

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 834

Case No. 97-12M/94-17C

(Modification to a Previously Approved PUD @  
I-395 - Centerleg Freeway)

November 25, 1997

The Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the above-referenced case.

On August 13, 1997, the Office of Zoning (OZ) received an application on behalf of the Washington Development Group. The application requested the Zoning Commission for the District of Columbia to approve a modification to a previously approved PUD and related map amendment granted in Z.C. Order No. 664-B.

Z.C. Order No. 664-B, approved a map amendment from unzoned property to C-3-C, and a consolidated PUD for a mixed-use office, hotel and residential project to be located on a deck built in the air space of the Centerleg Freeway (I-395) located between 2nd, 3rd and E Streets, and Massachusetts Avenue, N.W.

**ANC-6A**  
&  
**ANC-2C**

The total floor area ratio (FAR) for the project would not exceed 5.97, based on the site area of 271,400 square feet. The FAR devoted to office would not exceed 3.5, the FAR for retail would be .19, the FAR for hotel and apartment use would be 1.72, and the FAR for parking would be .56. The lot occupancy would not exceed 82 percent and the height would not exceed 130 feet as measured from the corner of Massachusetts Avenue and 2<sup>nd</sup> Street N.W.

The instant application seeks to modify a portion of the PUD by relocating the apartment building of the

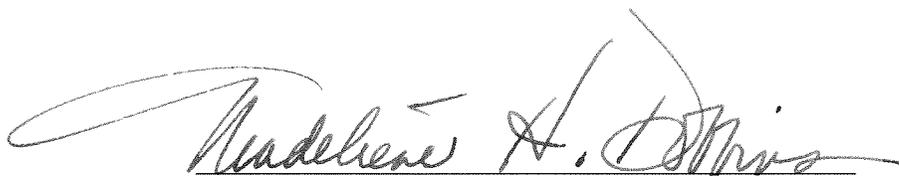
project from its current site to a new site north of Massachusetts Avenue. The new site is owned by the Department of Housing and Community Development (DHCD) and would be incorporated into the PUD.

It consists of Lots 830, 831 and parts of Lots 832 and 7000 in Square 560, and all of Square 562. The new site is bounded by H Street on the south, 2nd Street to the east, 3rd Street to the west and Carmel Plaza Apartment project to the north. The site is 184,461 square feet, and zoned C-2-C.

The application also requests the Commission to exceed the height and density guidelines for the C-2-C zone district and allow a height of 110 feet on the south apartment building that faces on H Street and Massachusetts Avenue.

The total floor area ratio (FAR) for the modified PUD would be 4.32, with 3.08 devoted to office and retail uses, .60 devoted to residential use, and .64 to hotel use. The amount of housing provided would increase from 234 to 259 units and 120 parking spaces would be provided.

It is hereby **ORDERED** that Zoning Commission Case No. 97-12M be scheduled for a public hearing. A Formal "Notice of Public Hearing" is forthcoming.



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