

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: *ELS for*
Ellen McCarthy
Director

DATE: February 21, 2006

SUBJECT: Hearing Report on Zoning Commission Case Number 70-16A, Modification of a
Planned Unit Development located at 2101 L Street, N.W. (Square 72, Lot 76)

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APPLICATION

CESC L Street LLC, the applicant, requested Zoning Commission approval of modifications to Order No. 78, a previously approved Planned Unit Development (PUD) encompassing the subject property.

RECOMMENDATION

The Office of Planning (OP) has no objection to the proposed design changes, and is waiting for details on the amenities to balance the requested additional flexibility prior making to a final recommendation. Preliminarily, OP recommends Zoning Commission consider modifications listed in Exhibit 7, and that applicant place revised plans into the public record prior to final action. These plans should illustrate how recommended changes would impact the bank use on the ground floor level if that use is to remain.

BACKGROUND

During the Zoning Commission meeting on November 14, 2005, to consider scheduling this application for public hearing, the Commission and Office of Planning (OP) raised several issues requiring further explanation including the:

- Building architecture: More information was needed to explain the proposed rooftop architectural element shown on the submitted plans and elevations;
- Building mechanics: Submitted plans do not indicate where the garage air vents proposed for removal would be relocated;
- Walkway to bicycle parking area(s): The walkway from the garage entrance to the bicycle parking required under Order No. 78 was not clearly marked as required in Condition #6; and

- Current building floor area ratio (FAR): Based on the gross floor area tabulation submitted in the plans and lot size information in the D.C. Public Records, the current building floor area appeared to exceed the 7.0 FAR allowed under the current order.

Upon further review OP noted that ground floor tenants have included medical (office) and bank (service) uses. Since Condition #4 of the referenced PUD order requires that 32,700 square feet of the 36,363 square-foot ground floor be reserved for retail uses, it appears the medical office and bank uses are inconsistent with this requirement. It should be noted that all ground floor tenants, except the bank use and a restaurant use, have vacated the building.

SITE AND AREA DESCRIPTION

D.C. Land Records list Lot 76 as having an area of 1.18 acres (50,863 square feet). This property is located at the northwest corner of the 21st Street intersection with L Street, N.W. and developed with a 10 story mixed-use office building with approximately 356,200 square feet of gross floor area (according to the submitted plans). Besides approximately 33,000 square feet of the ground floor area designated for retail uses, approximately 4,000 square feet around the perimeter of both street frontages is currently constructed for an open pedestrian arcade.

Below-grade is a 220-space parking garage with space designated for bicycle parking. Vehicular access to the garage and loading area is provided along L Street in the southwest corner of the site. In the northwestern portion of the lot is a landscaped plaza consisting of a series of terraces rising from an open courtyard in the rear of the building.

Surrounding property to the north, south, and east is developed predominantly with high-density commercial office buildings. High-density residential buildings dominate properties to the west and northwest. The subject property is within a Major Business and Employment Center (C-3-C) zone district established as a part of this PUD (it important to note that the C-3-B zone associated with the PUD in 1978 was reclassified to the current C-3-C zone district when the Commission adopted the C-3-C zone district in the early 1980s). Properties to the north, south and east are also within the C-3-C zone district. High-rise residential developments to the west and northwest are in a Residential (R-5-E) and Community Business District (C-2-C) zone districts, respectively. The site is also immediately west of the Central Employment Area and two squares northeast of the underground Washington Metropolitan Area Transit Authority, Foggy Bottom-George Washington University rail station (refer to Exhibits 1 and 2).

Zoning Commission orders previously issued for this site are summarized in Exhibit 7.

ZONING REVIEW

Prior to PUD approval, the subject property was split between R-5-D and C-3-B zone districts. Adoption of the PUD order rezoned the entire site to a C-3-B zone district (reclassified to the current C-3-C zone district) thus allowing a maximum height of 110 feet and maximum FAR of 7.0.

