

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 583

Case No. 88-12C

PUD at 4th & K Street, N.W.

August 8, 1988

This application in Z.C. Case No. 88-12C was filed on April 12, 1988, and is a request from Cresent Construction Company and Pacific Development, Inc. for review and approval of a consolidated Planned Unit Development at 400 K Street, N.W. (Square 516, Lots 29, 30 and 58).

The subject site is located at 400 K Street, N.W. at the northeast corner of Square 516 (intersection of 4th and K Street) and encompasses a land area of 54,470 square feet. It is presently zoned HR/C-2-C. No change of zoning is requested. The proposed development on this site would have a FAR of 865 with a gross floor area of approximately 462,995 square feet. Of this total there would be approximately 179,645 square feet of office space; 31,264 square feet of retail space; and 2665 square feet devoted to a day care center. There would be approximately 300 residential units (246,835 square feet of gross floor area) in the building. The building would be 130 feet in height and would have 220 parking spaces.

The HR (hotel/residential incentive overlay) permits development incentives for residential and hotel uses, only to a maximum floor area ratio (FAR) of 8.5 and a maximum height as permitted by the Act to Regulate the Height of Buildings, June 1, 1910, as amended. The District is mapped in combination with other Districts.

The C-2-C District permits matter-of-right high density development, including office, retail, housing, and mixed uses to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.0 for residential and 2.0 for other permitted uses, and a maximum lot occupancy of eight percent.

The subject site is bounded by K Street to the north, 4th Street to the east, and public alleys to the west and south. Across the alley to the south is the seven-story Chester Arthur Federal Office Building and across the alley to the west is a parking lot. The site is currently being used as a parking lot.

On July 11, 1988 at its regular monthly meeting the District of Columbia Zoning Commission considered the application to determine whether to authorize the scheduling of a public hearing for the application.

Advisory Neighborhood Commission 2C (ANC-2C), by letter dated June 6, 1988 supported the application noting that the community would receive 360 new rental housing units. Through a substantial rent subsidy, the project will also provide a People's Drug Store, as well as the provision of a rent-subsidized day care center.

Councilmember John Wilson, by letter dated June 9, 1988, supported the proposal and request for a public hearing.

The District of Columbia Office of Planning (OP), by preliminary report dated June 7, 1988, recommended that the Zoning Commission schedule the application for a public hearing. The OP by letter dated June 30, 1988, also submitted a supplemental report that reiterated its previous conclusion regarding the proposal.

The Zoning Commission would be prepared to concur with the recommendation of OP, and to hold a public hearing on this application. However, the Commission has determined not to hold a public hearing on the application in Z.C. Case No. 88-11C, and counsel for the applicant has advised the Commission that the applicant would not pursue the PUD proposed in the instant application independent of the one in Case No. 88-11C. Accordingly, the Commission determined that a public hearing on this application would serve no purpose.

Under consideration of the reasons set forth herein, the Zoning Commission DENIES Case No. 88-12C without a public hearing, and without prejudice.

Vote of the Z.C. taken at its regular public meeting on July 11, 1988: 4-1 (John G. Parsons, Patricia N. Mathews, Lindsley Williams, Elliott Carroll to deny without prejudice and Maybelle Taylor Bennett, to oppose by proxy).

This order was adopted by the Zoning Commission at its regular public meeting on August 8, 1988 by a vote of 5-0 (Patricia N. Mathews, Lindsley Williams, Elliott Carroll and Maybelle Taylor Bennett to adopt order to deny; John G. Parsons to adopt by absentee vote).

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In accordance with 11 DCMR 3028, this order is final and
effective upon publication in the D.C. Register; that is, on
16 SEP 1988.


MAYBELLE TAYLOR BENNETT
Chairperson
Zoning Commission


EDWARD L. CURRY
Executive Director
Zoning Secretariat

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