

**Government of the District of Columbia**

**ZONING COMMISSION**



**ZONING COMMISSION ORDER NO. 856**

**Case No. 98-12M/88-32**

**(Modification to an approved PUD @ 1616 Rhode Island Ave., N.W.-)  
Rhode Island Assoc. Limited Partnership**

On September 14, 1998 at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized a public hearing for the following:

**Case No. 98-12M**

**THIS CASE IS OF INTEREST TO ADVISORY NEIGHBORHOOD  
COMMISSION (ANC) 2B**

The applicant, the Rhode Island Associates Limited Partnership request a modification to an approved mixed-use (residential/commercial) Planned Unit Development ("PUD") for property located at 1616 Rhode Island Avenue NW in Square 182, Lot 80. The original PUD was approved by Zoning Commission Order No. 638. The site consists of 32,726 square feet of land area and is currently used as a surface parking lot.

The modification seeks to permit the redesign of the PUD to allow for two buildings, instead of one. One building will be for the use of the University of California and will be predominately apartments. The second building will be for use by Homestead Village, Inc. as extended-stay inn. The general development parameters of the Original PUD will be maintained with a building height not to exceed 106 feet and a total floor area ratio (FAR) of 8.2, slightly reduced from the 8.5 permitted in the original PUD. However, the residential component will be increased so that, if the modification is approved, the residential FAR will be increased from 1.64 to 3.05, and the commercial FAR will be decreased from 6.86 to 5.45.

It is therefore hereby ordered that Z.C. Case No. 98-12M is authorized for a public hearing. A formal "Notice of Public Hearing" is forthcoming.

A handwritten signature in black ink, reading "Sheri M. Pruitt-Williams". The signature is written in a cursive style with a horizontal line underneath it.

SHERI M. PRUITT-WILLIAMS

Interim Director

Office of Zoning