

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 607

Case No. 88-16C

February 13, 1989

At its regular monthly meeting on February 13, 1989, the Zoning Commission for the District of Columbia authorized the scheduling of public hearing for the following:

Case No. 88-16C

ANC-2C

This is a revised application of the Willco Construction Company, Inc. and Jerom Golub Realty requesting consolidated review and approval of Planned Unit Development (PUD) for lots 18-20, 23, 27-31, 804-806, 816-819, 821, 823, 827-831, 835-837 and 840-852 in Square 372. The PUD site is located to the immediate southwest of Mt. Vernon Square, and is bounded by 9th, 10th, and K Streets, and New York Ave., N.W. The PUD site area, is presently zoned HR/C-3-C and C-3-C. No change of zoning is requested.

In the revised application, the applicants propose to construct an office building with some ground floor retail. The project will have a lot occupancy of eighty-six (86) percent, a height of 130 (ninety feet at the corners of building), the renovation of 25,000 square feet of floor area for retail/service use by the Washington Convention Center within the office development, and parking to accommodate approximately 400 cars. The applicants also propose an off-site housing amenity for low and moderate income families to include the renovation of 20 to 25 housing units to be located within the boundaries of Advisory Neighborhood Commission - 2C.

The applicants further propose two alternative features to the revised application. Alternative "Scheme A" proposes a floor area ratio (FAR) of 9.5, a gross floor area of 486,250 square feet (456,250 square feet for office uses and 30,000 square feet for retail uses), and an additional

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off-site housing amenity for the construction of 34 townhouse units located in the 900 block of M Street, N.W. to be sold or rented at market rate. Alternative "Scheme B" proposes an FAR of 9.2, and a gross floor area of 471,463 square feet (441,463 square feet for office uses and 30,000 square feet for retail uses).

It is therefore hereby ordered that Z.C. Case No. 88-16C be scheduled for public hearing. A formal "Notice of Public Hearing" for this case is forthcoming.



EDWARD L. CURRY
Executive Director
Zoning Secretariat

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