Commission designated retail space on the first floor of the building and limited the number of parking spaces to 220. The Zoning Commission required a recess at the 9th floor so that the building complemented the heights of surrounding buildings, and one at the second floor to offer a transition from the retail to office levels. The Commission further provided for a multi-level landscaped plaza and an arcade on the first floor. A copy of Zoning Commission Order No. 78 is attached as Exhibit C.

III.

Project Design and Description

A. Project Description

The Applicant now proposes to modify the PUD in order to renovate the building and improve its aesthetics. The Plans detailing this proposal are attached as Exhibit A.

The proposed modifications are minor and consist primarily of a new façade treatment, enclosing the building arcade on the first floor, eliminating the setback on the ninth floor, eliminating the balconies on the second floor, decreasing the setback at the second floor level, and creating a slight setback at the tenth floor along L Street. With the few exceptions discussed herein, the proposed modifications comply with the conditions promulgated by the Zoning Commission in 1973 for approval of the PUD. Specifically, the height of the building will be below 110 feet; the number of parking spaces located in the underground garage will not exceed 220 spaces; an area designated for bike parking and a walkway with direct access to the street and the interior of building will remain; and the existing courtyard will be maintained.

The proposed modifications are consistent with good urban design; they will create a more sophisticated appearance for the building and make its retail space more marketable. The proposed façade treatment will replace the existing face brick and precast concrete with metal and glass, giving the building a cleaner, more modern look. The recess at the ninth floor will be eliminated and the floor will extend an additional three feet to the property line, transitioning building height from the surrounding C-3-C Zone District to the taller height permitted in the C-4 Zone District located only two blocks away. The new design for the 10th floor provides for a one foot setback from the property line along L Street to further transition the building height. The new design will also eliminate the balconies located on the second floor and decrease the

setback between retail and office space. The remaining setback will still demarcate retail use from office use, but will not be so punctuated as to disrupt the overall design of the building. Enclosing the arcade on the first floor will bring existing retail and service flush with the property line, making the building more enticing to pedestrian traffic and providing more key space for retailers.

The building facades present an elegant and restrained modernism, expressed by a subtle layering of glass and metal skins. The architectural expression creates a clear hierarchy, currently non existent, between the two street facades with the primary emphasis placed upon the building entrance façade along 21st Street.

The hierarchy is achieved in three major ways. First, the vertical skin expression along L Street terminates at the 9th floor, reducing the scale of the façade and meeting the sky with a simpler recessed skin. Next, along 21st Street, a projecting glass and metal entry canopy spans the middle three façade bays and articulates what, today, what is a largely invisible entry. Lastly, above the tenth floor, an ornamental cornice element spans the full length of the 21st Street façade. This horizontal element, clad in metal and projecting 42" beyond its 21st Street face, is supported by seven columns and is punctuated by rectangular openings to the sky at the support points. A classical division of base, middle, and top, linking this modern building to its broader context, is clearly achieved.

The modifications will add a total of 5,295 square feet to the building's interior, with the majority of the increase resulting from the enclosure of the first floor arcade. Because the gross floor area does not increase substantially, the total FAR for the PUD will increase only slightly

from 7.0 to 7.1.[1] The renovations proposed by the Applicant will significantly enhance the aesthetic appeal of the streetscape with minimal alteration of the conditions under which the Zoning Commission initially approved its PUD application.

B. Effect of the Modification

The modified proposal continues to provide a mixed-use project on the site. The proposed modification is consistent with the overall concept and intent of the Original PUD as approved by the Zoning Commission. The project as modified will continue to be consistent with the Comprehensive Plan, which provides for mixed use, including medium density commercial. See pertinent portions of the Comprehensive Plan Generalized Land Use Map attached hereto as Exhibit D.

As discussed above, the FAR of the project will increase a minimal amount. The increase of gross floor area, however, on the first floor will allow for greater amount of retail, which will enable re-locating existing retail on the basement level to more desirable locations on the first floor. This move will provide retailers with direct access to pedestrians and potential customers. The existing tree boxes along the property line also will be moved to avoid blocking store windows in an effort to aid ground floor retailers. The tree boxes lining the sidewalk along L Street will be replaced with attractive, new tree boxes. The Applicant also proposes eliminating use of the garage air intake vent existing on 21st Street to avoid potential disruption to pedestrian traffic. Vents located on the south side and the northeast side of the courtyard at the rear of the building will replace the vent on 21st Street. The additional gross floor area on the

[1] The arcade, although open to the elements, is counted as gross floor area for FAR under the Zoning Regulations. Thus, although enclosing the arcade will add to the building's internal area, such enclosure does not increase the building's FAR.

first floor will also allow for a new fire control room. The fire control room is a practical addition and will provide safety for the occupants of the building.

Shifting retail to the first floor will provide room on the basement level for garage shuttle elevators, making access to the office space quick and convenient. It will also make room for a new fitness center.

IV.

Comparison of Modified Proposal to the Original Approval

The proposed modification meets substantially all of the pertinent requirements of the Original PUD, as contained in the conditions of Order No. 78.

- **Original:** That the total site shall be developed in accordance with the standards of the C-3-B Zone District

  Proposed: The site remains consistent with those plans the Zoning Commission approved in 1973 and the Applicant provides for only minor modifications.

- **Original:** The height of the proposed building shall not exceed 110 feet, exclusive of penthoused mechanical equipment.

  Proposed: The maximum building height will not exceed 110 feet.

- **Original:** The floor area ratio of the proposed building shall not exceed 7.0, exclusive of roof structure.

  Proposed: Extending the building to the property line will increase the FAR slightly from 7.0 to 7.1.

	Original PUD	Proposal
Total FAR	7.0	7.1
Height	110 ft.	109.3 ft.
Gross Floor Area	356,194 s.f.	361,489 s.f.

- **Original:** The proposed building shall have on the first floor level approximately 32,700 square feet of floor area set aside for retail use and an additional 19,000 square feet for retail use may also be provided at the first basement level.

  Proposed: The modified PUD will have approximately 24,152 square feet of retail/service on the first floor of the building.

- **Original:** Parking for motor vehicles shall not exceed 220 spaces. Each parking space shall be accessible at all times and permit short-term self-parking by users.

  Proposed: Parking will not be affected by the modification. Parking will remain in the basement level and there are no plans to add additional spaces.

- **Original:** A convenient and secure bicycle parking area shall be provided on the first basement for a minimum of 25 bicycles. There shall be a marked walkway not less than 3 feet in width from garage entrance to bicycle storage area with direct access to street and interior of building.

  Proposed: The bicycle storage area is located on the basement level of the parking garage. It is located immediately south of the northwest stairway, which provides access to the street via the garage entry and to the interior of the building via the courtyard.

- **Original:** Multi-level open plaza between the rear of the subject building and existing apartment buildings shall be kept clean of debris and such planting as proposed maintained in an attractive and viable condition.

  Proposed: Applicant intends to implement the maintenance plans as maintained in the record.

- **Original:** Recess at ninth floor required to complement the height of adjacent and nearby buildings.

  Proposed: Applicant seeks to modify this requirement and extend the ninth floor to the property line. The necessity of the recess has diminished since 1973 in light of the fact that the neighboring zone district allows heights up to 130 feet. Eliminating the recess will enhance the transition from the building height in the C-3-C Zone District and the height in the C-4 Zone District.

- **Original:** Arcade at first floor providing additional open space at sidewalk level.

  Proposed: Applicant seeks to modify this requirement. It would like to enclose the arcade and bring existing retail to the property line. This is consistent with current urban design and will appeal to pedestrian traffic, inviting shoppers into the retail establishments.

- **Original:** Deep recess at second floor providing architectural transition from the retail to the office levels.

  Proposed: This recess will remain, though it will no longer be as deep. Applicant is proposing a slightly different transition above the first floor retail, however, the revision will continue to highlight the transition between retail and office space.

- **Original:** Open multi-level landscaped plaza at rear of building providing additional open space at rear of building.

  Proposed: This will remain unchanged.

V.

Evaluation Standards

The project as proposed meets the standards of the PUD Regulations, Chapter 24 of 11 D.C.M.R. (Zoning). A PUD must be consistent with District plans, it may not be used to circumvent the Zoning Regulations, and it must provide "present or future occupants of the planned unit development with a living or working environment and amenities superior to those that could be achieved by applying the provisions of this title." 11 D.C.M.R. Section 2400.7(c).

A. Intent and Purposes of the Zoning Regulations

The project, as proposed, is in accordance with the intent and purposes of the Zoning Regulations. The modification is in accordance with the Zoning Commission's conclusions of law:

- "The final application for a planned unit development is in accordance with the elements and guidelines contained in the Commission's preliminary approval of this planned unit development contained in Order No. 60, dated March 16, 1973." (Zoning Commission Order No. 78, Conclusion of Law No. 2).

- "The approval of this final application for a planned unit development is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act, as amended." (Zoning Commission Order No. 78, Conclusion of Law No. 4).

B. Intent and Purposes of the PUD Process

The proposed development meets the PUD standards of Chapter 24 of the Zoning Regulations. The subject PUD site area consists of approximately 50,888 square feet, which exceeds the minimum area requirement of 15,000 square feet. The objective of the PUD process

is to encourage high-quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than maybe possible under conventional zoning procedures. The subject application will achieve the goals of the PUD process by providing high-quality development at the subject site with significant public benefits to the neighborhood and the District as a whole.

The proposed façade treatment will improve the aesthetics of the building, which is in a prominent location on the corner of two major roadways. Enclosing the arcade will appeal to pedestrian traffic and benefit the retailers located on the ground floor by giving them additional square footage for their retail space and bringing them closer to pedestrian traffic. The modifications will enhance the character of the building and ensure a more vibrant streetscape, both of which are goals of the PUD regulations. The Zoning Commission concluded that "[t]he planned unit development process is an appropriate means of controlling the type and level of this development."

C. Intent and Purposes of the Original PUD Approval

The project is in accordance with the intent and purposes of the Original PUD. The proposed modifications will result in a more modern and appealing building, improving the overall aesthetic of the block.

D. Impact Upon the Surrounding Area

The proposed modifications to the building are minor and should only enhance the existing attributes of the surrounding community rather than effect a detrimental impact on surrounding properties. In fact, the Zoning Commission noted in its approval of the preliminary plans that "[t]he proposed deviations from the use, height, area, density or bulk of the general

zoning regulations will not have any adverse affect on the use of neighboring property." See Exhibit E.

VI.

The Project is Consistent with the Comprehensive Plan

The modified PUD would be consistent with, and in fact, foster the goals and policies stated in the elements of the District of Columbia Comprehensive Plan, D.C. Law 5-76, 10 D.C.M.R. (Planning and Development) § 100 et seq. (1998), particularly those within the Land Use Element.

The purposes of the District of Columbia Comprehensive Plan Act are to:

> (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions and matters affecting the District and its citizens; (3) Promote economic growth in jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in the conservation, stabilization and improvement of each neighborhood and community in the District.

D.C. Code § 1-245(b)(2004 Supp.).

The proposed project advances these purposes by maintaining and enhancing the architectural assets of the District and assisting in the stabilization and improvement of its neighborhood and community. The District of Columbia Planned Land Use Map includes the PUD site in an area included in the commercial medium density and residential high density land use category. See Exhibit D.

The subject PUD modification plans still embody the Conclusions of Law found in Commission Order Nos. 78 and 60:

- This final application is in harmony with the intent, purpose and integrity of the comprehensive zone plan of the District of Columbia as embodied in the Zoning Regulations and Map;
- The plans for the development are consistent with the comprehensive zoning for the City as a whole;
- This final application for a planned unit development is in accordance with the elements and guidelines contained in the Commission's preliminary approval of this planned unit development;
- The height, density, and bulk characteristics of the proposed project are appropriate for the proposed use and location; and
- The proposed deviations from the use, height, area, and density or bulk provisions of the general zoning regulations will not have any adverse affect on the sue of neighboring property.

