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The Honorable Vincent C. Gray

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The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

**IN REPLY REFER TO:
NCPC FILE No. ZC 14-12**

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 First Stage and Consolidated Planned Unit Development and related map amendment at Square 3591 (EAJ 1309 5th Street, LLC), 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

First Stage and Consolidated Planned Unit Development and Related Map Amendment at Square 3591 (EAJ 1309 5th Street, LLC)
1309 5th Street, NE
Washington, DC

NCPC FILE NUMBER

ZC 14-12

NCPC MAP FILE NUMBER

43.00(06.20)44070

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 First Stage and Consolidated Planned Unit Development PUD and related map amendment, from C-M-1 to C-3-C, for Lot 800 in Square 3591, in Northeast Washington, DC.

Per the applicant of the PUD, the project site is located at the northwest corner of 6th Street and Neal Place in the Florida Avenue Market Area. Developed in 1929, the Florida Avenue Market Area consists of warehouse buildings used for wholesale operations and retail functions, and played an important role in the area until the mid-1960s, when the market was dismantled and sold to various owners. The market is considered a historically and architecturally significant place and continues to operate with production, distribution and warehouse uses. One of these uses, Union Market, will serve as the ground floor of the South Building of the PUD. Union Market opened in September of 2012, and has been a catalyst for the Florida Avenue Market Area, bringing attention to the market through regular community events and facilitating the growth of local businesses.

The PUD site, including Union Market, is located on the northeast side of the Florida Avenue Market Area. The property to the north of the site is owned by Gallaudet University, and consists of metal roof structures that appear to be used for limited outdoor storage. The property to the south of the PUD site is also owned by Gallaudet University, and currently accommodates parking predominantly for Union Market. To the east, across 6th Street, is Gallaudet University, and to the west, across 5th Street, are existing warehouses with various owners. The project is located approximately one half mile from the NoMa-Gallaudet Metro Station and is in close proximity to several bus lines along Florida Avenue.

The proposed Consolidated PUD and map amendment will enable the construction of additional floors to the existing Union Market building (the South Building), with an Angelika Film Center and four floors of either office or residential uses proposed for placement on top of the structure. The additions will result in a structure of approximately 216,423 square feet. Union Market on the ground floor of the South Building will remain open during construction. The proposed First Stage PUD and map amendment will set the initial size and massing and other development parameters

for the North Building, which will require the demolition of an existing market structure on the north side of the site to allow for 325,000 square feet of ground floor retail and either residential or office uses. Both buildings will have a height of 120 feet, and a combined maximum FAR of 6.30.

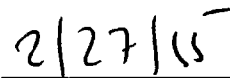
There are no federal properties adjacent to the development site with the potential to be affected by the proposed development, and the proposed development is not inconsistent with the federal interests identified within the Comprehensive Plan for the National Capital. One block to the north of the project site the National Park Service maintains the Brentwood Maintenance Facility of the National Mall and Memorial Parks; however it is not anticipated that the proposed development will affect the operations of the facility. Immediately to the north of the Brentwood Maintenance Facility is the DC Water managed Brentwood Reservoir, situated within Brentwood Park. While the reservoir is at a heightened elevation compared to its surroundings that allows for views of the City of Washington, public access is restricted at the site of the reservoir so that public use is limited. Where public access is allowed, the view from Brentwood Park towards the Capitol Dome, identified by NCPC in other development reviews as an important view that should not be diminished from historically important vantage points, will not be affected by the proposed development. The proposed development will be to the right of any view from the reservoir area towards the Capitol Dome. Further, Brentwood Park has not been identified as a historically important vantage point to view the Capitol Dome, and any view south or southwest from the reservoir area is impacted by existing trees and the Brentwood Maintenance Facility.

* * *

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 First Stage and Consolidated Planned Unit Development and Related Map Amendment at Square 3591 (EAJ 1309 5th Street, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]