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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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OFFICE OF ZONING
2015 MAR 16 PM 3:00



Delegated Action of the Executive Director

PROJECT
Planned Unit Development Modification
(Capper/Carrollsborg)
Southeast
Washington, DC

NCPC FILE NUMBER
ZC 03-12Q / 03-13Q

NCPC MAP FILE NUMBER
41 10(06 20)44054

REFERRED BY
Zoning Commission of the District of Columbia

DETERMINATION
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/Carrollsborg 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/Carrollsborg 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/Carrollsborg 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/Carrollsborg 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.

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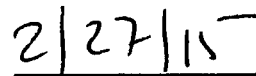
Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C.

§ 8724(a) and DC Code § 2-1006(a), I find the modification to reallocate the affordable units at

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



Marcel Acosta
Executive Director



[Date]