Proposed Changes to the Building and Final Order

As explained in the Pre-hearing Statement dated December 15, 2005, this proposal would:

- Provide a new building façade treatment and extend the ground floor interior into the building envelope, eliminating the existing open pedestrian arcade;
- Eliminate the 9th floor recess and reduce the 2nd floor recess in the building façade;
- Replace some basement office space with a fitness center;
- Install a new bank of “express” elevators from main lobby to the below-grade garage;
- Relocate existing tree boxes next to the 21st Street property boundary east to the edge of pavement;
- Install a new canopy over the main lobby entrance that extends into the public way;
- Provide a rooftop “ornamental cornice element” along the same frontage; and
- Change the location of the garage air intake along 21st Street.

The new façade design would also create a “slight” (1-foot) recess at the 10th floor level along L Street frontage. Further examination of Section IV in the Statement reveals additional desired changes that would:

- Increase the floor area limitation under Condition #3 of this PUD from a 7.0 FAR (equaling 360,181 gross square feet) to 7.1 FAR (equaling 361,845 square feet) based on the applicant’s floor area calculations (refer to Exhibit 4);
- Change the requirement under Condition #4 to reserve approximately 32,700 feet of the ground floor area for retail uses to a requirement to reserve approximately 24,200 square feet for retail *and* service uses;
- Also eliminate reference in Condition #4 to the possible use of basement floor area for retail uses; and
- Apparently to eliminate the requirement in Condition #6 to provide a marked walkway not less than 3 feet in width from the garage entrance to the bicycle storage area.

In conversation, the applicant has since stated the intent to retain the marked walkway and submitted revised architectural plan sheets 3 and 4 indicating the same (refer to Exhibits 3 and 4). Based on the submitted plans, a reduction in retail floor area would allow installation of a formal stairway to the upper floors accessed from the main entrance lobby, and space for a bank of shuttle elevators to the garage. A need to reduce the depth of potential lease spaces along L Street to address complaints these spaces are too deep was also mentioned.

ANALYSIS

Regarding evaluation criteria under the Zoning Regulations, § 2409.9 states “Any modifications proposed to an approved planned unit development that cannot be approved by the Zoning Administrator shall be submitted to and approved by the Commission (and) shall meet the requirements for and be processed as a second-stage application.” Previous § 2408.3 therefore requires a proposed modification to be “...substantially in accordance with the elements, guidelines and conditions of the first-stage approval (to) be granted a hearing.”

Per § 740.8 of the Zoning Regulations, the C-3-C zone district allows medium-high density development, including compact office-retail, housing and mixed-use development as a matter of right. The property continues to exceed the minimum 15,000-square foot requirement for PUD consideration. Amenities associated with the original PUD were limited to the multi-level landscaped plaza between this building and adjacent apartment buildings to the west, and certain architectural design elements including the open pedestrian arcade around the perimeter of the ground floor, and recesses on the 2nd and 9th floors.

The Office of Planning determined these architectural elements, and vehicle and bicycle parking required in Order No. 78 were implemented in the existing building and subsequently noted that some ground floor uses appear inconsistent with this order.

Pre-hearing Statement

In response to issues and concerns raised in the OP Preliminary Report and during the Commission meeting to considering scheduling this application for a public hearing, the applicant provided the following additional information in the Statement:

- Revised rooftop plans and elevations further illustrating the proposed ornamental cornice on the roof approximately 12 feet tall that would extend along the entire frontage of 21st L Street and a portion of the L Street frontage, and project 3.5 feet into public space;
- A building that elevation showing a canopy over the main lobby doors that is 3 bays wide and would also project just over 11 feet into public space (refer the Exhibit 5);
- Revised plans for the rear courtyard showing garage intake vents on the south and northeast sides that would replace vents removed from the 21st Street frontage;
- No further information was provided in the Statement concerning an apparent discrepancy in the proposed FAR calculations. However, the project architect submitted additional plans the provided a satisfactorily explanation.

In conversation, the applicant also explained the elevated cornice is intended to serve two purposes: along with the lower canopy above the entrance lobby, it will aid in establishing a “hierarchy” of the building architecture the will help identify the 21st Street façade as the front of the building; and to visually separate this immense façade into bottom, middle and top portions.

The Statement also makes reference to “shifting” retail uses from the basement to the ground floor levels; however submitted plans reflect instead an overall reduction of potential retail floor area on both levels.

