CAPITOL HILL RESTORATION SOCIETY
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September 22, 2005

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: Case No. 01-28TE

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on September 15, 2005, considered the above case. The case involves the application of Ronald Cohen Investments for planned unit development (PUD) amendment for 200 K Street, NE. The application involves all of Square 749 except three lots located in the northeast corner of the Square. Square 749 is bound by K, L, 2nd, and 3rd Streets NE. The 101,082 square-foot property is zoned C-M-3 on the Westerly two-thirds and C-2-B on the remainder on the East. The applicant did not appear at the meeting.

This property has been the subject of a number of PUD applications by the owner over the last 10+ years. The Zoning Commission approved the first PUD in March of 1995. The PUD has been extended three times over the subsequent years. The last extension in January 2000 extended the time for construction to start to October 2002.

The applicant is now requesting a modification to the previously approved PUD and a two-year time extension. He proposes to build an 856,172 square-foot mixed-use project in two phases. Phase I is a 239,720 square-foot residential building (150 units) with first floor retail and Phase II is a 302,850 square-foot residential (213 units) and retail building and a 313,602 square-foot office building with retail. The proposal includes a total of 590 underground parking spaces (170 in Phase I and 420 in Phase II).

The applicant offers affordable housing as the primary amenity and public benefit. He proposes 28,953 square feet of affordable housing in Phase I and 44,528 square feet in Phase II. The affordable housing totals 73,481 square feet or around 13.8% of the total residential space.

The DC Office of Planning (OP) prepared a review of the project and submitted it to the Zoning Commission on March 4, 2005. In the review OP identified 14 remaining issues. The Zoning Committee voted unanimously to support the application provided the 14 remaining issues are resolved.

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.70

Given the long history of change and delay in the development of the property over ten years the Committee was concerned that all of this development would go forward. This would mean that the prime amenity of affordable housing would not be achieved in full. Therefore, it is recommended that all 73,481 square feet of affordable housing be included in Phase I.

For these reason, we urge the Board to approve the application and require that more affordable housing be built in Phase I.

Respectfully,

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

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