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United States Senate
The Honorable Joseph I. Lieberman

Chairman, Committee on
Government Reform
U.S. House of Representatives
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Mayor, District of Columbia
The Honorable Anthony A. Williams

Chairman, Council of the
District of Columbia
The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 01-07C

JAN 11 2002

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

In response to your request, pursuant to the delegation of authority adopted by the Commission on August 6, 1999, I reviewed the proposed Consolidated Planned Unit Development for Square 126, Lots 58 and 851, located at 1700 and 1730 K Street, NW, and found that the proposal would not affect the federal establishment or other federal interests or be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,



Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
Case 01-07C
49

RECEIVED
D.C. OFFICE OF ZONING
2002 JAN 14 PM 4: 54



**CONSOLIDATED PLANNED UNIT DEVELOPMENT FOR SQUARE 126,
LOTS 58 AND 851**
1700 and 1730 K Street, NW
Washington, D.C.

Delegated Action of the Executive Director

January 4, 2002

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) for Square 126, Lots 58 and 851, located at 1700 and 1730 K Street, NW would not adversely affect the federal establishment or other federal interests or be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The proposed Consolidated PUD site is located at the corner of K and 17th Streets, NW, across from Farragut Square on Square 126, Lots 58 and 851. The site is zoned C-4 and is currently improved with two 13-story office buildings. The applicant proposes to construct a single, 12-story building with approximately 375,000 square feet, including 17,000 square feet devoted to retail uses. The proposed building would have a recessed entrance bay on K Street and ground floor retail along both facades, as well as over 200 public parking spaces. The flexibility requested includes an increase in FAR from 10.0 to 11.08 (although less than the existing 11.55 FAR on the site), a reduced penthouse setback, and no rear yard setback or court. The proposal also requires approval of lease of public airspace in two locations where the building projects over the interior alley system. (The Commission, at its August 6, 2001 meeting recommended approval of the lease of public airspace). The applicant has proffered the following amenities: off-site residential development; widening of the K Street sidewalk; landscaping and benches along K Street and enhancements to Farragut Square through a financial contribution to the National Park Service.

Identified federal interests are Special Streets (K and 17th Streets, NW), and Farragut Square, a NPS-maintained original L'Enfant reservation across 17th Street from the proposed PUD site. The proposed PUD would not adversely affect these interests. In addition, the PUD request would be consistent with policies contained in the Comprehensive Plan that encourage ground floor retail uses along Special Streets. Furthermore, the District of Columbia's Generalized Land Use Plan designates the area for high-density commercial use.

Patricia E. Gallagher, AICP
Executive Director