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Mayor
District of Columbia
The Honorable Adrian M. Fenty

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

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-15

JUL 13 2009

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

Members of the Commission:

The National Capital Planning Commission, at its meeting on July 9, 2009, approved the enclosed action on the consolidated Planned Unit Development and related map amendment for the Friendship Heights Macomb Shopping Center, in Squares 1920 and 1920-N. The Staff Recommendation for the project is also enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosures

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

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 08-15
EXHIBIT NO. 279

COMMISSION ACTION

NCPC File No. Z.C. 08-15



**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT
SQUARE 1920, LOT 813 AND SQUARE 1920-N LOTS 1 AND 2**

Parcels bounded by Wisconsin Avenue, Idaho Avenue and Macomb Street, NW
Washington, DC

Referred by the Zoning Commission of the District of Columbia

July 9, 2009

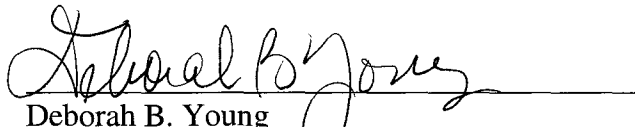
Commission Action Requested by Applicant

Approval of report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006 (a).

Commission Action

The Commission:

Advises the Zoning Commission that the 350,000 square feet mixed use development for Square 1920, Lot 813 and 1920-N Lots 1 and 2 and related map amendment to change the zoning from MW/C-1 to C-2-A to allow for greater density and height would not be inconsistent with the Comprehensive Plan nor would it adversely affect any identified federal interest.


Deborah B. Young
Secretary to the National Capital Planning Commission

STAFF RECOMMENDATIONTM

NCPC File No. ZC 08-15



CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT SQUARE 1920, LOT 813 AND SQUARE 1920-N LOTS 1 AND 2

Parcels bounded by Wisconsin Avenue, Idaho Avenue and Macomb Street, NW
Washington, DC

Referred by the Zoning Commission of the District of Columbia

July 2, 2009

Abstract

The Zoning Commission of the District of Columbia has referred a proposal for approval of 350,000 square feet of mixed-use development: 136,000 square feet of retail and commercial uses and 140-150 residential units on two parcels on Wisconsin Avenue, NW at the site of an existing Giant grocery store. Included in this proposal is a new Giant grocery store, additional retail, a five-story, mixed-use building and separate rowhouse buildings. A related map amendment to allow greater density and height would permit the development under C-2-A and not the existing MW/C-1 zoning district.

Commission Action Requested by Applicant

Approval of report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006 (a).

Executive Director's Recommendation

The Commission:

Advises the Zoning Commission that the 350,000 square feet mixed use development for Square 1920, Lot 813 and 1920-N Lots 1 and 2 and related map amendment to change the zoning from MW/C-1 to C-2-A to allow for greater density and height would not be inconsistent with the Comprehensive Plan nor would it adversely affect any identified federal interest.

* * *

PROJECT DESCRIPTION

Site

The proposed Planned Unit Development (PUD) will replace an outdated shopping center with a mixed use development on Squares 1920 and 1920 N. This development is in northwest Washington, DC and the nearly 4.1 acres site is bounded by Wisconsin Avenue on the east, Idaho Avenue on the west and Macomb Street on the south. Newark Street runs east-west through the center of the site dividing it into two parcels, Square 1920 as the southern parcel and 1920-N as the northern parcel. This development is located west of the Cleveland Park neighborhood and the McLean Gardens development.

