

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance (via e-mail)
From: Sharon S. Schellin^{S3}
Secretary to the Zoning Commission
Date: January 12, 2009
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on January 16, 2009:

1. Z.C. Notice of Filing (Case No. 08-34).

Attachment

ZONING COMMISSION
District of Columbia

CASE NO. 08-34
EXHIBIT NO. 11

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 08-34

**(1st Stage PUD, Consolidated PUD, and Related Map Amendment @ Squares 564,
566, and 568)**

January 12, 2009

THIS CASE IS OF INTEREST TO ANC 6C

On December 31, 2008, the Office of Zoning received an application from Center Place Holdings, LLC (the "Applicant") for approval of a consolidated PUD, a first-stage PUD, and a related map amendment for the above-referenced property.

The property that is the subject of this application consists of Squares 564, 566, and 568 and is located in Northwest Washington, D.C. (Ward 6), in the area generally surrounded by Massachusetts Avenue, N.W. (north), 2nd Street, N.W. (east), E Street, N.W. (south), and 3rd Street, N.W. (west). The property is currently unzoned. The Applicant proposes a related map amendment to zone the property to C-4.

The Applicant proposes a mixed-use project of office, residential, and retail uses included in approximately 2.2 million square feet of gross floor area (approximately two million square feet of office and 180,000 square feet of residential) with an aggregate density of approximately 8.93 FAR. The project will re-establish the connection of F and G Streets to the existing L'Enfant Plan street grid. It will require relocating several historic properties, namely, the Adas Israel Synagogue, the Holy Rosary Annex, and the Holy Rosary Rectory. The project seeks to achieve LEED CS Platinum certification for the office buildings and LEED Gold certification for the residential building. The project will include four buildings, each of which will be 130 feet tall, and it will have a total of 1,163 parking spaces.

The Applicant proposes two phases of development for the property. The first phase consists of a consolidated PUD, which will include construction of the entire platform over the recessed Center Leg freeway; construction of a 1,041,316-square-foot office building in the North Block; and construction of all below-grade parking, concourse, and service levels. The office building will front Massachusetts Avenue and include approximately 34,966 square feet of ground floor retail.

The second phase of the project will include construction of two buildings (one residential; one commercial) in the Center Block and one commercial building in the South Block. The residential building will contain approximately 150 units, 25 of which will be affordable to residents earning less than 30% of Area Median Income.

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