

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



Office of the Director

Memorandum

TO: District of Columbia Zoning Commission ZONING COMMISSION  
District of Columbia  
S.S.D.  
FROM: Harriet Tregoning, Director CASE NO. 06-27  
Office of Planning  
DATE: March 15, 2007 EXHIBIT NO. 93  
SUBJECT: Supplemental Report for Square 54 (Boston Properties, KSI Services, Inc., George Washington University) #06-27  
Consolidated Planned Unit Development and Map Amendment

At its February 26, 2007 Special Public Meeting, the Zoning Commission deferred action on this application after discussing several aspects of the project. While the Commission supported the proposed uses and density, the height of portions of the proposed building was deemed to be too excessive for Commission approval. In particular, the rise from 90' to 120' along Washington Circle was deemed to be too abrupt in appearance. Also, the 130' height along the 22<sup>nd</sup> Street side of the project was considered to be out of character with that street.

On March 12, 2007, the applicant submitted a revised design for the project that showed responses to both of those concerns. First, the overall height of the office building was lowered from 130 feet on the east and 120 feet on the west to a uniform height of 114' 6". Not only does this significantly lower the actual and perceived height along 22<sup>nd</sup> Street, but the transition from the first bay along Washington Circle, which was raised slightly to 91'3", creates a much more appropriate transition. This transition is now approximately 23' and is a significant visual improvement.

The second major change is the lowering of the 22<sup>nd</sup> Street residential building by two floors to a zoning height of 110'. This creates a situation that is much more appropriate to the 22<sup>nd</sup> and I Street intersection and significantly lowers the perceived height along 22<sup>nd</sup> Street. At 114' 6", the office building would be about five feet higher where they meet at the middle of the block, but still approximately ten feet lower than the building directly across the street to the east.

While the office portion of the project was able to regain some density by lowering floor to ceiling heights throughout the structure, the project reduced the amount of gross floor area from the previous submission. The office portion has dropped 17,820 square feet of area and the residential portion 14,739 square feet for a total reduction of 32,559 square feet of density.

OP believes that the applicant has made significant changes to the project that successfully respond to the Commission's height concerns. We recommend approval of the project as modified.

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