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Executive Director
Marcel C Acosta

**IN REPLY REFER TO
NCPC FILE No. ZC 14-09**

MAR 10 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 Consolidated Planned Unit Development and related map amendment in Square 369, 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**

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Delegated Action of the Executive Director

PROJECT Consolidated PUD and Related Map Amendment at Square 369 Intersection of 9th Street NW and L Street NW Washington, DC	NCPC FILE NUMBER ZC 14-09
	NCPC MAP FILE NUMBER 31 20(06 20)44075
REFERRED BY Zoning Commission of the District of Columbia	DETERMINATION Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY --Approval of Comments to the Zoning Commission of the District of Columbia

The Zoning Commission of the District of Columbia has referred a Consolidated Planned Unit Development (PUD) for a mixed-use hotel and residential building with ground floor retail and related map amendment to rezone Square 369, Lots 40, 62, 65-67, 801-805, 838, 842, 848, 859, and 878 from DD (Downtown Development Overlay)/C-2-A and DD/C-2-C to DD/C-3-C. The site is located in the Mount Vernon Square/Shaw neighborhood in the northwestern quadrant of Washington, DC. Directly across the street from the property to the east is the Washington Convention Center; to the south is the Marriot Marquis Convention Center Hotel; to the north are low-density commercial structures and a multifamily building; and to the west of the property is a multifamily building.

The proposed PUD is located at the northwest corner of 9th and L Streets, NW, on a 70,787 square-foot site. The property is near Mount Vernon Square-Convention Center and Gallery Place-Chinatown Metrorail stations, and has easy access to Metrobus routes, the DC Circulator, and Capital Bikeshare.

Square 369 is split zoned, with existing historic buildings fronting on 9th Street located in the DD/C-2-A District and the remaining western portion of the square located in the DD/C-2-C District. The historic buildings located on lots 65, 66, 801, 802, 838, 839, 942, 879, and 881 date from the period of significance for the Shaw Historic District (1833-1932). The remainder of the Square primarily includes multifamily houses and condominiums, two and three story row dwellings with ground floor retail, and surface parking lots. Square 369 is bisected by a 15-foot wide public alley that runs north-south between L and M Streets. The Square also includes several other east-west and north-south alley segments. Portions of the alley would be closed to facilitate the proposed project.

The proposal consists of a new 12-story residential building, a hotel, and retail and service uses. Portions of six buildings contributing to the Shaw Historic District along 9th Street NW, as well as the Lurgan, a historic apartment building on L Street NW, would be incorporated into the design.

The Applicant proposes to demolish two historically contributing buildings, located at 911 and 913 L St NW.

The proposed development includes a mixed-use building with an FAR of 8.04 and combined gross floor area of 568,921 square feet, of which 346,894 square feet would be dedicated to the hotel use and 222,027 square feet would be dedicated to residential uses. The proposed development will also include retail uses along 9th Street.

The PUD will be constructed in two Phases. Phase 1 would include a Residence Inn by Marriot, with 124 guest rooms designed for extended stay travelers, and a Courtyard Marriot, with 377 guest rooms. Phase 2 would include the residential portion of the building with approximately 200 units.

The overall development would also include approximately 138 parking spaces on two levels below grade, residential parking and loading would be accessed from the alley to the west of the site, and hotel parking would be accessed from 9th Street. Additionally, the new structure would have rooftop recreation space and pool deck with a grill area, fire pit, and lounge seating.

In addition to the requested PUD-related map amendment from DD/C-2-A and DD/C-2-C to DD/C-3-C which will allow for greater height and density, the applicant seeks zoning flexibility with regards to roof enclosures, loading, and compact parking spaces requirements

The proposed development is not inconsistent with the Comprehensive Plan for the National Capital. L Street, NW is a 90-foot right-of-way, which would allow a maximum building height of 110 feet under the Height Act. The proposed maximum height for the hotel and residential building components is 110 feet with an 18-foot-6-inch penthouse, therefore the proposed building heights are equal to the height allowed under the Height Act. All building masses, including penthouses, are properly set back along building walls

The site is located within close proximity to three federal properties, including Reservation 68 - Edmund Burke Park, Reservation 69 - Samuel A. Gompers Memorial Park, and Reservation 8 - Mount Vernon Square. These federal properties will not be impacted by the proposed development.

* * *

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 Consolidated Planned Unit Development and Related Map Amendment in Square 369 will not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

2/27/15

[Date]