The project as modified is consistent with the plans and policies of the District of Columbia, including the Comprehensive Plan. As described earlier, the modified proposal seeks minimal changes to the overall PUD. It complies in all material respects with the conditions of the Original PUD. The modified project is designed to be in conformance with the goals and objectives of the Comprehensive Plan for the District of Columbia.

VII.

Conclusion

For the foregoing reasons, the Applicant submits that the modified PUD plan meets the standards of Chapter 24 of the Zoning Regulations; it is consistent with the purposes and intent of the Zoning Regulations and Map; it will enhance the health, welfare, safety and convenience

of the citizens of the District of Columbia; it is not inconsistent with the Comprehensive Plan; it provides significant public benefits, and it advances important goals and policies of the District of Columbia.

Accordingly, we respectfully request that the Zoning Commission schedule the application for modification to this PUD for public hearing.

Respectfully submitted,

Phil T. Feola

Christine A. Roddy*

* Not admitted to practice in D.C., licensed in the State of Georgia and supervised by members of the D.C. Bar.

A

1

Existing Building Perspective
from intersection of 21st. and L street

Upper Perspective Depicting
Decorative Cornice Element

VDG
ARCHITECTURE

2101 L STREET

OFFICE BUILDING
WASHINGTON, DC 20037

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 6800
fax 202 663 2398
e-mail wdg@wdgarch.com

L Street Looking West
Existing

Corner of L and 21st Streets
Existing

21st Street Looking North
Existing

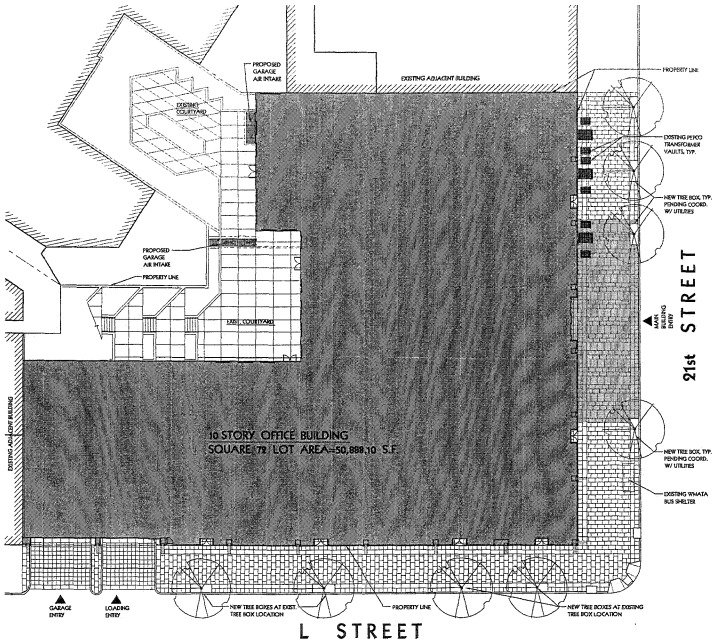
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Suite 300
Washington, DC 20036
tel 202 857 8300
fax 202 663 5998
e-mail wdg@wdgarch.com

WDG ARCHITECTURE

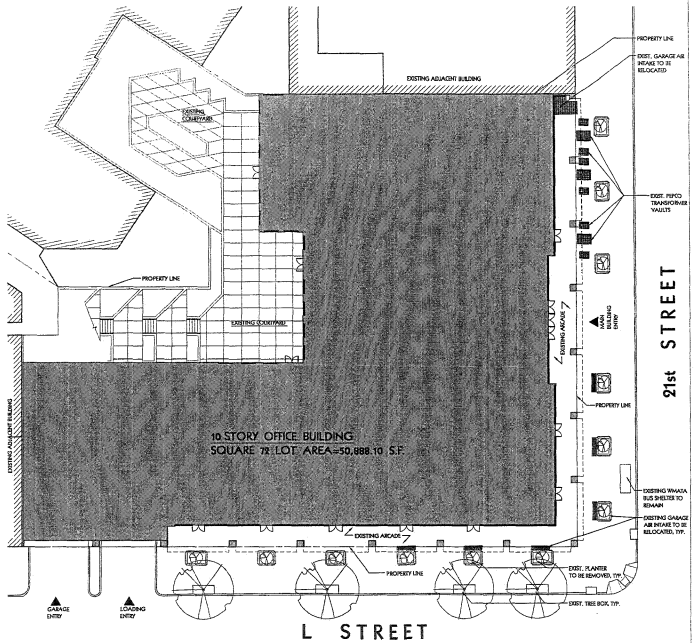
2101 L Street Office Building
WASHINGTON, DC

KEY PLAN

Existing Elevations
12/09/05
W4020.03-2101 L
Scale:
1



Proposed Site Plan



Existing Site Plan

WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Suite 300
Washington DC 20036
tel 202 857 0300
fax 202 463 2193
e-mail wdg@wdgarch.com

WDG ARCHITECTURE

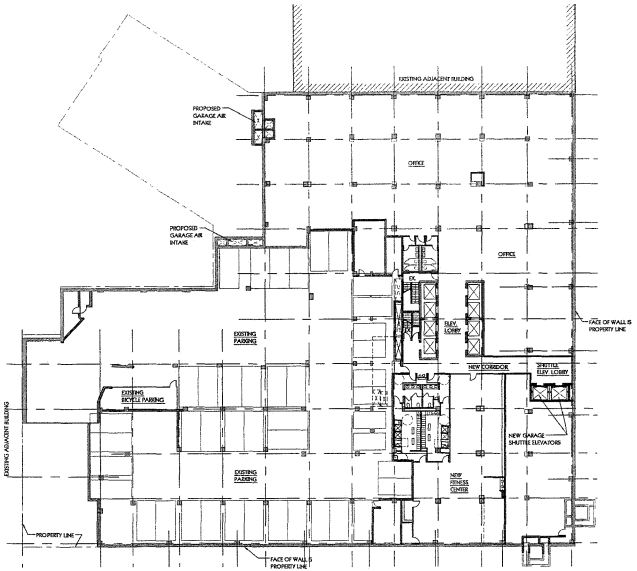
2101 L Street Office Building

WASHINGTON, DC

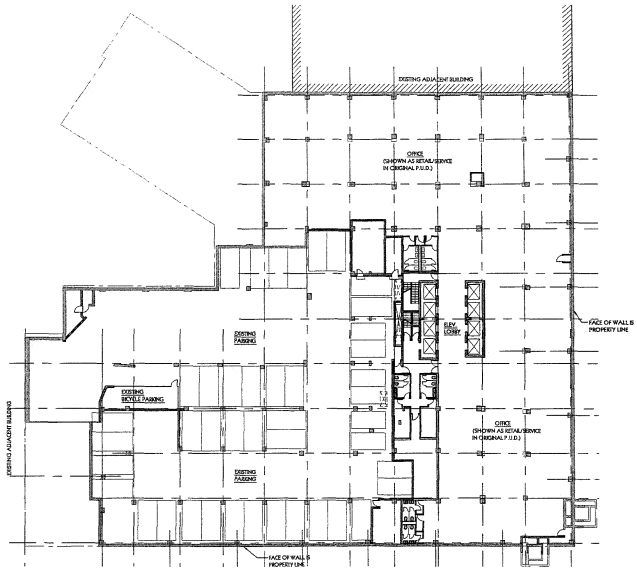
KEY PLAN

Existing & Proposed Site Plans

12/9/2005
W#0252.2101.L
Scale: 1/16"=1'-0"



Proposed Basement Floor Plan



Existing First Basement Floor Plan

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 0300
fax 202 463 0190
e-mail wdg@wdgarch.com

WDG ARCHITECTURE

2101 L Street Office Building

WASHINGTON, DC

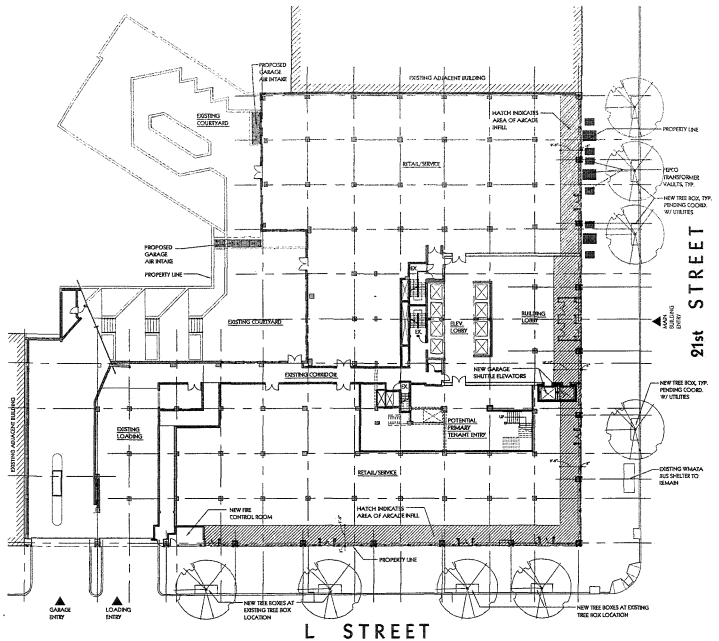
KEY PLAN

0 4 8 16 32

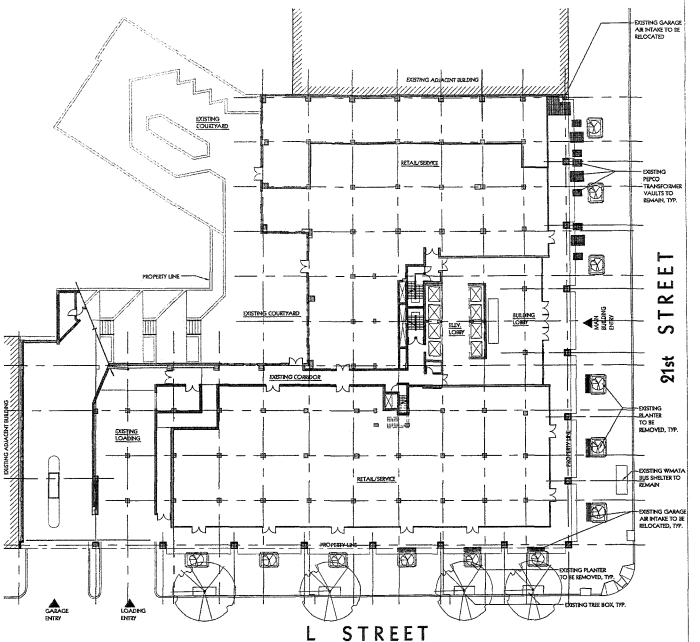
Existing & Proposed First Bsmnt. Floor Plans

12/09/02
WA02053-2101.L
Scale: 1/16"=1'-0"

3



Proposed First Floor Plan



Existing First Floor Plan

PROPOSED AREA TABULATION

Floor Level	Gross Const.	Exclusions	New FAR GFA	Exist FAR GFA	Net Difference
B3	35,422 sf	35,422 sf	0 sf	0 sf	0 sf
B2	41,748 sf	41,748 sf	0 sf	0 sf	0 sf
B1	43,333 sf	43,333 sf	0 sf	0 sf	0 sf
1	40,380 sf	3,946 sf	36,534 sf	36,363 sf	171 sf
2	36,374 sf	238 sf	36,136 sf	35,296 sf	840 sf
3	36,872 sf	711 sf	36,161 sf	36,244 sf	-83 sf
4	36,872 sf	711 sf	36,161 sf	36,244 sf	-83 sf
5	36,872 sf	711 sf	36,161 sf	36,244 sf	-83 sf
6	36,872 sf	711 sf	36,161 sf	36,244 sf	-83 sf
7	36,872 sf	711 sf	36,161 sf	36,244 sf	-83 sf
8	36,872 sf	711 sf	36,161 sf	36,244 sf	-83 sf
9	36,872 sf	734 sf	36,138 sf	34,814 sf	1,324 sf
10	36,596 sf	709 sf	35,888 sf	36,244 sf	-356 sf
Pent.	11,699 sf	11,699 sf	0 sf	0 sf	0 sf
Totals	502,965 sf	141,228 sf	361,880 sf	389,131 sf	1,479 sf

