

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 89-07A

As Secretary to the Commission, I hereby certify that on March 22, 2021, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

- | | | | |
|----|---|-----|---|
| 1. | <i>D.C. Register</i> | 8. | DDOT (Aaron Zimmerman) |
| 2. | David Avitabile and Jennifer Logan, Esqs.
Goulston & Storrs | 9. | Esther Yong McGraw, Esq.
General Counsel
DCRA |
| 3. | ANC 2F
2F@anc.dc.gov | 10. | Casey Studhalter (DOEE) |
| 4. | Commissioner Alexandra Bailey
ANC/SMD 2F08
2F08@anc.dc.gov | 11. | Office of the Attorney General (Max
Tondro) |
| 5. | Gottlieb Simon
ANC | 12. | At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• Christina Henderson• Anita Bonds• Robert White, Jr. |
| 6. | Councilmember Pinto | | |
| 7. | Office of Planning (Jennifer Steingasser) | | |

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature is written over a horizontal line.

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

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 89-07A
1200 K Street I Co. & 1200 K Street II Co., LLC
PUD Modification of Significance for Property Located @ Square 285, Lot 49)
March 22, 2021

THIS CASE IS OF INTEREST TO ANC 2F

On March 12, 2021, the Office of Zoning received an application from 1200 K Street I Co. & 1200 K Street II Co., LLC (together, the “Applicant”) for approval of a modification of significance to a previously approved planned unit development (“PUD”) for the above-referenced property.

The property that is the subject of this Application is located at 1200 K Street, N.W. (Square 285, Lot 49) and has a land area of approximately 33,599 square feet. The property is located in the central downtown neighborhood of the District and is bounded by K Street to the north, 12th Street to the east, the historic Franklin School building to the west, and a public alley and the remainder of Square 285 to the south. The Property is presently improved with as 12-story mixed-use office and retail building with a height of 130 feet and a density of 11.17 floor area ratio (FAR). The PUD also included a related map amended to the C-4 Zone District.

The Applicant seeks approval of modifications and refinements to the design of the approved PUD in order to modernize the building, improve energy efficiency, enhance the retail experience, and expand the range of tenant amenities. The PUD will continue to consist of office and ground-floor retail uses in a 12-story building with 241 parking spaces, and the height and density of the building will remain unchanged. The redesign will add a habitable penthouse and the revised building will be designed to a minimum of LEED gold

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

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