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The Honorable Phil Mendelson

**Executive Director**  
Marcel C. Acosta

IN REPLY REFER TO:  
NCPC FILE No ZC 08-07A


**MAR 10 2015**

Zoning Commission of the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210  
441 4<sup>th</sup> 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 First Stage Planned Unit Development and Second Stage approval of the residential Building 1 at the Curtis Properties, 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

ZONING COMMISSION  
District of Columbia  
CASE NO.08-07A  
EXHIBIT NO.86



## Delegated Action of the Executive Director

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**PROJECT**

**Second Stage Planned Unit Development and  
Planned Unit Development Modification at  
Square 5785 (Four Points, LLC & Curtis  
Properties, Inc.)**  
Martin Luther King Jr Avenue, SE  
Washington, DC

**NCPC FILE NUMBER**

ZC 08-07A

**NCPC MAP FILE NUMBER**

82 00(06 20)44065

**DETERMINATION**

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

**REFERRED BY**

Zoning Commission of the District of Columbia

**REVIEW AUTHORITY**

Advisory

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

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The Zoning Commission of the District of Columbia has taken a proposed action to modify a previously-approved First Stage Planned Unit Development (PUD) and approve a Second-Stage PUD to construct Building 1 on the property known as Curtis Properties located along Martin Luther King Jr Avenue, SE between Chicago Street, SE and U Street, SE. The project is part of a larger, planned, three-phase, mixed-use development (approximately 7.8 acres), situated on a 23,976 square foot site across the street from the Anacostia Historic District. Building 1 would be residential in use, six-stories, and include approximately 68,000 square feet of space.

The approved First-Stage PUD consolidated 14 separate lots, with a mix of zoning classifications (C-2-A, C-3-A, and C-M-1), into a single C-3-A/PUD zoned development site. Following the First Stage PUD approval, the applicant undertook additional detailed studies and assessment for the development of Building 1 which resulted in changes to what was approved in the First Stage PUD. The proposed changes are within the parameters of the C-3-A zone. The applicant is requesting relief from various zoning requirements related to the number of total parking spaces provided, number of compact spaces provided, loading area dimensions, and side-yard dimensions.

NCPC staff reviewed the modification to the First-Stage PUD and Second-Stage PUD to construct Building 1 and found it not to be inconsistent with the Comprehensive Plan for the National Capital. The building is located at the intersection of Martin Luther King, SE which is a 60-foot right-of-way and Chicago Street, SE which is a 50-foot right-of-way. The maximum height allowed for the building under the Height of Buildings Act of 1910 is 80 feet when measured from Martin Luther King Avenue, SE. The proposed building will be approximately 65 feet in height, with an approximately 4-foot elevator overrun on the roof. Therefore, the height of the building is less than the maximum height allowed under the Height of Buildings Act.

NCPC staff also reviewed the construction of Building 1 for the potential to cause impacts on views from the Frederick Douglass National Historic Site which is located approximately ¼ mile to the east of the PUD site. The Frederick Douglass Home is located within the Anacostia Historic District on a prominent hill known as Cedar Hill. The viewshed from the Frederick Douglass

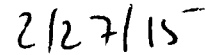
National Historic Site includes the monumental core of downtown Washington as well as the ridge of the topographic bowl. While Building 1 will be visible from the Frederick Douglass National Historic Site, at a height of 65 feet the building will not break the ridge line of the topographic bowl and is compatible in scale with adjacent buildings. Therefore, there would not be an adverse impact on views from the Frederick Douglass National Historic Site as a result of the construction of Building 1.

\* \* \*

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 modification to the First Stage Planned Unit Development and Second Stage approval of the residential Building 1 at the Curtis Properties would not be inconsistent with the Federal Elements of the Comprehensive Plan nor affect other federal interests



Marcel Acosta  
Executive Director



[Date]