

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

TO: Zoning Commission Members

FROM: Jerrily R. Kress, FAIA, Director
Office of Zoning 

DATE: December 4, 2007

SUBJECT: Z.C. Case No. 06-46A (Request For Consent Calendar Modification to a CG Overlay Review)

The applicant, MR BP Office #1 LLC, *et als.*, has filed with the Zoning Commission a Request for a Consent Calendar Modification to a CG Overlay review approved in Z.C. Order No. 06-46, dated November 28, 2007. This submission sets forth the request and outlines the nature and rationale for the Consent Calendar request.

Below, in summary fashion, are the written comments and recommendations to the Zoning Commission pursuant to **§ 3030, Consent Calendar**.

3030.2 For purposes of this section, "minor modifications" shall mean modifications of little or no importance or consequence.

The request is for a modification to a CG Overlay review approved in Zoning Commission Order No. 06-46. The applicant requests that the Commission approve: 1) a decrease in the office component from 277,600 to 267,162 square feet of gross floor area; 2) an increase in the hotel component from 105,560 to 106,269 square feet of gross floor area; 3) an increase in the retail component from 51,010 to 51,022 square feet of gross floor area; 4) an increase in the residential component from 320,100 to 320,511 square feet of gross floor area; and 5) a reduction in the overall density from 7.44 to 7.35 FAR.

In addition, for the residential portion of the project, the applicant requests that the Commission approve: 1) a reconfiguration of the square footage in the development and a reduction of the massing in the development adjacent to Cushing Street; 2) a modification to the courtyard design and façade materials; 3) relocation of the fire control room; 4) inclusion of storefront projections as shown in the original applications, or if not, a substitution of eight-inch

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architectural embellishments; 5) combining of the hotel shuttle elevators with the retail shuttle elevators into a single elevator on Monument Place; 6) refinement of the design of the retail storefront frames on the lower portion of the facades; 7) elimination of the projection from the residential lobby along N Street; and 8) modification to the terra cotta color in the façade treatment and the extent of terra cotta at the base of the building.

For the hotel portion of the development, the applicant requests a change in openings to meet the standards of a new tenant.

For the office portion of the development, the applicant requests that the Commission approve: 1) a change in the material used in the screen wall to a laminated glass with a silkscreen frit pattern; 2) installation of a colored metal pane with integrated sunscreen along the façade at the intersection of Half Street and Monument Place; 3) relocation of the fire control room; and 4) replacement of the masonry façade treatment along the south and east elevation with a metal paneled facade treatment along those elevations.

The applicant also requests flexibility to locate the green roofs exclusively on the office portion of the development, and seeks flexibility to modify the interim plan for Half Street.

3030.4 The request shall be in writing; state the nature of, and reasons, and grounds for the minor modification or technical correction; and include a copy of any Commission final order, map, plan, rulemaking, or other action or relief proposed to be modified or corrected.

Applicant's submission complies.

3030.6 All written requests shall be served by the moving party on all parties in the original proceeding at the same time that the request is served on the Director.

Applicant's submission complies.

3030.7 The Director shall, in the Director's sole discretion, determine the appropriate form of public notice and any additional service, taking into account the nature of the request and any issues relating to efficiency and fairness.

It has been determined that no further notice is required.

3030.8 Within seven (7) days after a request to put a matter on the Consent Calendar has been filed and served, any other party may file a response in opposition to or in support of the request. The responding party shall serve all other parties at the time that the response is filed with the Office of Zoning.

As of this writing, no response has been received; however, the ANC has until December 5, 2007 to file their response.

3030.9 The Director shall provide written comments and recommendations to the Commission on each request for placement of a matter on the Consent Calendar.

It is recommended that this request be placed on the Commission's consent calendar.

3030.10 In reviewing requests for placement of a matter on the Consent Calendar, the Director may request advice from other District agencies, including the Office of the Attorney General.

It has been determined that there is no advice necessary from other District agencies.

3030.11 Based upon the written request for placement of a matter on the Consent Calendar, all supporting and opposing submissions and the reports of other District of Columbia agencies, the Director shall determine which matters shall be placed on the Consent Calendar for consideration and action by the Commission without public hearing at its monthly meeting.

It has been determined that it is appropriate to place this matter on the consent calendar for consideration and action by the Zoning Commission without public hearing at its December 10, 2007 public meeting.

3030.12 Any member of the Commission may remove any item from the Consent Calendar for any reason. Any matter that is not placed on the Consent Calendar or that is removed from the Consent Calendar shall be acted upon by the Commission according to the applicable procedures contained in other sections of this chapter.

To be determined by the Commission.

3030.13 All relief granted by the Commission under this section shall be consistent with the intent of the Commission in approving its original order, map, plan, rulemaking, or other action or relief proposed to be modified or corrected and shall not substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.

It is recommended that the requested modification be granted as it is consistent with the intent of the Commission in approving its original Order No. 06-46 and does not substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.