

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** *JL for* Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

**DATE:** September 1, 2017

**SUBJECT:** **MINOR MODIFICATION-** ZC 08-34G (Capitol Crossing PUD)  
Minor Modification of Approved PUD Z.C. Case Nos. 08-34 and 08-34E

**I. BACKGROUND AND RECOMMENDATION**

Capitol Crossing I, LLC and Capitol Crossing II, LLC (Applicant) have requested a minor modifications to the approved PUD (Z.C. Order 08-34, effective July 1, 2011, and Z.C. Order 08-34E, effective August 1, 2014) pursuant to Z § 703 and C § 1504.3 of the 2016 Regulations. The Office of Planning concurs that this would be considered a minor modification.

The Zoning Commission approved the Consolidated PUD and a Zoning Map amendment to the D-4 district pursuant to ZC Order 08-34 , which includes the “North Block” of the development site. The North Block is located at Lots 858 and 859, Square 564 between 2<sup>nd</sup> and 3<sup>rd</sup> ,Streets, Massachusetts Avenue, and the extended G Street, NW. The approved North Block building has three towers with a 130-foot maximum building height.

The Zoning Commission approved modifications to the Consolidated PUD for the North Block in Zoning Commission Order No. 08-34E for changes to the roof structures and other modifications.

The Zoning Commission approved a minor modification to allow penthouse habitable space on the “South Block” of the PUD site per Z.C. Order No. 08-34F (effective August 5, 2016).

The Office of Planning has reviewed the proposal and does not oppose the minor modification.

**I. APPLICATION-IN-BRIEF**

<b>Applicant</b>	Capitol Crossing I, LLC and Capitol Crossing II, LLC
<b>PUD-Related Zoning</b>	D-4
<b>Location</b>	The “North Block” Site includes Lots 858 and 859 in Square 564, which comprise Record Lot 59 in Square 564. Square 564 is bounded by Massachusetts Avenue to the north, 2nd Street to the east, the proposed extension of G Street to the south, and 3rd Street to the west. Ward 2, ANC 2C
<b>Proposal</b>	Modify approved PUD #08-34 and #08-34E by adding penthouse habitable space to the east and west buildings and adjusting the layout of some rooftop features. All of the proposed modifications are for the North Block only.

## II. PROPOSED MODIFICATION AND ANALYSIS

The requested modifications to ZC Order Nos. 08-34 and 08-34E for the North Block include the following changes to the approved building design (see Exhibits 1D1 and 1D2):

- Add penthouse habitable space to the east and west office buildings
  - Total proposed penthouse habitable space: .16 FAR and 16,890 SF (east building: 7,630 SF; NW building: 6,680 SF; SW building: 2,580 SF)
  - The proposed habitable space will contain office and conference rooms for tenant use
  - The exterior penthouse walls would have painted metal wall panels and curtain walls with triple glazed glass
- Revise the location of the terrace and trellis on the roof of the east building
- Change the layout of the green roof, landscape, and skylights on 4<sup>th</sup> and 5<sup>th</sup> floor terrace roofs

The proposed modifications do not require any additional flexibility from the zoning regulations. The proposed penthouse heights and setbacks comply with all regulations. The penthouses would have a maximum height of 18'6" and 2<sup>nd</sup> height of 10" and setback requirements would be met. No additional parking or loading would be required.

The proposed 16,890 SF of habitable space in the penthouse would require a contribution to the Housing Production Trust Fund, which the Applicant has committed to provide. The Applicant estimates the approximate amount of the contribution to be \$45,603; this amount will be updated and verified at the time of building permit application for the penthouse space, consistent with the regulations.

## III. RECOMMENDATION

The 2016 Zoning Regulations state:

*Subtitle C Section 1504.3*

*A request to add penthouse habitable space to a building approved by the Zoning Commission as a planned unit development or through the design review requirements of Subtitle X, Chapters 3 and 6 prior to January 8, 2016, may be filed as a minor modification for placement on the Zoning Commission consent calendar, pursuant to Subtitle Z § 703, provided:*

- (a) The item shall not be placed on a consent calendar for a period of thirty (30) days minimum following the filing of the application; and*
- (b) The Office of Planning shall submit a report with recommendation a minimum of seven (7) days in advance of the meeting.*

OP finds that the proposed minor modifications – the addition of penthouse habitable space and adjustments to the layout of rooftop features - would be in keeping with the original PUD approval and would have little consequence on the overall project. Therefore, OP does not oppose the minor modification.