Analysis Findings

The Office of Planning made the following findings about the requested changes:

- New façade treatments: OP does not object to the proposed exterior changes including the ornamental cornice element and projecting canopy over the main lobby entrance doors. Clearly, the new architecture represents a significant break with the past that would enliven this corner of the Downtown. *It is recommended, however, that the*

applicant confirm the proposed cornice and entrance canopy projections are acceptable to the D.C. Department of Transportation Public Space Office since the agency letter in Exhibit 6 does not reference these improvements.

- *Changes to the basement and ground floor interior: The statement in Condition #4 of the order that "... an additional 19,000 square feet for retail use may also be provided at the first basement level" is presented as an option and not a requirement. Proposed enhancements to the first floor and the need to moderate the depth of narrow lease spaces are also understandable. OP therefore has no objection to the proposed reallocation of ground floor and basement floor area.*
- *Elimination of the open pedestrian arcade: Moving storefronts closer to the street and passing pedestrians would add to the vitality of the streetscape. As noted in the OP report on previous legislation to eliminate open arcades within the Central Employment Area, extending retail space out to the building line also ... eliminates often dark and foreboding building entrances making the streets "more retail friendly."¹ OP therefore supports this change in anticipation of achieving similar benefits.*
- *Façade and planter box changes: OP thinks rehabilitating the façade and relocating the planter boxes to the edge of the 21st Street sidewalk would make this location more marketable to retail and service tenants, and make the extended ground floor more accessible to passing pedestrians. OP also recommends the applicant confirm this change is acceptable with the D.C. Department of Transportation Public Space Office for the reason stated above.*
- *Relocation of the garage air intake to the rear courtyard: Removal of the current intake grates would also enhance pedestrian circulation adjacent to the extended ground floor area. Since it does not appear from the revised plans that this installation would disrupt the existing courtyard space or negatively impact the terraced landscape area, OP supports this change.*
- *Increase in the allowable FAR: OP supports the minimal increase from a 7.0 to 7.1 FAR to accomplish the stated objectives, including elimination of the open pedestrian arcade, but also encourages the applicant to consider appropriate amenities as a balance to the increase FAR and land use flexibility on the ground floor level.*
- *The walkway to the bicycle parking area: Revised architectural plans sheets 3 and 4 (refer to Exhibits 3 and 4) do include the walkway and the additional bicycle area on the west side of garage driveway. For the sake of safety, a spur of the walkway should be extended to the new bicycle parking area and to any additional areas designated for bicycle parking. OP therefore recommends that clearly marked walkway be extended to all bicycle parking locations in the below-grade garage.*

With regard to changing the ground floor requirement for retail uses, OP is not concerned about eliminating the reference to basement retail uses since this was presented as an option. Changing the requirement from strictly retail uses to allow retail and service uses also seems appropriate given the character of surrounding development:

¹ Zoning Commission Order No. 02-44 – Text Amendment to Enclose Open Arcades – 11 DCMR

- The ground floor frontage of the abutting property to the north (2111 21st Street) consists of a wide garage driveway, retail card storefront, an entrance foyer and a branch office of the Social Security Administration;
- The entire ground floor building to the east across 21st Street (2055 L Street) consists a garage entry and opaque walls;
- The building façade on the opposite corner of L Street intersection (2000 L Street) is dominated by a CVS Pharmacy and a fitness center on the northwest corner, however the façade windows are mostly screened or frosted in a manner that limits interior visibility;
- To the south across L Street are an office building (2100 L Street) with no ground floor retail uses next to fenced children's playground; and
- Except for the carpet store on the ground floor of the building at 2125 L Street, most properties further west are entirely residential.

This land use pattern is not the continuous retail needed to support a strong commercial corridor such as exists along 18th Street and Connecticut Avenue, N.W. *OP therefore agrees some flexibility in the allowable ground floor uses may be merited.* There is still a concern that ground level facades on subject property not become dominated by office type uses, such as bank and travel agency uses, that do not add to the vitality of the street frontage. Individual storefronts should also remain accessible and visible from the street.

The subject property is also located at a point of transition between the Downtown commercial core and the more residential character of the West End-Foggy Bottom neighborhood. The character of the ground floor retail/service use mix should be sensitive not only to the needs of daytime employees, but also the needs of nearby residents.

