

MEMORANDUM

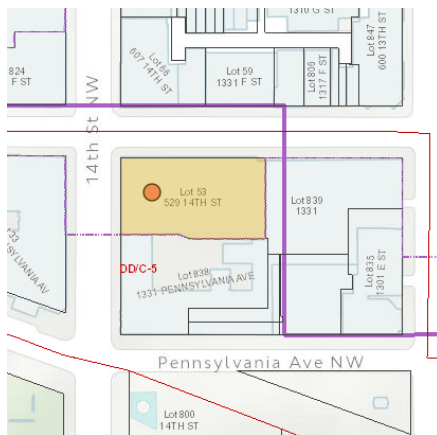
TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen Cochran, Case Manager
JLS
 for Joel Lawson, Associate Director Development Review

DATE: June 29, 2016

SUBJECT: BZA No. 14096A -- Request for Special Exception Modification of Previous BZA Order Under 11 DCMR § 768 -- 529 14th St., NW – Square 254, Lot 53

I. BACKGROUND OFFICE OF PLANNING RECOMMENDATION



11 DCMR §§ 762.4 and 765 permit the Board to grant bonus density for the provision of through-block pedestrian connections and spaces in the C-5 zone, subject to criteria in §§ 764 and 765 and consistent with procedures in § 768. In Order 14096 (March 24, 1984) the Board approved the generation of 74,772 square feet of bonus density through the provision of such amenity features at 529 14th Street, N.W. The Order also approved a design for the use of 38, 050 gsf of the generated bonus density. In this application the applicant is seeking special exception approval to use almost all of the remaining bonus density for expansion internal to the building.

Figure 1. Site Location

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends the Board **approve** a special exception granting permission for the use of 24,411 gross square feet (gsf) of remaining bonus density for interior additions to 529 14th Street, N.W..

OP's recommendation is contingent on the applicant's submission of the additional information noted in the table in Section III of this report.

The application also appears to require relief from § 2001.3 for an existing building non-conforming to height, court width, and rear yard requirements, to which OP would have no objection.

III. SUMMARY OF LOCATION, SITE AND PROJECT

Address:	529 14 th St., NW	Legal Description:	Square 254, Lot 53	Ward, ANC:	2, 2C
Lot Characteristics:	The rectangular 44,138 sf property is located on the southeast corner of the intersection of 14 th and F Streets, N.W. The property's southern boundary is approximately 15 feet lower than its northern boundary on F Street.				

Address:	529 14 th St., NW	Legal Description:	Square 254, Lot 53	Ward, ANC:	2, 2C
Zoning:	DD/C-5 – Retail Sub-Area				
Existing Bldg.(s):	13-story, 140-foot office building with ground level retail space.				
Historic District:	Contributing building to Pennsylvania Avenue National Historic District				
Adjacent and Nearby Properties	The property has a through-block pedestrian passageway providing interior connections among all streets bordering Square 254 and between the National Press Club building and the Marriott hotel to the south and the Shops at National Place to the east. While high density office buildings comprise the majority of nearby structures, there are a substantial number of hotels, federal buildings, retail stores and entertainment venues, as well as some residential development. The location is one block north of Pennsylvania Avenue, NW. The Metro Center metro station is two blocks to the northeast.				
Proposal	This application requests special exception approval of an interior expansion to the existing building on the 3 rd through 12 floors. It would use 24,411 gsf of the remaining 25,338 gsf of bonus density previously generated by a through-block pedestrian connection and enclosed pedestrian area (the amenity feature) This would increase FAR from 11.1 to 11.7.				



The new space would fill-in the eastern and western portions of the existing enclosed atrium illustrated in Figure 2. The locations of the proposed additions are shown below in orange in Figure 3, as follows:

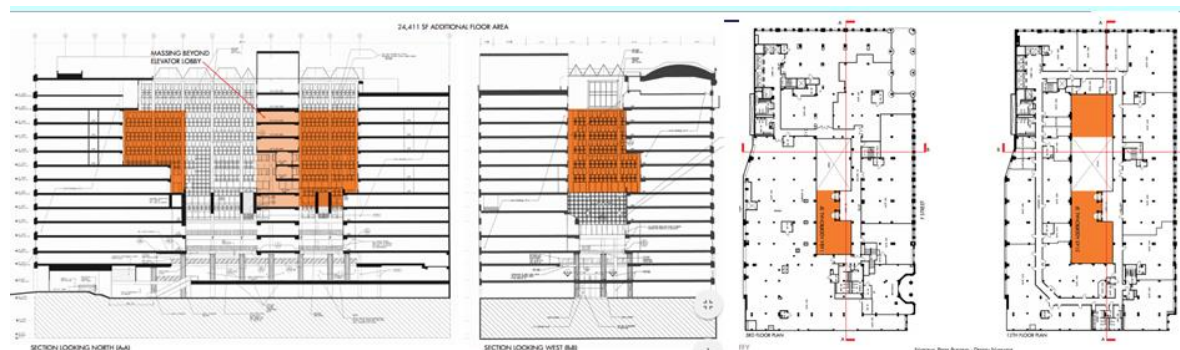
3a: East-West Section. Central part of the atrium would remain open through all floors; entire atrium would remain open for top two floors.