RETAIL/SERVICE AREA TABULATION

Floor Level	Existing	Proposed
B1	17,727 sf	0 sf
1	23,460 sf	24,162 sf
Total	41,187 sf	24,162 sf

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WDG ARCHITECTURE

2101 L Street Office Building

WASHINGTON, DC

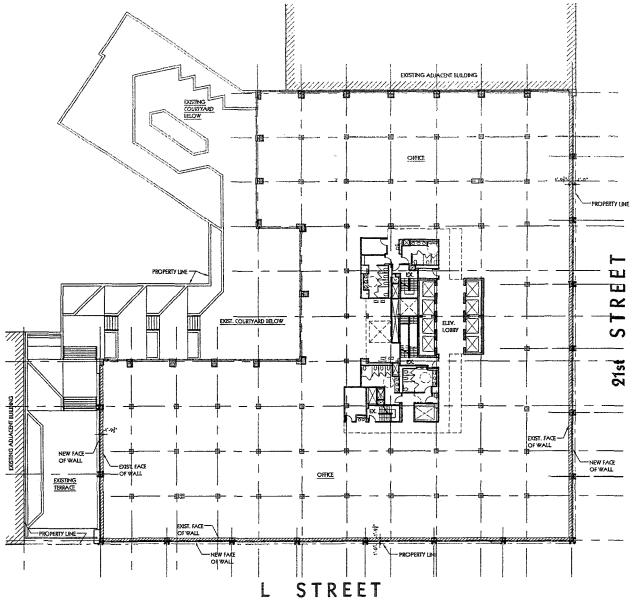
KEY PLAN

0 4 8 16 32

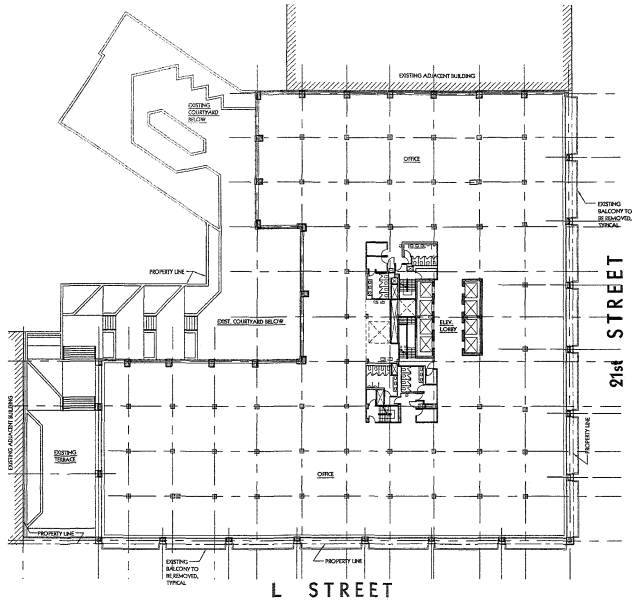
Existing & Proposed First Floor Plans

12/09/08
WA02003.2101 L
Scale: 1/16"=1'-0"

4



Proposed Second Floor Plan



Existing Second Floor Plan

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1025 Connecticut Avenue NW
Suite 200
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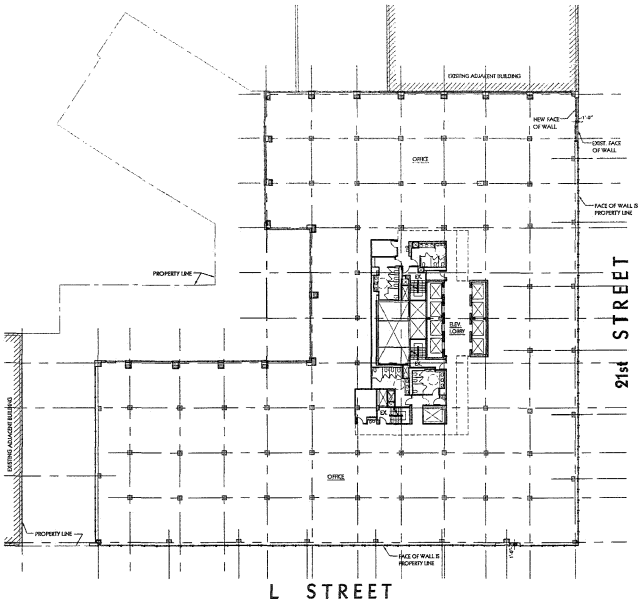
2101 L Street Office Building
WASHINGTON, DC

KEY PLAN

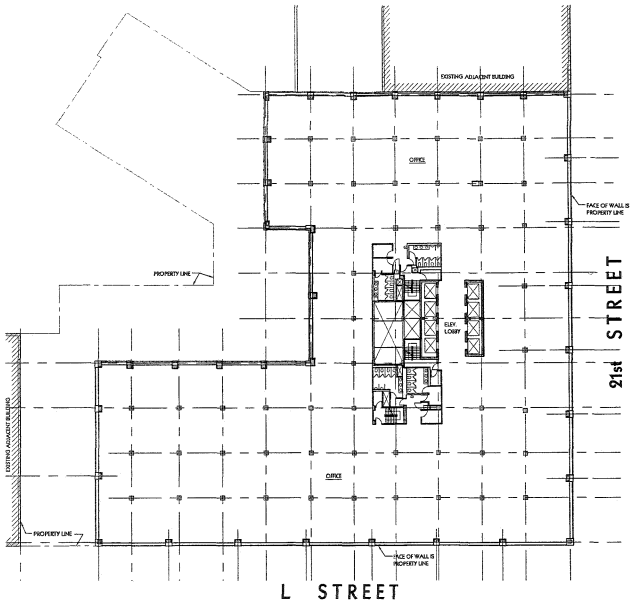
Existing & Proposed Second Floor Plans

12/09/05
WA02025-2101 L
Scale: 1/16"=1'-0"



Proposed Typical Floor Plan

(3rd Through 8th Floors)



Existing Typical Floor Plan

(3rd Through 8th Floors)

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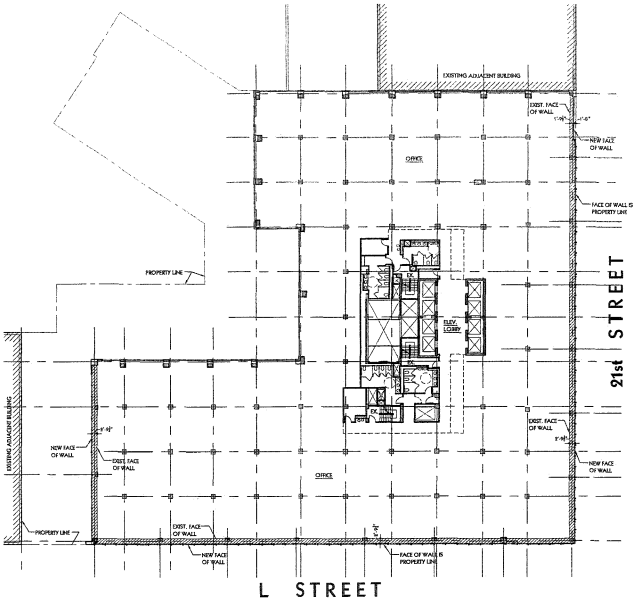
2101 L Street Office Building

WASHINGTON, DC

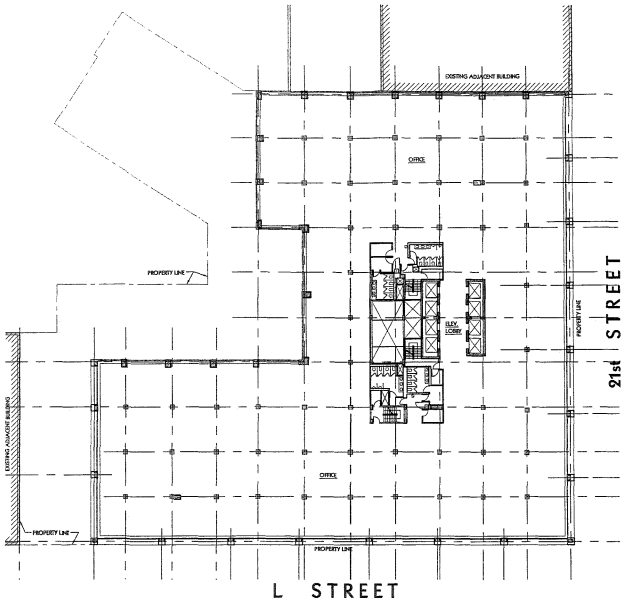
KEY PLAN

Existing & Proposed Typical Floor Plans

12/09/05
WA03503-2101.1
Scale: 1/16"=1'-0"



Proposed 9th Floor Plan



Existing 9th Floor Plan

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
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WDG ARCHITECTURE

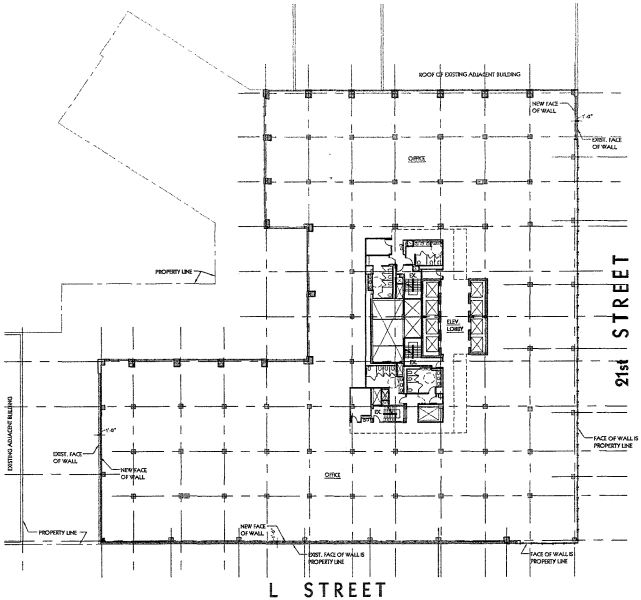
2101 L Street Office Building

WASHINGTON, DC

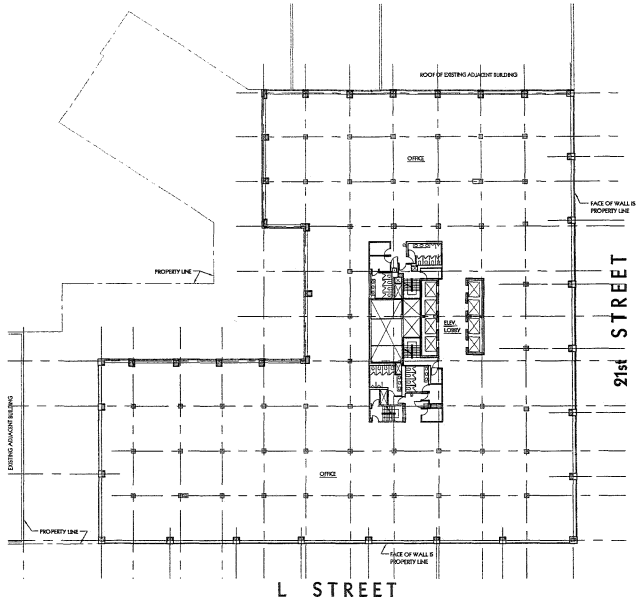
KEY PLAN

Existing & Proposed 9th Floor Plans

12/09/05
WA02665.0301 L
Scale: 1/16"=1'-0"



