

ORIGINAL

**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.**

SEPTEMBER 16, 2005

ZONING COMMISSION
CASE No. 70-16A
ZONING COMMISSION
EXHIBIT No. 5
District of Columbia
CASE NO. 70-16A
EXHIBIT NO. 5

TABLE OF CONTENTS

	Page
DEVELOPMENT TEAM.....	i
APPLICATION – ZONING COMMISSION FORM 6.....	ii
LIST OF EXHIBITS.....	iii
PREFACE.....	iv
I. INTRODUCTION	
II. PUD.....	1
A. PUD Site.....	1
B. Project Site.....	2
C. Existing Zoning.....	2
D. Previous Zoning Commission Approvals.....	3
III. PROJECT DESIGN AND DESCRIPTION.....	4
A. Project Description.....	4
B. Effect of Modification.....	5
IV. COMPARISON OF MODIFIED PROPOSAL TO THE ORIGINAL APPROVAL AND FIRST MODIFICATION....	6
V. EVALUATION STANDARDS.....	8
A. Intent and Purposes of the Zoning Regulations.....	8
B. Intent and Purposes of the PUD Process.....	9
C. Intent and Purposes of the Original PUD Approval	9
D. Impact Upon Surrounding Area.....	10
VI. THE PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.....	10
VII. CONCLUSION.....	12

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

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Architectural Plans, including Elevations	A
Zoning Analysis Map, 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).

This application is being filed in order to renovate the building and improve its aesthetics. Specifically, 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 remain at 7.0. 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.

Submitted in support of this application 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, new fire control room on the first floor, and elimination of the recess located at the ninth floor, 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 to the east and L Street to the south. 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, 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 and L Street.

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 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 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 describing this proposal are attached as Exhibit A.

The proposed modifications are minor and consist of approval of a new façade treatment, elimination of a building arcade on the first floor and a minimal increase in the building's gross floor area. There will be no change in the 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.

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. 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. Finally, the recess at the ninth floor will be eliminated and the floor will extend 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. These adjustments 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 remain 7.0, consistent with the development guidelines approved in the Original PUD.¹ The renovations Applicant is suggesting will

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.

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 would 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. The FAR of the PUD is maintained at 7.0

The building height of the proposed modification will remain at 110 feet. In addition to the changes detailed above, the modification will concentrate all retail on the first floor. Previously, retail was located on the basement floor and the first floor. The proposal will increase and reorganize the amount of retail on the first floor. The modification will not affect the number of on-site parking spaces, which will remain consistent with the Zoning Commission's order that no more than 220 spaces are to be provided.

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

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 provide 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: The floor area ratio will remain 7.0.

- **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: This will remain unchanged.

- **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 to 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., supervised by members of the D.C. Bar.

A



Corner of L and 21st Streets



WDC Architecture, PLLC
 100 Constitution Avenue, NW
 Suite 200
 Washington, DC 20004
 tel 202 637 8500
 fax 202 637 8508
 e-mail info@wdcarch.com

2101 L Street Office Building
 WASHINGTON, DC



Cover Sheet

08/17/2005
 WASHINGTON 2101 L
 Scale



L Street Looking West
Existing



Corner of L and 21st Streets
Existing



21st Street Looking North
Existing



WDG Architecture, PLLC
1001 Connecticut Avenue NW
Suite 300
Washington, DC 20036
Tel: 202 462 8900
Fax: 202 462 8999
e-mail: info@wdgarch.com

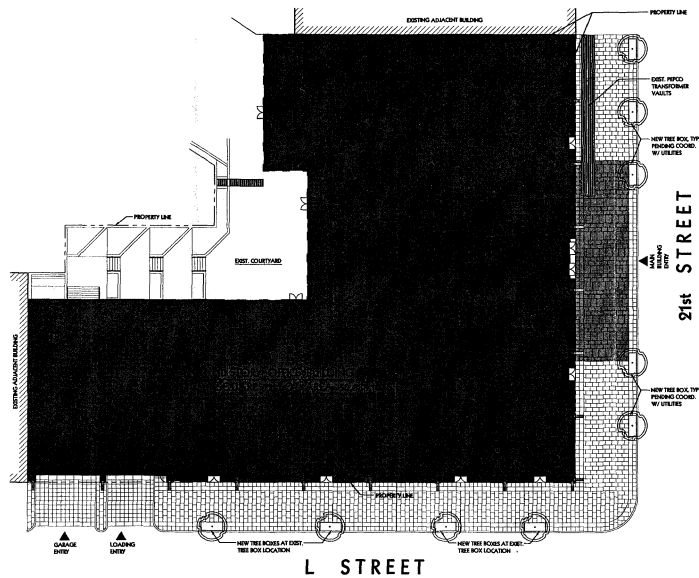
2101 L Street Office Building
WASHINGTON, DC