3b: North-South Section. Additions in eastern 3rd to 12th floor of atrium.

3c: Plan of Third Floor: Western part of atrium filled-in one floor deeper than eastern part.

3d: Typical Plan, floors 3 – 12: Central portion of atrium remains open.

Figure 2. Existing Atrium



Figures 3a, 3b, 3c, 3d. Areas of Proposed Infill of Atrium

IV. Zoning Analysis

The Board reviewed and awarded 74,772 gsf of bonus density generated under § 768 to the applicant in 1984. OP's analysis focuses on the information required and special exception criteria applicable to the design and use of the 24,411 gsf of the remaining bonus density.

Section	Information Required	Evaluation
768.3 (a)	<i>A statement describing the amenity to be provided and the bonus requested, including a detailed statement showing how the application meets the requirements of regulations;</i>	The applicant should describe and illustrate how the additions will impact the appearance and use of the atrium and passageway amenity and demonstrate that the amenity will continue to meet the requirements of §§ 764 and 765.
768.3 (b)	<i>A finished site plan showing the location and external dimensions of all buildings and other structures, utilities and other easements, walkways, driveways, plazas, planting, and any other open space;</i>	This information was provided in 1984 and is not needed again, as the applicant proposes no changes to the building exterior or surroundings.
768.3 (c)	<i>A landscape plan showing all existing contour lines and landscaping to be retained and all new contours, planting, and landscaping</i>	Same as immediately above.
768.3 (d)	<i>A circulation plan, including pedestrian and vehicular access ways and areas devoted to parking and loading;</i>	The applicant should provide detailed diagrams of the pedestrian entrances/exits and paths for the through-block pedestrian passage and connections to adjacent buildings.
768.3 (e)	<i>Floor plan of the level upon which a bonus element is proposed;</i>	While a floor plan has been provided, a clear illustration of the pedestrian passageway is needed in plan and elevation.
768.3 (f)	<i>Architectural elevations for all open sides of the proposed building</i>	The applicant filed these on June 21, 2016.
768.3 (g)	<i>A computation of gross floor area and floor area ratio of the proposed bonus element</i>	This information is not needed unless the area of the amenity would be changed.
768.3 (h)	<i>(h) A development schedule for the total site showing: (1) Total lot area; (2) Total floor area ratio; (3) Gross floor area devoted to each use; (4) Total number of type of residential uses; (5) Total number of off-street parking spaces; and (6) Total number of off-street loading berths.</i>	The exact GFA and should be supplied. There is no need for parking information, for which there is no requirement in the C-5 zone. Loading information should be supplied only if the additional square footage would require additional loading.
768.45	<i>The application shall be consistent with the intent and purpose of the C-5 (PAD) District and encourage improved pedestrian circulation and activities, mixture of uses, and more attractive urban design.</i>	The applicant should demonstrate that the additions will not have a negative impact on the existing through-block pedestrian circulation and pedestrian space bonus features.
768.5	<i>The application shall have received the approval of the Pennsylvania Avenue Development Corporation.</i>	The National Capital Planning Commission now reviews applications that formerly required PADC approval. OP has made NCPC aware of the application. No NCPC report was in the case file at the time OP completed this report.

The special exception appears to be consistent with the bonus density provisions of the C-5 zone and to be in harmony with the purpose and intent of the zoning regulations. Provided there is no alteration to the through-block pedestrian passage and space, or the existing connections to the east-adjacent and

south-adjacent buildings, the interior additions would not likely have an adverse impact on the use of neighboring property in accordance with the zoning regulations and zoning map.

The application includes the following table of additional zoning-related information:

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	44137.6			No Change	
Lot Width (ft. to the tenth)	159			No Change	
Lot Occupancy (building area/lot area)	1			No Change	
Floor Area Ratio (FAR) (floor area/lot area)	11.1			APPROX 11.7	
Parking Spaces (number)					
Loading Berths (number and size in ft.)					
Front Yard (ft. to the tenth)	0			No Change	
Rear Yard (ft. to the tenth)	0			No Change	
Side Yard (ft. to the tenth)	0			No Change	
Court, Open (width by depth in ft.)					
Court, Closed (width by depth in ft.)					
Height (ft. to the tenth)					

Because the existing atrium is enclosed space and is not considered a closed court, the proposed interior infill would have no bearing on court requirements, other dimensional requirements or any previously granted relief.

V. Historic Preservation

The Historic Preservation Office has no comment because the requested square footage would be an interior addition not subject to historic review.

VI. Other District Agency Comments

No other District agency had commented on the application at the time OP completed this report.

VII. Federal Agency Comments

§ 768.6 requires approval by the Pennsylvania Avenue Development Corporation (PADC) as a condition for Board approval of the special exception. The National Capital Planning Commission (NCPD), which is the successor federal review agency for PADC matters, has been contacted by OP about the application and had not commented at the time this OP report was completed.

VIII. Community Comments

The case record did not contain comments from ANC 2C or any community group at the time OP completed its report. There was one individual filing of “no comment” on the case.