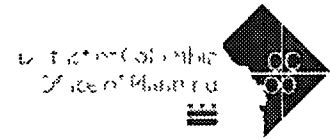


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MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Joel Lawson Associate Director Development Review
DATE: April 6, 2015
SUBJECT: ZC Case No ~~80~~ 13A - Report for Minor Modification to Approved PUD
1330 Connecticut Avenue NW

RECOMMENDATION

The Office of Planning has no concerns with the requested modifications to this building, which would generally improve its streetscape presence and make the building more code compliant and energy efficient. As such, OP recommends that the Commission approve the modifications as minor.

APPLICATION

Connecticut Avenue LLC has requested a minor modification to Zoning Commission Orders 297 and 335, for PUD Case 80-13, 1330 Connecticut Avenue NW. The 10 story office building with ground floor retail and underground parking is located between 19th Street NW and Connecticut Avenue NW, with frontage also on N Street NW (Square 138, lot 14). The property is zoned DC/C-3-C, high density mixed use within the Dupont Circle Overlay. Modifications include:

- Enclosure of an existing arcade along 19th Street NW – the arcade space currently counts towards floor area ratio and lot occupancy limits so the enclosure would not alter these standards, but its enclosure would help to create a more inviting and active streetscape along this well used pedestrian connection to the metro station,
- Alterations to the Connecticut Avenue lobby entrance, including the addition of glazing and new doors and fixtures above the entrance,
- Reconfiguration of the retail spaces,
- Replacement of the current double-hung windows and ribbon windows on the upper floors with new more energy efficient windows,
- Make the existing upper floor guard rails code-compliant by adding transparent panels to the top of them, and
- Improving the landscaped area on 19th Street

COMPREHENSIVE PLAN

The requested modifications would not be inconsistent with the Comprehensive Plan, and would further Comprehensive Plan guidance to encourage the creation of more active street life and public spaces, by providing streetscape improvements and encouraging active ground floor uses (CW-1.1.13).

ZONING COMMISSION
District of Columbia

80-13A