

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



TO: District of Columbia Zoning Commission

FROM: Matthew Le Grant, Zoning Administrator *m 22*

DATE: December 2, 2014

RE: Referral Per Section 2409.8 Regarding FAR Increase for Case No. 11-08

On January 31, 2014 and November 13, 2014, I met with the developer of the Il Palazzo Planned Unit Development (“PUD”). The Il Palazzo PUD is located at 2700 16th Street in Square 2578, Lot 26. The PUD was approved by the Zoning Commission by Order No. 11-08. The purpose of this letter is to memorialize my findings at the meetings with the developer concerning a 1.9% increase in the approved floor area ratio (“FAR”) of the project.

The Il Palazzo PUD was approved by the Zoning Commission in October 2011 and it received concept approval from the Historic Preservation Review Board in July 2011. The approved project provided for the renovation and conversion of the former Italian Embassy building into a residential building and the construction of a residential addition. The overall project includes 110-135 residential units, 60-90 parking spaces, and a maximum height of 90 feet. I understand that the property owner filed for its building permits in April 2014. It is also my understanding that the property owner has been coordinating with the Historic Preservation Office (“HPO”) concerning final review and approval of the permit plans. The HPO requested that the Applicant preserve some interior spaces of the former Italian Embassy, including the library and the ballroom. The Applicant has accommodated HPO’s requests; however, the modifications have resulted in a reduction of the approved gross floor area. In consultation with the HPO, the Applicant shifted the lost density to the northern addition. More specifically, the Applicant is adding approximately 260 square feet to the footprint of the northern addition. The addition will be duplicated over the nine floors of the building; thus, the addition will consist of a total of 2,336 square feet of gross floor area. This increase in gross floor area equates to a 1.9% increase in the overall approved FAR of the project. It increases the approved gross floor area of 123,061 square feet to 125,397 square feet and the approved FAR from 2.83 to 2.88. The addition is modest in its size and it is situated on the interior of the site so it will not be visible from neighboring properties.

Under Section 2409.6(a) of the Zoning Regulations, I have the authority to confirm such an increase in the FAR of the PUD. I find that the increase in FAR is modest and is consistent with the PUD approval and is supported by the HPO; thus, I confirm the increase in the project’s FAR via my authority under Section 2409.6(a).

File: PUD 11-08 Zoning Commission Referral 12-2-14