With this in mind, OP can support the request the change to allow a retail and service mix of uses coupled with standards that: limit the types of service uses to those considered neighborhood serving in line with § 1302.4 (a); limit the extent of office-type service uses on the ground floor level in line with § 1903.4; and require ground floor interiors to remain visible from the adjacent sidewalks in line with § 1302.4 of the Zoning Regulations (refer to Exhibit 8). OP also encourages the applicant to consider amenities to balance the requested land use flexibility. OP's preliminary recommendations for changes to Order No. 78 were forwarded to the applicant for their consideration. To date no response has been received.

This is also an opportunity to update or eliminate references to Zoning Regulations where appropriate.

FLEXIBILITY REQUESTED

The additional relief being requested would increase the allowable FAR from 7.0 to 7.1, and change the land-use mix stipulated in the original PUD by reducing the retail square footage and allowing limited services uses that may include a bank use.

BENEFITS AND AMENITIES

The project would continue to provide benefits and amenities noted in the current order. Proposed changes, including significantly changing the appearance of the existing building, appropriately framing the main entrance lobby to increase its visibility, improving the visual connection between interior spaces and passing pedestrians, improving the adjacent pedestrian circulation and generally enhancing the existing streetscape, would also benefit the community.

Along with the exterior improvement, the applicant will be upgrading the existing building systems. The Office of Planning has encouraged the applicant to quantify the environmental benefits for this PUD process.

In summary, staff finds that the relative value of the project amenities and public benefits offered is greater than the degree of zoning relief requested or the anticipated impact of granting the requested relief.

COMPREHENSIVE PLAN

The Generalized Land Use Map designates the subject property as mixed-use High Density Residential, characterized by it high-rise apartments as predominant uses, and Medium Density Commercial characterized by "Shopping and services that generally offer a large concentration and variety of goods and services outside the Central Employment Area as predominant uses. The existing and proposed office uses are not inconsistent with this designation.

The proposed changes would support the following Major Theme listed in the Comprehensive Plan under §101.1:

“... (e) Respecting and improving the physical character of the District.”

OP also concurs with the applicant that requested changes would be consistent with the Conclusions of Law cited in Order Nos. 60 and 78.

Based on this information, OP concludes the requested PUD modifications are not inconsistent with Comprehensive Plan, support a specific major theme in the Plan, and continue to be consistent with justifications used in previous approvals.

COMMUNITY COMMENT

The applicant presented this proposal to Advisory Neighborhood Council 2A during its meeting on Tuesday, February 14, 2006. According to the applicant, the ANC unanimously approved this application on the condition that a “modest” amenities package is provided. Negotiations with the ANC on such a package of amenities are continuing.

