

STAFF RECOMMENDATION

NCPC File No. Z.C. 06-13



CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT FOR A MIXED-USE DEVELOPMENT AT 1000 CONNECTICUT AVENUE, NW

Square 163, Lots 803-806 and 847
Washington, D.C.

Submitted by the Zoning Commission for the District of Columbia

December 28, 2006

Abstract

The Zoning Commission for the District of Columbia has taken a proposed action to approve a Planned Unit Development (PUD) and related map amendment at 1000 Connecticut Avenue NW, Square 163, Lots 803-806 and 847. The design features a commercial office building of twelve stories, approximately 134 feet in height, inclusive of parapet; a penthouse will be constructed at the middle of the building. A five-level underground garage, accessed from K Street, will provide parking for 228 vehicles.

Federal Interest

The identified federal interest relevant to this proposal is the Height of Buildings Act of 1910.

Commission Action Requested by Applicant

Approval of report to the Zoning Commission for the District of Columbia pursuant to 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a).

Executive Director's Recommendation

The Commission:

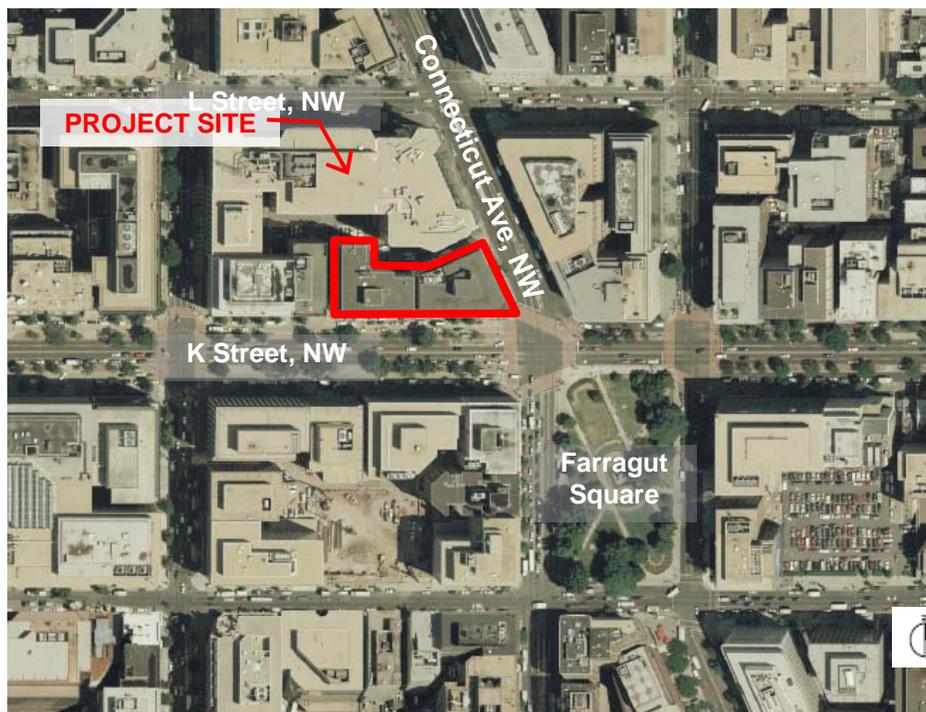
Advises that the parapet at the edge of the roof exceeds the allowable height as mandated by Section 7 of the Height of Buildings Act, which states that “no parapet walls shall extend above the limit of height.”

Recommends that the Zoning Commission require the applicant to modify the design to eliminate the parapet, or set it back from the exterior walls to distances equal to their respective heights above the adjacent roof.

PROJECT DESCRIPTION

Site

The proposed development is located at the northwest corner of K Street and Connecticut Avenue in northwest Washington, D.C.; the site is situated diagonally across K Street from Farragut Square and the K Street façade is highly visible from that location. The site has a total area of 33,231 square feet, comprised of two adjacent lots and a rear alley. There are presently two buildings occupying the site; both will be demolished as part of the proposed project.



PROJECT LOCATION

Background

The project site is located within the C-4 zone district, and will apply with C-4/PUD standards to construction. As part of the flexibility permitted under the PUD process, the applicant has proposed the following amenities in exchange for increase in both the gross floor area for commercial office space and the FAR:

- Affordable Housing (off-site): \$172,000
- Dupont Circle Citizens Association: \$ 69,600
- Golden Triangle BID: \$ 50,000
- First Source and DSLBD Agreements
- Sustainable design features (green roof, energy-conservation features)
- Landscaping and sidewalk improvements

Proposal

The applicant is proposing construction of a new 369,000 square-foot, twelve-story office building, including 15,700 square feet of ground floor retail space. Parking for 228 vehicles would be accommodated below grade in a five-level parking garage. The new structure, as proposed, would contain approximately 369,000 square feet of gross floor area, constructed to a density of 11.11 FAR. The building height, measured from the curb opposite the K Street entrance, would be approximately 134 feet (130 feet to the roof, plus a four foot high parapet).



