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Executive Director

Marcel C. Acosta

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

JUN 05 2015

Zoning Commission of the
District of Columbia
441 4th Street NW
2nd Floor, Suite 210
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 at Square 833 (Jemal's CDC, 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, 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 833
(Jemal's CDC, LLC)**
501 H Street, NE
Washington, DC

NCPC FILE NUMBER
ZC 14-14

NCPC MAP FILE NUMBER
42.00(06.50)44157

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) and a related map amendment, from HS-H/C-2-A to HS-H/C-2-B, for Lot 47 in Square 833, in Northeast Washington, DC.

The project site is located at the southeast corner of 5th Street and H Street, NE in the H Street Corridor/Atlas District. The site is currently developed with a single-story commercial office building. It sits within the Housing District of the H Street Neighborhood Overlay and is surrounded by a vibrant mix of residential, retail, service and arts uses as well as a robust transportation network.

The proposed Consolidated PUD includes a six-story, mixed-use building with a cellar that contains a retail use and residential. Per the District of Columbia's Office of Planning the overall development includes:

- A combined gross floor area of 47,971 square feet (cellar included) or 4.89 FAR (floor to area ratio), of which, 32,560 square feet (3.32 FAR) is for residential; 15,411 square feet at the ground and first floors (1.57 FAR) is for retail; and 9,737 square feet in the cellar for both residential and retail uses.
- 97% overall lot occupancy.
- Varied building height with a maximum height of 77 feet 5 inches.
- Approximately 28 apartment units with no less than 8% gross floor area (2,296 square feet) devoted to low income residents at 50% AMI (adjusted median income) or lower, exceeding the Inclusionary Zoning requirements.
- Four compact, angled surface parking spaces at grade at the rear of the property and 24 bicycle spaces located in the cellar.
- 3,813 square feet of green roof area, satisfying the minimum green area ratio score for the C-2-B District (0.30) and a LEED Gold-equivalent rating.

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

Comprehensive Plan for the National Capital. The Consolidated PUD's proposed height of 77 feet 5 inches is well below the allowable height under the Height of Buildings Act of 110 feet based on the 90-foot right-of-way width of H Street, NE.

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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 at Square 833 (Jemal's CDC, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]