

West End Citizens Association Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
Rock Creek and the Potomac on the West • N Street on the North

February 19, 2006

Ms. Carol J. Mitten
Chairman
DC Zoning Commission
One Judiciary Square
441-4th Street, N.W. – Suite 210S
Washington, DC 20001

Re: Proposed PUD Modification at 2101 L Street (Case No. 70-16A)

Dear Chairman Mitten:

The West End Citizens Association (WECA) is herein stating its opposition to the proposed modification of an approved Planned Unit Development (PUD) at 2101 L Street, N.W. (Square 72, Lot 76) (Case No. 70-16A). This PUD was conditionally approved in two 1973 Zoning Commission Orders (No. 60 & 78 for Case No. 70-16 & 70-16F, respectively). The only community amenity reflected in these Orders was for a required minimum amount of retail. The Applicant is currently out of compliance with the required minimum amount of retail. In fact, the Zoning Commission's Notice of Public Hearing states that "the development currently on the site consists of a ten-story office building with **limited retail use**" (emphasis added).

Specifically, the first Zoning Commission Order required 32,000 s.f. of retail on the 1st floor and possibly 20,000 s.f. of additional retail in the basement, i.e., a total of 52,000 s.f. of retail. The revised Order required 32,700 s.f. of retail on the 1st floor and possibly 19,000 s.f. of additional retail in the basement, i.e., a total of 51,700 s.f. of retail. The proposed modification application reveals that, currently, there is only 41,187 s.f. of retail (23,460 s.f. on the 1st floor and 17,727 s.f. in the basement), i.e., the property is currently 9,240 s.f. short of the required minimum s.f. of retail on the 1st floor. The WECA believes that the Zoning Commission should not condone this violation. The modification application incredibly requests only 24,152 s.f. of retail on the 1st floor, i.e., 8,548 s.f. less than currently required, and zero retail in the basement level since the Applicant wants to house a private fitness center there. There are multiple fitness centers in the immediate vicinity (such as the Sports Club/LA at 22nd & M Streets). As a consequence, the WECA questions the need for this private facility. Instead, the WECA believes that the Commission should require additional retail either on the basement or 2nd floors.

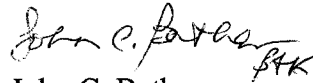
Also, the WECA believes that the Commission should require additional community amenities for this PUD. For example, the Commission could require funds for additional greenery in the West End, such as additional trees, tree box fencing, and tree box

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plantings. Another possibility is for the Commission to require a financial contribution for the development of a West End Business Improvement District.

If you have any questions about this request, please contact Barbara Kahlow on 965-1083. Thank you for your consideration of our views.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Batham". To the right of the signature, the letters "BTK" are handwritten.

John C. Batham
President

cc Vincent Micone, Chair, ANC-2A
Phil Feola, Esq.