

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning

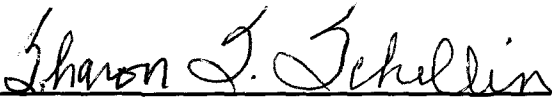


Z.C. CASE NO.: 07-07

As Secretary to the Commission, I hereby certify that on **MAR 20 2007** copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- | | |
|---|---|
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ATTESTED BY:



Sharon S. Schellin

Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 07-07

EXHIBIT NO. 21

ZONING COMMISSION NOTICE OF FILING
Z.C. Case No. 07-07
(Consolidated PUD – Square 441, Lots 21, 66, 97, 814, 815, and 854)
March 20, 2007

THIS CASE IS OF INTEREST TO ANC 1B

On March 15, 2007, the Office of Zoning received an application from Broadcast Center Partners, LLC (the “applicant”) for approval of a consolidated PUD for the above-referenced property.

The property that is the subject of this application consists of Square 441, Lots 21, 66, 97, 814, 815, and 854 in Northwest Washington, D.C. (Ward 1) and is located at 1801, 1837, 1839-1847, 1849, and 1851 7th Street, N.W. and 624-632 T Street, N.W. The property is in the ARTS/C-2-B Zone District.

The applicant proposes to develop a new mixed-use residential, office, and retail building containing approximately 319,917 gross square feet above-grade with two levels of underground parking. The project will provide 192,511 gross square feet of residential space, 24,323 gross square feet of retail space, and 103,083 gross square feet of office space. The project will have a density of 6.3 FAR (2.5 for commercial and 3.8 for residential uses), with approximately 180 dwelling units and a building height of 90 feet. The office component of the project is intended to allow Radio One, a major African-American communications and broadcast company, to return its headquarters to the District of Columbia.

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