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March 26, 2015

VIA HAND DELIVERY

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

ZONING COMMISSION
District of Columbia

CASE NO. 80-13A
EXHIBIT NO. 1, 1A, 1B

Re Request for a Minor Modification to an Approved Planned Unit Development –
Zoning Commission Orders No 297 & 335

Dear Chairman Hood and Members of the Commission

Pursuant to Section 3030.1 of the Zoning Regulations (11 DCMR § 3030.1), BP 1330 Connecticut Avenue LLC, owner of the building located at 1330 Connecticut Avenue NW (“**Applicant**”), hereby submits an application to the Zoning Commission for the review and approval of a minor modification to an approved Planned Unit Development (“**PUD**”). The original PUD Orders, Nos. 297 & 335 (Z.C. Case No. 78-21) (the “**Orders**,” copies attached as Exhibit A), are dated October 11, 1979 and March 12, 1981, respectively. We have also included a check for \$520 for the applicable filing fee.

A Background

The Orders in this case approved a consolidated PUD. The PUD site, Lot 14 in Square 138, is located in the Dupont Circle neighborhood. It contains approximately 50,420 square feet of land area and is zoned DC/C-3-C. At the time of the original PUD application, the site was zoned C-3-B. The site is also within the Dupont Circle Historic District. The site is bounded by a commercial building to the north, N Street NW to the south, Connecticut Avenue NW to the east, and 19th Street NW to the west.

The Orders approved the construction of a 10-story office and retail building adjacent and connected to an existing building, the International Association of Machinists (“**IAM**”) building located at 1300 Connecticut Avenue NW. The approved 10-story office building (1330 Connecticut Avenue NW) contains approximately 228,474 square feet of gross floor area. The approved building also has a height of 118 feet, contains 220 underground parking spaces, and provides five loading berths. Design conditions for the approved building included retail arcades

for the first floor, a “mini-park” on 19th Street, red brick exterior finishes, limestone/limestone-colored trim, and bronze tinted glass fenestration. The overall approved PUD, including both buildings, has a gross floor area of 352,933 square feet (7.0 FAR), of which no more than 48,000 square feet may be dedicated to retail use. The Orders did not approve any changes to the IAM building (1300 Connecticut) other than those necessary to allow construction of the 1330 Connecticut building. While 1300 Connecticut and 1330 Connecticut are now one building for zoning purposes, they are separately owned and operated.

By Order No. 297-A, effective May 29, 1992, the Zoning Commission approved modifications to only the IAM building (1300 Connecticut). The modifications included improvements to the lobby entrance and ground floor retail, a new cornice and two flags, and new windows on the western wall.

By Order No. 297-B, effective May 28, 1993, the Zoning Commission approved another modification to the IAM building (1300 Connecticut). The modification was to change the slope of the loading berth, insert a loading platform, and eliminate six parking spaces.

Other than the two changes described above, the PUD has not been modified from that approved by the Orders.

B Request

The Applicant requests a minor modification to only the building at 1330 Connecticut; the proposed modification will not affect the 1300 Connecticut building in any way. The Applicant requests that the Zoning Commission approve minor changes to the exterior of the building to improve building operations, to make the building more attractive to potential tenants, and to accommodate an existing long-term principal tenant.

The Applicant proposes minor changes to the building, all of which are shown in the plans attached as Exhibit B. Other than the few changes proposed with this application, the building will remain the same. None of these changes will alter the height, bulk, or general massing of the building. The use mix will remain. All of the changes will be cosmetic. The ground floor will remain as retail and lobby for the offices on the upper floors.¹ The Applicant proposes enhancements to these spaces and well as minor improvements to the upper stories to modernize the building, incorporate more energy efficiency, and increase compliance with the current Building Code, and to enhance the street presence and pedestrian experience. The extent of the changes is shown in the plans in Exhibit B, but there will be seven general changes.

First, the first floor retail arcades along Connecticut Avenue, N Street, and 19th Street will be enclosed so that the retail spaces and entrances will extend to the building line. This will

¹ A small amount of office use for the primary office tenant may be added to the first floor.

result in approximately 3960 square feet of new enclosed space² The new glazed storefront system will be more pedestrian friendly and will include new signs and doorways.

Second, the lobby entrance on Connecticut Avenue will be altered to include more glazing, as well as new doors and fixtures above the entrance.

Third, the retail spaces will be reconfigured Also, the lobby and retail spaces will not have a direct connection, such connection was previously eliminated

Fourth, the double-hung windows on the upper floors of the Connecticut Avenue façade will be replaced with inoperable energy efficient windows that will have the appearance of being double-hung

Fifth, the ribbon windows in the upper floors on the Connecticut Avenue, N Street, and 19th Street façades will be replaced with energy-efficient and transparent ribbon windows.

Sixth, the guardrails on the upper floors will be extended up to the 42" code-required height by adding glass panels onto the existing guardrails Skylights will be added to the floor of the 9th floor terrace

Finally, the "mini-park" will be improved with new landscaping. The planters will be modified to make them more pedestrian in scale and to allow outdoor seating. The steps will be reconfigured to match the planters

C Conclusion

Because the proposed changes to the building are minor and consistent with the PUD approved in the Orders, this application satisfies the requirements of Section 3030 of the Zoning Regulations for consideration by the Zoning Commission as a Consent Calendar item. As the Zoning Commission stated in Order No 297-B, it may hear an application affecting one building in this PUD without the permission from the other building owner. After a positive meeting with the Historic Preservation Office ("HPO") staff, the proposed minor modifications likely will be approved by the HPO staff This minor modification request also has been served on Advisory Neighborhood Commission 2B for its comment

² Because this space is already covered, it is included in the FAR calculation, thus, enclosing the arcades does not increase the building's FAR

If you or your staff have any questions regarding this minor modification application, please feel free to contact us

Sincerely,



Allison C Prince



Cary R Kadlecek

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on March 26, 2015, copies of the attached letter and attachments were delivered via U S Mail to the following

D C Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

ANC 2B
9 Dupont Circle NW
Washington, DC 20036

A handwritten signature in black ink, appearing to read 'Cary Kadlecek', is written over a horizontal line.

Cary Kadlecek