



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director

DATE: March 26, 2012

SUBJECT: Zoning Commission Case No. 11-13: Supplemental Report for a Consolidated Planned Unit Development and Zoning Map Amendment for 222 M Street SW

The Zoning Commission (“Commission”) requested that the Office of Planning (OP) provide additional information related to the amount of proposed open space in the Consolidated Planned Unit Development (PUD) and related rezoning from R-3 to CR for the project located at 222 M Street SW. OP notes that there are two types of open space in this project – open space required by zoning regulation § 633 and open space in the courtyard proffered by the Applicant.

First, a certain type of open space is required under the CR zoning regulations. Section 633 “Required Public Space at Ground Level (CR)” directs that an area equivalent to 10% of the total lot area must be provided for all new development, and that this required open space shall be “located immediately adjacent to the main entrance to the principal building or structure on the lot,” “suitably lighted and landscaped for public use,” and “be open and available to the general public on a continuous basis.”¹ The subject lot measures about 50,000 square feet, meaning that a minimum of 5,000 square feet of open space must be provided. In TC/CSG St. Matthew’s, LLC’s (“Applicant”) February 14, 2012 submission, Exhibit B, the Applicant provides that the project would provide approximately 1,145 square feet of landscaped open space on the subject lot near the front of the building.² Since the amount of space provided would not meet the minimum requirement, the Applicant requested zoning relief from § 633.

Second, the Applicant’s proposal would include a proffer to provide a non-required open courtyard separate and distinct from the required open space near the building entrance described above. The application describes the courtyard space, which would be located along Delaware Avenue, as a public amenity. According to the Applicant, it would contain about 1/3 of an acre, or an estimated 13,800 square feet, of publicly accessible space.³ The courtyard would be open to the public from “dawn to dusk” and accessed via a 12 foot wide opening.⁴

The development as a whole would occupy approximately 54% of the subject lot. The proposed coverage is below the 75% maximum permitted for development in the requested CR zone.

JS/pg
Case Manager, Paul Goldstein

¹ See §§ 633.1, 633.2, 633.4, and 633.5.

² See the Applicant’s February 14, 2012 submission, Exhibit B. This amount of space facing M Street does not include the estimated 22 feet of public space between the property line and the M Street curb.

³ See *id.* at page 1.

⁴ See *id.* at page 2.