

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 02-38A

As Secretary to the Commission, I hereby certify that on NOV 20 2006 copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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ATTESTED BY:

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 02-38A

ZONING COMMISSION NOTICE OF FILING
Z.C. Case No. 02-38A
(Modification to First-Stage PUD, approval of Second-Stage PUD,
and approval of a Related Map Amendment)
Square 542, Lot 89
November 20, 2006

THIS CASE IS OF INTEREST TO ANC 6D

On November 15, 2006, the Office of Zoning received an application from Waterfront Associates, LLC, in conjunction with RLA Revitalization Corporation (RPARC) (the "applicant"), requesting the Zoning Commission to approve a modification to a first-stage PUD, approve a second-stage PUD, and approve a related map amendment from C-3-B to C-3-C for the above referenced property.

The property that is the subject of this application consists of Square 542, Lot 89 in Southwest Washington, D.C. (Ward 6) and is located at 401 M Street, S.W., known as Waterside Mall. The Zoning Commission approved the first-stage PUD and requested zoning change in Zoning Commission Case No. 02-38, by Order dated July 31, 2003 and published November 28, 2003.

The PUD site consists of approximately 13.41 acres and is on the north side of M Street, S.W. between 3rd and 6th Streets, S.W. The PUD is currently improved with the Waterside Mall and two high-rise towers, which include mostly vacant office and retail space. The PUD is currently zoned C-3-B/C-3-C under the first-stage PUD. The applicant is requesting that the entire site be re-zoned to C-3-C. The applicant proposes to construct a mixed-use project, consisting of office, residential, and retail uses, including an option for a grocery store. The project would contain approximately 2,526,500 square feet of gross floor area (GFA), having an aggregate floor area ratio (FAR) of 4.33, with 1,296,895 square feet of GFA devoted to office and retail and 1,229,605 square feet of GFA devoted to residential uses. The proposed residential towers on the north end would have a maximum height of 114 feet, while the existing buildings further to the south would maintain their existing height of 130 feet and be converted to apartment houses. The applicant requests flexibility to convert the residential towers on the north end to commercial uses. The office towers at the south end, abutting M Street and the newly re-opened 4th Street, have maximum heights of 114 feet, with the office towers in the center of the PUD having a maximum height of 94 feet.

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