



**MODIFICATION OF A CONSOLIDATED PLANNED UNIT DEVELOPMENT
LOCATED AT 2101 L STREET, NW, LOT 76 IN SQUARE 72**

Delegated Action of the Executive Director

April 27, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that a modification of a Consolidated Planned Unit Development (PUD) located at 2101 L Street, NW, at the northwest corner of the 21st Street intersection with L Street, NW, and developed with a ten story mixed-use office building, would not adversely affect any identified federal interests or be inconsistent with the Comprehensive Plan for the National Capital.

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The District of Columbia Office of Zoning has referred a proposed modification to Order Number 78, a previously approved Consolidated Planned Unit Development (PUD) for an existing ten story mixed-use office building, to NCPC for federal interest review and comment. The building on the 50,884 site contains office and retail uses and below grade parking. In addition to ground floor retail, space around the perimeter of both street frontages is currently constructed for an open pedestrian arcade. The mixed-use 10 story building has 356,194 square feet, approved by the Zoning Commission in 1973, is within a major business and employment center (C-3-C), which allows a height of 110 feet. The 1910 Height of Buildings Act (Height Act) allows 110 feet of height for frontage on 21st and L Streets, both with 90-foot right-of-ways. The applicant, CESC L Street, LLC, proposes these changes impacting the exterior:

- New facade treatment and extend the ground floor interior into the building envelope, eliminating the exiting open pedestrian arcade
- Elimination of the 9th floor recess and reduction of the 2nd floor recess in the building facade
- New canopy over the main lobby entrance that extends (11 feet) into public space
- Rooftop ornamental cornice element along the same frontage (12 feet high, projecting 3.5 feet into public space).

The proposed rooftop architectural ornament appears to comply with the Height Act, which requires that penthouses, ventilation shafts and tanks, but not spires, towers, domes, minarets or pinnacles, be set back from the exterior walls. Staff views the element as falling under the latter category. In its February 21, 2006 report, DCOP made no objection to the proposed design

changes, but held off on its final recommendation pending details on the amenities. DCOP also recommended that the applicant confirm that the proposed cornice, entrance canopy projections, as well removal of all planter boxes near the property line along the 21st and L Street frontages and installation of new tree boxes at the edge of the 21st Street sidewalk* would be acceptable to the DC Department of Transportation Public Space Office. Otherwise, DCOP finds that proposed changes would not be inconsistent with the District Elements of the Comprehensive Plan, and support a specific major theme in the Plan. I find that the proposal is consistent with the Comprehensive Plan for the National Capital and that it would not adversely affect any identified federal interests.

Patricia E. Gallagher, AICP
Executive Director