

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 772
Case No. 94-17C/89-19C and 94-21C

On February 13, 1995, at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized public hearings for the following cases:

CASE NO. 94-17C/89-19C

(PUD Re-approval @ I-395, Centerleg Freeway)

On October 28, 1994, the Office of Zoning (OZ) received an application on behalf of the Washington Development Group in the above-numbered case. The application requests the Zoning Commission for the District of Columbia to re-approve the planned unit development (PUD) and map amendment that was granted by Z.C. Order Nos. 664 and 664-A which expired on June 26, 1994.

ANC-6A

Z.C. Order Nos. 664 and 664-A approved a map amendment from unzoned property to C-3-C, and a consolidated PUD for a mixed-use office, hotel and residential project. The PUD site is located in the air space of the Centerleg Freeway (I-395) between 2nd, 3rd and E Streets, and Massachusetts Avenue, N.W.

The PUD approval was for a deck built over the Centerleg Freeway (I-395) upon which a hotel structure, an apartment structure and three office structures shall be constructed. These structures will be linked by a pedestrian walkway and constitute a single building for zoning purposes.

CASE NO. 94-21C

(Consolidated PUD & Map Amendment @
Washington Hospital Center)

On December 12, 1994, the Zoning Commission for the District of Columbia received an application from the law firm of Linowes and Blocher on behalf of the Washington Hospital Center (WHC). The applicant is requesting consolidated review and approval of a planned unit development (PUD) and related map amendment from R-5-A to SP-1 for a portion of the property located at 110 Irving Street, N.W. (Square 3129, Lot 2).

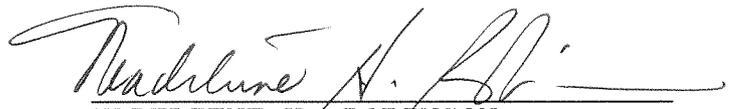
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The project site consists of 237,726 square feet of land. The proposed PUD will be completed in two phases. Phase I, will be comprised of three building elements -- a 109,615 gross square foot, physicians office building with below-grade parking, a parking structure with approximately 707 spaces, and a 17,930 gross square foot atrium connector system. Phase I will be built in a single phase.

ANC-2C

Phase II is to be an addition to the proposed physicians office building and will provide an additional 25,920 square feet of gross floor area. Phase II is intended to be built within 10 years of completion of Phase I or when office space needs exceed the available supply.

It is therefore ordered that Z.C. Case Nos. 94-17C/89-19C and 94-21C be authorized for public hearing. Formal "Notices of Public Hearing" are forthcoming.



MADELIENE H. ROBINSON
Director
Office of Zoning

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