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IN REPLY REFER TO:
NCPC File No. Z.C. 05-23

OCT - 5 2006

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

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed consolidated Planned Unit Development (PUD) for Fairfield at Capital Commerce Center bound by Eckington Place, Harry Thomas Way and Q Street, NE, and a related map amendment to rezone the site from M to C-3-C and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, and would not have an adverse impact on any identified federal interests. 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. 05-23

EXHIBIT NO. 45

NATIONAL CAPITAL PLANNING COMMISSION

ZONING COMMISSION
District of Columbia
CASE NO. 05-23
EXHIBIT NO. 45



**CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD) AND RELATED MAP
AMENDMENT FROM M ZONE DISTRICT TO C-3-C ZONE DISTRICT
FOR FAIRFIELD AT CAPITAL COMMERCE CENTER**

Located on Lot 815 in Square 3576
Bound by Eckington Place, Harry Thomas Way and Q Street, NE
Washington, D.C.

Delegated Action of the Executive Director

SEP 28 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed consolidated Planned Unit Development (PUD) for Fairfield at Capital Commerce Center bound by Eckington Place, Harry Thomas Way and Q Street, NE, and a related map amendment to rezone the site from M to C-3-C would not have an adverse affect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Zoning Commission has referred to NCPC for comment an application for a consolidated planned unit development (PUD) and related zoning map amendment from the current M Zone to C-3-C for all Lot 815 in Square 3576. As part of the PUD request, the applicant requests relief from three PUD guidelines: (1) the multiple roof structure limitations, (2) the retail loading requirements, and (3) the residential recreation space requirements. The applicant is proposing a medium density, mostly residential, project with ground floor retail uses. The proposed development would have 625-675 residential units, 750-796 parking spaces, and 15,084 square feet of retail. Eight percent of the residential GSF will be reserved for 20 years for workforce housing aimed at households making 80 percent of the Area Median Income (AMI). The applicant also proposes the construction and public dedication of a new 2-block extension of Q Street with a 60-foot wide right-of-way. The construction of Q Street, along with a private lane and service road, creates four development parcels.

Patricia E. Gallagher, AICP
Executive Director

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