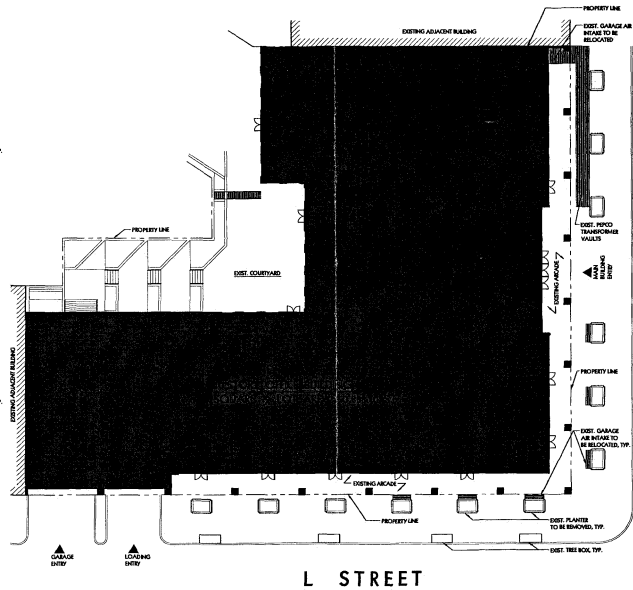
Existing
Elevations

06/22/2005
WASHINGTON L
Scale

1



Proposed Site Plan



Existing Site Plan

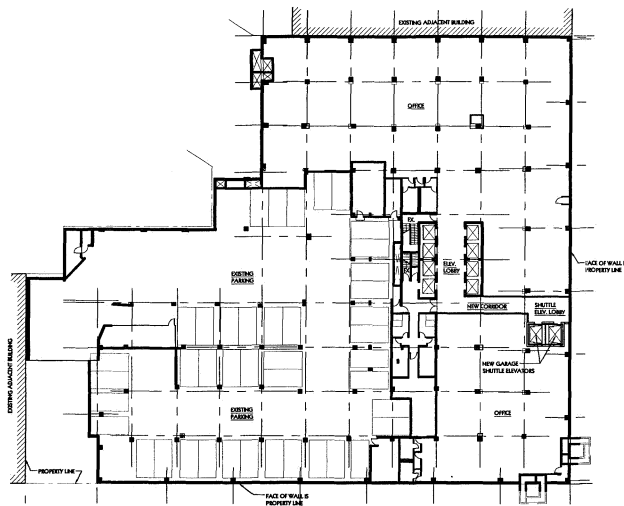


WDC Architecture, PLLC
1000 Connecticut Avenue, NW
Suite 200
Washington, DC 20036
tel 202 857 8000
fax 202 462 3788
e-mail info@wdcarch.com

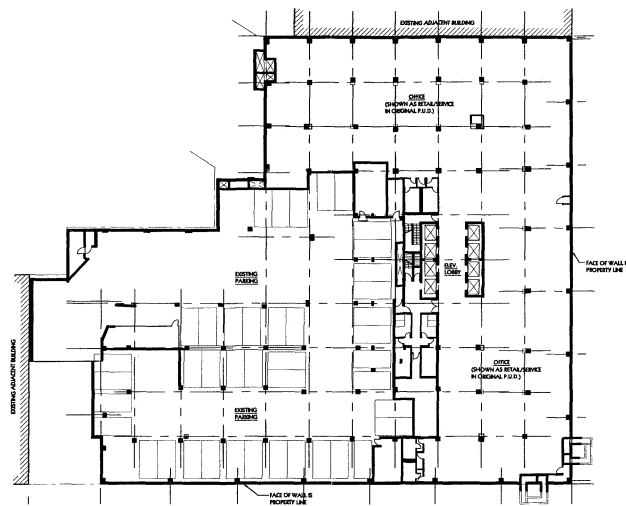
2101 L Street Office Building
WASHINGTON, DC



Existing & Proposed
Site Plans
06/17/2010
WASHINGTON, DC
Scale: 1/8"=1'-0"



Proposed Basement Floor Plan



Existing First Basement Floor Plan

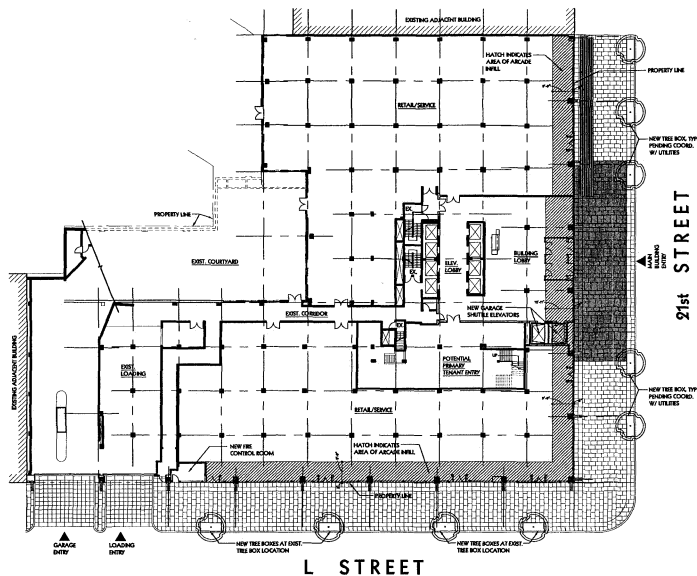
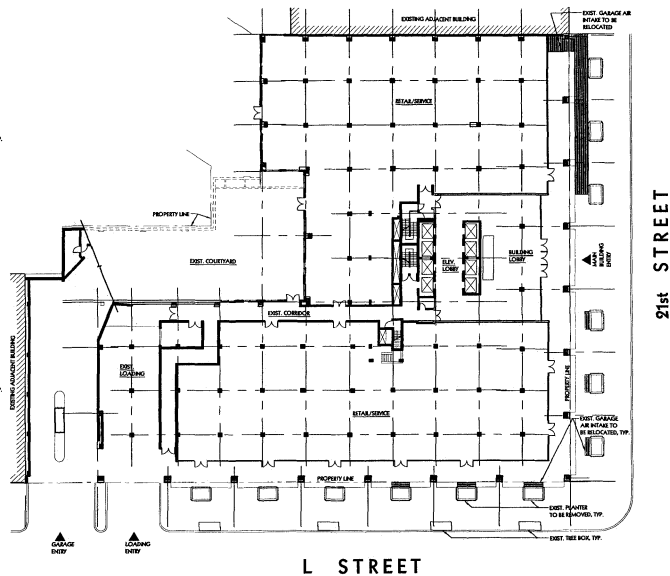


WDG Architecture, PLLC
 1000 Connecticut Avenue, NW
 Suite 200
 Washington, DC 20006
 Tel: 202 638 5000
 Fax: 202 638 5198
 e-mail: wdg@wdgarch.com

