

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



October 19, 2015

Allison C. Prince
Goulston & Storrs
1999 K Street NW, 5th Floor
Washington, DC 20006

RE: L'Enfant Plaza (Square 387, Lots 866, 868, 870, and 7000 - Record Lots 186 and 187 and Square 435, Record Lot 61 (the "L'Enfant Plaza Complex") Penthouses/ Courts associated with Proposed Development on Lot 870 in Square 387 (the "Property"))

Dear Ms. Prince:

The purpose of this letter is to confirm my interpretation relating to the penthouse and courts associated with the new museum and office addition to the existing L'Enfant Plaza complex as discussed in our meeting of August 12, 2015.

It is my understanding that the central and western portion of Lot 870 (which is located within Record Lot 186) is being improved with a museum and office addition to the existing L'Enfant Plaza complex. The project has received conceptual approval from the Commission of Fine Arts. As a result of the construction of such addition, courts will be created as shown in Exhibit A.

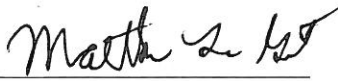
L'Enfant Plaza was developed under an Urban Renewal Plan and, as I have previously determined by a letter dated February 14, 2008, the entirety of the L'Enfant Plaza complex is considered one building for zoning purposes with the retail promenade as the connection among the components of the complex. Therefore, the courts at the Property are to be considered based on their entirety on the Complex rather than on the basis of individual assessment and taxation lots or individual portions of the L'Enfant Plaza complex structure.

Two of the courts shown on Exhibit A are closed courts and one is an open court. There is also a court niche on the northern side of the proposed new construction where the museum addition meets the office building addition. I have determined courts 1 and 2 are closed courts because they open onto other courts and not yards, streets or alleys. The penthouse associated with the museum addition does not need to be set back from the closed courts or from the court niche.

Further, I understand that the museum and office additions are likely to be constructed in two phases with the museum as the first phase and the office addition to follow at a later date. My determination allows for the proposed phased construction.

Finally, the entire L'Enfant Plaza Complex does not have a parking requirement. Under Section 2105 of the Zoning Regulations, since the site has a direct Metro connection and is located in the Central Employment Area, no parking is required. The complex does, however, provide parking.

If you have any questions about this matter, please do not hesitate to contact me.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment: Exhibit A- Zoning Court Analysis

File: Det Let re L'Enfant Plaza Courts to Prince 10-19-15