AGENCY COMMENTS

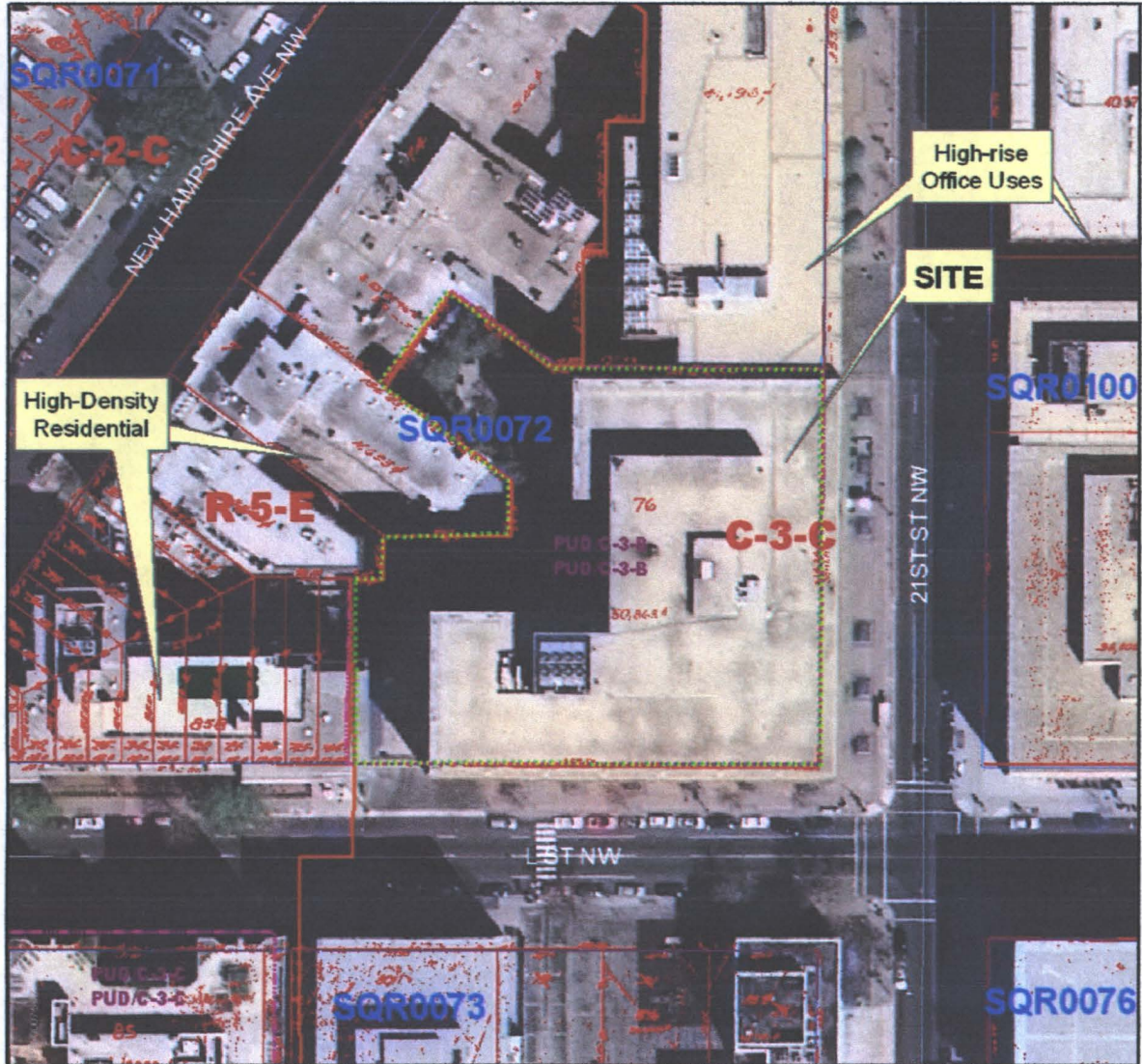
The D.C. Department of Transportation (DDOT) expressed no objection to the proposed modification based on finding that the changes "... would have negligible impact on existing traffic volumes and would not create dangerous or objectionable traffic conditions" (refer to Exhibit 6). At OP's suggestion, the applicant referred amenities proposed in the public space to the DDOT Public Space Office for review and comment on February 14, 2006.

RECOMMENDATION

The Office of Planning (OP) has no objection to the proposed design changes, and is waiting for details on the amenities to balance the requested additional flexibility prior making to a final recommendation. Preliminarily, OP recommends Zoning Commission consider modifications listed in Exhibit 8, and that applicant place revised plans into the public record prior to final action. These plans should illustrate how recommended changes will impact the bank use on the ground floor level if that use is to remain.

Attachments: Exhibit 1 - Site Aerial with Zoning
Exhibit 2 - Aerial View from the South
Exhibit 3 - Architectural Plan Sheet No. 3 Revised February 8, 2006
Exhibit 4 - Architectural Plan Sheet No. 4 Revised February 9, 2006
Exhibit 5 - Architectural Plan Sheet No. 17 Revised February 9, 2006
Exhibit 6 - Memorandum to Ellen McCarthy, Director, D.C. Office of Planning from Ken Laden, Associate Director for Transportation Planning, D.C. Department of Transportation dated October 11, 2005
Exhibit 7 - A Brief History of Associated Zoning Activity
Exhibit 8 - Recommended Changes to Order No. 78 Conditions and Guidelines

EMc/afj



Zoning Commission Application No. 70-16A
2101 L Street, N.W.



