

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 574
Cases No. 86-10, 88-6C and 88-13C
May 9, 1988

At its regular monthly meeting on May 9, 1988, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 86-10

ALL ANCs

This is a proposal of the District of Columbia Office of Planning requesting the Zoning Commission to consider amendments to the text of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning, regarding the measuring point for and height of buildings.

Case No. 88-6C

ANC-2B

This is an application of Vanguard Associates requesting consolidated review and approval of Planned Unit Development (PUD) for lot 866 in Square 117 at 1111 - 20th Street, N.W. The PUD site is presently improved with an eight (8) story office and retail building, known as the Vanguard Building. The PUD site comprises 26,241 square feet of land area, and is presently zoned C-3-C. The applicant does not propose a change of zoning.

The applicant proposes to retain the existing structure, construct a new facade, add two (2) additional floors for office use, and provide an amenities package that includes minority jobs and contracting opportunities, an on-site child care center, a monetary contribution to a local elementary school, some space for an art gallery, and a transportation management plan commitment.

Case No. 88-13C

ANC-2B

This is an application of the 1507 M Street Association, Joseph Rotwein, and the 1200 15th Street Limited Partnership requesting consolidated review and approval of a Planned Unit Development and change of zoning from SP-2 to C-4 for lots 29, 37, and 831 in Square 196, located at the northwest corner of the intersection of 15th and M Streets, N.W. The PUD site totals approximately 17,144 square feet of land area.

The applicants, through their developer, the 15th & M Limited Partnership, propose to develop an eleven-story office building with some ground floor arts-related space. The project will have a gross floor area of approximately 180,000 square feet (168,400 square feet for office use and 12,600 square feet for arts-related use), a floor area ratio (FAR) of 10.5, a height of 130 feet, a lot occupancy of ninety-eight (98) percent, and parking to accommodate 165 cars.

It is therefore hereby ordered that Z.C. Cases No. 86-10, 88-6C and 88-13C be scheduled for public hearing. Formal "Notices of Public Hearing" for these cases are forthcoming.


EDWARD L. CURRY
Executive Director
Zoning Secretariat

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