2101 L Street Office Building
 WASHINGTON, DC

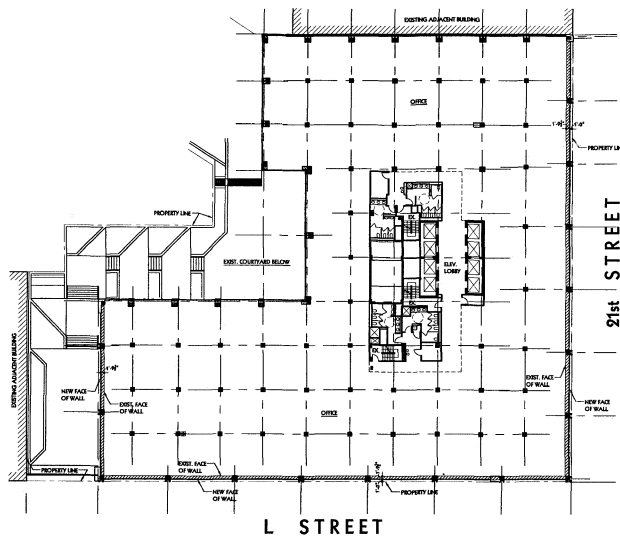


Existing & Proposed
 First Basement Floor Plans
 06/12/2006
 REVISION 001
 Scale: 1/8"=1'-0"

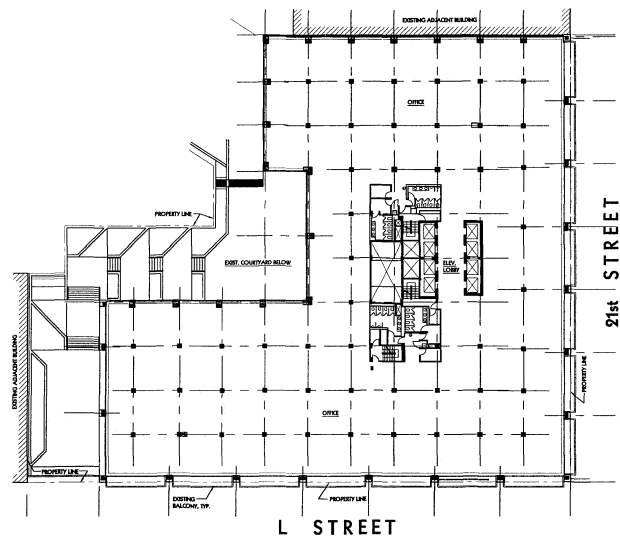


		PROPOSED AREA VARIATION				
		Const.	Shall	New FAR	Ex'at FAR	Net
Level	Level	Const.	Exclosures	GFA	GFA	Difference
83	31,422.00	0.0	0.0	0.0	0.0	0.0
82	31,748.00	0.0	0.0	0.0	0.0	0.0
81	43,333.00	0.0	0.0	0.0	0.0	0.0
80	42,360.00	171.0	36,363.0	32,378.0	3,985.0	0.0
79	36,374.00	593.0	36,136.0	35,006.0	840.0	0.0
78	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
77	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
76	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
75	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
74	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
73	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
72	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
71	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
70	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
69	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
68	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
67	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
66	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
65	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
64	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
63	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
62	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
61	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
60	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
59	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
58	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
57	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
56	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
55	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
54	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
53	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
52	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
51	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
50	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
49	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
48	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
47	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
46	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
45	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
44	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
43	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
42	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
41	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
40	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
39	36,872.00	593.0	36,161.0	35,294.0	-83.0	0.0
38	36,8					

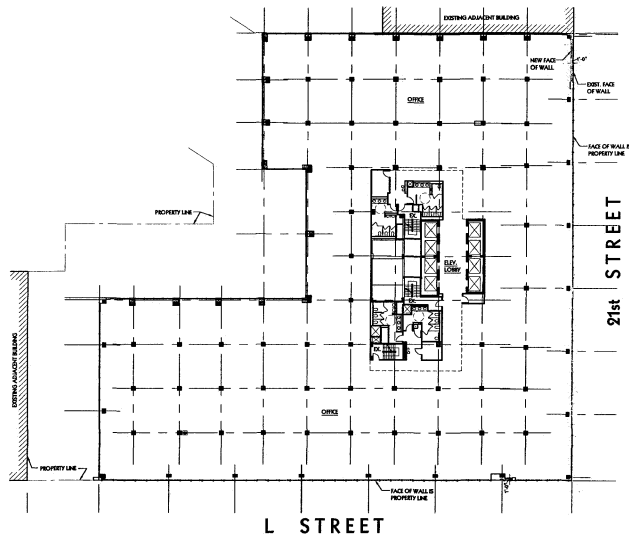
RETAIL/SERVICE AREA TABULATION		
Floor Level	Existing	Proposed
B1	17,727 sq ft	0 sq ft
1	23,400 sq ft	24,152 sq ft
Total	41,127 sq ft	24,152 sq ft



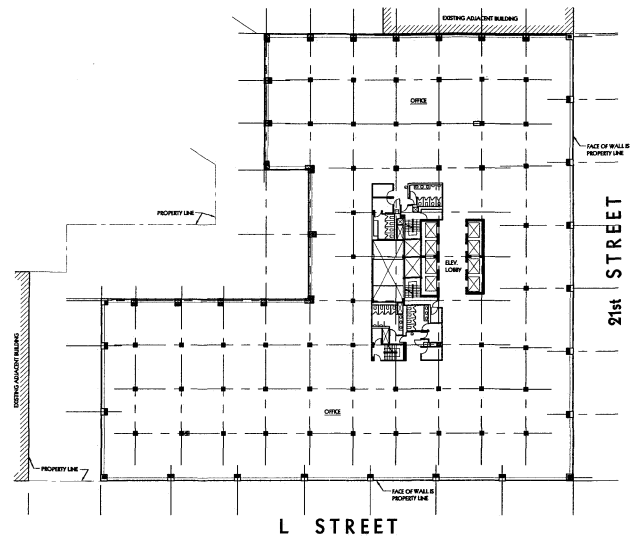
Proposed Second Floor Plan



Existing Second Floor Plan



Proposed Typical Floor Plan
(3rd Through 8th Floor)



