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The Honorable Vincent C. Gray

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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. 11-08

OCT 12 2011

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 Consolidated Planned Unit Development and related map amendment from split D/R-5-B and D/R-5-D to entirely D/R-5-D at Square 2578 Lot 28, located at 2700 16th Street, NW, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, District of Columbia Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO. 11-08
EXHIBIT NO. 40

CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT**IL PALAZZO, LLC
SQUARE 2578 LOT 28****2700 16th Street, NW
Washington, DC**

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director**SEP 29 2011**

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 Consolidated Planned Unit Development and related map amendment from split D/R-5-B and D/R-5-D to entirely D/R-5-D at Square 2578 Lot 28, located at 2700 16th Street, NW, Washington, DC, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

* * *

The Zoning Commission has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) and related map amendment to rezone the western portion of the former Italian Embassy site from R-5-B zoning district to R-5-D zoning district for the proposed addition to the existing building. The project includes conversion of the existing building to apartments, construction of a three-story addition in the north side rear, and the construction of an eight-story apartment building on the western side of the site. The development would contain approximately 110-135 residential units.

The property is currently split zoned with just over half zoned D/R-5-B and the remainder zoned D/R-5-D. The proposed map amendment would zone the entire property D/R-5-D in order to allow for greater height and higher density. The project will consist of 123,061 gross square feet of floor area, with a 2.89 FAR and a lot occupancy of 58 percent.

The developer has met with the local Advisory Neighborhood Commission (ANC) multiple times to discuss the project and has modified the project in response to comments and concerns raised by the ANC. The District of Columbia Office of Planning (DCOP) supports the map

amendment. DCOP noted that the rezoning is not inconsistent with the 2006 District Elements of the Comprehensive Plan.

The proposed project conforms to the requirements of the Height Act. There are no federal properties within the vicinity impacted by the development. Consequently, I find that the proposed Consolidated PUD and related map amendment to rezone Lot 28 in Square 2578 from split D/R-5-B and D/R-5-D to entirely D/R-5-D would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.



Marcel C. Acosta
Executive Director