

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER No. 671
Case No. 90-10C
(PUD @ the 2200 blk. of M St., NW.)
August 6, 1990

This application in Z.C. Case No. 90-10C was filed on May 8, 1990, and is a request from Ten-Four Associates Limited Partnership for consolidated review of a Planned Unit Development (PUD) on the south side of M Street, between 22nd and 23rd Streets, N.W., in Square 51, Lot 76.

The subject site is located in an area known as the West End neighborhood of Ward 2, encompasses 61,539 square feet of land area, and is zoned C-2-C. The subject site is bounded by 22nd Street, N.W. to the east, 23rd Street, N.W. to the west, M Street, N.W. to the north and L Street, N.W. to the south.

The applicant proposes to develop the subject site with a ten-story office/retail building and a 13-story residential building. Both buildings would be 120 feet in height and will be connected above and below grade. The proposal also includes a four-level underground parking garage containing between 634 and 711 parking spaces (depending on the use of vault space).

The commercial building would contain office use with retail facilities on the ground level and below grade. It would contain approximately 351,294 square feet of office space and 17,938 square feet of retail space, a floor area ratio (FAR) of 6.0, and would have ten stories.

The residential building is planned for approximately 140 apartment units. It would have an FAR of 2.0, or 123,077 square feet of residential space on 13 floors.

Under the existing C-2-C zoning, the matter-of-right FAR would be 6.0. Of this amount, 4.0 could be used for residential development and 2.0 for other permitted uses. The height of a building constructed as a matter-of-right in the C-2-C District would be 90 feet.

On July 9, 1990, at its regular monthly meeting, the Zoning Commission for the District of Columbia considered the application to determine whether to authorize the scheduling of a public hearing.

Advisory Neighborhood Commission 2A did not comment on the application.

No letters or petitions were received in support of or in opposition to the application.

The District of Columbia Office of Planning (OP), by preliminary report dated July 3, 1990, recommended that the subject application be set for a public hearing based on the following conditions: that the height of the proposed project not exceed 90 feet and that the project include one FAR of residential space for every two FAR of commercial space.

The Zoning Commission does not concur with the request of the applicant nor the recommendation of OP, and believes that conceptually the application lacks sufficient merit to be set for public hearing.

The Commission believes the proposed project's height of 120 feet is too high, the commercial FAR of 6.0 is too excessive and that the amenity package is grossly insufficient.

The Commission further believes that the application is not in the best interest of the District of Columbia, is inconsistent with the intent and purpose of the Zoning Regulations and Zoning Act and is inconsistent with the Comprehensive Plan for the National Capital, as amended.

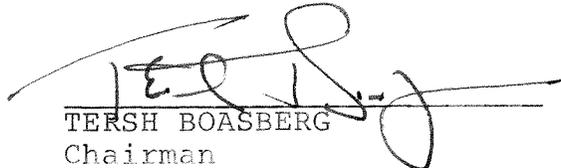
Upon consideration of the reasons set forth herein; the Zoning Commission for the District of Columbia DENIES Case No. 90-10C, without a public hearing, without prejudice.

Vote of the Zoning Commission taken at its regular public meeting on July 9, 1990: 3-2 (John G. Parsons, William L. Ensign and Tersh Boasberg, to deny without a public hearing, without prejudice - Lloyd D. Smith and Maybelle Taylor Bennett, to oppose).

This order was adopted by the Zoning Commission at its regular monthly meeting on August 6, 1990, by a vote of 4-1 (John G. Parsons, William L. Ensign and Tersh Boasberg, to adopt, and Maybelle Taylor Bennett, to adopt by absentee vote - Lloyd D. Smith, oppose).

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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
AUG 24 1990.



TERSH BOASBERG
Chairman
Zoning Commission



EDWARD L. CURRY
Executive Director
Zoning Secretariat

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