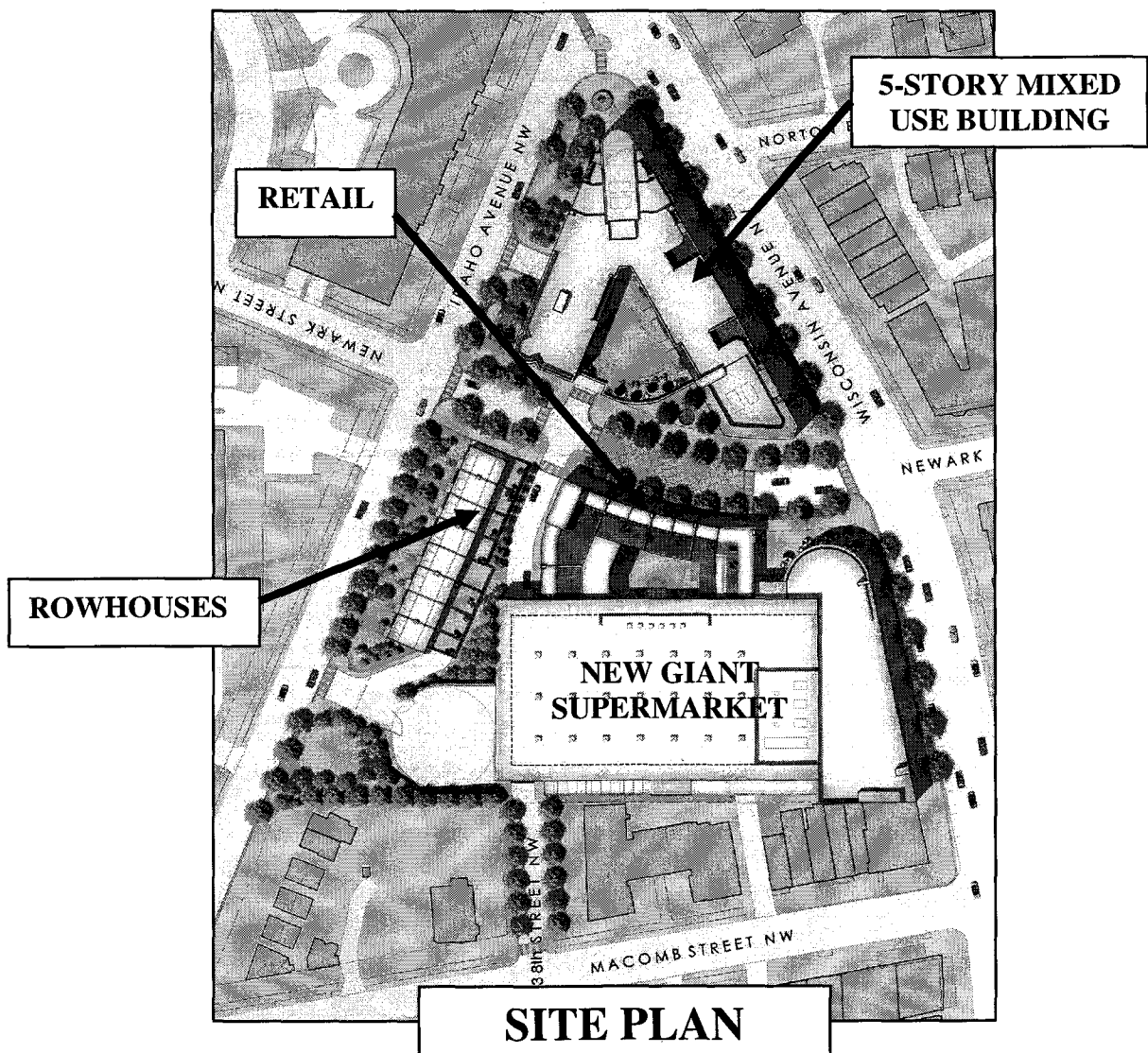
Existing conditions in the neighborhood include a mix of residential uses ranging from single family detached to mid-rise housing, retail along Wisconsin Avenue and limited office space.



Proposal

This project is to replace an outdated shopping center and surface parking lots with a mixed use development featuring a new Giant grocery store, residential, retail and limited office space. The 350,000 square feet of mixed use development will sit on approximately 4 acres split over two parcels. The two parcels are separated by Newark Street and consist of a north portion that will be a five-story, mixed-use residential building and the south portion where a new Giant grocery store will be sited. The south portion will also include some additional retail and some second story office space in addition to residential rowhouses.

