

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 913
Case No. 99-6M/88-16C
(PUD Modification and Map Amendment in Square 372)

At its regular monthly meeting on October 18, 1999, the Zoning Commission for the District of Columbia authorized a public hearing for Z.C. Case No.99-6M/88-16C:

Case No. 99-6M/88-16C resulted from two applications from the law firm of Wilkes, Artis, Hedrick and Lane (WAHL), on behalf of NDH 901 New York LLC, a Delaware Limited Liability Company. The applications request a modification to a previously approved planned unit development (PUD) (Z.C. Order 629) and a map amendment from HR/C-3-C and DD/C-3-C to C-4 for lots 32 and 33 in Square 372.

By Z.C. Order No. 629, dated September 11, 1989, the Commission approved a PUD for Lot 33 in Square 372. Z.C. Order No. 629 provided for the construction of an office building with a height ranging from 90 feet to 130 feet, a floor area ratio (FAR) of 9.5, a lot occupancy of 86 percent, and a minimum of 288 parking spaces. By Z.C. Order No. 629-A, dated June 11, 1990, the conditions for approval Nos. 8 and 9 were modified.

ANC-2F

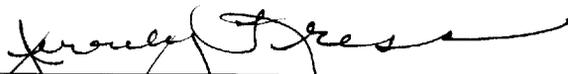
The instant applications request a modification to the subject PUD and a corresponding change of zoning from HR/C-3-C (Lot 33) and DD/C-3-C (Lot 32) to C-4. The applications also incorporate Lot 32 in Square 372 into the PUD. With the inclusion of Lot 32, the PUD site will consist of all of Square 372.

With the incorporation of lots 33 and 32 into the PUD site, the site would now be bounded by K Street, New York Avenue, and 10th Street, N.W. and is located within the New York Avenue corridor in Ward 2. It consists of approximately 53,253 square feet of land.

The proposed modified PUD will feature an 11-story office building containing approximately 532,578 square feet of gross floor area, a floor area ratio (FAR) of 10.0, a height of 130 feet, and four levels of parking for 427 cars.

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It is therefore ORDERED that Zoning Commission Case No. 99-6M/88-16C be scheduled for a public hearing. A formal "Notice of Public Hearing " will be forthcoming.



JERRILY R. KRESS, FAIA
Director
Office of Zoning