Proposed 10th Floor Plan



Existing 10th Floor Plan

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1025 Connecticut Avenue NW
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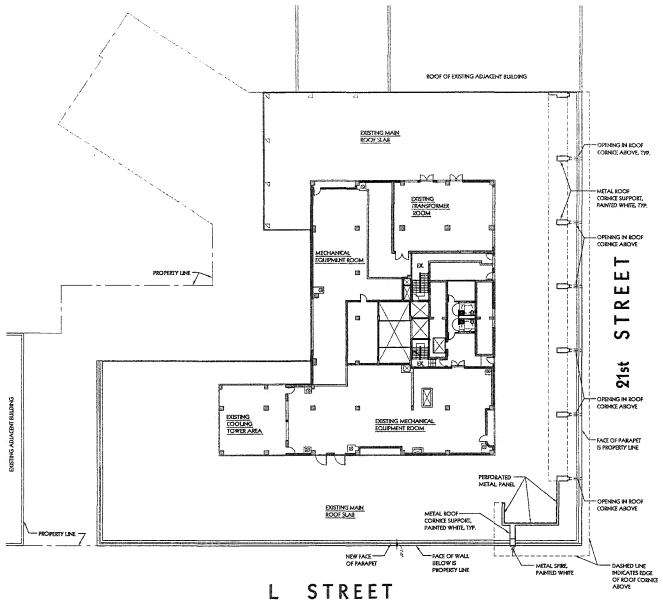
2101 L Street Office Building
WASHINGTON, DC

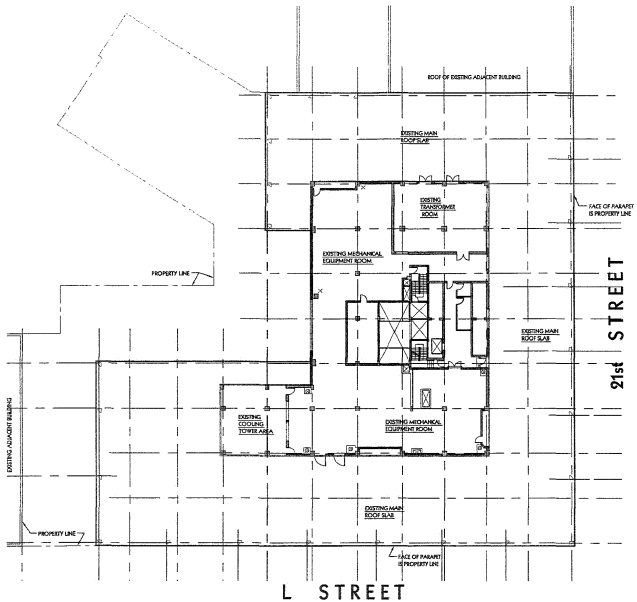
KEY PLAN

Existing & Proposed 10th Floor Plans

12/09/05
WA2002.2107.1
Scale: 1/16"=1'-0"



Proposed Roof & Penthouse Floor Plan



Existing Roof & Penthouse Floor Plan

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e-mail wdg@wdgarch.com

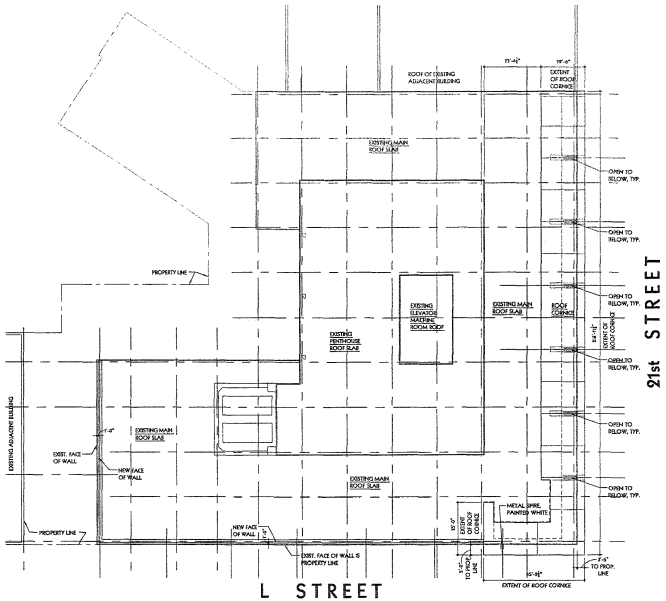
WDG ARCHITECTURE

2101 L Street Office Building
WASHINGTON, DC

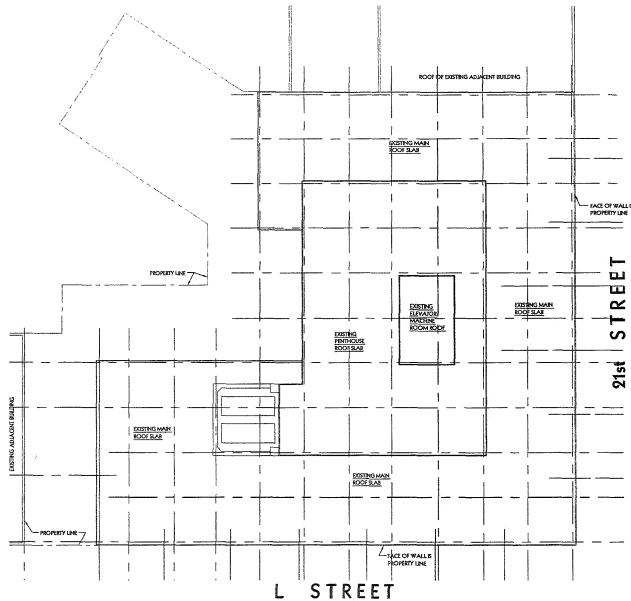
KEY PLAN

Existing & Proposed Penthouse Floor Plans

12/09/05
WAS0503-2101 L
Scale: 1/16"=1'-0"



Proposed Penthouse Roof Plan



Existing Penthouse Roof Plan

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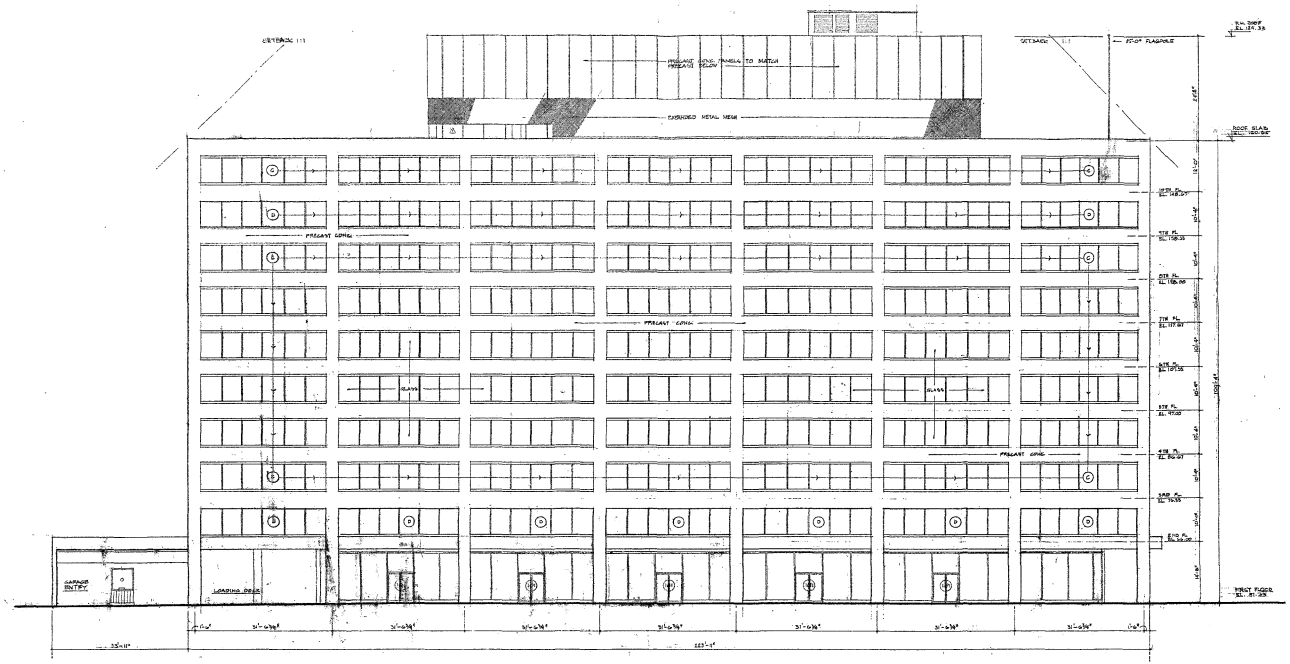
WDG ARCHITECTURE

2101 L Street Office Building
WASHINGTON, DC

KEY PLAN

Existing & Proposed Roof Plans
12/09/05
WA02003-2101.1
Scale: 1/16"=1'-0"



Existing South Elevation

(L Street Elevation)

WDG Architecture, PLLC
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WDG ARCHITECTURE

2101 L Street Office Building

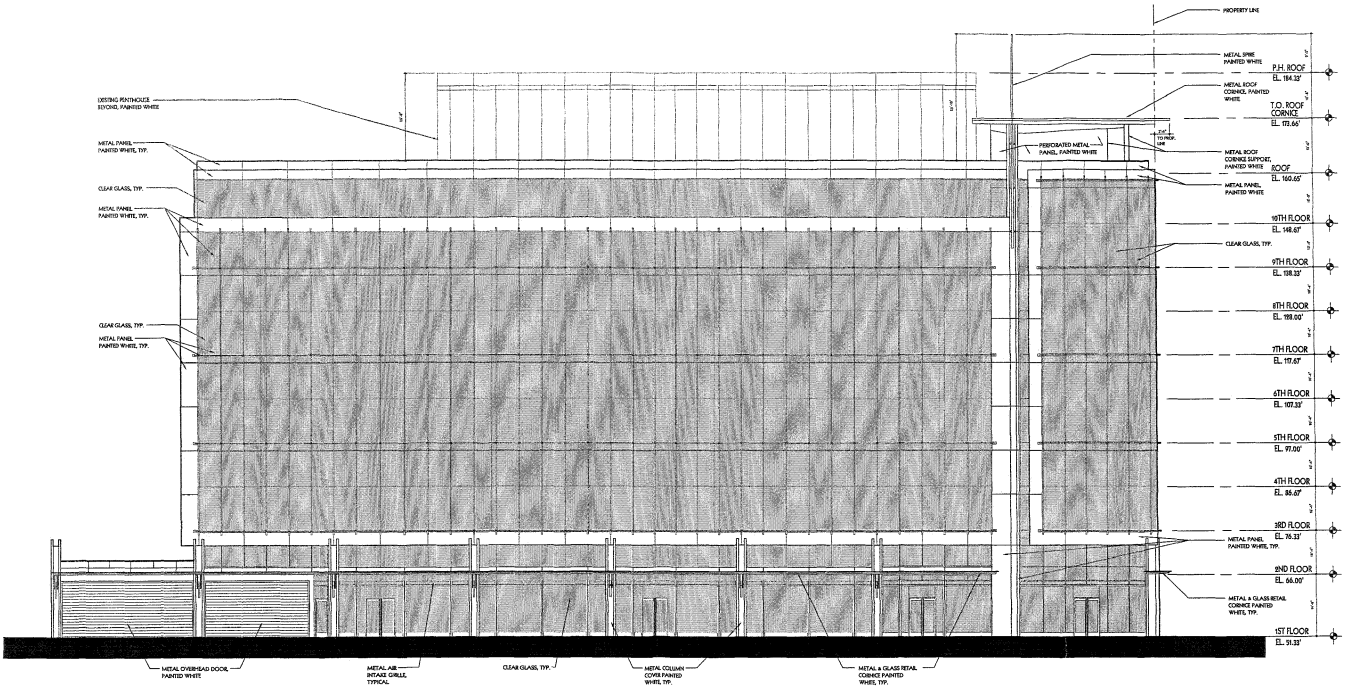
WASHINGTON, DC

KEYPLAN

Existing
South Elevation

17/09/15
WA02003.0101.L
Scale: 1/16"=1'-0"

