NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20576
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

Commission Members

Presidential Appointees

John V. Cogbill, III, Chairman
Richard L. Friedman
Jose L. Galvez, III

Mayoral Appointees

Arrington Dixon
Dr. Patricia Elwood

Ex Officio Members

Secretary of Defense
The Honorable Donald H. Rumsfeld

Secretary of the Interior
The Honorable Gale A. Norton

Administrator
General Services Administration
The Honorable Stephen A. Perry

Chairman
Committee on Governmental Affairs
United States Senate
The Honorable Susan M. Collins

Chairman
Committee on Government Reform
U.S. House of Representatives
The Honorable Tom Davis

Mayor
District of Columbia
The Honorable Anthony A. Williams

Chairman
Council of the District of Columbia
The Honorable Linda W. Cropp

Executive Director

Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-26

MAR - 8 2004

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I reviewed the proposed Consolidated Planned Unit Development for a mixed-use residential project with neighborhood-serving retail located at 14th and V Streets, NW and found that the proposal would not adversely affect the identified federal interests or be inconsistent with the Federal Elements of the Comprehensive Plan.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 03-26
EXHIBIT NO. 48

ZONING COMMISSION
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CASE NO.03-26
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NCPC File No. Z.C. 03-26

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

CONSOLIDATED PLANNED UNIT DEVELOPMENT FOR A MIXED-USE PROJECT IN SQUARE 235 AT 14TH AND V STREETS, NW
Washington, D.C.

Delegated Action of the Executive Director

FEB 26 2004

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed Planned Unit Development for a mixed-use residential project with neighborhood-serving retail located in Square 235 (bounded by 13th Street, NW on the east, 14th Street, NW on the west, W Street, NW on the north and V Street NW on the south), Lots 178, 203, 801, 815, 816, 818, and 820, would not adversely affect the identified federal interest or be inconsistent with the Federal Elements of the Comprehensive Plan.

* * *

The District of Columbia Zoning Commission has referred a proposed consolidated planned unit development (PUD) to the National Capital Planning Commission for federal interest review and comment. The proposed consolidated PUD is contiguous with a proposed mixed-use residential and retail project. The site is located in Square 235 (bounded by 13th Street, NW on the east, 14th Street, NW on the west, W Street, NW on the north and V Street, NW on the south), within the boundaries of the original L'Enfant city on Lots 178, 203, 801, 815, 816, 818, and 820. The site is approximately 78,198 square feet (1.8 acres) and is divided between two zoning districts. The western portion of the site is located in the C-3-A/Arts Overlay District, and the portion of the site located in the interior of the square is in the R-5-B zoning district. Two north-south alleys 12-feet wide span the square from V Street to W Street. The portion of the site between 14th Street and the western north-south alley is partially developed with one- and two- story masonry commercial buildings, an automobile storage lot, and a two-story masonry row dwelling. The portion of the lot in the interior of the square is developed with two- and three-story masonry buildings that were formerly used as commercial garages. The site is within the Greater U Street Historic District.

A mixed-use residential and retail development is proposed for the site. Two new nine-story buildings on the western portion of the site would replace existing commercial buildings along 14th Street. These two residential buildings would be anchored by 24,000 square feet of ground floor retail space and 234 parking spaces in a below-grade two-level garage. These new buildings would have the appearance of three separate structures and would be aligned to continue an existing 26-foot wide open space between the structures to their east. This open area would be maintained solely for pedestrian use. The proximity of this portion of this site to an underground railway tunnel and easement along 14th Street requires the façade of the southern building to curve away from the V Street intersection.

The structures located on the interior of the site are historic garage buildings which have more recently been used as a commercial laundry. The structures would be renovated for residential use and would house 40 interior ground floor parking spaces below two residential floors. A pedestrian bridge across the existing north-south alley would connect the new construction and the rehabilitated buildings. Two new pedestrian bridges would also connect the rehabilitated residential structures at the third floor.

Finally, the proposal includes the renovation of an existing dwelling along W Street for residential use, and the partial closing of a public alley. In total, the development would contain approximately 315,000 square feet of gross floor area and 240 to 300 residential units.

This proposal requires relief from current matter-of-right zoning. Approval of the request to designate this area as a consolidated PUD would allow the applicant to:

- Increase the allowable residential floor area ratio (FAR) from 4.0 to 4.73 in the C-3-A/Arts Overlay District.
- Increase the allowable height from 75 to 90 feet (with no limit on the number of stories) in the C-3-A/Arts Overlay District.
- Increase the allowable residential FAR from 1.8 to 3.15 in the R-5-B district.
- Increase the allowable building height from 50 to 60 feet in the R-5-B district.
- Reduce the required rear yard.
- Reduce the number of required retail parking spaces.
- Reduce the required recreation space.
- Increase the allowable number, individual height, and FAR of roof structures.
- Increase the allowable height of roof structures in the C-3-A/Arts Overlay District.
- Reduce the amount of 14th Street street wall required along the front property line in the C-3-A/Arts Overlay District.
- Exclude enclosed interior parking areas in FAR calculations.
- Reduce the size of required loading berths.
- Phase the project.

The District of Columbia Office of Planning concludes that the project is a well-designed solution to a difficult site, offering a substantial amenity package and providing substantial new housing units within a convenient distance to both Metro and the Central Employment Area; the Historic Preservation Review Board unanimously approved the height, massing and scale of the conceptual plans at its June 2003 meeting; and the Advisory Neighborhood Commission voted to support the application.

Identified federal interests impacted by the proposed designation of a consolidated PUD at this development include the 14th Street right-of-way and street frontage, the integrity of the Greater U Street Historic District, and the partial closing of a public alley.

- 14th Street right-of-way and street frontage; although the underground railway tunnel and easement precludes construction to the street wall, the gentle curve of the building away from the V Street intersection disguises this setback.
- The Greater U Street Historic District; the redevelopment of both former garage buildings contributes to the integrity of the Greater U Street Historic District, and the Historic Preservation Review Board approved the height, massing and scale of the conceptual plans, with final approval of development plans subject to approval by the State Historic Preservation Office.
- Partial closing of a public alley; the applicant submitted a companion application for review requesting partial closure of the western north-south alley (Surveyor Order 03-2526). This application will come to NCPC for review.

Finally, the proposed development provides transit oriented development and encourages transit use, consistent with goals of the Federal Elements of the Comprehensive Plan. Therefore, I have determined that the proposed designation of a consolidated PUD would not adversely affect the federal interest, or be inconsistent with the Federal Elements of the Comprehensive Plan.

Patricia E. Gallagher, AICP
Executive Director

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FAX

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NATIONAL CAPITAL PLANNING COMMISSION

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