

Government of the District of Columbia  
ZONING COMMISSION



Zoning Commission Order No. 33  
September 23, 1971

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. 70-34

Preliminary application under Article 75 of the Zoning Regulations for a Planned Unit Development of lots 1, 800-805 incl., in Square 1660. Property located in area bounded by Wisconsin and Western Avenues, Jenifer Street, N. W. and that portion of 44th Street, lying within these boundaries which is proposed to be closed.

- (a) A Zoning Change from C-3-A to C-3-B is appropriate to accommodate this project.
- (b) The F.A.R. shall not exceed 6.0 including mechanical equipment.
- (c) The height shall not exceed 130 feet including mechanical equipment.
- (d) Phase I of construction to embrace approximately 98,000 square feet of land and Phase II will embrace approximately 64,800 square feet of land.
- (e) Phase I shall contain four (4) levels of retail commercial, one of which is located below ground at the main entrance and seven (7) stories of office space above the retail floor.

- (f) Phase I shall contain approximately 330,000 square feet devoted to retail commercial (a portion of this area is located in concourse area below the ground floor and not chargeable to F.A.R.).
- (g) Phase I shall contain approximately 295,000 gross square feet devoted to office use.
- (h) Phase 2 shall contain a gross floor area of approximately 388,800 square feet. The lower four levels shall be devoted to retail and/or parking. The upper seven floors may be devoted to office or hotel space or a combination thereof.
- (i) The amount and location of parking and off-street loading facilities shall be provided in structures or underground facilities as required by the C-3-B District in the Zoning Regulations for the District of Columbia provided: however, if hotel space is to be included in the final plan, then the parking related thereto shall be as required by the C-3-A District in the Zoning Regulations.
- (j) Access to the parking and off-street loading and other service facilities shall be limited to Jenifer Street opposite its intersection with 44th Street.
- (k) The building shall be set back from each property line the following distances:

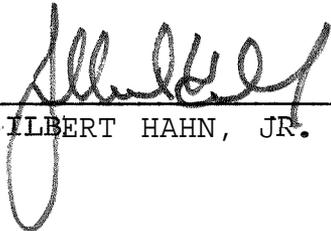
Wisconsin Avenue	15 feet
Western Avenue	15 feet

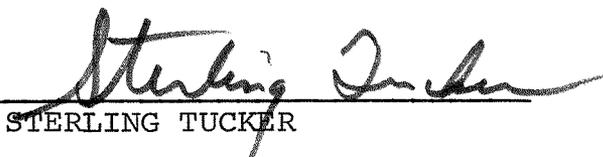
- (1) Bus passenger waiting area shall be provided at sidewalk level in the form of a continuous covered arcade having a minimum depth of twelve feet and an average vertical clearance of eleven feet as follows:

	<u>Phase I</u>	<u>Phase II</u>
On Wisconsin Avenue	60 feet	0
On Western Avenue	56 feet	56 feet

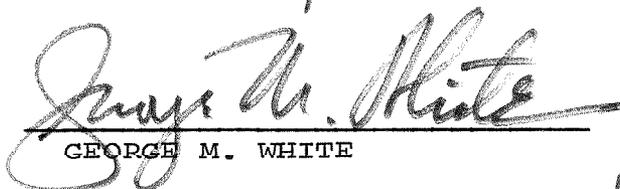
- (m) In order to affectuate this plan, a portion of 44th Street between Jenifer Street and Western Avenue is proposed to be closed. No permits can be issued until this street closing is approved in accordance with applicable laws.
- (n) The applicant shall proceed with a final application in accordance with the provisions of this Order and Section 7501 of the Zoning Regulations and file with the final application a separate application to amend the Zoning Map.

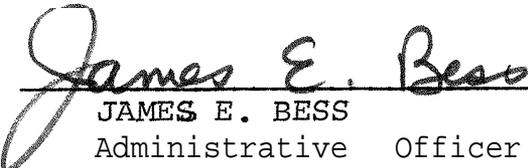
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WALTER E. WASHINGTON

  
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GILBERT HAHN, JR.

  
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STERLING TUCKER

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ROBERT C. HORNE

  
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GEORGE M. WHITE

ATTESTED:   
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JAMES E. BESS  
Administrative Officer