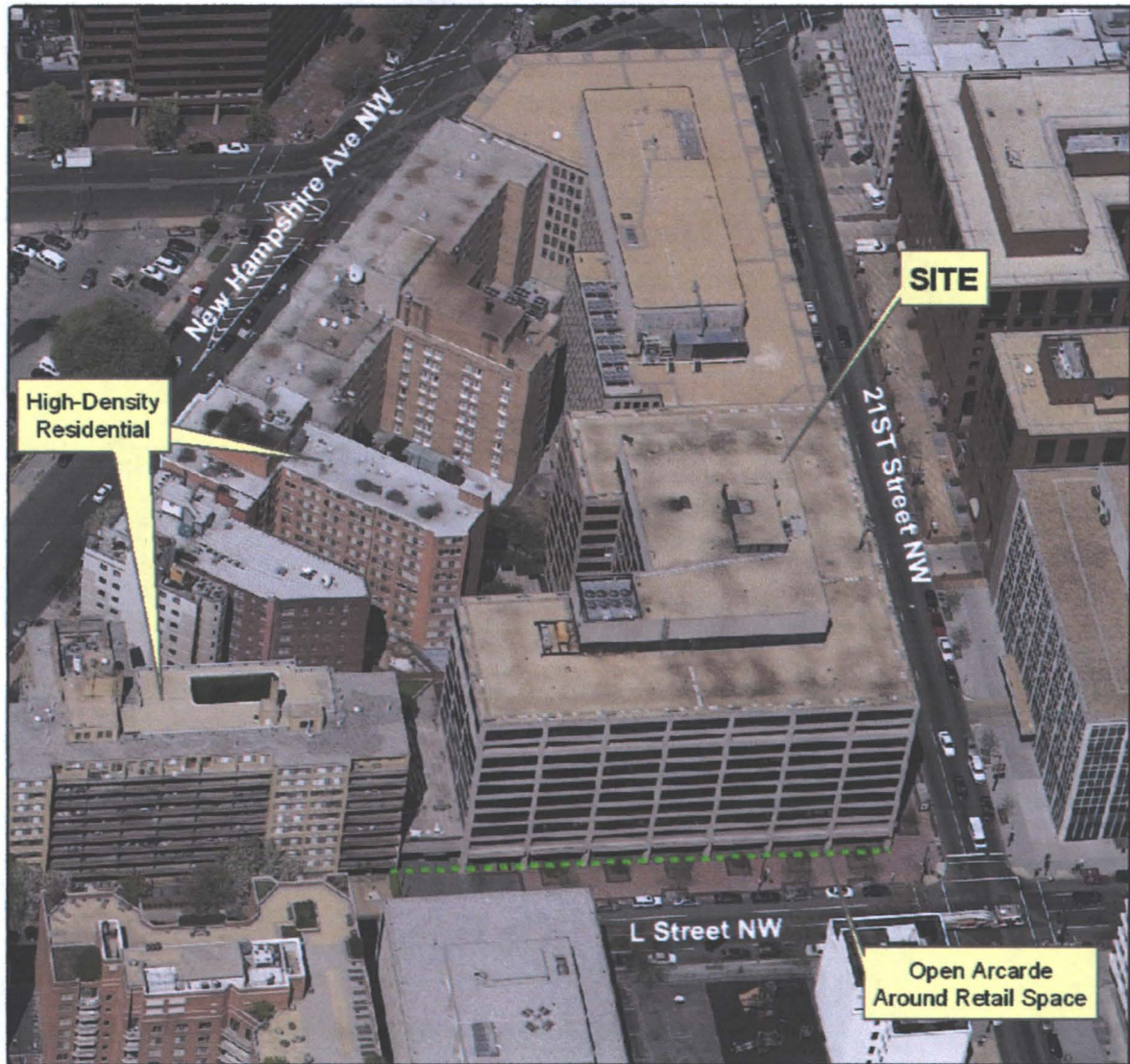
★ ★ ★ Government of the
 District of Columbia
 Anthony A. Williams, Mayor

Office of Planning ~ October 28, 2005

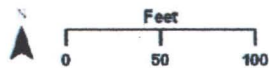
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Legend

- Property Squares
- Water Features / Streams
- Street Centerlines



Zoning Commission Application No. 70-16A
2101 L Street, N.W.
(View from the South)



★ ★ ★ Government of the
 District of Columbia
 Anthony A. Williams, Mayor

Office of Planning ~ October 28, 2005

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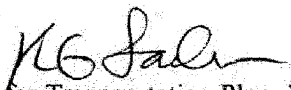
-  Property Squares
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-  Street Centerlines

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

To: Ellen McCarthy, Director
Office of Planning

From: Kenneth G. Laden 
Associate Director for Transportation Planning

Date: October 11, 2005

Subject: ZC Case No. 70-16A (PUD Modification – 2101 L Street, NW)

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. DDOT has no objections to the project.

