NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 05-22

JAN 11 2006

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 (PUD) for a high-rise mixed use building at 2301-2315 14th Street, NW, 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,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
Case 05-22
EXHIBIT NO. 35

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.35

STAFF RECOMMENDATION

NCPC File No. ZC 05-22

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

CONSOLIDATED PLANNED UNIT DEVELOPMENT
IN SQUARE 2868, 2301-2315 14TH STREET, NW
BETWEEN BELMONT STREET AND FLORIDA AVENUE
Washington, D.C.

Delegated Action of the Executive Director

DEC 30 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) for a high-rise mixed use building at 2301-2315 14th Street, NW, 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 mixed use project on 14th Street, NW between Belmont Street and Florida Avenue, in Square 2868, Washington D.C. The PUD is a high-rise building consisting of 174 residential units and 151 parking spaces (including 14 spaces for retail use) in a below-grade garage.

The proposed building is located at 2301-2315 14th Street, NW with the main building entrance and lobby located on 14th Street and three retail storefronts south of the main lobby. The site is made up of 0.79 acres of previously commercial-use land that is currently occupied by an auto repair facility and communications systems antennas. A communications equipment building is to be maintained at the corner of Florida Avenue and the rear building alley. Surrounding development currently is comprised of 2-story row dwellings to the east, and low-rise apartment buildings, charter schools, and a small retail strip mall in the vicinity of the project's C-2-B zone district. Buildings to the west fall within an R-5-B zone district. The current base zoning requires a maximum FAR of 3.5, and a maximum lot occupancy percentage of 80 percent. Maximum building height in this zone is 65 feet.

The PUD process would provide the proposed project an allowed development of 71 percent lot coverage, an FAR of 5.98, and a maximum height of 90 feet in its final design configuration with agreed upon amenities—including local neighborhood improvements, affordable housing, and removal of street level communications antenna.

The submitted building design is well executed. The façade consists primarily of three colors of brown brick with glass and metal highlights. The structure would be nine levels with a total height of 90 feet, excluding the penthouse areas. Substantial street landscaping is present at Belmont Street, NW, 14th Street NW and Florida Avenue NW. The building will also feature a green-roof design that will be visible to residents and serve to mitigate onsite stormwater impact. All current onsite communications antennae (street level satellite dishes) are removed with the project implementation and significant visual screening of the remaining fiber optic cable equipment building is provided.

No federal interests are affected by the submitted project. Two blocks west of the project site is a federal land reservation (Reservation 327, Meridian Hill Park), under jurisdiction of the National Park Service. The park is not visible, however, from the street level of the building site and would only intermittently be seen to or from the building, or park, due to intervening streetscape trees and buildings at 15th Street and the park's perimeter.

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director