Existing Typical Floor Plan
(3rd Through 8th Floor)



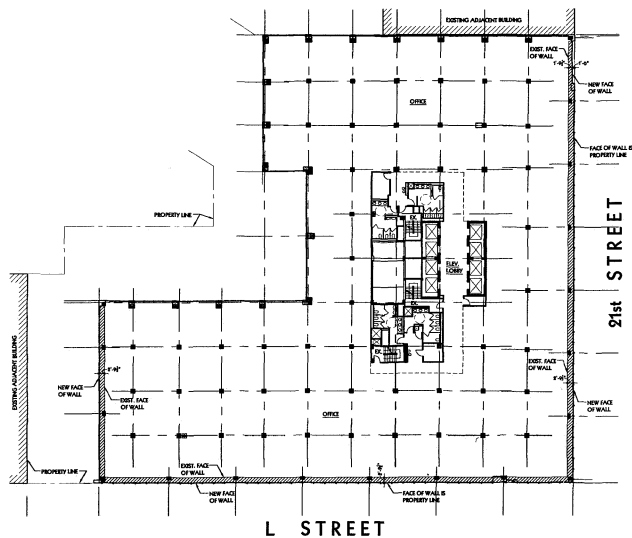
WDG Architecture, PLLC
1001 Connecticut Avenue, NW
Washington, DC 20006
Tel: 202 462 8300
Fax: 202 462 9199
e-mail: wdg@wdgarch.com

2101 L Street Office Building
WASHINGTON, DC

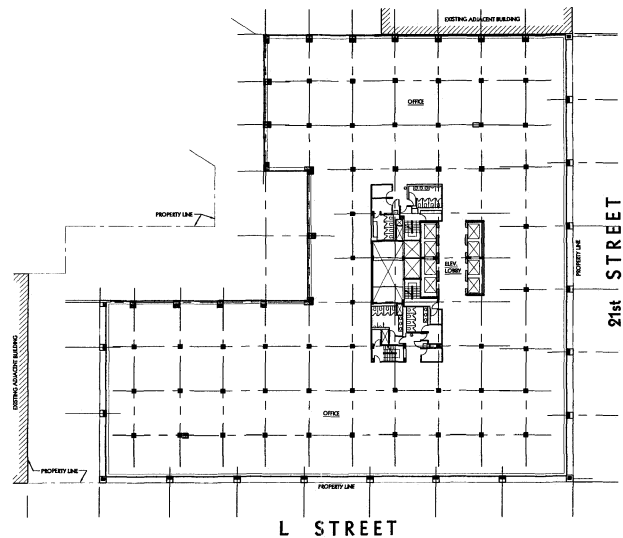


Existing & Proposed
Typical Floor Plans

06/12/2006
WAB001 2101 L
Scale: 1/8" = 1'-0"



Proposed 9th Floor Plan



Existing 9th Floor Plan



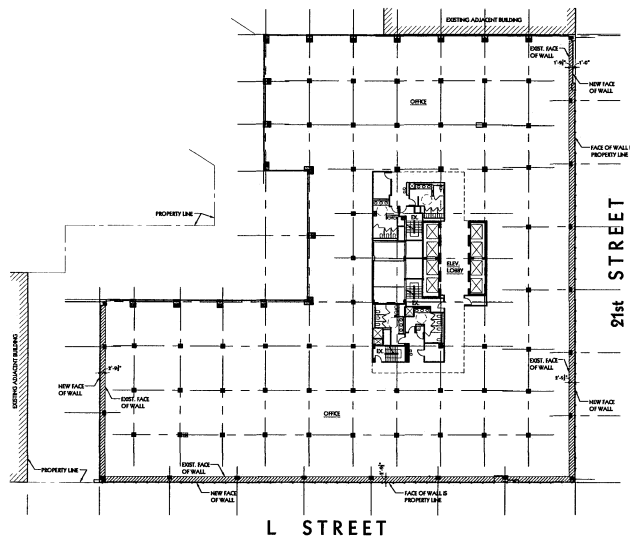
WDC Architecture, PLLC
1020 Connecticut Avenue, NW
Suite 200
Washington, DC 20036
Tel: 202.462.8200
Fax: 202.462.8776
e-mail: info@wdcarch.com

2101 L Street Office Building
WASHINGTON, DC

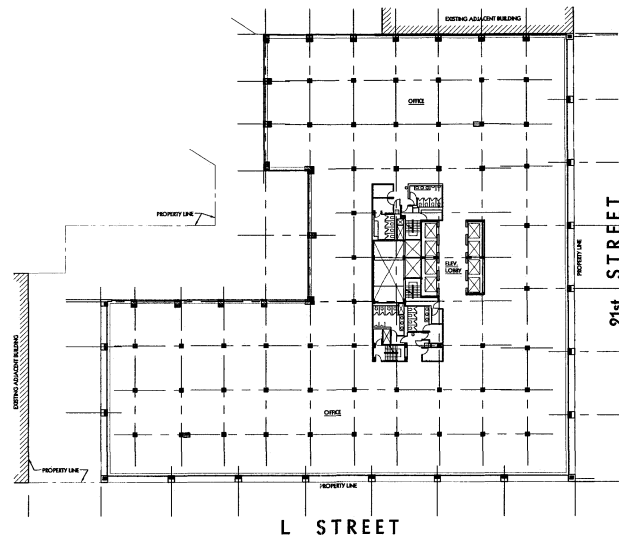


Existing & Proposed
9th Floor Plans

06/17/2006
WDC/DC/2101
Scale: 1/8"=1'-0"