11



Proposed South Elevation

(L Street Elevation)

WDG Architecture, PLLC
1025 Connecticut Avenue NW
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tel 202 857 0500
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e-mail wdg@wdgarch.com

WDG ARCHITECTURE

2101 L Street Office Building

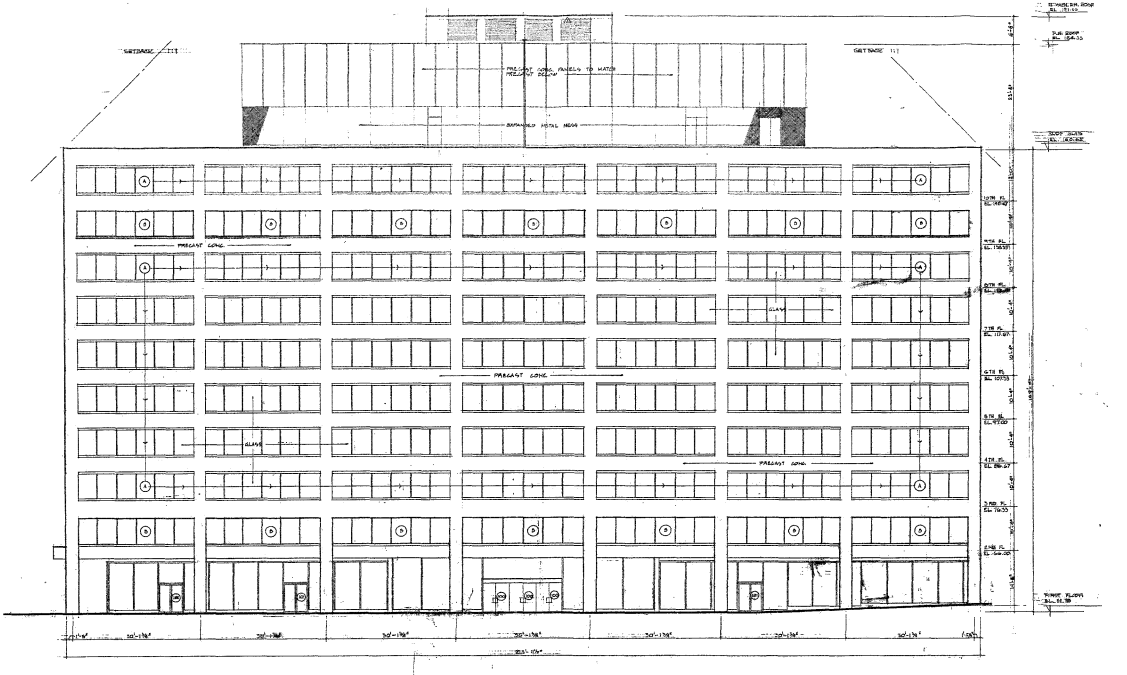
WASHINGTON, DC

KEY PLAN

Proposed South Elevation

12/09/08
REVISED 2/01.1
Scale: 1/8"=1'-0"

12



Existing East Elevation

(21st Street Elevation)

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1025 Connecticut Avenue NW
Suite 200
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e-mail wdg@wdgarch.com

WDG ARCHITECTURE

2101 L Street Office Building

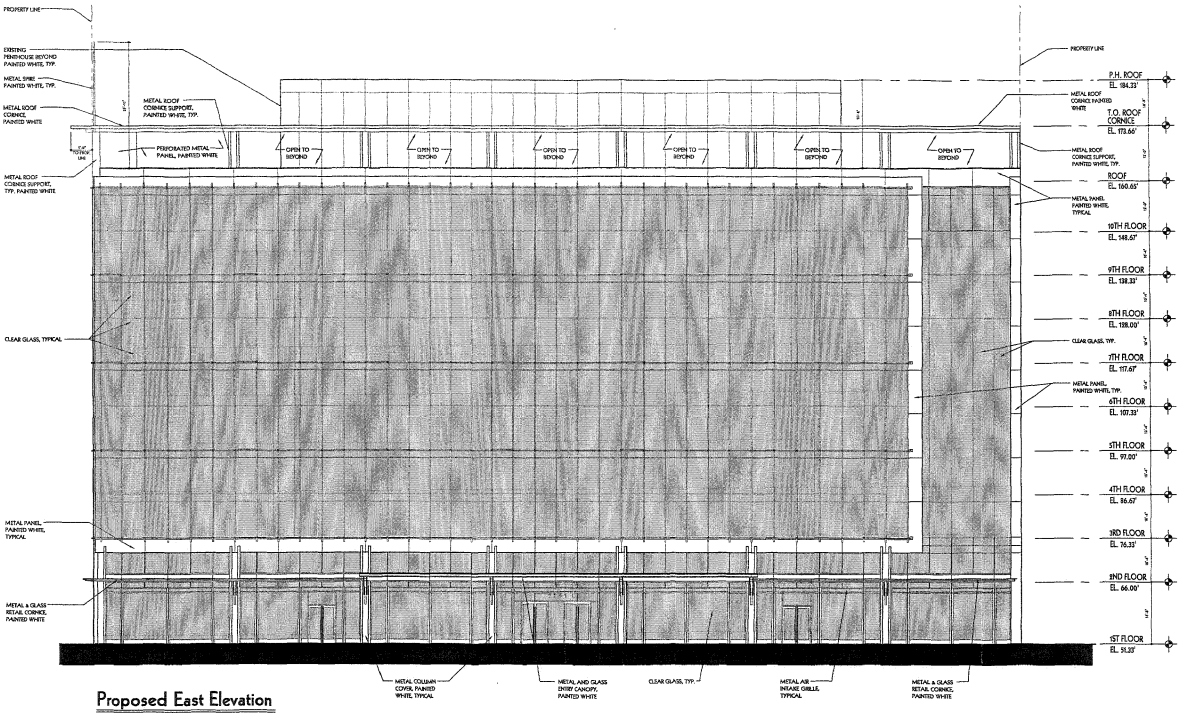
WASHINGTON, DC

KEY PLAN

Existing
East Elevation

12/09/08
WA02003.2101.L
Scale:1/8"=1'-0"

13



Proposed East Elevation

(21st Street Elevation)

WDG Architecture, PLLC
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e-mail wdg@wdgarch.com

WDG ARCHITECTURE

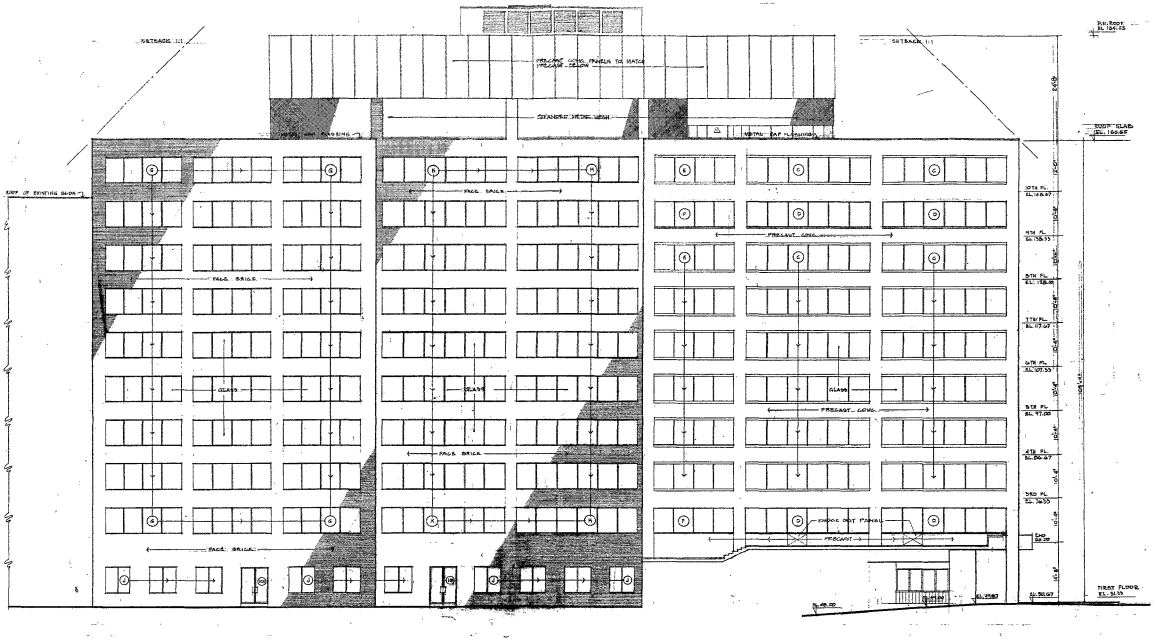
2101 L Street Office Building

WASHINGTON, DC

KEY PLAN

Proposed East Elevation

12/09/05
WADDED: 2101 L
Scale: 1/16"=1'-0"



Existing West Elevation

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

WDG ARCHITECTURE

2101 L Street Office Building

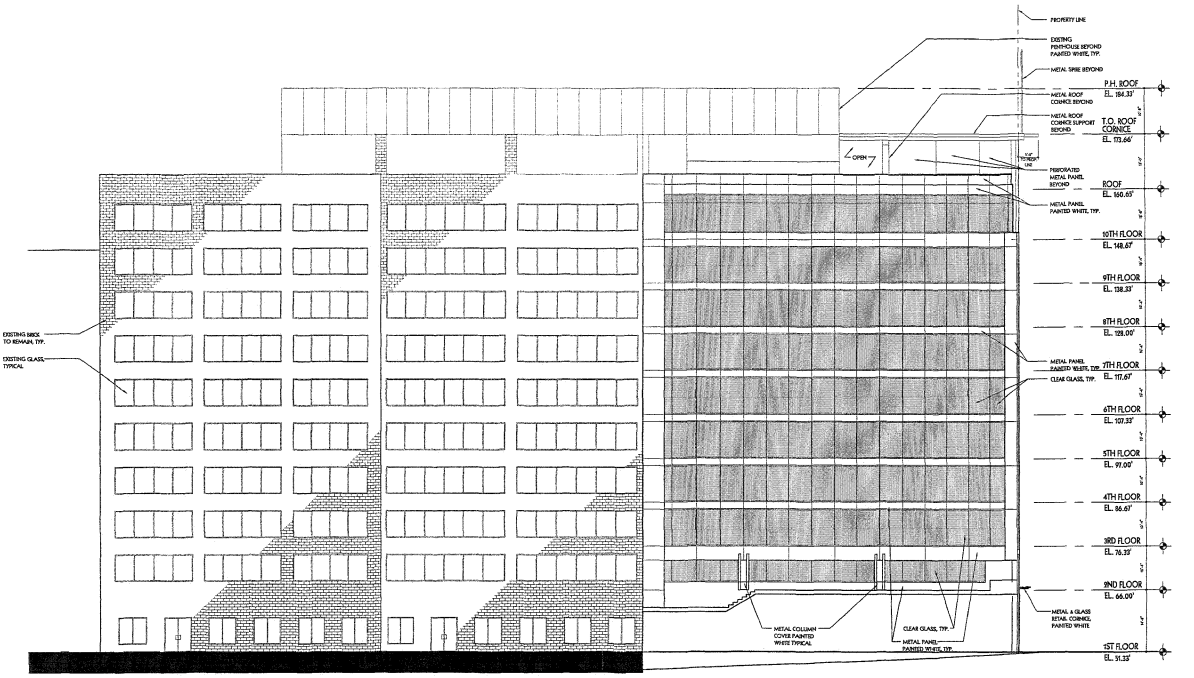
WASHINGTON, DC

KEY PLAN

Existing
West Elevation

12/09/2005
WA02032-2101.L
Scale: 1/8"=1'-0"

15



Proposed West Elevation

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 203
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

