

# Government of the District of Columbia

## ZONING COMMISSION



### ZONING COMMISSION ORDER NO. 768

Case No. 93-3C

December 22, 1994

At its regular monthly meeting on December 12, 1994, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

#### Case No. 93-3C

(PUD Modification & Map Amendment @ 200 K Street, N.E.)

On January 29, 1993, the District of Columbia Office of Zoning (OZ) received an application from the 200 K Street Associates (Ronald Cohen Investments). The application, which was amended by submissions dated October 18 and 20, 1994, requests consolidated review and approval of a planned unit development (PUD) and related change of zoning for property located at 200 K Street, N.E..

The amended application (Proposal II) proposes the construction of a high-rise, mixed-use, office and residential project. The PUD site is divided into Lot 1 for the residential building and Lot 2 for the office building. There will be a 30,000 square foot landscaped plaza, and underground parking to accommodate 428 cars. The total floor area ratio (FAR) for the project is 8.0 and the total lot occupancy is 71 percent.

The PUD site comprises all of Square 749, except lots 31, 804 and 805, and the public alley at the rear of those lots. The PUD site measures 101, 102 square feet (29,413 for Lot 1 and 71,689 for Lot 2), and is bounded by 2nd, 3rd, K and L Streets, N.E. A change of zoning from C-M-1 and M to C-3-C is proposed for the PUD site.

The 15-story residential building is located at the east side of the square, fronts on 3rd Street, and has a three-tier height of 36.5 feet, 87.5 feet, and 130 feet from K to L Street. This building will have a gross floor area of 196,758 square feet, a lot occupancy of 60 percent, and an FAR of 6.7.

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The 12-story office building is located at the west side of the square, fronts on 2nd Street, and has a height of 130 feet. This building will have a gross floor area of 597,546 square feet, a lot occupancy of 75 perent, and an FAR of 8.6.

It is hereby ordered that Zoning Commission Case No. 93-3C is authorized for a public hearing. A final "Notice of Public Hearing" is forthcoming.

A handwritten signature in black ink, appearing to read "Madeliene H. Robinson", is written over a horizontal line. The signature is fluid and cursive.

**MADELIENE H. ROBINSON**  
Director  
Office of Zoning

ZCO768/SDB/bhs