The applicant, *CESC L Street, LLC*, seeks to modify a previously approved Planned Unit Development (PUD). The PUD site is located on the northwest corner of the intersection of 21st and L Street, NW and includes office, retail and below grade parking. The mixed-use, 10-story building has a total gross floor area of 356,194 square feet and was approved by Zoning Commission Order No. 78 on December 5, 1973.

The applicant proposes to renovate the existing building by installing a new façade treatment and enclosing a public arcade for future retail use, increasing the gross floor area by approximately 5,000 square feet. The project does not impact the transportation related requirements of the original PUD as the number and location of vehicle and

A Brief History of Associated Zoning Activity

- On March 19, 1973, Zoning Commission Application No. 70-16 was approved to establish a planned unit development on property including Square 72 lots 43, 861 and 862, and totaling 50,833 square feet. At that time, 40, 511 square feet of lots 43, 861 and 862 (portion) was in a Residential (R-5-D) zone district and the balance of lot 862 (10,371 square feet) was in a C-3-B zone district. Order No. 60 stated the entire PUD site "... shall be developed in accordance with the standards of the C-3-B zone district" and set the following limits:
 1. A maximum building height to 110 feet structure and maximum FAR to 7.0 (excluding the mechanical penthouse);
 2. A maximum floor area of 557,000 square feet;
 3. A minimum 32,000 square feet of retail space on the ground floor, and 20,000 square feet may be provided on first basement levels (totaling 54,000 square feet of retail space);
 4. On-site parking to 220 vehicle spaces²; and
 5. Requiring "A convenient and secure bike storage area shall be provided on *the first floor or first basement* for a total of 25 bicycles" with direct access to the building interior and street³.
- On December 5, 1973, Zoning Commission Application 70-16F was approved to amend the referenced PUD (and subsequent extensions). Final Order No 78 formally changed the zoning of subject lots 43, 861 and 862 (part) from Residential (R-5-D) zone district to the same C-3-B zone district on the balance of lot 862, and increase the total site area to 50,884 square feet. This order also set the following conditions and guidelines (paraphrased):
 1. The PUD shall be developed in accordance with C-3-B zone district standards subject to conditions #2 and #3;
 2. The maximum building height to 110 feet (excluding the mechanical penthouse) structure;
 3. The maximum floor area ratio (FAR) is 7.0 exclusive of the roof structure;
 4. A minimum 32,700 square feet of retail space is required on the ground floor level and 19,000 square feet *may* be provided on first basement level (a total of 51,700 square feet);
 5. On-site parking shall not exceed 220 spaces;
 6. "A convenient and secure bike storage area shall be provided *on the first basement* for a total of 25 bicycles" with a marked walkway not less than 3 feet width from garage entrance to bicycle storage area with direct access to the building interior and street; and
 7. A multi-level public plaza was required between the new building and the adjacent apartment building.

² With regards to this on-site parking limit, Order No. 78 states "The proposed building is within walking distance of three transit stations and in an area of concentrated vehicular congestion. Limiting parking within the proposed structure will help reduce the introduction of additional traffic and air pollutants in this area of the City."

³ The Commission required bicycle parking "... recognizing the bicycle as a growing means of pollutant-free transportation." An additional bicycle parking area has been added on the first garage level.

8. Final drawings submitted for further processing shall be based on plans dated August 27, 1973.

Final architectural drawings were also required to:

- Provide a recess in the building façade at the 9th floor level to compliment the height of nearby buildings;
- Provide an open retail arcade on the ground floor level;
- Provide a “deep” recess at the 2nd floor “... providing a transition from the retail to office levels;” and
- Provide a multi-level landscaped plaza at the rear of the building.

Office of Planning Preliminary Recommendations for
Changes to the Order No. 78 Conditions and Guidelines

Recommended changes are indicated with new text shown in bold and underlined with lines drawn through text to be deleted.

