

Government of the District of Columbia

ZONING COMMISSION



February 12, 1976

ORDER NO. 125

CASE NO. 75-3

Pursuant to notice, a public hearing of the Commission was held on November 13, 1975, to consider a proposed amendment of the Commission's order granting final approval of a planned unit development, filed by Watergate Improvement Associates.

FINDINGS OF FACT

1. The site of the building constructed pursuant to this Commission's approval of the final application for a planned unit development is located at 2600 Virginia Avenue, N.W. The specific building of the planned unit development to which this building relates is known as the "Stage II Office Building", located in square 8, lot 19, and contains approximately 28,000 square feet.

2. This Commission's order dated July 17, 1962, in Case 62-19, approved the Watergate Project with a specific condition that "all office usage requested shall be limited to those uses allowable in the SP district". The applicant now seeks to amend this condition in order to utilize this building for general commercial office uses.

3. The Commission finds that approximately 16% of the office space in the subject building or approximately 30,000 square feet, is presently unrented, with another 29,000 square feet of space becoming vacant within the next year (TR. 22).

4. The Commission finds that this proposed amendment would not result in any change in the height, floor area ratio, lot occupancy, or any other characteristic of the building or project in which the building is located (TR. 22-23).

5. The Commission finds that the proposed amendment would not change the ratio of retail space to residential space or the total amount of space devoted to office use (TR. 23).

6. The Commission finds that the only change that would result from the granting of this proposed amendment would be in the type of tenant who could occupy presently existing office space (TR. 23).

7. The Commission finds that due to the characteristics of this building the impact of any kind of office use is likely to be the same as any other type of office use (TR. 24-25).

8. The Commission finds that the conditions of the area in which this building is located have changed considerably since the original planned unit development was granted. The Foggy Bottom area is now developed with a large number of newer buildings which include Columbia Plaza, the Kennedy Center for the Performing Arts, the Howard Johnson Motel, and the Plaza Condominium, and that these structures do not necessarily need the protection which would be derived from continuing to limit the type of office uses in the subject building to SP uses.

CONCLUSIONS OF LAW

1. This amendment of the final approval for the Watergate planned unit development is in accordance with the intent and purposes of the Commission's approval of this planned unit development in Case 62-19, dated July 17, 1962.

2. The amendment of the final order 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.

3. The Commission in granting final approval of a planned unit development retains jurisdiction to change any condition contained therein when circumstances are established which necessitates such a change.

4. The amendment of the Order granting final approval of the 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.

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DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Commission hereby ORDERS AMENDMENT of the Order of July 17, 1962, in Case 62-19, to allow general office uses in the building known as Stage II Office Building of the Watergate planned unit development located at 2600 Virginia Avenue, N.W., Square 8, Lot 19.

BY ORDER OF THE COMMISSION



ATTEST: Martin Klauber
Executive Secretary