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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 07-26F

JAN 09 2015

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

Members of the Commission:

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

1999, I found that the proposed modification to the approved Planned Unit

Development for ZC 07-26F, would not be inconsistent with 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: Eric Shaw, Acting Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT

**Planned Unit Development Modification at
Square 398 (City Market at O Condo)**
7th, 9th, O, and P Streets, NW
Washington, DC

NCPC FILE NUMBER

ZC 07-26F

NCPC MAP FILE NUMBER

31.20(06.20)44055

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 modifications to a Planned Unit Development (PUD) Zoning Commission Order Number 07-26. In this order, the Zoning Commission approved a consolidated PUD and related zoning map amendment from the C-2-A zone district to the C-3-C zone district for the property, including the area bounded by 7th, 9th, O, and P Streets, NW. The approved PUD authorized construction of a mixed-use development that includes affordable residential units for rent to senior citizens, homeownership and rental residential units, and a hotel with 210 rooms or additional residential units in the space reserved for the hotel use. The approval includes retail and service uses, including a grocery store, retail space, and an 8,000 square foot restaurant. The remaining portion of the historic O Street Market was rehabilitated and incorporated into the new grocery store. The project has an overall floor area ratio (FAR) of 5.15, a total gross floor area of approximately 770,780 square feet, and a height of 95 feet (exclusive of penthouses).

The project is currently complete with the exception of the final residential structure, West Residential A, which is the subject of the proposed PUD modification. The modifications to the approved PUD involve design changes to the proposed building. Approximately 4,266 square feet of unused commercial floor area will be reassigned to residential use, and this includes extending the 8th floor to the 9th Street frontage at 82 feet. In addition, along P Street, the building will increase in height from 90 feet to 91.8 feet. There will be an increase in the roof structure on the north side from 100 feet to 102 feet, and an increase in height of the mechanical penthouse from 102 feet to 108.5 feet (roof structure #4). The PUD modification also includes a request for flexibility from the 1.1 setback for a portion of the roof structure to allow added height at the elevator core. Lastly, the PUD modification also includes bay additions extending up to 7 feet from the main facade facing the interior courtyard.

In 2008, NCPC found the original PUD and related map amendment to be not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. Despite the proposed design changes, the project remains not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. The allowable height for buildings at the site under

the Height of Buildings Act is 120 feet and with the proposed modifications, the building will remain below that height.

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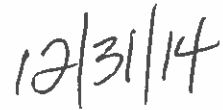
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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed modification to the approved Planned Unit Development, ZC 07-26F, would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]