NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Linda W. Cropp

Executive Director

Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 04-24

AUG 10 2005

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 delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed mixed use Planned Unit Development on Parcel 131 in Lot 233 and portions of Lots 234 and 235, immediately east of the Rhode Island Avenue Metro and a related map amendment from Industrial to Community Business, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest.

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

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

[illegible]
District of Columbia
CASE NO. 04-24
EXHIBIT NO. 38

ZONING COMMISSION
District of Columbia
CASE NO.04-24
EXHIBIT NO.38

NCPC File No. ZC 04-24

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

RHODE ISLAND AVENUE METRO STATION
FIRST STAGE PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
Property East of Rhode Island Avenue Metrorail Station, 919 Rhode Island Avenue, NE
Washington, D.C.

Delegated Action of the Executive Director

JUL 28 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed mixed use Planned Unit Development (PUD) on Parcel 131, Lot 233 and portions of Lots 234 and 235, located immediately east of the Rhode Island Avenue Metro, NE, Washington, D.C. and a related map amendment from Industrial (M) to Community Business Center (C-2-B), would not be inconsistent with the Comprehensive Plan for the National Capital, nor have an adverse affect on federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve the First Stage of a Planned Unit Development (PUD) on property immediately east of the Rhode Island Avenue Metrorail Station. The mixed-use residential development would include ground floor retail, portions of second floor commercial space, and structured parking.

The PUD and related map amendment involve Washington Metropolitan Area Transit Authority (WMATA) property currently used as commuter parking for the Rhode Island Metrorail Station, located at 919 Rhode Island Avenue, NW, between Rhode Island Avenue on the north and the Metro station and CSX railroad right-of-way to the west. WMATA's partners, Mid-City Urban LLC and A&R Development Corporation, would create a mixed-use PUD on 7.33 acres of the wedge-shaped lot. The applicant would also create a new 1.44-acre lot in the remaining southwest corner, and separate from this PUD, would provide structured parking on the second lot. Surrounding development consists of the Brentwood Post Office and the Brentwood Shopping Center to the southwest and southeast, and a BankAmerica branch building to the east. Properties to the north across Rhode Island Avenue are zoned commercial-light manufacturing (C-M-2), and properties to the northeast are in a Residential (R-5-A) zone district.

This mixed-use residential development would consist of two four and five-story buildings with 271 apartment units and structured parking with 451 spaces for residents and commuters. Ground floor retail and commercial space on portions of the second level would face both sides of a new "main street" accessed from the main Metro station entrance road. Active mixed uses, including ground floor retail, would face the Rhode Island Avenue frontage.

There are no identified federal interests in the immediate vicinity other than the Metrorail station. Since mixed use development would further transit-oriented development policies in the Comprehensive Plan and the site's designation as a Development Opportunity Area, staff believes that the proposal would not have an adverse impact on this federal interest, and finds the proposal acceptable.

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director