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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 14-08

NOV 28 2014

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 Planned Unit Development and related map amendment for a new residential and commercial building on Lot 208 in Square 204, 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: Ellen McCarthy, Acting Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT Consolidated Planned Unit Development and Related Map Amendment at Square 204 (Portner Place, LLC) Northwest, Washington, DC	NCPC FILE NUMBER ZC 14-08 NCPC MAP FILE NUMBER 32.00(06.20)44036
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 consolidated Planned Unit Development (PUD) on Lot 208 of Square 204, and a map amendment to rezone the property from R-5-B to R-5-D and CR. The development site is located between U Street and V Street, NW, near the U Street Metrorail Station, currently improved with a 48-unit Housing and Urban Development (HUD) Section 8 housing complex known as the Portner Place Apartments.

The Applicant, Portner Place, LLC, will construct a mixed-use, commercial/residential building, to be separated into two sections known as Wing A and Wing B. Wing A is designed with approximately 91,000 square feet between eight stories, to be used for 96 residential units, which will be devoted to residents earning up to 60% of the area's median income. Wing B is designed with approximately 231,000 square feet between eleven stories to be used for 270 market-rate residential units; 9,700 square feet of ground-floor retail space; and 5,000 square feet of retail space within (Level P2) the building's 137-space, underground parking garage. The PUD will house all of the current Portner Place residents in Wing A (V Street side) of the new building, which is the quieter, more residential of the two streets, and the project has the support of the District Office of Planning as well as the current Portner Place residents.

As proposed, the project will not exceed the maximum height allowed for this location under the 1910 Act to Regulate the Height of Buildings in the District of Columbia, which is 100 feet along V Street, NW and 110 feet along U Street, NW. The project plans show a maximum building height of 75 feet, 8 inches along V Street, and a maximum height of 105 feet, 8 inches along U Street. Therefore, staff finds that the proposed project is not inconsistent with the Comprehensive Plan for the National Capital.

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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 proposed consolidated Planned Unit Development, and related map amendment, for a new residential and commercial building on Lot 208, in Square 204, would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]