WDG ARCHITECTURE

2101 L Street Office Building

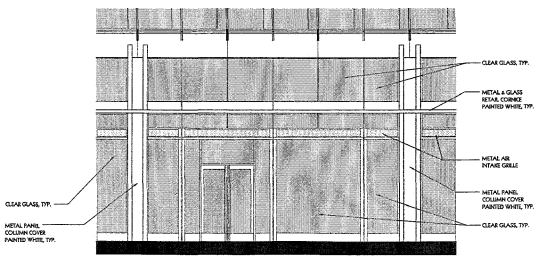
WASHINGTON, DC

KEY PLAN

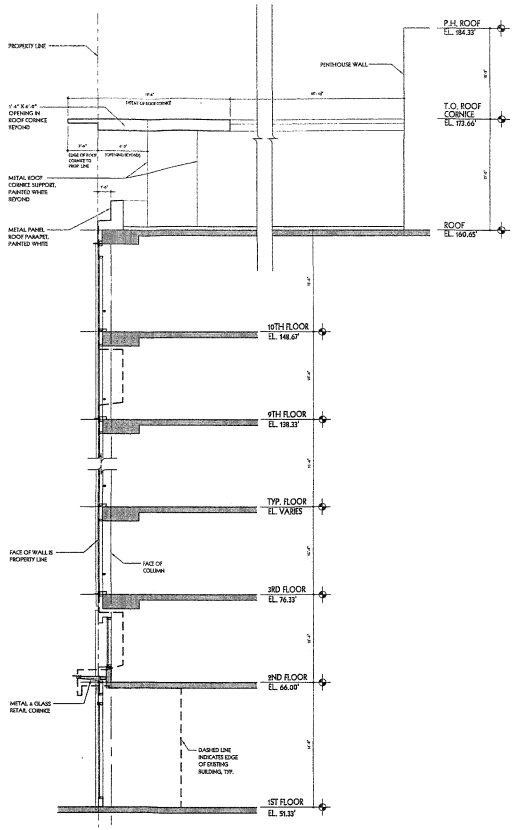
Proposed West Elevation

12/09/2005
W02003-2101 L
Scale: 1/2"=1'-0"

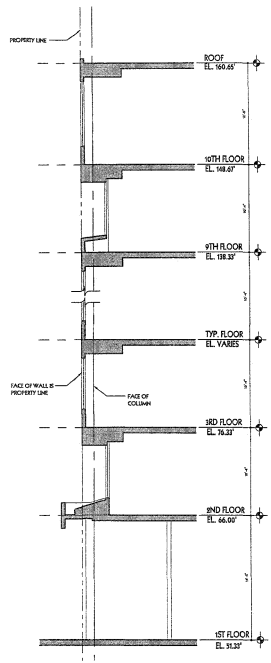
16



Typical Retail Entry



New Wall Section



Existing Wall Section

WDG Architecture, PLLC
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fax 202 463 2598
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WDG ARCHITECTURE

2101 L Street Office Building

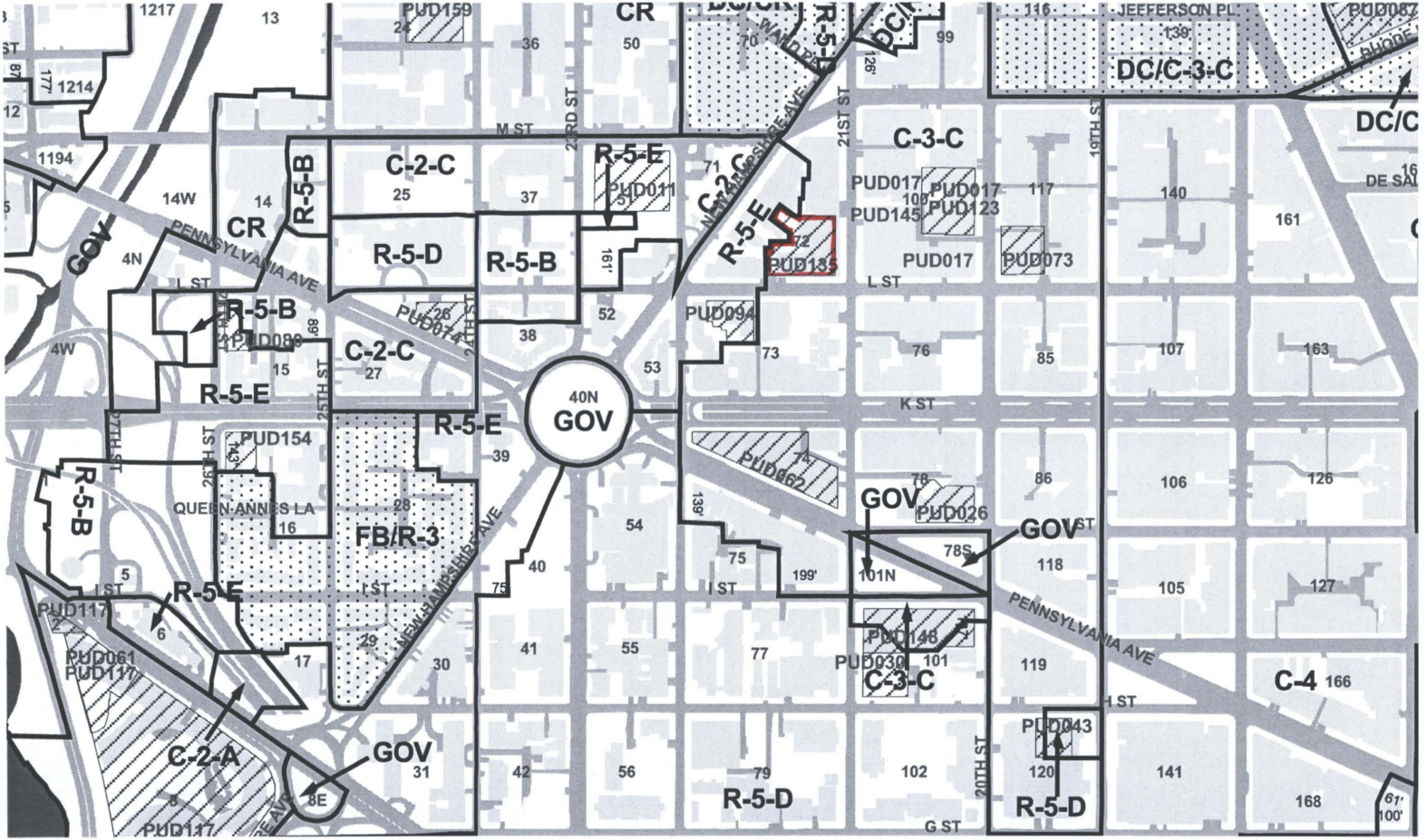
WASHINGTON, DC

KEY PLAN

Proposed Retail Elevation

12/09/2005
WA02003.2-2011
Scale: As Noted

17


CR
R-5-B
C-2-C
R-5-E
R-5-D
C-3-C
DC/C-3-C
GOV
C-2-A
FB/R-3
C-4
PUD159
PUD087
PUD017
PUD123
PUD145
PUD135
PUD011
PUD094
PUD074
PUD088
PUD154
PUD662
PUD026
PUD146
PUD030
PUD043
PUD117
PUD061
M ST
L ST
K ST
I ST
H ST
G ST
21ST ST
20TH ST
19TH ST
25TH ST
26TH ST
15TH ST
23RD ST
NEW HAMPSHIRE AVE
PENNSYLVANIA AVE
QUEEN ANNES LA
JEFFERSON PL
RHODE
DE SA
40N
101N
78S
8E
1217
1214
1194
13
14
14W
4N
4W
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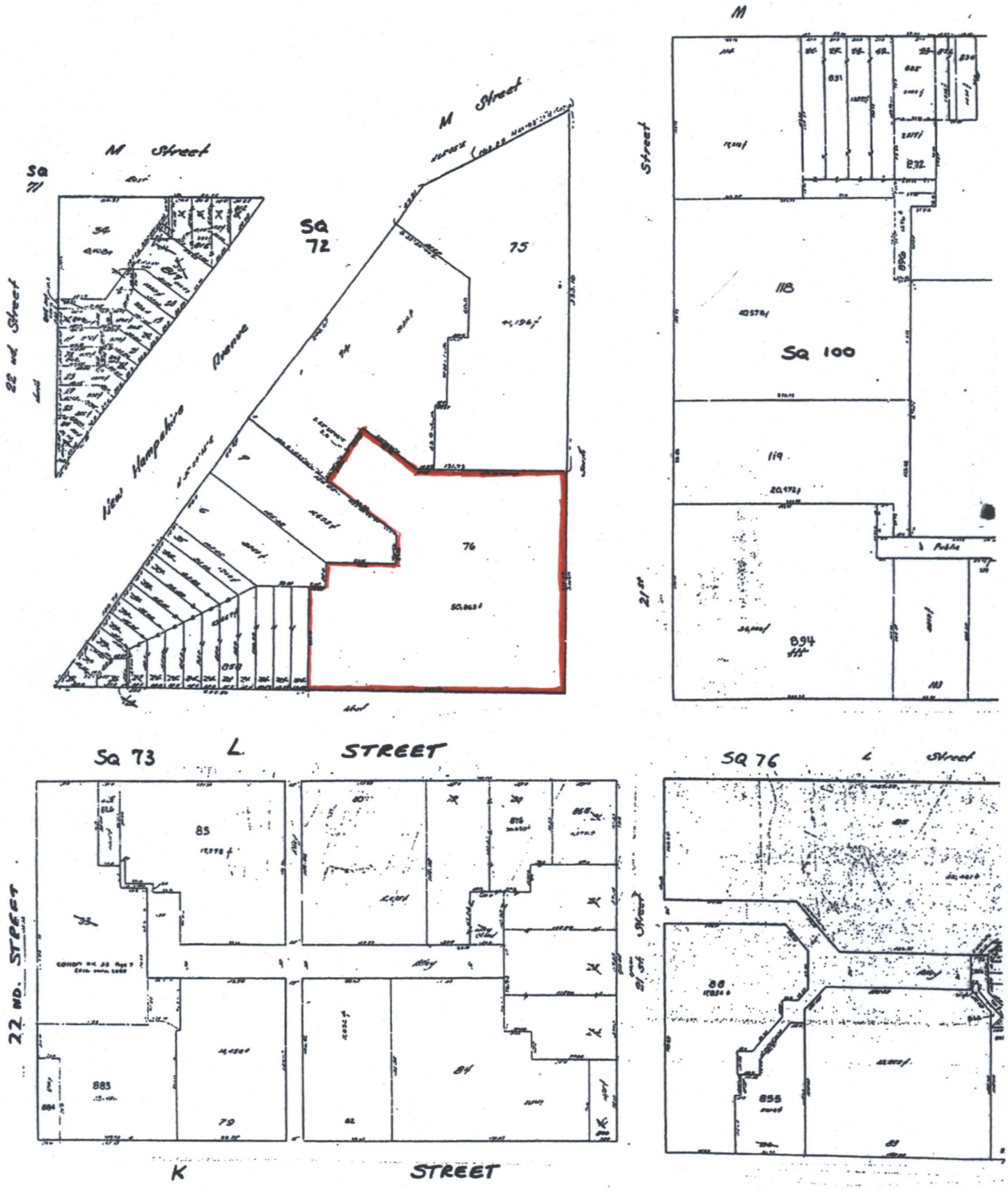
199'


M Street
M Street
Sq 72
75
76
New Hampshire Avenue
22nd Street
M
Street
Sq 100
118
119
831
832
894
L STREET
Sq 73
85
883
79
84
K STREET
22ND STREET
SQ 76
88
855

C

Government of the District of Columbia

ZONING COMMISSION

Zoning Commission Order No. 78
case No. 70-16F
December 5, 1973

Pursuant to notice, a public hearing of the Zoning Commission was held on September 21, 1973, to consider the final application for a planned unit development and related zone change, filed by Ralph S. Dweck, et al.

