

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 652
Cases No. 87-7, 89-20C, & 89-31C
December 11, 1989

At its regular monthly meeting on December 11, 1989, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 87-7

ALL ANCs

This is an initiative of the Zoning Commission to consider a second proposal of the District of Columbia Office of Planning (OP) to further implement the Comprehensive Plan for the National Capital. The proposal creates amendments to the text of the Zoning Regulations and amends the Zoning Map of the District of Columbia with the new Arts Overlay District along the 14th Street/U Street Corridors. This initiative is the second review of the Zoning Commission to create and map the Arts Overlay District because, for various reasons, the Commission was unable to adopt certain amendments in the first review of the case.

Case No. 89-20C

ANC-2B

This is an application of Citi-State/IBG Number One General Partnership requesting consolidated review and approval of a Planned Unit Development (PUD) and related change of zoning from R-5-B to R-5-D, as amended, for lots 4, 18-21, 24-27, 34, 42, 812, and 813 in Square 49. The PUD site is located on the north side of N Street between 22nd and 23rd Streets, N.W., and measures 29,929 square feet in land area.

The applicant proposes to construct a nine-story apartment house of approximately 208 apartments with limited commercial space. The project will have a gross floor area of approximately 238,521 square feet, a maximum floor area ratio (FAR) of 7.97, a maximum height of 90 feet, and parking to accommodate 225 cars. A maximum 16,111 square feet will be devoted to limited service, office, and service retail uses.

Case No. 89-31C

ANC-2C

This is an application of the Washington Properties, Inc., on behalf of the Salvation Army, the 488 Associates Limited Partnership, the Fraternal Order of Police, and John W. & Vinard Paris, requesting consolidated review and approval of a Planned Unit Development. The application also includes a request for a change of zoning from SP-2 to C-3-C for lots 15-19, 24, 25, and 821-823, and a closed public alley in Square 488.

Square 488 is bounded by 5th, 6th, E and F Streets, N.W. The PUD site measures 44,250 square feet in land area, is located at 500 Fifth Street, N.W., and is improved with some occupied and vacant buildings, and a surface parking lot.

The applicant proposes to construct a ten-story commercial building with general office and retail uses. The project would have a maximum height of 120 feet, a maximum FAR of 7.64, a lot occupancy of ninety-nine (99) percent, a maximum gross floor area of 338,125 square feet, and parking to accommodate 254 cars.

It is hereby ordered the Z.C. Cases No. 87-7, 89-20C, and 89-31C be scheduled for public hearing. Formal "Notices of Public Hearing" are forthcoming.



EDWARD L. CURRY
Executive Director
Zoning Secretariat