

**CONSOLIDATED PLANNED UNIT DEVELOPMENT FOR  
OFFICE AND RESIDENTIAL DEVELOPMENT**

**1227-1231 25<sup>th</sup> Street, NW**

Square 24, Lots 109 and 883  
Washington, D.C.

**Delegated Action of the Executive Director**

May 31, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Consolidated Planned Unit Development for office and residential development at 1227-1231 25<sup>th</sup> Street, NW, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) at 1227-1231 25<sup>th</sup> Street, NW, Square 24, Lots 109 and 883. The project site is currently occupied by three modern office buildings and is generally bounded by 25<sup>th</sup> Street, NW on the west and a public alley system and existing construction on all other sides. Rock Creek Park is directly north and west of the site, and is visible from Rock Creek Parkway as well as from Georgetown.

The site is currently located in the CR Zone District; the developer is requesting height and floor area ratio flexibility within the permitted PUD guidelines for this zone, as well as other zoning relief. The area was rezoned from C-M-2 in 1974 in order to encourage mixed-use/residential development, an objective that this project achieves.

The proposed development will include expansion and rehabilitation of all three buildings; 1227 25<sup>th</sup> Street will be upgraded for continued office use, and 1229-1231 25<sup>th</sup> Street will be combined into a single structure and converted to residential use with approximately 275 to 295 dwelling units (including 7,667 square feet of affordable housing). Two floor levels and penthouse structures will be added to each of the buildings, bringing their total heights to between 108 and 110 feet; all buildings are within the 110-foot height limit and meet the 1:1 setback requirement for rooftop structures established by the Height of Buildings Act. Existing below-grade parking

garages, accessed from the existing alley system, will be retained and upgraded to accommodate parking for a total of 361 vehicles; 249 of those spaces will be reserved for the residential building and 112 for the office building.

The proposed development does not adversely affect any federal parks, federal land reservations, or L'Enfant street rights-of-way, is not inconsistent with the Comprehensive Plan for the National Capital, and the building heights do not exceed the limitations set forth by the Height of Buildings Act of 1910.

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Patricia E. Gallagher, AICP  
Executive Director