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Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 03-13Q/03-13Q

MAR 10 2015

**Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street NW
Washington, DC 20001**

Members of the Commission

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the modification to reallocate the affordable units at the Capper/ Carrollsburg Planned Unit Development in Southeast, Washington, DC, would not be inconsistent with the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,



**Marcel C. Acosta
Executive Director**

Enclosure

cc: Eric Shaw, Acting Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission

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Delegated Action of the Executive Director

PROJECT	NCPC FILE NUMBER
Planned Unit Development Modification (Capper/Carrollsburg)	ZC 03-12Q / 03-13Q
Southeast	NCPC MAP FILE NUMBER
Washington, DC	41 10(06 20)44054
REFERRED BY	DETERMINATION
Zoning Commission of the District of Columbia	Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY
	Advisory
	per 40 U S C § 8724(a) and DC Code § 2- 1006(a)

The Zoning Commission of the District of Columbia referred a modification to a proposed Planned Unit Development (PUD) for the Arthur Capper/Carrollsburg complex, once a deteriorated public housing development. The proposed mixed-income, mixed-use development consists of approximately 1,650 residential units and approximately 732,000 square feet of commercial space. The commercial space includes retail uses totaling nearly 30,000 square feet that will be located at ground level

This current amendment is focused on the reallocation of affordable housing units (referred to as Section 8 Annual Contributions Contract units or ACC units) in the portion of Capper/Carrollsburg development located in Square 739, Lots 800, 801, 802; Square 767, Lots 44, 45, 46; and Square 768, Lots 19, 20, 21, 22. The original PUD identified 237 ACC units to be developed in this area. A total of 236 units are now being proposed with this modification, which is a loss of one unit. These squares now include 206 ACC units and an additional 30 ACC units in another location, Square 737, which is not part of Capper/Carrollsburg development. Square 737 is located at the intersection of I Street and New Jersey Avenue, SE, while the rest of the squares are located on the western side of the Capper/Carrollsburg development, adjacent to Canal Park.

Staff reviewed the proposed PUD modification to determine its consistency with the policies contained in the Federal Workplace and the Preservation and Historic Features Elements of the Comprehensive Plan for the National Capital. Staff finds that this proposed amendment would affect only the interior space and does not include any physical changes to the exterior of the proposed buildings, therefore it is not inconsistent with the Comprehensive Plan.

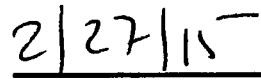
* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the modification to reallocate the affordable units at

the Capper/Carrollsville Planned Unit Development in Southeast, Washington, DC is not inconsistent with the Comprehensive Plan.



Marcel Acosta
Executive Director



[Date]