

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No, 16
October 29, 1970

ORDERED:

That after public notice and hearing prescribed by law, the following preliminary application for a planned development under Article 75 of the 'Zoning Regulations is found to be in accordance with the public health, safety and **welfare** and in harmony with the intent and purpose of the Zoning Regulations and is approved by the Zoning Commission subject to the elements, conditions and guidelines hereinafter set forth:

Case No. 70-7

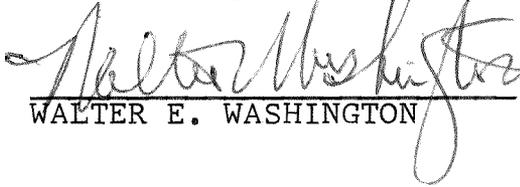
Preliminary application under Article 75 of the Zoning Regulations for a Planned Unit Development of Squares 1798, 1819, 1820, 1821, 1822 and 1823 and portions of public streets and alleys proposed to be closed, Site known as McLean Gardens, consisting of 43,238 acres and Located on the west side of Wisconsin Avenue in the area of Newark, Porter and Rodman Streets, N.W.

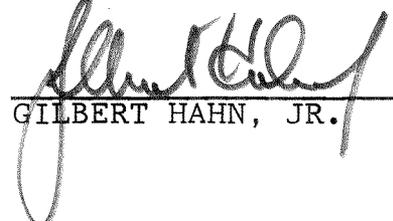
- (a) Extension of zoning to the site now zoned R-5-A of R-5-B and C-3-A zoning as shown an Exhibit No. 3 with the densities as proposed to aggregate not more than 2.5 FAR.
- (b) Maximum height of buildings from point of measurement shall be 90 feet except as in paragraph (h)2.
- (c) The guidelines and approximate mixture of uses to be:
 - 1. Two thousand two hundred ten apartment units with emphasis on condominium development to be located generally on western portion of site near park.

2. Seven hundred-room hotel-motel to be located on south-eastern portion of site near Wisconsin Avenue.
 3. Six hundred-bed hospital to be located at the southern end of the site near Newark Street and Idaho Avenue,
 4. Space for medical-office facilities of 61,200 square feet to be located at the southern end of the site near Newark Street and Idaho Avenue.
 5. One hundred eighty thousand square feet of retail commercial space to be located on eastern portion of site along Wisconsin Avenue,
 6. Nine hundred thousand square feet of office space to be located on eastern portion of site along Wisconsin Avenue,
 7. Total building program of 4.7 million gross square feet will be permitted.
- (d) Parking and off-street loading facilities shall be provided in structures or underground facilities as required by the Zoning Regulations for the final mix and distribution of uses,
- (e) Land occupied by roads and buildings shall be approximately 35%, and usable open space shall be approximately 65%.
- (f) Location and design of street layout and mall shall be in general compliance with the plans submitted (Exhibit No, 5).
- (g) The project shall be constructed under a staged program of development over a period of approximately 10 years with a view toward maximizing adequacy of traffic circulation and minimizing interference with tenants and residents of the neighborhood. Such staging shall follow generally that proposed by the applicant as shown on Exhibit No. 17.
- (h) Applicant shall develop its final plans under Article 75 in accordance with the guidelines herein set forth and with specific attention to the following conditions:

1. In cooperation with the National Park Service and National Capital Planning Commission, a plan for pedestrian access to Glover Archbold Park shall be provided from Wisconsin Avenue through the development,
2. In cooperation with the National Park Service and National Capital Planning Commission, the height and location of buildings adjacent to the park are to be modified in order to be more compatible with the adjacent park.
3. Applicant, in cooperation with Equitable Life Insurance Company, National Capital Planning Commission and the Department of Highways and Traffic, shall provide for an accessway to the southern portion of the Equitable property through "Plaza Place," (the central distribution spine located within the site) at least 400 feet southwest of Wisconsin Avenue.
4. In order to effectuate this plan certain streets and alleys are proposed to be closed. No permits can be issued until the street and alley closings are approved in accordance with applicable laws.

Applicant shall proceed with final application under the provisions of Article 75 pursuant to this Order.


WALTER E. WASHINGTON

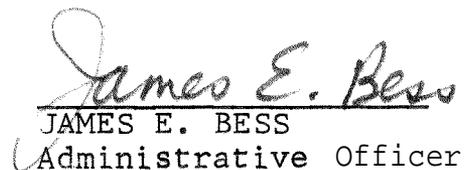

GILBERT HAHN, JR.

STERLING TUCKER

ROBERT C. HORNE


MARIO E. CAMPIOLI

Attested:


JAMES E. BESS
Administrative Officer