



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

**Commission Member:**

*Presidential Appointee:*

John V. Cogbill, III, Chairman  
Herbert F. Ames  
Jose L. Galvez, II

*Mayoral Appointee:*

Arrington Dixon  
Stacie S. Turner

*Ex Officio Member:*

Secretary of Defense  
The Honorable Robert M. Gates

Secretary of the Interior  
The Honorable Dirk Kempthorne

Administrator  
General Services Administration  
The Honorable Lurita Alexis Doar

Chairman  
Committee on Homeland Security  
and Governmental Affairs  
United States Senate  
The Honorable Joseph I. Lieberman

Chairman  
Committee on Oversight  
and Government Reform  
U.S. House of Representatives  
The Honorable Henry A. Waxman

Mayor  
District of Columbia  
The Honorable Adrian M. Fenty

Chairman  
Council of the District of Columbia  
The Honorable Vincent C. Gray

**Acting Executive Director**  
Marcel C. Acosta

IN REPLY REFER TO:  
NCPC File No. Z.C. 07-16

**JAN 10 2008**

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

**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 in Square 5560, at 2300 Pennsylvania Avenue, SE, 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 other federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta  
Acting Executive Director

Enclosure

ZONING COMMISSION  
District of Columbia

CASE NO. 07-16  
EXHIBIT NO. 100

RECEIVED  
D.C. OFFICE OF ZONING  
2008 JAN 14 PM 12:34

ZONING COMMISSION  
District of Columbia  
CASE NO. 07-16  
EXHIBIT NO. 66

**CONSOLIDATED PLANNED UNIT DEVELOPMENT**

Square 5560, Lots 19, 20, 53, 54, 802, 803, 810, and 811

2300 Pennsylvania Avenue, SE  
Washington, D.C.

**Delegated Action of the Executive Director**

**DEC 28 2007**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) at 2300 Pennsylvania Avenue, SE, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

\* \* \*

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) at 2300 Pennsylvania Avenue, SE, Square 5560 (Lots 19, 20, 53, 54, 802, 803, 810 and 811). The project site is bounded by Pennsylvania Avenue on the northeast, Prout Street on the northwest, and public alleyways on both the southwest and southeast. The property is located in the C-2-A Zone District; the PUD request includes minor relief from lot occupancy, FAR, and rear yard requirements.

The proposed development will include construction of a five-story building, 59 feet in height to the top of the parapet. The project will include 8,290 gross square feet of ground floor retail space and 118 residential units to be marketed as workforce housing; a single level of below grade parking will accommodate 77 vehicles to serve both residential and retail uses. A rear/center courtyard, occupying 6,400 square feet, will be located over the parking area.

The project is supported by the District of Columbia Office of Planning, District of Columbia Council members Brown and Barry, ANC 8A, and many local groups and individuals.

No federal interests are adversely affected by the submitted project; the development does not affect any federal land reservations or L'Enfant street rights-of-way, and is not inconsistent with the Comprehensive Plan for the National Capital. The roof heights do not exceed the limitations set forth by the Height of Buildings Act of 1910.

A handwritten signature in black ink, appearing to read "Marcel C. Acosta", written over a horizontal line.

Marcel C. Acosta  
Acting Executive Director