FINDINGS OF FACT

1. The site of the proposed planned unit development is Located at the northwest corner of 21st and L Streets, N.W.; Square 72, Lots 43, 861 and 862,

2. The area of the subject site is approximately 50,884 square feet, Baist Atlas No. 1, Page 7.

3. The subject site is presently zoned C-3-B (high bulk major business and employment center - floor area ratio of 6.5, height limitation of 90 feet) and R-5-D (high density building - percentage of lot occupancy 75, floor area ratio of 5.0, height limitation of 90 feet) .

4. The final application requests a change of zoning for the approximately 10,371 square feet of the subject site now zoned R-5-D to C-3-B.

5. The final application proposes the construction of one building of approximately 511,000 square feet and 110 feet in height.

6. The subject site is presently improved by an old and obsolete 4 story parking garage and surface parking lot providing 750 parking spaces. There are three proposed subway stops within walking distance of the site.

7. The zone districts contiguous to the subject site are C-3-B to the north, C-3-B to the east, C-3-R to the south and R-5-D to the west.

8. The Zoning Advisory Council found that the plans submitted by the applicant, though containing variations between the gross floor area required to be used for retail purposes at the first floor level and the actual floor area provided in the final design plan were in substantial compliance with the Commission's preliminary approval of this planned unit development in Order No. 60, dated March 16, 1973, and recommended final approval of this planned unit development and related zone change (TR. 6, 7).

9. The District of Columbia Department of Highways and Traffic testified that they had studied the plan and found that the proposed building will not increase traffic generated at this location and that the garage entrance is properly located and found that there was no objection by the Department to the final approval of planned unit development and related zone change (TR. 14, 15).

10. The only opposition to final. approval of the application at the public hearing was from the Georgetown Citizens Association, who did not appear as a party in public hearing (TR. 43).

CONCLUSIONS OF LAW

1. The planned unit development process is an appropriate means of controlling the type and level of this development.

2. This final application for a planned unit development is in accordance with the elements and guidelines contained in the Commission's preliminary approval of this planned unit development contained in Qrder No, 60, dated March 16, 1973.

3. This final application is in harmony with the intent, purpose and integrity of the comprehensive zone plan of the District of Columbia as embodied in the Zoning Regulations and Map.

4. The approval of this final application for a planned unit development is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 20, 1938, 52 Stat. 797), as amended.

DECISION

Upon consideration of the findings of fact and conclusions of law herein, the Zoning Commission hereby ORDERS APPROVAL of said final application for a planned unit development and related zone change, as follows:

Change from R-5-D to C-3-B, Lots 43, 861 and part of lot 862, in Square 72, located at the northwest corner of 21st and L Streets, N.W.

subject to the elements, conditions and guidelines hereinafter set forth:

1. That the total site of the said Planned Unit Development shall be developed in accordance with the standards of the C-3-B zone district, and as to height and bulk set forth in paragraphs 2 and 3 as follows:

2. The height of the proposed building shall not exceed 110 feet, exclusive of penthoused mechanical equipment, as measured in accordance with the Zoning Regulations.

3. The floor area ratio of the proposed building shall not exceed 7.0, exclusive of roof structure. The roof structure shall comply with Section 3308 and 5201.23 of the Zoning Regulations.

4. The proposed building shall have on the first floor level approximately 32,700 square feet of floor area set aside for retail use and an additional 19,000 square feet for retail use may also be provided at the first basement level.

5. Parking for motor vehicles shall not exceed 220 spaces. Each parking space shall. be accessible at all times and permit short-term self-parking by users.

6. A convenient and secure bicycle parking area shall be provided on the first basement for a minimum of 25 bicycles. There shall be a marked walkway not less than 3 feet in width from garage entrance to bicycle storage area with direct access to street and interior of building. Security of bicycles is to be reviewed and approved by the Board of Zoning Adjustment.

7. The multi-level open plaza between the rear of the subject building and existing apartment buildings shall be kept clean of debris and such planting as proposed maintained in an attractive and viable condition. See exhibit No. 6, sheet 2, dated August 27, 1973,

8. Final drawings submitted for further processing shall be based on Exhibit No. 6, sheets 1 through 8, dated August 27, 1973. Special care shall be given to the following design elements as shown on drawings.

A. Recess at ninth floor level required to compliment the height of adjacent and nearby buildings.

B. Arcade at first floor providing additional open space at sidewalk level.

C. Deep recess at second floor providing architectural transition from the retail. to office Levels,

D. Open multi-level landscaped plaza at rear of building providing additional open space at rear of building. (See sheet no. 8).

9. The change of zoning shall be effective following the recordation of the covenant required under Section 7501.2 and upon completion of the Article 75 process,,

WALTER E. WASHINGTON

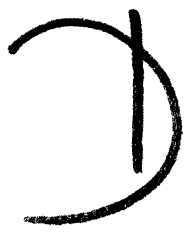
JOHN A.. NEVITJS

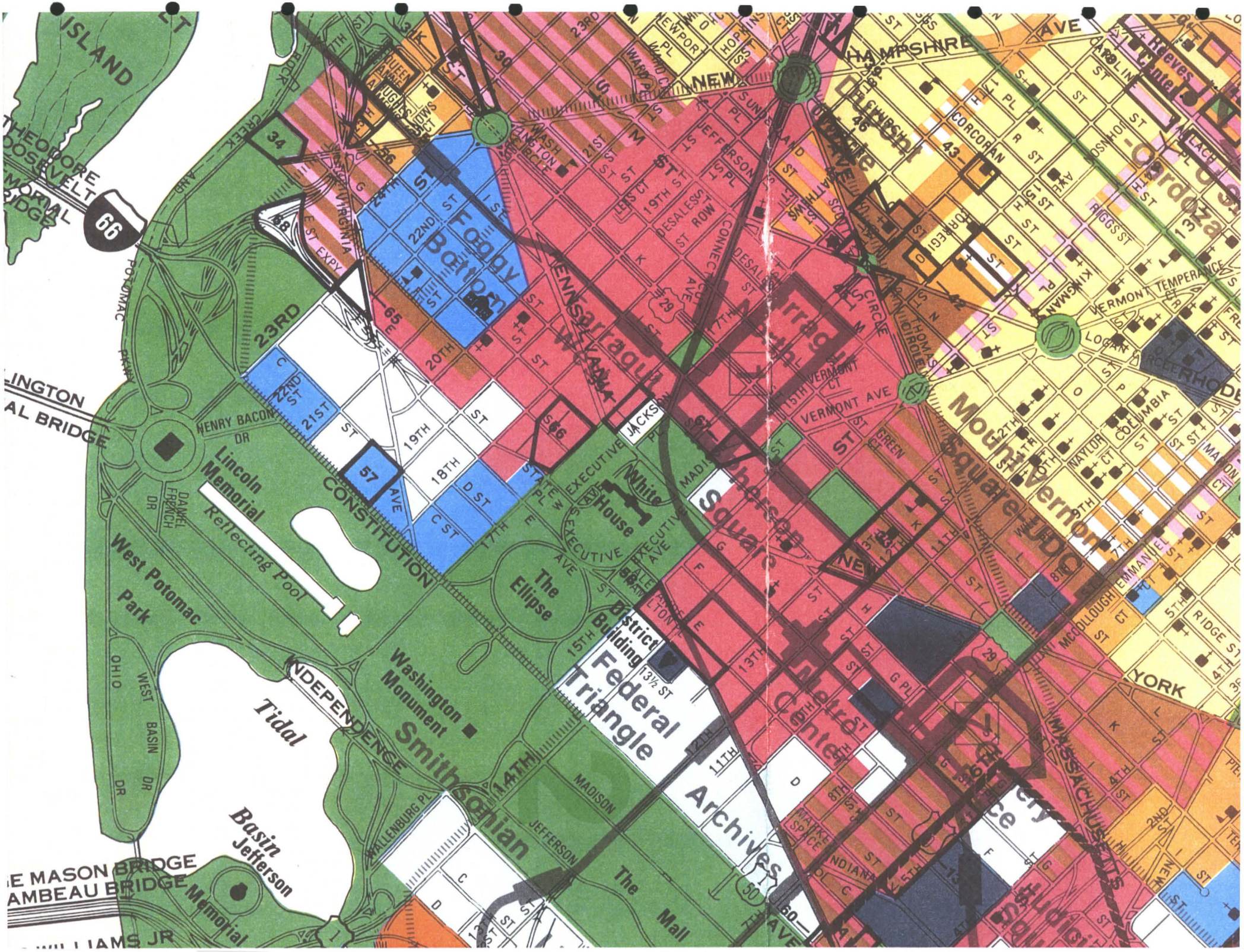
STERLING TUCKER

GEORGE M. WHITE

RICHARD L. STANTON

ATTEST:
Martin Klauber
Executive Secretary




ISLAND
THEODORE ROOSEVELT MEMORIAL BRIDGE
66
POTOMAC PARKWAY
23RD
LINCOLN MEMORIAL BRIDGE
HENRY BACON DR
Lincoln Memorial
Reflecting Pool
CONSTITUTION
DANIEL FRENCH DR
West Potomac Park
OHIO DR
WEST BASIN DR
Tidal Basin
Jefferson Memorial
E MASON BRIDGE
AMBEAU BRIDGE
WILLIAMS JR
INDEPENDENCE
Washington Monument
Smithsonian
MALLENBURG PL
14TH
MADISON
JEFFERSON
The Mall
The Ellipse
EXECUTIVE AVE
White House
STATE PL
17TH
15TH
Federal Triangle
District Building
13½ ST
Archives
11TH
Penn Quarter
Chinatown
Foggy Bottom
PENNSYLVANIA
NEW HAMPSHIRE AVE
Dupont Circle
CONNECTICUT AVE
MASSACHUSETTS AVE
Mount Vernon Square
VERMONT AVE
YORK
Logan Circle
Shaw
Reeves Center
U Street
Columbia Heights
Adams Morgan
Kalorama
Woodley Park
Cleveland Park
Tenleytown
Georgetown
Rock Creek
Potomac River
34
38
39
43
46
57
65
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Government of the District of Columbia

ZONING COMMISSION

Zoning Commission Order No. 60
Case No. 70-16
March 19, 1973

Pursuant to notice, a public hearing of the Zoning Commission was held on January 10, 1973, to consider the preliminary application for a Planned Unit Development filed by Ralph S. Dweck, et al, pursuant to Article 75 of the District of Columbia Zoning Regulations, located in Square 72, lots 43, 861 and 862, on the northwest corner of the intersection of 21st and L Streets, N. W.

FINDINGS OF FACT

1. **The application provides for a change of zoning from R-5-D to C-3-B for part of the site, or alternatively, no change of zoning.**

2. **The site of the proposed Planned Unit Development contains 50,833 square feet, 40,511 feet zoned C-3-B and 10,371 feet zoned R-5-D.**

3. **The application proposes one building of approximately 557,000 square feet and 110 feet high, excluding penthoused mechanical equipment.**

4. **The zone districts contiguous to the said site are to the north C-3-8, to the east C-3-5, to the south C-3-B and to the west R-5-D.**

CONCLUSIONS OF LAW

1. **The site as proposed in the preliminary application is suitable for use as a Planned Unit Development.**

2. The plans for the development are consistent with the comprehensive zoning for the City as a whole.

3. The height, density and bulk characteristics of the proposed project are appropriate for the proposed use and location.

4. The proposed deviations from the use, height, area, density or bulk provisions of the general zoning regulations will not have any adverse affect on the use of neighboring property.

5. The granting of this preliminary application for a Planned Unit Development is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 20, 1938, 52 Stat. 797) as amended.

DECISION

Upon consideration of the findings of fact and conclusions of law herein, the Zoning Commission hereby approves said preliminary application for a Planned Unit Development, subject to the elements, conditions and guidelines hereinafter set forth:

1. That the total site of the said Planned Unit Development, 50,883, square feet, shall be developed in accordance with the standards of the C-3-B zone district.

2. That the height of the proposed building not exceed 110 feet, exclusive of penthoused mechanical equipment, as measured in accordance with the Zoning Regulations.

