

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*
Secretary to the Zoning Commission

Date: June 15, 2006

Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on June 23, 2006:

1. Z.C. Notice of Filing (Case No. 06-28);
2. Z.C. Notice of Filing (Case No. 06-29); and
3. Z.C. Order No. 06-16 (06-16).

Attachments

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ZONING COMMISSION
District of Columbia

CASE NO. 06-28
EXHIBIT NO. 12

ZONING COMMISSION NOTICE OF FILING
Case No. 06-28
(Consolidated PUD & Related Map Amendment –
Square 3846, Lots 74, 854, 855, 857 and 858)
June 15, 2006

THIS CASE IS OF INTEREST TO ANC 5B

On June 9, 2006, the Office of Zoning received an application from Douglas Development Corporation (the "applicant") for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 3846, Lots 74, 854, 855, 857 and 858 in Northeast Washington, D.C. (Ward 5) and is located on the north, south, and west sides of Channing Place, N.E. The property is currently zoned C-M-2.

The applicant proposes a mixed-use development consisting of approximately 461,049 square feet of gross floor area for residential, retail and office uses, and parking. The buildings on the south side of Channing Place will be retained, and an addition of approximately 99,688 square feet will be added. The existing building with the addition will contain approximately 70-90 dwelling units and approximately 56,219 square feet of office space. The building on the north side of Channing Place will be razed, and a new building of approximately 225,203 square feet is proposed which could contain approximately 170-190 dwelling units, approximately 6,827 square feet of retail, and approximately 87 parking spaces. A parking garage is proposed for the vacant parcel on the west side of Channing Place, which will provide approximately 194 parking spaces. The project would have an aggregate floor area of approximately 461,049 and an FAR of 4.56 with a maximum height of 80 feet. In addition, the applicant seeks a related map amendment to the C-2-C District. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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