Proposed 9th Floor Plan



Existing 9th Floor Plan

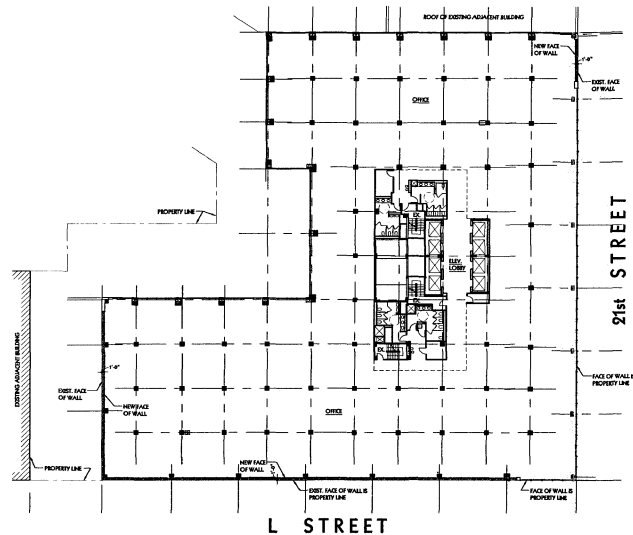


WDG Architecture, PLLC
1005 Connecticut Avenue, NW
Suite 200
Washington, DC 20036
tel. 202 692 8000
fax 202 692 8199
e-mail: info@wdgarch.com

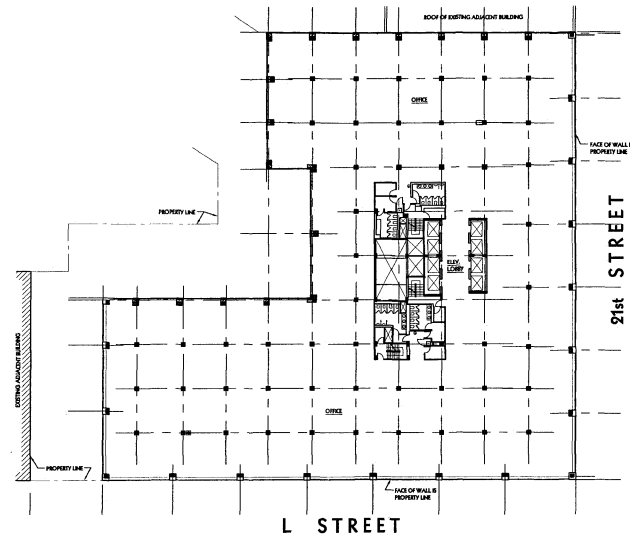
2101 L Street Office Building
WASHINGTON, DC



Existing & Proposed
9th Floor Plans
06/17/2006
UNISSUED 2016
Scale 1/8"=1'-0"



Proposed 10th Floor Plan



Existing 10th Floor Plan



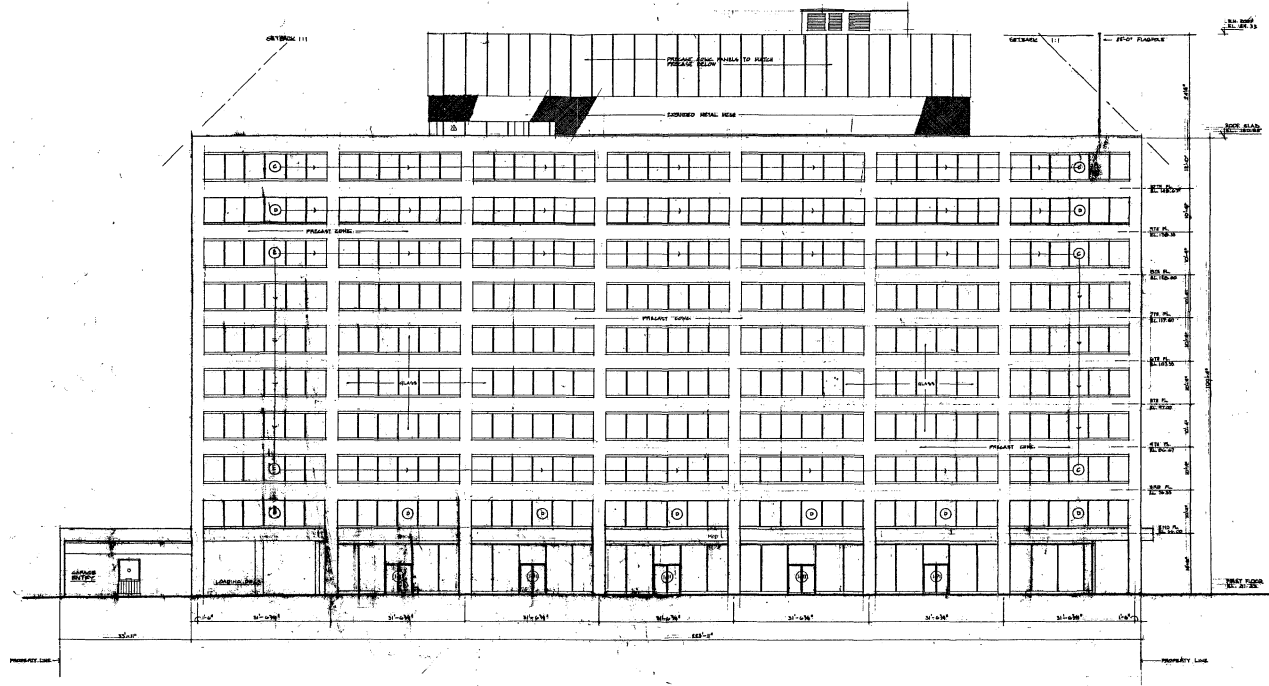
WDG Architecture, PLLC
1885 Connecticut Avenue, NW
Suite 300
Washington, DC 20006
Tel: 202 462 5550
Fax: 202 462 5799
e-mail: wdg@wdgarch.com