K STREET FAÇADE

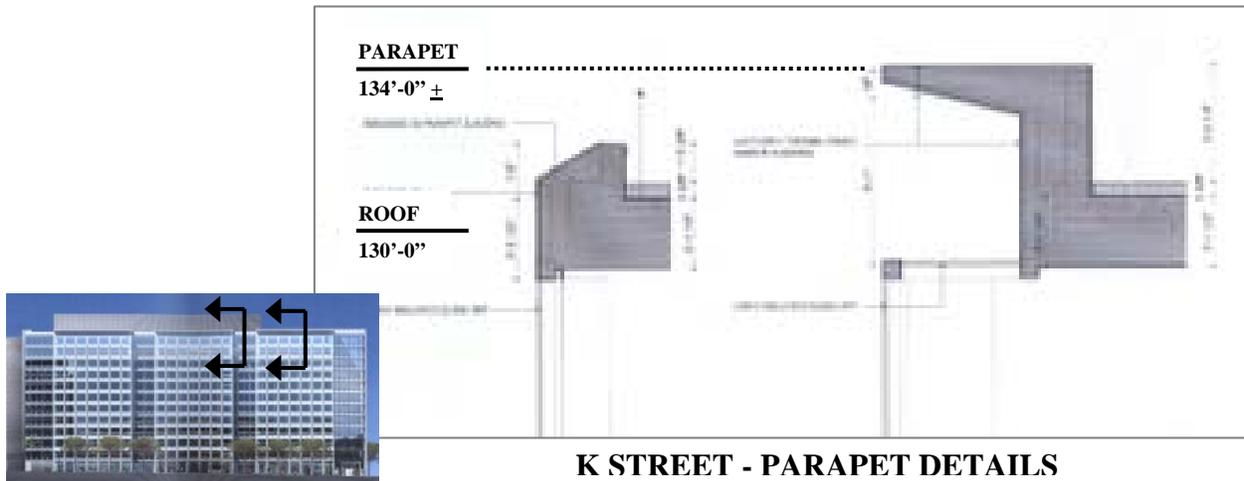


CONNECTICUT AVENUE FACADE

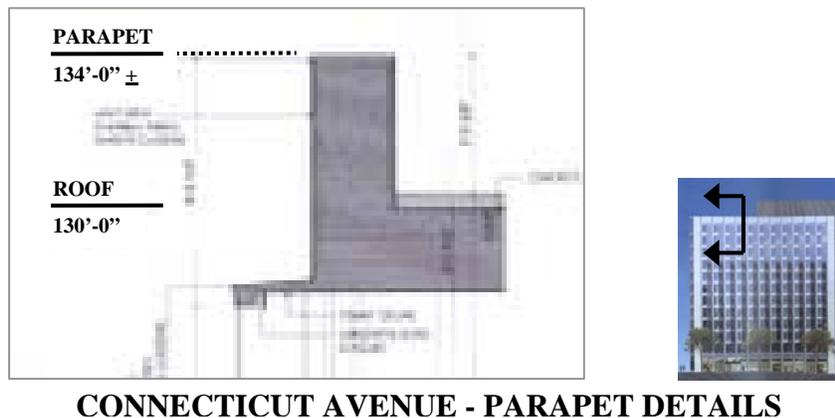
At their December 11, 2006 public hearing, the Zoning Commission voted to approve the proposed development plans.

PROJECT ANALYSIS

Staff finds that the parapet heights along the K Street and Connecticut Avenue façades are in conflict with the federal Height of Buildings Act of 1910. Section 5 of the Height Act states that “No building shall be erected, altered, or raised in any manner as to exceed the height of one hundred and thirty feet...” and Section 7 of the Act states that, “no parapet walls shall extend above the limit of height.”



Based on the architectural drawings included in the submission, the top elevation of the parapet is approximately four feet (4') above the allowable height of 130 feet; if the parapet were set back from the edge or the roof at a 1:1 height/setback ratio, however, it could be constructed within the requirements of the Act.



A penthouse at the middle of the roof also exceeds the façade plane height restriction; however, since the penthouse is set back from the roof within the required 1:1 ratio established by the Height of Buildings Act, staff finds the penthouse to conform to the Act's requirements.

Staff therefore recommends that the Zoning Commission require the applicant to modify the design to eliminate the parapet, or set it back from the exterior walls to distances equal to their respective heights above the adjacent roof.

CONFORMANCE

Comprehensive Plan for the National Capital

The proposed planned unit development and related map amendment is not inconsistent with the federal elements of the Comprehensive Plan for the National Capital. Additionally, the PUD is consistent with the Housing, Environmental Protection, and Urban Design District elements of the Comprehensive Plan.