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District of Columbia
The Honorable Vincent C. Gray

Chairman
Council of the District of Columbia
The Honorable Kwame R. Brown

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 11-13

MAY 07 2012

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
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 consolidated Planned Unit Development and

related map amendment for the St. Matthew's development on Lot 301, at Square

546 (222 M Street, SW), would not be inconsistent with the Comprehensive Plan

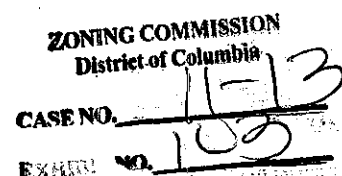
for the National Capital, nor would it adversely affect any other identified federal

interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission



ZONING COMMISSION
District of Columbia
CASE NO. 08-06
EXHIBIT NO. 103



Delegated Action of the Executive Director

PROJECT
**Consolidated Planned Unit Development and
Related Map Amendment at Square 546
(TC/CSG St. Matthew's)**
222 M Street, SW
Washington, D.C.

REFERRED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 11-13

NCPC MAP FILE NUMBER
24.14(06.20)43518

DETERMINATION
Approval of report to the Zoning
Commission of the District of Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve a consolidated Planned Unit Development (PUD) and related map amendment to rezone the property located on Lot 301, in Square 546 (222 M Street, SW) from R-3 to CR/PUD zoning. The proposed PUD will accommodate a building with approximately 210 residential units; a new 8,746 gross square foot sanctuary for St. Matthew's Church; and a new community center. The unimproved project site is located on the corner of M Street and Delaware Avenue, SW, with a curb-cut on M Street (to be closed with the new development) and a curb-cut on Delaware Avenue. The PUD plans show an L-shaped building, which is designed to step down from a maximum rooftop height of 110-feet (+18'-6" tall rooftop mechanical enclosures) along M Street, to a southern wing with an 80-foot roof height, and a church sanctuary wing (located in the northeast corner of the site) with a roof height of 35-feet. The total interior space will be approximately 208,500 square feet, with a Floor-to-Area Ratio (FAR) of 4.17. The new development will be served by a two-level, underground garage (access/egress provided via Delaware Avenue) with 133 residential spaces, 25 spaces reserved for church use, and a minimum of 69 bicycle spaces.

The project submission shows the development plans in conformance with minimum parking requirements (one space per three residential dwelling units and one space per 10 church seats); maximum FAR (4.0 non-residential and 8.0 total); maximum height (110'); and inclusionary zoning requirements¹ allowable under District of Columbia CR/PUD zoning. The applicant (TC/CSG St. Matthew's) has requested relief from the minimum rear yard requirement; minimum open courtyard width requirement; minimum loading berth width requirement; and the minimum ground level public space requirement based on site limitations. The project submission includes a recommendation for approval from the District of Columbia Office of Planning (DCOP); a letter of support from the local Advisory Neighborhood Commission (ANC); and conditional support for approval from the District of Columbia Department of

¹ District of Columbia inclusionary zoning requirements mandate a minimum of 8% of the units be affordable for moderate income households (between 51% and 80% of the Area Median Income) for this project.

Transportation (DDOT), based on implementation of their recommended travel demand measures for the project.

The federal interest associated with the proposed project is its compliance with the 1910 Act to Regulate the Height of Buildings in the District of Columbia, as amended (the Height Act). As proposed, the project will not exceed the maximum height allowable under the Height Act for this location, which is 130-feet. Therefore, staff finds that the proposed project is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed consolidated Planned Unit Development and related map amendment for the St. Matthew's development on Lot 301, at Square 546 (222 M Street, SW), would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.



Marcel Acosta
Executive Director

4/26/12

[Date]