2101 L Street Office Building
WASHINGTON, DC



Existing & Proposed
10th Floor Plans

06/17/2009
WDC200 2101 L
Scale: 1/8"=1'-0"



Existing South Elevation
(L Street Elevation)

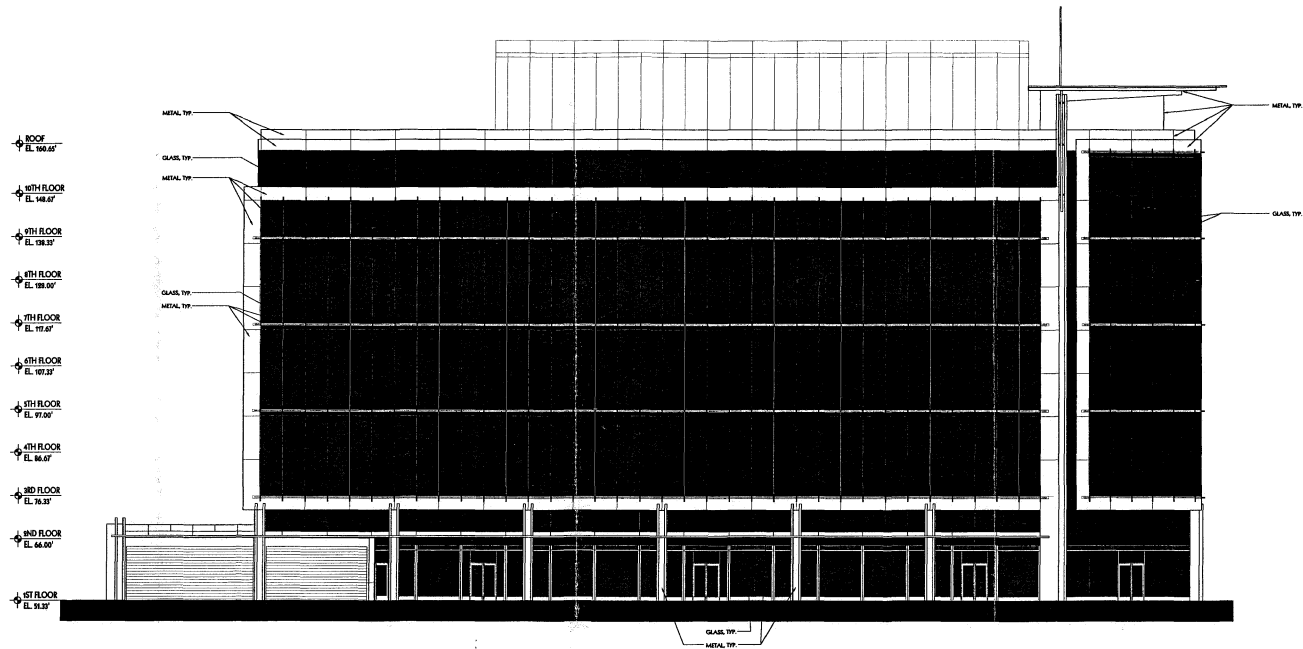


WDG Architecture, PLLC
1001 Connecticut Avenue, NW
Suite 300
Washington, DC 20006
Tel: 202 462 9700
Fax: 202 462 9700
e-mail: info@wdgarch.com

2101 L Street Office Building
WASHINGTON, DC



Existing
South Elevation
04/22/2009
W0000 2101 L
Scale: 1/8"=1'-0"



Proposed South Elevation
(L Street Elevation)

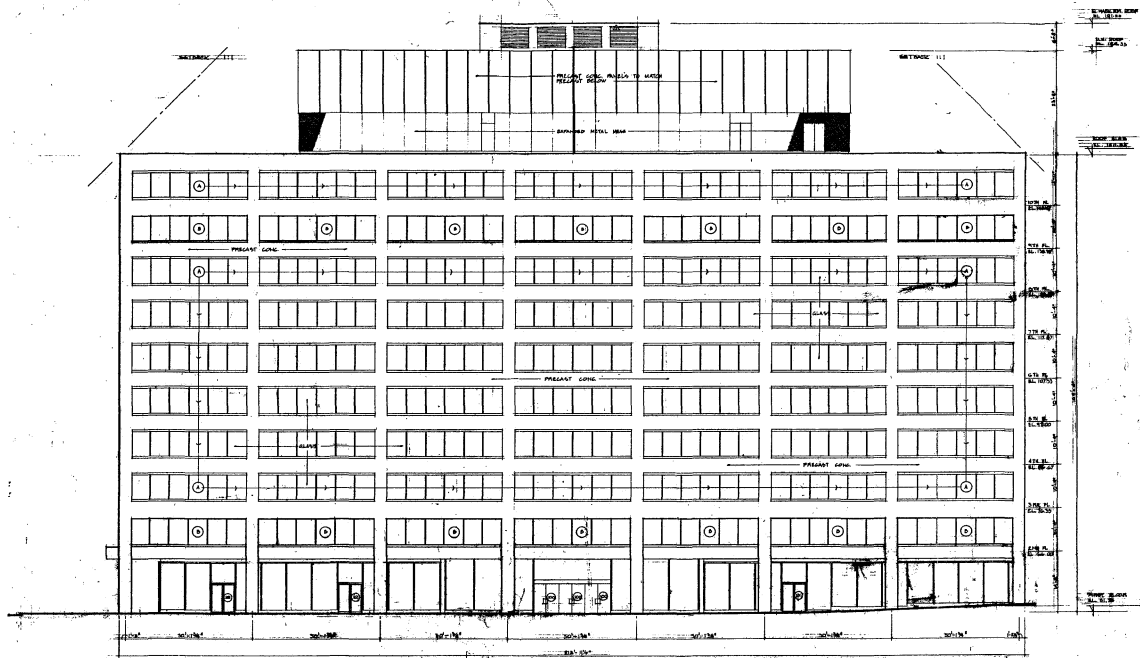


WDG Architecture, PLLC
100 Connecticut Avenue, NW
Suite 200
Washington, DC 20005
Tel: 202 462 8200
Fax: 202 462 8198
e-mail: info@wdgarch.com

