NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A. Williams

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The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 05-15

DEC - 5 2005

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

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Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Consolidated Planned Unit Development for a high-rise residential building consisting of 140 for-sale units, located at 318 I Street, NE 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 interests.

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

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

[redacted]
District of Columbia
CASE NO. 05-15
EXHIBIT NO. 33

ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.33

NCPC File No. ZC 05-15

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

CONSOLIDATED PLANNED UNIT DEVELOPMENT
SQUARE 775, LOTS 1, 22, 23, 32, 826, AND 827
318 I Street, NE
Washington, D.C.

Delegated Action of the Executive Director

NOV 23 2005

Pursuant to delegation of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) for a high-rise residential building consisting of 140 for-sale units, located at 318 I Street, NE, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve the Consolidated Planned Unit Development (PUD) for a residential housing project at 318 I Street, NE.

The PUD involves 0.65 acres of previously industrial land that was occupied by a wholesale bakery surrounded by a chain link fence. Abutting the western boundary of the site is a public alley extending between I Street and K Street, NE. Surrounding development currently is comprised of 2-story row dwellings to the north, south and east in a Residential (R-4) zone district. Buildings to the west fall within a Community Business Center (C-2-B) zone district. The current project property is zoned C-2-B, with a maximum FAR of 3.5, and a maximum lot occupancy of 80 percent. Maximum building height in this zone is 65feet.

The submitted building design is well executed and consists primarily of two colors of brown brick with glass and metal highlights. The structure would be 7 levels, with a total height of 65 feet, and contain 140 units and 140 parking spaces in a below-grade garage. Additional visitor parking is also provided with the garage. Substantial street landscaping is present at both I Street and 4th Street. The building will feature a green-roof design that is viewable to residents at an outdoor recreational space on the top floor and meets LEED certification requirements.

No federal interests are affected by the submitted project. Only one very small federal land reservation (Reservation 315 at 0.13 acres), under jurisdiction of the National Park Service, exists two blocks east of the project site. That site is undeveloped and serves as open space adjacent to existing residential high-rise structures.

Patricia B. Gallagher, AICP
Executive Director