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The Honorable Vincent C Gray

Executive Director

Marcel C Acosta

IN REPLY REFER TO
NCPC File No Z C 05-38A

NOV 10 2008

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

Members of the Commission

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed modification of the Consolidated Planned Unit Development for Marina View at 1100 6th Street, SW, is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests A copy of the Delegated Action of the Executive Director is enclosed

Sincerely,

Marcel C Acosta
Executive Director

Enclosure

cc Harriet Tregoning, Director
D C Office of Planning

Anthony Hood, Chairman
Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO 05-38A

EXHIBIT NO 26

ZONING COMMISSION
District of Columbia
CASE NO.05-38A
EXHIBIT NO.26

**MODIFICATION OF CONSOLIDATED PLANNED UNIT DEVELOPMENT
MARINA VIEW**

1100 6th Street, SW
Washington, DC

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

OCT 31 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U S C §8724(a), and DC Code §2 1006(a), I find that the proposed modification of the Consolidated Planned Unit Development for Marina View at 1100 6th Street, SW, Washington D C is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests

* * *

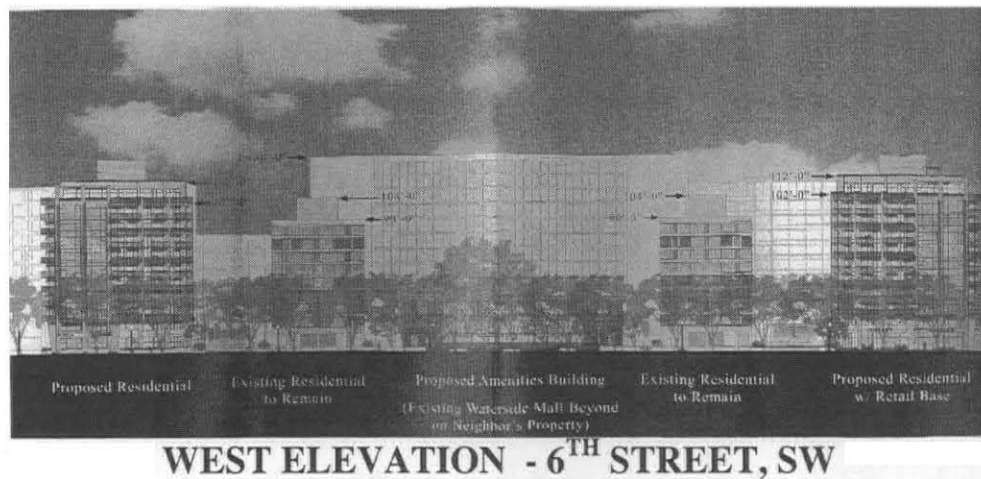
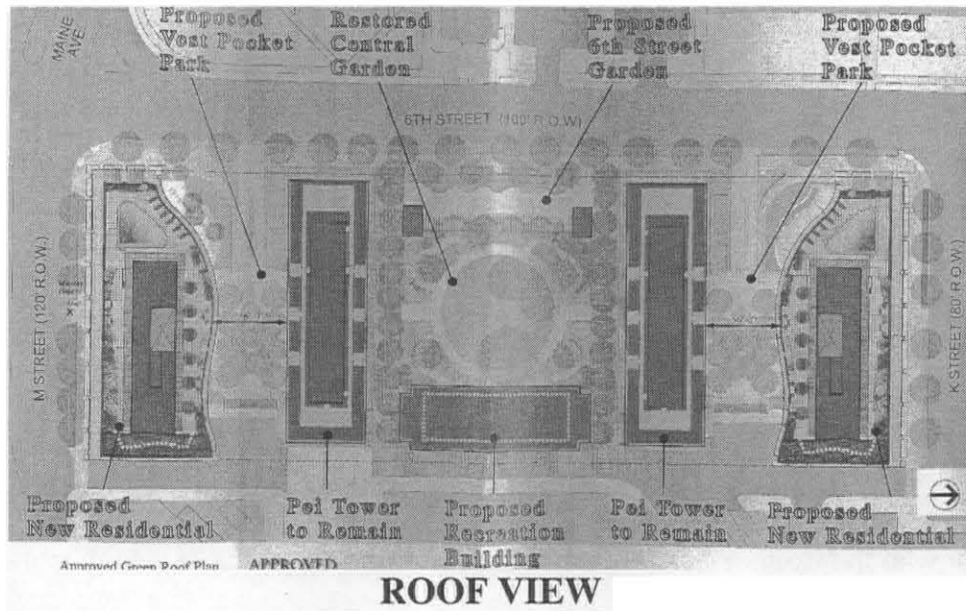
The Zoning Commission of the District of Columbia has taken a proposed action to modify the building and landscape design and amenity package for an approved Consolidated Planned Unit Development (PUD)

The 3.11 acre site is located on 6th Street SW between M and K Streets, SW directly west of Waterside Mall and east of Arena Stage. Approved in May 2007 by the Zoning Commission, this PUD includes (a) upgrading of two existing residential towers (Marina View), (b) the construction of two additional 112-foot tall residential towers at the north and south ends of the site with 285-315 residential units, (c) construction of underground parking, street level retail, a new recreation building, and (d) restoration of the central courtyard. A related map amendment changed the zoning from R-5-D to C-3-C.

Sixth Street, SW has a street width of 100 feet which would allow a maximum building height of 120 feet under the Height of Buildings Act. M Street SW has a street width of 120 feet, which would allow a 130 foot tall building. The existing residential towers are 90 feet tall.

In May 2007, NCPC commented favorably on the original proposal by delegated action of the Executive Director. Staff noted that the submission materials indicated the measuring point used

for the calculation of building height was the midpoint of a new building fronting M Street. As required by the Height of Buildings Act, the height of the proposed two new buildings separated by two existing buildings should have been determined from *separate measuring points*. Accordingly, a second point should have been indicated along 6th Street, SW. However, staff found the building heights in conformance with the Height of Buildings Act, below the maximum height of 120 feet for both 6th and M Streets, SW when measured at separate points along the respective frontages of the two new buildings. The new buildings are 112 feet in height at the measuring points on both 6th and M Streets, SW, and the penthouses are properly set back.



The proposed modification to the approved Planned Unit Development is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
Executive Director