

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



September 26, 2014

Mr. Paul Tummonds
Goulston & Storrs
1999 K Street, NW- 5th Floor
Washington, DC 20006

RE: 600 Massachusetts Avenue, NW (Lot 31 in Square 452) – Zoning Classification of Proposed Community Use Space for Purpose of Satisfaction of §1705.3 of the Zoning Regulations

Dear Mr. Tummonds:

This letter addresses the proper classification of the proposed community use space which will be provided in the building located at 600 Massachusetts Avenue, NW (Lot 31 in Square 452). 600 Massachusetts Avenue, NW is located in the DD/C-3-C Zone District and the Chinatown subarea of the DD District. Section 1705.3 of the Zoning Regulations requires that the building at 600 Massachusetts Avenue, NW shall devote at least 0.5 FAR equivalent to retail, service, arts, and arts-related uses listed in §§1710 and 1711 and wholesaling accessory to those uses.

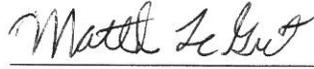
It is my understanding that the owner of the building located at 600 Massachusetts Avenue, NW has proposed the creation of 4,100 square feet of space in the building which will be reserved by community groups (with Chinatown groups having a high priority) for cultural, educational, and community oriented purposes. The space will be made available to the community on a non-exclusive and as needed basis, and will be made available free of charge to such community groups for a period of twelve years. (However, any direct costs attributable to the space, e.g., cleaning, security, etc., may be passed on to the user of that space.) The community use space will be completely owned, designed, operated and managed by the building owner. It is my understanding that the community use space will consist of four principal components: a kitchenette/hospitality area; bathrooms; a conference room/library area which can be used for meetings; and a multi-purpose area which will be flexible enough to host lectures, educational forums, art exhibits, dance performances, etc.

Based on my understanding of the proposed use and design of the community use space discussed in the preceding paragraph, and provided that the plans for the community use space include the principal components noted above, I conclude that the proposed community use space is consistent with the following arts and arts-related uses enumerated in §1711: Art Center (1711.1(a)); Arts Organizations, Administrative Offices of (1711.1(h)); and Assembly Hall, Auditorium, Public Hall, or Other Performing Arts Space, including rehearsal/pre-production space or concert hall (1711.1(j)). Therefore, the 4,100 square feet of space devoted to the

community use space can be included in the overall calculation of the building's satisfaction of §1705.3.

Please feel free to contact me if you have any questions regarding the issues addressed in this letter.

Sincerely,



Matthew Le Grant
Matthew Le Grant
Zoning Administrator