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Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 06-04C

November 13, 2013

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

Dear Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the Planned Unit Development Modification at Square 3100, that would decrease the overall building height to approximately 72 feet; increase the allowable number of dwelling units to as many as 95 units; and reduce the number of parking spaces as proposed by Florida & Q Street, LLC, is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. 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



Delegated Action of the Executive Director

PROJECT

Planned Unit Development Modification at Square 3100 (Florida & Q Street, LLC) and Related Map Amendment
1600 North Capitol Street, NW
Washington, DC

NCPC FILE NUMBER

Z.C. 06-04C

NCPC MAP FILE NUMBER

32.10(06.20)43864

REFERRED BY

Zoning Commission of the District of Columbia

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 modification to a Planned Unit Development (PUD) for a residential-retail development at 1600 North Capitol Street in Northwest, Washington and a related zoning map amendment that would change the underlying zoning from the current C-2-A zone to C-2-B.

The approved PUD site is Lot 48 in Square 3100; totaling approximately 18,984 square feet of land area. The site is located at the northwest intersection of North Capitol Street, Florida Avenue, a portion of Q Street, NW and a remaining portion of what was originally known as Truxton Circle. The National Park Service administers a small, triangular park at this intersection, across the street from Square 3100. Generally, the square is comprised of row houses and multi-family townhouse dwellings. Some of the row houses have been converted into retail uses.

The proposed modification to the approved PUD would allow the following changes to the proposal:

- Decrease the building height from 86 feet to 72 feet 4 inches by removing the 7th floor and lowering the height of a "tower" embellishment;
- Modify the range in the number of residential units from 65-85 units to 85-95 units; and
- Eliminate one level of below-grade parking, reducing parking spaces from 84 to 41.

The PUD was originally approved by Zoning Commission Order No. 06-04, effective June 12, 2009. Subsequently Zoning Commission Order No. 06-04B approved a modification to the original PUD on July 11, 2011.

NCPC staff reviewed Zoning Commission Case 06-04C and found it to be not inconsistent with the Comprehensive Plan for the National Capital and the Height of Buildings Act of 1910, as amended. The height will be measured from either North Capitol Street or Florida Avenue, which have right of way widths of 130 feet and 90 feet, respectively. The proposed building height has been reduced from what was originally proposed and is still within the height allowed, 130 feet, under the Height Act.

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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 Planned Unit Development Modification at Square 3100, that would decrease the overall building height to approximately 72 feet; increase the allowable number of dwelling units to as many as 95 units; and reduce the number of parking as proposed by Florida & Q Street, LLC, is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

10/31/13

[Date]