

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



October 25, 2011



By US Mail and Email PDF

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

**Re: L'Enfant Plaza (Square 435, Lots 835 and 7000 and Square 387) (the "Property")
- Courts Created by Development on Lot 835 in Square 435**

Dear Ms. Prince:

The purpose of this letter is to confirm my interpretation relating to the irregular courts created on the Property, as discussed in our meeting of August 17, 2011. It is my understanding that the northeast portion of the Property on Lot 835 is being improved with an extended stay hotel as an addition to the existing L'Enfant Plaza complex. As a result of the construction of such hotel, courts will be created on the Property as shown in yellow and green on 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. Therefore, the courts at the Property are to be considered based on their entirety on the Property rather than on the basis of individual assessment and taxation lots (such as Lot 835 in Square 435) or individual portions of the L'Enfant Plaza complex structure.

The two courts shown on Exhibit A are open courts. Under Section 776.1 of the Zoning Regulations, when a court is provided for a building or portion of a building devoted to nonresidential uses (such as the Property), the width of that court is required to be a minimum of three inches per foot of height measured from the lowest level of that court.

The "Eastern Court", shown in yellow on Exhibit A, has an adjacent bounding wall of 118.5 feet. Under Section 776.1, such wall would require a court of 29.63 feet. Since the court is an irregular, non-rectangular court, under Section 199.1, it can be measured utilizing "the diameter of the largest circle that may be inscribed in a horizontal plane within the court". As shown on Exhibit A, the width of such inscribed circle in the "Eastern Court" is 29.63 feet. I note that an extremely small segment of the circle falls under an overhang that occurs at the approximately 96 foot level. This overhang is a fundamental design feature of the center office and hotel building. Such overhang is also a unique feature in the District, as it exists only in a few other rare circumstances. Since the vast majority of the court is open to the sky, such

overhang does not negatively affect the light and air intended to be preserved by courts. Therefore, such "Eastern Court" complies with the Zoning Regulations.

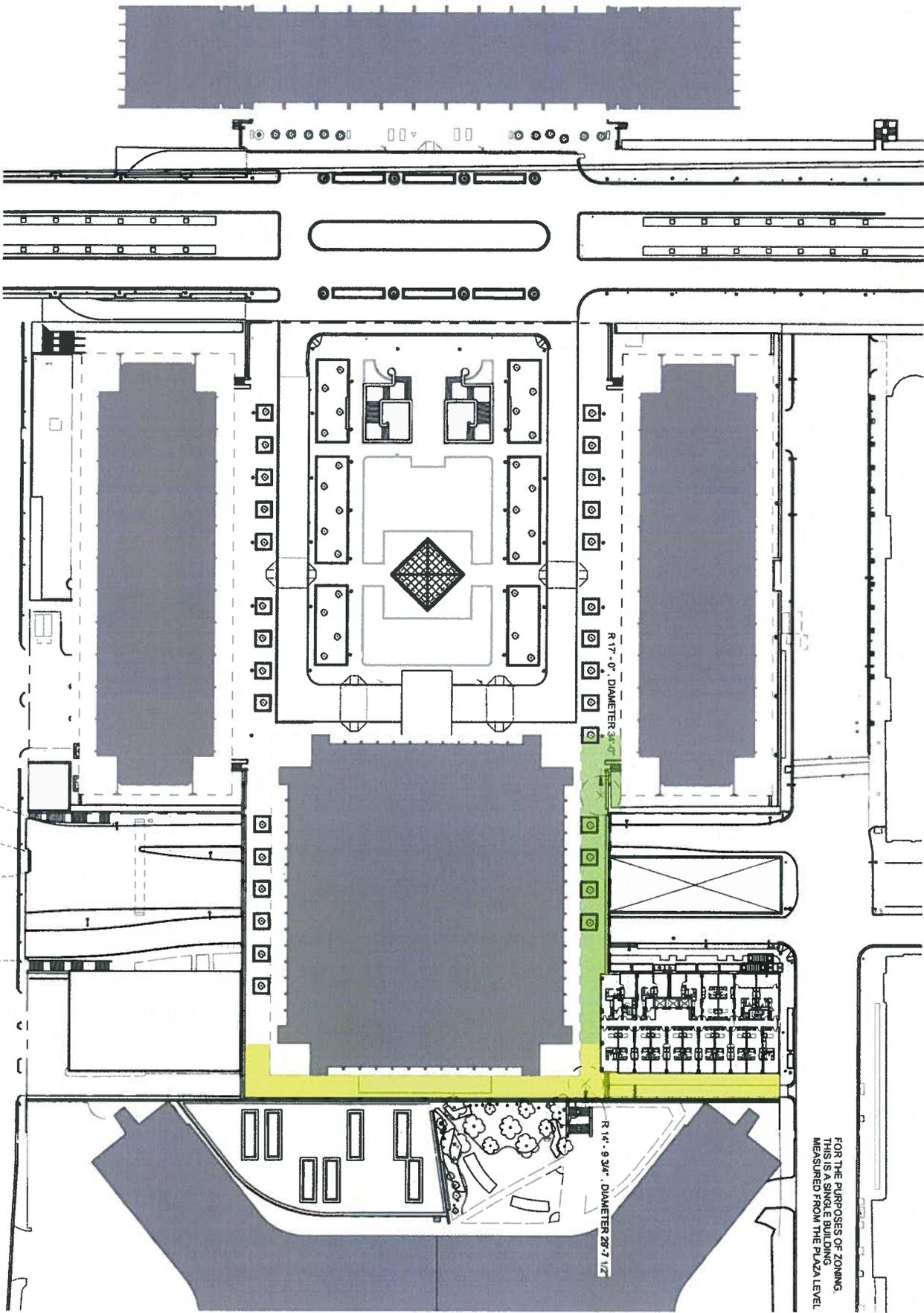
The "Southern Court", shown in green on Exhibit A, has an adjacent bounding wall of 130 feet. Under Section 776.1, such wall would require a court of 32.5 feet. Since the court is an irregular, non-rectangular court, under Section 199.1, it can also be measured utilizing an inscribed circle. As shown on Exhibit A, the width of such inscribed circle in the "Southern Court" is 34 feet. Therefore, such "Southern Court" complies with the Zoning Regulations.

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

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachment A – Court Illustration

FLOOR PLAN - FOURTH LEVEL



R 17'-0" DIAMETER 34'-0"

R 14'-9 3/4" DIAMETER 29'-7 1/2"

FOR THE PURPOSES OF ZONING,
THIS IS A SINGLE BUILDING
MEASURED FROM THE PLAZA LEVEL.