2101 L Street Office Building
WASHINGTON, DC



Proposed South Elevation
06/10/2006
WASHINGTON, DC
Scale: 1/8"=1'-0"



Existing East Elevation
(21st Street Elevation)

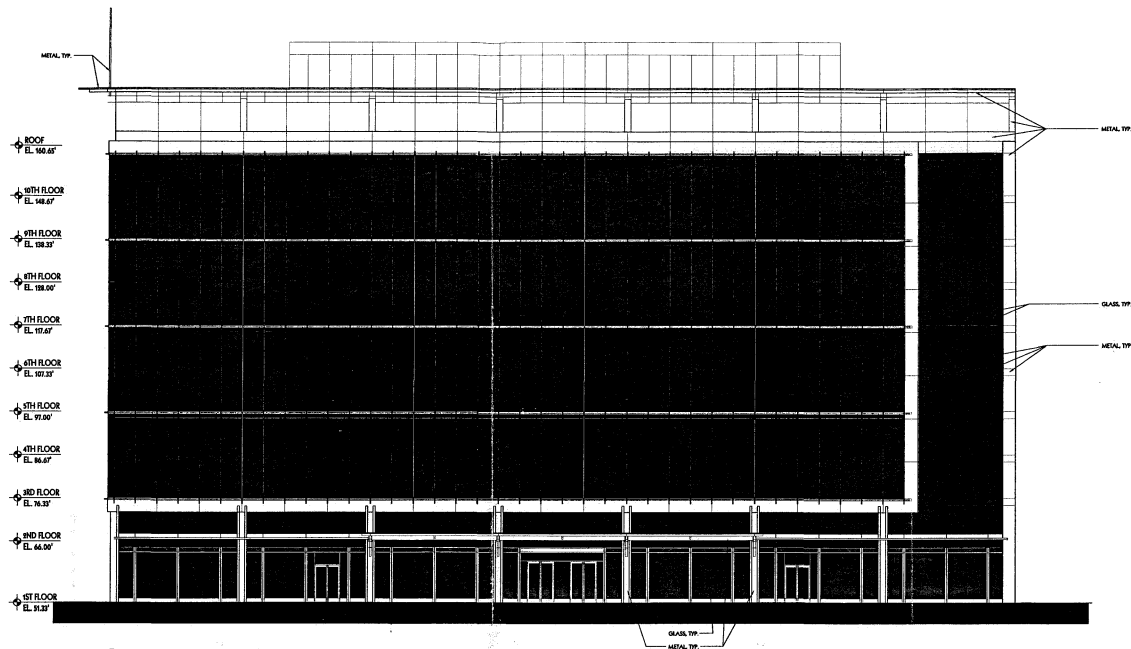


WDC Architecture, PLLC
1000 Connecticut Avenue, NW
Suite 300
Washington, DC 20036
tel 202 637 8000
fax 202 637 8100
e-mail wdc@wdcarch.com

2101 L Street Office Building
WASHINGTON, DC



Existing
East Elevation
08/17/2005
WDC/2005-0001
Scale: 1/8" = 1'-0"



Proposed East Elevation
(21st Street Elevation)



WDC Architecture, PLLC
1001 Connecticut Avenue, NW
Suite 200
Washington, DC 20036
Tel: 202 462 8200
Fax: 202 462 8798
e-mail: info@wdcarch.com

2101 L Street Office Building
WASHINGTON, DC



Proposed
East Elevation
06/17/2005
WASHINGTON L
Scale: 1/8"=1'-0"



Existing West Elevation



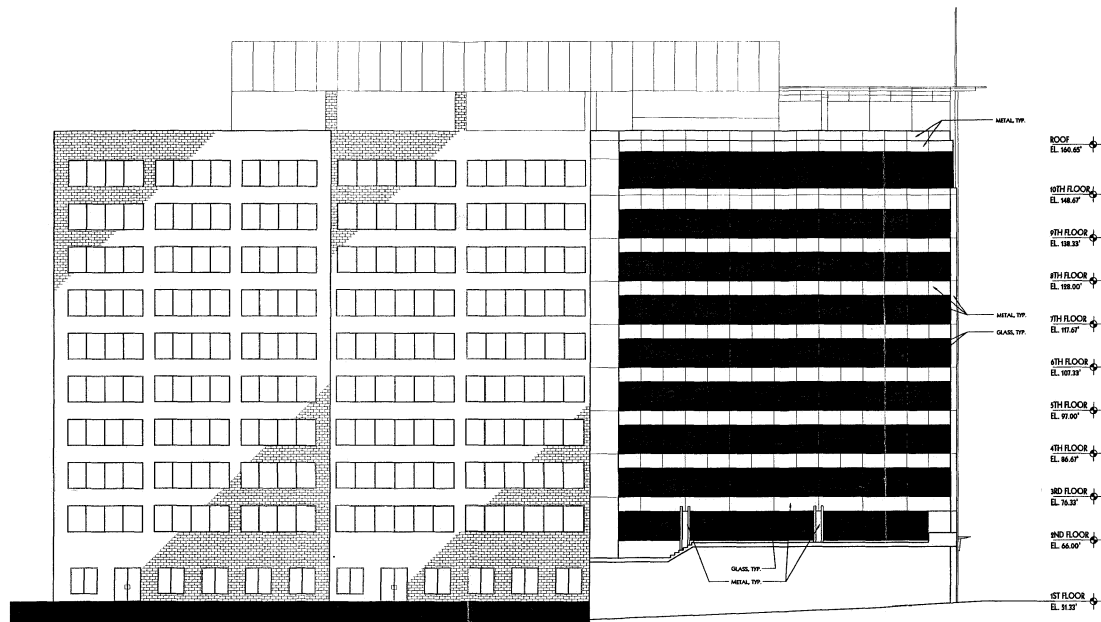
WDC Architecture, PLLC
1001 Connecticut Avenue, NW
Suite 100
Washington, DC 20036
Tel: 202.462.8000
Fax: 202.462.8000
e-mail: info@wdcarch.com

