

ZONING COMMISSION NOTICE OF FILING

Case No. 03-12C/03-13C

(2nd Stage PUD @ 250 M Street, S.E.)

April 25, 2006

THIS CASE IS OF INTEREST TO ANC 6D

On April 21, 2006, the Office of Zoning received an application from Square 769, LLC, together with the District of Columbia Housing Authority (collectively, the "applicant") for approval of a second stage planned unit development ("PUD").

The property that is the subject of this application consists of Square 769, part of Lot 18, 20, and 21 in Southeast Washington, D.C. (Ward 6) and is located at 250 M Street, S.E. The property is currently zoned CG/C-3-C.

The applicant proposes to construct a nine-story office building with ground floor retail and below-grade parking. The proposed project is designed to work in concert with the existing building at 1100 New Jersey Avenue to create a gateway from M Street to the proposed Canal Park and Capper/Carrollburg neighborhood. The building will have a height of 110 feet; building gross floor area of approximately 200,780 square feet and penthouse of approximately 6,375 square feet; total density of 7.41 FAR. The below-grade parking garage will consist of four levels and will accommodate 194 parking spaces. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

For additional information, please contact the Secretary to the Zoning Commission at (202) 727-6311.