The five-story, mixed-use residential building on the north portion will include 124 apartment units on floors two through five while the first floor will be retail space. There will also be affordable units in this building. This building will reach a height of 74 feet as measured from the street level to the top of the penthouse. Parking spaces will be included in the design in an underground garage.



The south parcel will include a 56,000 square foot Giant grocery store and be surrounded by two story retail and commercial uses facing Newark Street and Wisconsin Avenue. This building will reach a height of 49 feet as measured from the street level to the top of the penthouse. On the second floor of the portion of the building facing Wisconsin Avenue will be office space, while the second floor facing Newark Street will be loft apartments. The main entrance of the Giant will be located at the corner of Newark Street and Wisconsin Avenue. Parking will be provided under the grocery store. This project is also requesting a PUD related map amendment from MW/C-1 to C-2-A to allow for increased height and density.



PERSPECTIVE RENDERING

View looking west to Newark Street, NW from Wisconsin Avenue, NW

The project will try to attain LEED certification standards by incorporating sustainable features, such as a state-of-the-art energy management system that controls and monitors refrigeration, lighting and the heating ventilation and air conditioning system. In addition, the developer states they will reclaim heat from the refrigeration system to heat the sales floor and the water used in restrooms and preparation areas. The building will also use skylights to provide natural light during the day and sync with the lighting system to dim them as necessary. In addition, the building will use a “cool roof”. Finally, the site will incorporate sustainable elements including stormwater management features, water use reduction features and planting of mature trees into the streetscape. The developer stated that this project will exceed stormwater management requirements established by the District Department of the Environment.

PROJECT ANALYSIS

Executive Summary

Staff identifies the only federal interest with respect to this proposed PUD and its related map amendment is whether or not it meets the provisions of the Height of Buildings Act of 1910, as amended.

Height of Buildings Act

Both portions of this site are located along Wisconsin Avenue, NW a 110 foot right-of-way. Under the Height Act, this street will allow a building height of 130 feet. The proposed building height for the five-story, north portion of the project is approximately 74 feet as measured from the ground floor to the top of the penthouse at the corner of Wisconsin and Idaho Avenues, NW. This height is lower than the maximum allowed height of 130 feet, as allowed under the Height Act. The proposed building height for the 2 story, south portion of the site is approximately 49 feet in height as measured from the ground floor to the top of the penthouse. This height is lower than the maximum allowed height of 130 feet, as allowed under the Height Act.

The rowhouses face on Idaho Avenue which has right-of-way of 120 feet. Under the Height Act residential buildings along this street would be allowed a height of 110 feet.

PUD Related Map Amendment

The developer is seeking a PUD related map amendment to change the zoning from MW/C-1 to C-2-A to allow greater height and density for the development. The MW/C-1 zone is a low-to-medium density commercial zoning district while the C-2-A zoning district is a medium density commercial district. The Office of Planning state in their Setdown Report dated July 18, 2008 that this project is not inconsistent with the Comprehensive Plan Future Land Use Map for this area and that this property is identified as a Neighborhood Commercial Center in the Comprehensive Plan.

Community Concerns

This project has included significant public dialogue and debate. The Zoning Commission has received a wide range of community comments on this project. Some of the local community groups and individuals have been supportive of the redevelopment of this site. They cite the need for a local grocery store, the desire for a higher density along Wisconsin Avenue and the need for additional retail opportunities as their reasons for supporting the project. Other groups and individuals in the neighborhood have spoken out against the proposal citing increased truck and vehicular traffic, unwanted density, and unnecessary rezoning as concerns that need to be addressed. While these are all valid concerns, staff finds that this is a local issue and not federal issue.