1. That the total site of the said Planned Unit Development shall be developed in accordance with the standards of the C-3-CB zone district ⁴, and as to height and bulk set forth in paragraphs 2 and 3 as follows.
2. The height of the proposed building shall not exceed 110 feet, exclusive of penthouse mechanical equipment, as measured in accordance with the Zoning Regulations.
3. The floor area ratio of the proposed building shall not exceed ~~7.0~~ **7.1**, exclusive of the roof structure. The roof structure shall comply with ~~Sections 3308~~ **§§ 411** and ~~5201.23~~ **770.6**⁵ of the Zoning Regulations.
4. The proposed building shall have on the first floor level approximately ~~32,700~~ **24,200** square feet of floor area set aside for retail uses **and the service uses listed in § 701.1.** ~~and an additional 19,000 square feet for retail use may also be provided at the first basement level.~~
5. Parking for motor vehicles shall not exceed 220 spaces. Each parking space shall be accessible at all times and permit short-term self-parking by users.
6. **At least one (1)** convenient and secure bicycle parking area shall be provided on the first basement for a minimum of 25 bicycles. There shall be a marked walkway not less than 3 feet in width from garage entrance to **all designated** bicycle storage areas with direct access to street and interior of building. ~~Security of bicycles is to be reviewed and approved by the Board of Zoning Adjustment.~~
7. The multi-level open plaza between the rear of the subject building and existing apartment buildings shall be kept clean of debris and such planting as proposed maintained in an attractive and viable condition. ~~See exhibit No. 6, sheet 2, dated August 27, 1973.~~
8. Final drawings submitted for further processing shall be based on ~~Exhibit No. 6, sheets 1 through 8, dated August 27, 1973~~ **modified architectural plans dated** (insert the appropriate revision date) **and adopted by the Zoning Commission on** (insert date of final action). Special care shall be given to the following design elements as shown on drawings:;

⁴ Reflects Zoning Commission action in the early 1980s to reclassify the C-3-B zone district to the current C-3-C zone district

⁵ Successor provisions in the current Zoning Regulations outlining general conditions for roof structures, and the height limit and required setbacks for roof structures, respectively.

- A. ~~Recess at ninth floor level required to compliment the height of adjacent and nearby buildings.~~ Installation of an open ornamental cornice that shall extend no more than 12 feet above the roof and project no further than 3 feet 6 inches over the abutting public space, and a canopy three (3)-bays-wide over the main lobby doors yjsy projects just over 11 feet into public space.
- B. ~~Areade at first floor providing additional open space at sidewalk level.~~ A recess 1 foot 10 inches deep shall be provided at the second floor to providinge an architectural transition from the retail and service level to the office levels.
- C. Relocation of the garage air intake vents from the 21st Street frontage to the northeast and south sides of the rear courtyard.
- D. Existing tree boxes near the property line along the 21st and L Street frontages shall be removed, and new tree boxes installed at the sidewalk edge along 21st Street, N.W.
- E. The oOpen multi-level landscaped plaza at rear of building providing additional open space at rear of building. (See sheet no. 8) shall be modified per sheet no. (in the final plans) in the adopted plans.
- F. No more than twenty percent (20%) of the ground floor area shall be devoted to banks, loan offices or financial institutions, travel agencies, or other ticket offices.⁶
- G. No more than twenty-five percent (25%) of the linear street frontage of entire ground floor area shall be devoted to banks, loan offices or other financial institutions, travels agencies or other tickets offices.⁷
- H. Not less than seventy-five percent (75%) of the surface area of the streetwall(s) on the ground level, excluding area devoted to vehicular and service access, shall be devoted to display windows and to entrances to retail and services uses or to the building, provided that windows shall use clear or low-emissivity glass, except for decorative or architectural accent.⁸
- I. Entrances to the building, including entrances to shops and the main lobby shall be separated by not more than forty feet (40 ft.) on average along the linear frontage of the building.⁹¹⁰

⁶ Reflecting the standard in § 1302.4 (a) of the Zoning Regulations

⁷ Reflecting the standard in § 1901.6

⁸ Reflecting standards in §§ 1903.4 (a)

⁹ Reflecting a slight modification of the standard in § 1302.4 (b)

¹⁰

~~9. The change of zoning shall be effective following the recordation of the covenant required under Section 7501.2 and upon completion of the Article 75 process.~~