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NCPC File No. Z.C. 06-04

DEC 15 2006

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Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
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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) and related map amendment to rezone the site from C-2-A to C-2-B, in Square 3100, Lot 48, in the block bounded by Florida Avenue, Quincy Place, North Capitol and Q Streets, NW, and found that the proposal would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital. 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. 06-04

EXHIBIT NO. 54



**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP
AMENDMENT FOR SQUARE 3100, LOT 48**

1600 North Capitol Street
Washington, D.C.

Delegated Action of the Executive Director

DEC | 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed consolidated Planned Unit Development (PUD) and related map amendment to rezone the site from C-2-A to C-2-B, in Square 3100, Lot 48, in the block bounded by Florida Avenue, Quincy Place, North Capitol and Q Streets, NW, would not have an adverse effect 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 federal interest review and comment an application for a consolidated Planned Unit Development (PUD) and a related zoning map amendment from the current C-2-A zone to C-2-B for Lot 48 in Square 3100. The applicant is proposing a mixed-use project with ground floor retail space along Florida Avenue. The proposed development would have 76 residential units and almost 5,000 SF of neighborhood retail and service uses. The 7-story building would measure 81 feet high from North Capitol Street and 86 feet from Florida Avenue. The applicant has requested relief from the PUD guideline for (1) the residential recreation space requirements, (2) rear court width requirement as a function of building height, and (3) retail loading requirements. Commenting on the applicant's request to allow a 30-foot bay to serve both residential and retail uses, the DC Department of Transportation (DDOT) concurred that 55-foot trailers are not needed for retail deliveries, and requested the applicant limit residential and commercial deliveries to non-peak hours. While concerned about potential traffic disruption and congestion at the intersection, DDOT was satisfied that the applicant would implement strategies to alleviate the concerns. I find that the proposal would not have an adverse effect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director