2101 L Street Office Building
WASHINGTON, DC



Existing
West Elevation

13



Proposed West Elevation



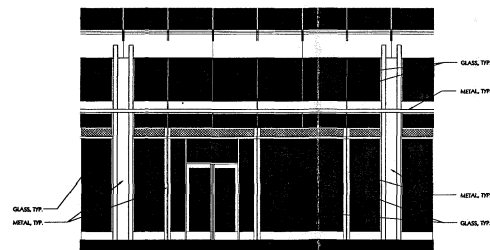
WDG Architecture, PLLC
1000 Connecticut Avenue, NW
Suite 300
Washington, DC 20036
tel 202 637 8200
fax 202 633 5798
e-mail wdg@wdgarch.com

2101 L Street Office Building
WASHINGTON, DC

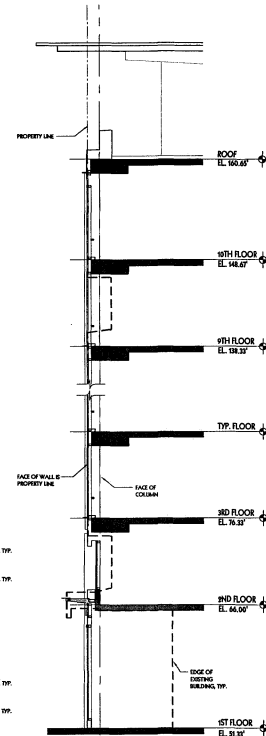


Proposed
West Elevation

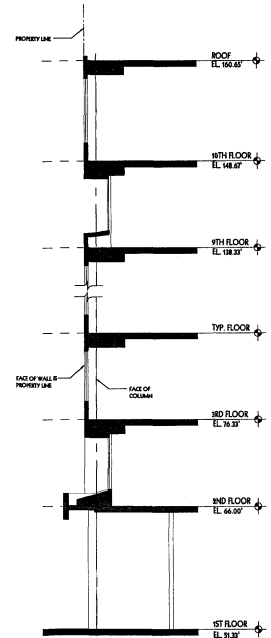
06/17/2006
WAG2002.0111
Scale 1/8"=1'-0"



Typical Retail Entry



New Wall Section



Existing Wall Section



WDG Architecture, PLLC
1005 Connecticut Avenue, NW
Suite 300
Washington, DC 20036
Tel: 202.637.8000
Fax: 202.637.8700
e-mail: info@wdgarch.com

2101 L Street Office Building
WASHINGTON, DC



Proposed
Retail Elevation
06/17/2006
WASHINGTON, DC
Scale: As Noted

B



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 Order 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 herein-after 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).

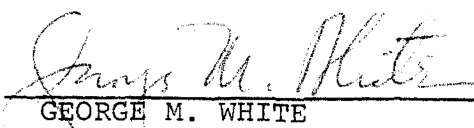
9. The change of zoning shall be effective following the recordation of the covenant required under Section 7501.2 and upon completion of the Article 75 process,,

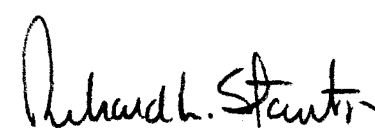
Zoning Commission Order No. 78
Case No. 70-16F
Page 6

WALTER E. WASHINGTON

JOHN A.. NEVITJS

STERLING TUCKER


GEORGE M. WHITE


RICHARD L. STANTON

ATTEST:


Martin Klauber
Executive Secretary

D



E

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.

Order No. 60
Case No. 70-16
March 19, 1973
Page 2

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.

Order No. 60
Case No. 70-16
March 19, 1973
Page 3

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.

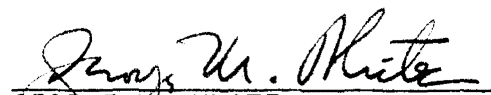
WALTER E. WASHINGTON



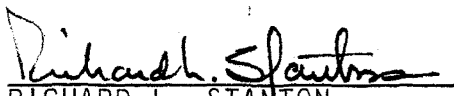
JOHN A. NEVIUS



STERLING TUCKER



GEORGE M. WHITE



RICHARD L. STANTON

ATTESTED:



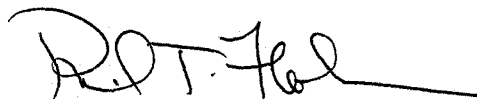
Martin Klauber
Secretary to the Zoning Commission

F

S

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

Document #: 1495267 v.1

H

**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**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
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

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
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 21 st 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

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
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 21 st St., NW	EOP-Three Lafayette LLC c/o Property Tax Dept. PO Box A3879 Chicago, IL 60690-3879
100	119	1133 21 st 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

I

**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 September 16, 2005 to:

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

Richard Price
ANC Commissioner 2A02
2555 Pennsylvania Ave., NW, #818
Washington, DC 20037

Ellen McCarthy, Director
Office of Planning
818 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002

By: 
Phil Feola