

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 447
Cases No. 84-18F/82-13C and 84-20P
December 10, 1984

On December 10, 1984, at its regular monthly meeting, the District of Columbia Zoning Commission authorized the scheduling of public hearings for the following:

Case No. 84-18F/82-13C

ANC-2B

Application from the Brookings Institution requesting second-stage (final) review and approval of a Planned Unit Development (PUD) for Lots 113 and 863 in Square 157 at 1755-77 Massachusetts Avenue, N.W. and a related change of zoning from R-5-D to SP-2 for a portion of lot 113. The PUD site is approximately 65,419 square feet of land area. The applicant proposes to construct a mixed-use residential and office development. The residential component will have seventy-nine apartments and three dwelling units, front on P Street, and have an average height of sixty-seven feet. The office component will have approximately 89,323 square feet of floor area devoted to office use, front on Massachusetts Avenue, and have a height of ninety feet. The project will have an overall floor area ratio (FAR) of 4.8, of which 1.2 FAR will be for residential uses.

and

Case No. 84-20P

ANC-3E

Application from the Donohoe Companies, Inc., the Chevy Chase Land Company of Montgomery County, and the National Security & Trust Co., requesting first-stage (preliminary) review and approval of a PUD and related change of zoning from R-5-B, C-2-B, & C-3-A to C-3-C for Lots 20, 21, 23, and 810 in Square 1661 with a public street and alley proposed to be closed. The PUD site is located at the southeast corner of the intersection of Wisconsin and Western Avenues, N.W., and comprises approximately 95,656 square feet of land area.

The applicants propose to construct a mixed-use development including a seventy foot high 200 room hotel component, a 110 foot high office component, and a connecting covered multi-level atrium area with retail uses. The project will have underground parking to accommodate 630 cars, an FAR of 6.0, a Lot occupancy of ninety-one percent, and gross floor area of 577,211 square feet including 161,480 square feet for hotel, 155,731 square feet for retail, and 260,000 square feet for office uses.

It is therefore hereby ordered that Cases No., 84-18F/82-13C, and 84-20P be scheduled for public hearing. Formal "Notices of Public Hearing" are forthcoming.



STEVEN E. SHER
Executive Director
Zoning Secretariat

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