

Government of the District of Columbia
OFFICE OF ZONING



MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Sharon S. Schellin *SS*
Acting Secretary to the Zoning Commission

DATE: April 26, 2006

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on May 5, 2006:

1. Z.C. Notice of Filing (Case No. 03-12C/03-13C);
2. Z.C. Notice of Filing (Case No. 06-21);
3. Z.C. Notice of Public Hearing (Case No. 05-21A);
4. Z.C. Order No. 04-04A (Case No. 04-04A); and
5. Z.C. Order No. 04-17A (Case No. 04-17A).

Attachments

ZONING COMMISSION
District of Columbia

CASE NO. 03-12C/13C

EXHIBIT NO. 12

Office of the
Zoning Administrator
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ZONING COMMISSION NOTICE OF FILING

Case No. 03-12C/03-13C

(2nd Stage PUD @ 250 M Street, S.E.)

April 25, 2006

THIS CASE IS OF INTEREST TO ANC 6D

On April 21, 2006, the Office of Zoning received an application from Square 769, LLC, together with the District of Columbia Housing Authority (collectively, the "applicant") for approval of a second stage planned unit development ("PUD").

The property that is the subject of this application consists of Square 769, part of Lot 18, 20, and 21 in Southeast Washington, D.C. (Ward 6) and is located at 250 M Street, S.E. The property is currently zoned CG/C-3-C.

The applicant proposes to construct a nine-story office building with ground floor retail and below-grade parking. The proposed project is designed to work in concert with the existing building at 1100 New Jersey Avenue to create a gateway from M Street to the proposed Canal Park and Capper/Carrollsborg neighborhood. The building will have a height of 110 feet; building gross floor area of approximately 200,780 square feet and penthouse of approximately 6,375 square feet; total density of 7.41 FAR. The below-grade parking garage will consist of four levels and will accommodate 194 parking spaces. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

For additional information, please contact the Secretary to the Zoning Commission at (202) 727-6311.