

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 hereinafter 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,,

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ATTEST:

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