Therefore, staff recommends that the Commission **advise the Zoning Commission that the 350,000 square foot mixed use development for Square 1920, Lot 813 and 1920-N Lots 1 and 2 and related map amendment to change the zoning from MW/C-1 to C-2-A to allow for greater density and height would not be inconsistent with the Comprehensive Plan nor would it adversely affect any identified federal interest.**

COMMISSION ACTION

NCPC File No. Z.C. 08-15



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RELATED MAP AMENDMENT
SQUARE 1920, LOT 813 AND SQUARE 1920-N LOTS 1 AND 2**

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July 9, 2009

Commission Action Requested by Applicant

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Commission Action

The Commission:

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Executive Director's Recommendation

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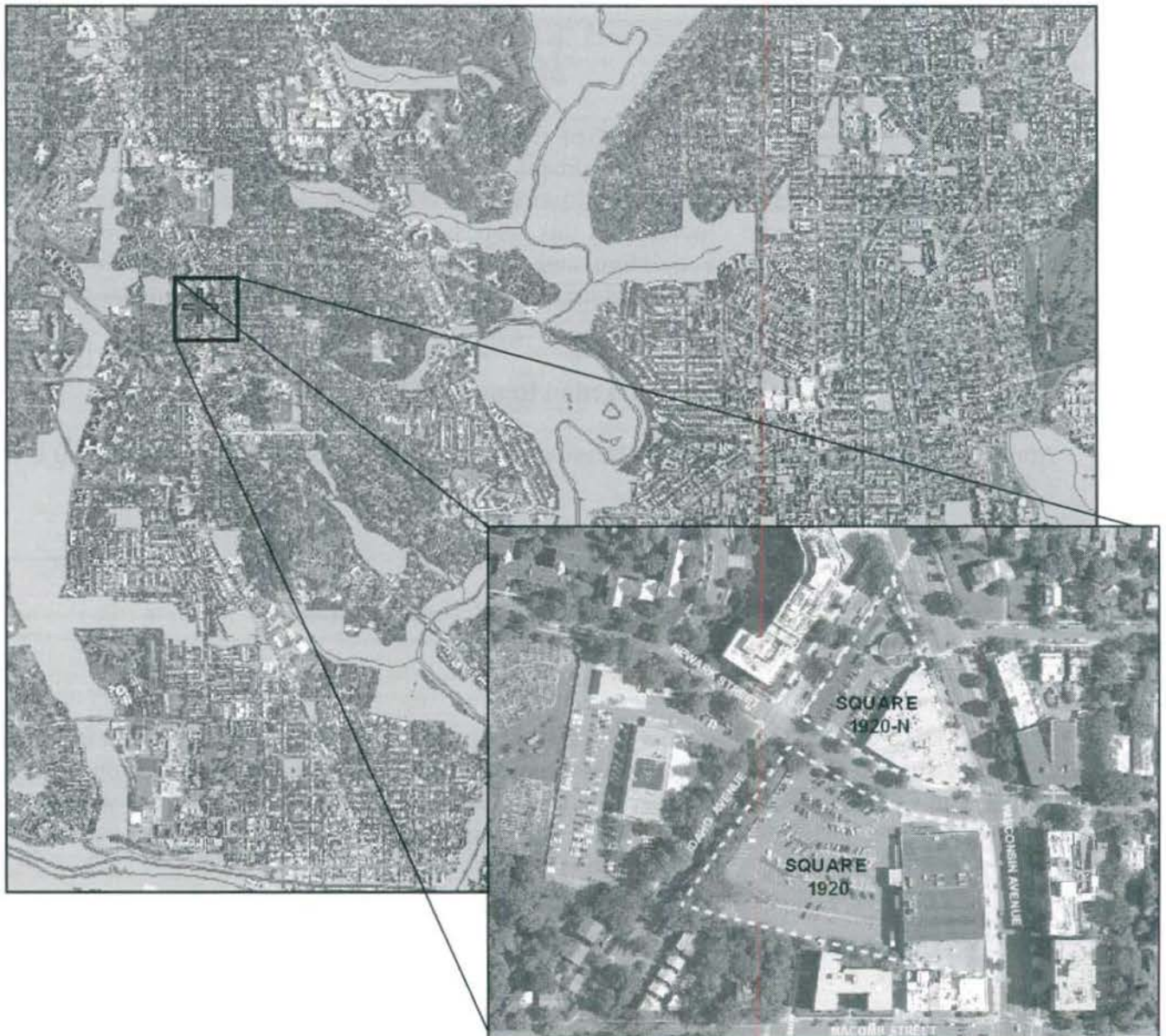
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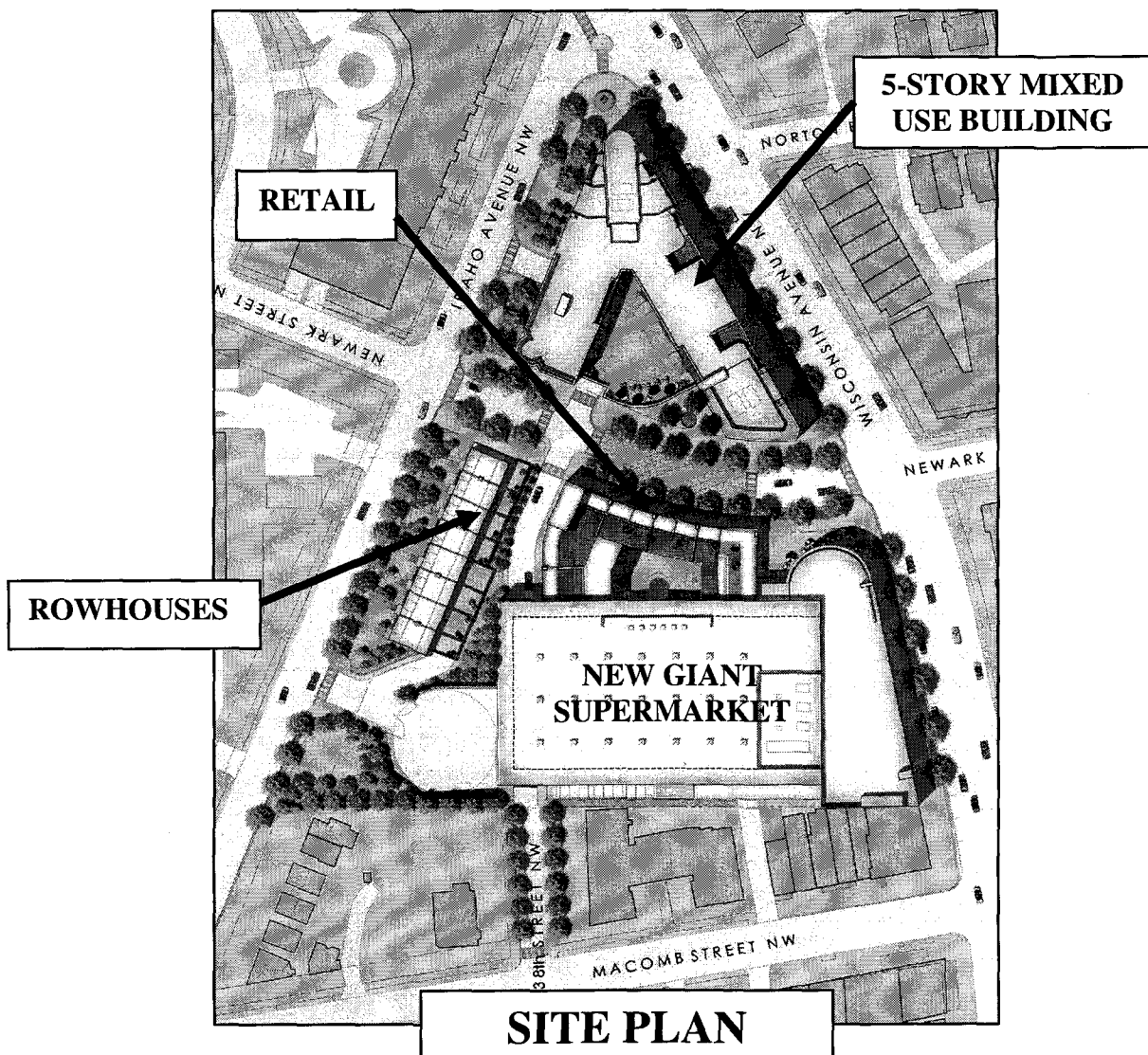
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Marcel C. Acosta
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Enclosures

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