

Government of the District of Columbia
OFFICE OF ZONING

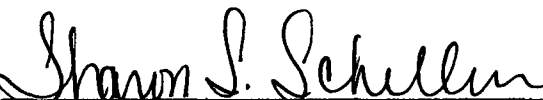


Z.C. CASE NO.: 06-13

As Secretary to the Commission, I hereby certify that on **FEB 24 2006** copies of this Z.C. Notice of Filing Zoning were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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|---|--|
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ATTESTED BY:



Sharon S. Schellin

**Acting Secretary to the Zoning Commission
Office of Zoning**

ZONING COMMISSION

CASE No. 06-13

EXHIBIT No. 12

ZONING COMMISSION NOTICE OF FILING
Case No. 06-13
(Consolidated PUD – Square 163, Lots 803-806 and 847)
February 24, 2006

THIS CASE IS OF INTEREST TO ANC 2B

On February 21, 2006, the Office of Zoning received an application from 1000 Connecticut Avenue Associates and PNC Bank, Trustee (collectively, the “applicant”) for approval of a consolidated PUD for the above-referenced property.

The property that is the subject of this application consists of Square 163, Lots 803-806 and 847 in Northwest Washington, D.C. (Ward 2) and is known as 1000 Connecticut Avenue, N.W. The property is currently zoned C-4.

The applicant proposes to remove two outdated office structures to allow the construction of a new office building with ground floor retail space at the corner of Connecticut Avenue and K Street, N.W. The new structure will contain approximately 369,393 square feet of gross floor area, of which 15,737 square feet will be devoted to retail uses. The site consists of 33,231 square feet of land area, including 244 square feet of the public alley to be closed. The proposed density is approximately 11.11; building height of 130 feet; and 229-260 parking spaces. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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