GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

May 3, 2001

MEMO TO FILE

16702 **Application of Millennium Georgetown Partners, LLC,** pursuant to 11 § DCMR 3103.2, for a variance from the height requirements of subsection 930.1, and from the floor area ratio (FAR) limitation of subsection 931.1 to construct mixed-use buildings/structures of residential, hotel and commercial uses in a W-1 District at premises 3100 South Street, N.W. (Square 1189, Lot 88).

The Board heard the case facts of the case on April 17, 2001 and scheduled a decision for May 1, 2001. The Board discussed the case on May 1, 2001 at its public meeting, and indicated that additional information would be needed prior to making its decision. The Board requested the following:

The Applicant

- Provide financial data on the impact that the historic buildings, topography, soil and the flood plain will have on the development of the project.
- Provide a 'Performa' for the project.
- Provide a copy of the signed historic preservation 'MOA'.
- Return to the Old Georgetown Board and seek the Board's recommendation on the height of the proposed development.
- Provide a prototype of a multi-theater complex and explain how such a facility functions. Describe a multi-theater complex in detail.
- If the theater is not possible, provide details concerning the other uses for which the space could be used.
- Explain how the **theater use** would impact traffic and parking.

Citizens Association of Georgetown

- Provide a copy of the legislation that was signed/approved by the DC City Council indicating that public space would be located within the core of the project.

BZA
Case No. 16702
Exhibit No. 67

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.67

Department of Public Works

- Provide additional analysis of the traffic and parking component of the project.

Office of the Corporation Council

- Review the proposed orders provided by the parties. Based on the facts of the case, provide advice to the Board concerning additions, modifications, and deletions to the proposed orders.

Time line:

May 4, 2001	Response of the Applicant (The applicant volunteered to meet this time line.)
May 11, 2001	Response of the Parties
May 15, 2001 -	**Decision at a Special Public Meeting, 8:30 a.m.**

NOTE: Board member Anne Mohnkern Renshaw did not hear the case on April 17, 2001. Mrs. Renshaw was present at the May 1, 2001 discussion, and will read the transcript of April 17, 2001, and participate in making the decision.

JERRILY R. KRESS, FAIA
Director

Cc:

Richard Nettler (By FAX)
Barbara Downs/Barbara Zartman (By FAX)
Alan Bergstein (By HAND)
ANC 2E (By FAX)

BAB/5.3.01