3. The floor area ratio of the proposed building not exceed 7.0, exclusive of roof structure.

4. The proposed building shall have a maximum gross floor area of 557,000 square feet. Of this gross floor area, 32,000 square feet shall be for retail use at the first floor level, and 20,000 square feet of additional retail uses may also be provided in the first basement level.

5. Parking for motor vehicles shall not exceed 220 spaces. The proposed building is within walking distance of three transit stations and in an area of concentrated vehicular congestion. Limiting parking within the proposed structure will help reduce the introduction of additional traffic and air pollutants in this area of the city.

6. A convenient and secure bicycle parking area shall be provided on the first floor or the first basement for a minimum of 25 bicycles, recognizing the bicycle as a growing means of pollutant-free transportation.

7. The final site plan, including open space and access, shall be based on sheet 3 of the preliminary site plan, Exhibit 8 of the preliminary hearing on January 10, 1973.

8. The elevation of the proposed building shall be based on sheets 2 and 8. Exhibit 8 of the preliminary hearing on January 10, 1973.

WALTER E. WASHINGTON

JOHN A. NEVIUS

STERLING TUCKER

GEORGE M. WHITE

RICHARD L. STANTON

ATTESTED:

Martin Klauber
Secretary to the Zoning Commission

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 21, 2005

Plat for Building Permit of SQUARE 72 LOT 76

Scale: 1 inch = 40 feet Recorded in Book 161 Page 28

Receipt No. 22851

Furnished to: PWSP

Surveyor, D.C.

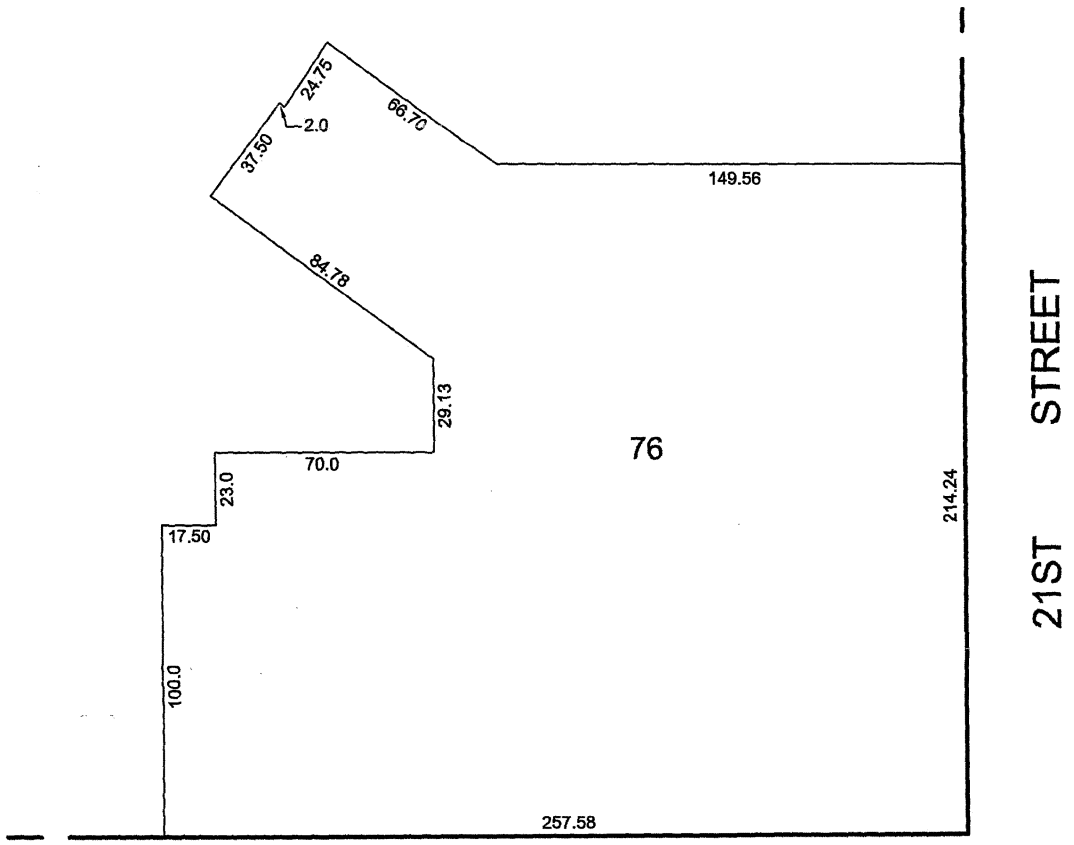
By: L.M.A.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

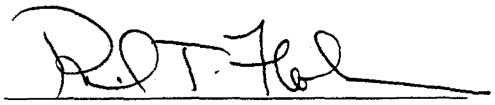
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-22851(2005)

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to file a Zoning Application Modification to an Approved Planned Unit Development for Lot 76, Square 72, was mailed to Advisory Neighborhood 2A and to the owners of all property within 200 feet of the perimeter of the project site on August 23, 2005, at least ten (10) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR §§ 2406.7 – 2406.10.



Phil T. Feola

NOTICE OF INTENT TO FILE ZONING APPLICATION

Application to the District of Columbia
Zoning Commission
For a
Modification to An Approved Planned Unit Development

CESC 2101 L Street LLC hereby gives notice of its intent to file an application for a modification to an approved Planned Unit Development ("PUD") pursuant to Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003). The Property, which is the subject of this application, is located at 2101 L Street, N.W. (Lot 72, Square 76). The PUD site has an area of 50,888 square feet. The PUD project was built pursuant to Zoning Commission Order No. 78, dated December 5, 1973, and contains a mix of office, retail and parking uses. This application is being filed in order to renovate the building and improve its aesthetics.

The Original PUD approval was for the construction of a single ten-story mixed-use building containing office/retail and parking uses. The building was restricted to a floor area ratio ("**FAR**") of 7.0, a building height of 110 feet and retail use on the first floor. The minimum number of on-site parking spaces was set at 220 spaces. The building was constructed as approved.

This modification application will be filed with the Zoning Commission not less than 10 days from the date of this notice. The modification requests approval of a new façade treatment, elimination of a building arcade on the first floor and a small increase in the building's gross floor area. There will be no change in number of parking spaces located in the underground garage, the location of the parking, loading or pedestrian entrances, or the building's roof structures and courtyard.

This notice is given pursuant to Sections 2404.7 – 2404.9 of the Zoning Regulations.

The Developer of the Project is the Charles E. Smith Company; the architect is WDG Architects PLLC; and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you desire further information about the modification request, please contact Phil Feola at (202) 663-8789.

August 23, 2005

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NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION

SQUARE	LOT	PREMISES ADDRESS	OWNER AND MAILING ADDRESS
72	6	1121 New Hampshire Ave., NW	BWI Properties Inc. c/o Northridge Capital Inc. 1000 Potomac St., NW, Ste. 150 Washington, DC 20007-3501
72	7	1129 New Hampshire Ave., NW	George Washington University c/o George Washington U 2121 I St., NW Seventh Floor Washington, DC 20052-0001
72	74	1143 New Hampshire Ave., NW	W2005 Wyn Hotels LP Suite 1400 545 E. John Carpenter Fwy. Irving, TX 75062-8114
72	75	2106 M St., NW	US Property Fund III GMBH and CO KG c/o Deloitte & Touche LLP 191 Peachtree St., NE, Ste. 1500 Atlanta, GA 30303-1749
72	858	1101 New Hampshire Ave., NW	David Hornstein c/o Gelman Co. 2120 L St., NW Washington, DC 20037-1527
72	2001	1117 New Hampshire Ave., NW Unit: T1	Quing Li 1117 New Hampshire Ave., NW Washington, DC 20037-1555
72	2002	1117 New Hampshire Ave., NW	James M. Doherty 1117 New Hampshire Ave., NW Washington, DC 20037-1500
72	2003 & 2006	1117 New Hampshire Ave., NW Unit: 200 & 5	Pamela J. Slater 1117 New Hampshire Ave., NW Washington, DC 20037-1552
72	2004	1117 New Hampshire Ave., NW	William I. Garner 1117 New Hampshire Ave., NW Washington, DC 20037-1500

SQUARE	LOT	PREMISES ADDRESS	OWNER AND MAILING ADDRESS
72	2005 & 2008	1117 New Hampshire Ave., NW	Donato A. Rodriguez c/o Weichert Realtors 5034 Wisconsin Ave., NW Washington, DC 20016-4125
72	2007	1117 New Hampshire Ave., NW	Dean G. Phelus 1117 New Hampshire Ave., NW Washington, DC 20037-1500
72	2009	1117 New Hampshire Ave., NW	John W. Ruser 3539 Porter St., NW Washington, DC 20016-3177
72	2010	1117 New Hampshire Ave., NW	Christin Tinsworth 1117 New Hampshire Ave., NW Washington, DC 20037-1500
73	80	2120 L St., NW	Gelman Building LTD Gelman Management Co. 2120 L St., NW, Ste. 800 Washington, DC 20037-1549
73	85	2140 L St., NW	Winston House Associates LLC c/o Irwin P. Edlavitch 1920 L St., NW, Ste. 300 Washington, DC 20036-5038
73	826	2150 L St., NW	Steven Atkiss 2150 L St., NW Washington, DC 20037-1523
73	858	2100 L St., NW	Humane Society of the United States 519 C St., NE Washington, DC 20002-5809
73	876	1026 21st St., NW	District of Columbia John A. Wilson Building 1350 Pennsylvania Ave., NW Washington, DC 20004-3001
76	85	2000 L St., NW	Trizechahn LLC 2000 L Street Property Tax-Dept. 113 PO Box 4900 Scottsdale, AZ 85261-4900

SQUARE	LOT	PREMISES ADDRESS	OWNER AND MAILING ADDRESS
76	88	2033 – 2041 K St., NW	2033 K LP c/o Brent Hardman Prudential Asset Resources 2200 Ross Ave., Ste. 4200E Dallas, TX 75201-2758
100	118	1155 21st St., NW	EOP-Three Lafayette LLC c/o Property Tax Dept. PO Box A3879 Chicago, IL 60690-3879
100	119	1133 21st St., NW	EOP-Two Lafayette LLC c/o Property Tax Dept. PO Box A3879 Chicago, IL 60690-3879
100	894	2055 L St., NW	C&P Telephone Company Property Tax Dept. PO Box 152206 Irving, TX 75015-2206

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COMPLIANCE WITH THE FILING REQUIREMENTS FOR A SECOND STAGE PUD (SECTION 2406.12)

The applicable requirements for a second stage PUD application under Section 2406.12, and the project's compliance, are discussed below:

A. **Section 2406.12(a)**: A copy of the completed application form is attached at p. ii of this Statement.

B. **Section 2406.12(b)**: This document serves as the detailed statement regarding the uses to be located in the project. The PUD consists of office, retail, and service uses.

C. **Section 2406.12(c)**: A detailed site plan is included with the drawings at Exhibit A.

D. **Section 2406.12(d)**: A detailed landscaping plan is included with the drawings at Exhibit A.

E. **Section 2406.12(e)**: The typical floor plans and architectural elevations are included with the drawings at Exhibit A.

F. **Section 2406.12(f)**: This project will not affect traffic, which is addressed in this Statement.

G. **Section 2406.12(g)**: Additional relevant information can be found throughout this statement.

H. **Section 2406.12(h)**: The statement contained herein describes how this application meets the intent and purposes of the Zoning Regulations and the PUD process.

CERTIFICATE OF SERVICE

I hereby certify that the foregoing Application for a Modification to an Approved Planned Unit Development was sent by first class mail on December 15, 2005 to:

ANC 2A
St. Mary's Court
725 24th St., NW
Washington, DC 20037

Richard Price
ANC Commissioner 2A-02
2555 Pennsylvania Ave., NW #818
Washington, DC 20037

Ellen McCarthy, Director
Office of Planning
818 North Capitol Street, NE
Suite 4000
Washington, DC 20002

Christine A. Roddy *

*Not licensed to practice in District of Columbia, supervised by members of the DC Bar.