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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 14-21

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 in Square 2882, 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 PUD and Related Map
Amendment at Square 2882**

Intersection of Sherman Avenue and Barry Place,
NW
Washington, DC

NCPC FILE NUMBER

ZC 14-21

NCPC MAP FILE NUMBER

32.10(06.00)44160

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) on behalf of Barry Place Partners, for a mixed-use residential building with ground floor retail and related map amendment to rezone Square 2882, Lots 742-769, 1034, 1038, 1039 and three, 15-foot wide public alleys from R-B-5 district to C-2-B district. The site is located in the northwestern quadrant of Washington, DC, and it is generally bounded by a Howard University parking lot to the north, in the R-5-B zone; 9th Street and the Banneker Recreation Centre to the east in the R-4 zone; Barry Place and Howard Plaza Towers dormitories to the south in the R-5- E zone; and Sherman Avenue and the Garfield Towers Apartments to the west, in the R-5-B zone.

The proposed PUD is located at the northeast corner of Sherman Avenue and Barry Place, NW, on a 58,797 square-foot or 1.3-acre lot. The property is currently developed with a former refrigeration warehouse, six row houses and a parking lot. Some of the lots within the development area, including Lots 742-749, 756-769, 1038 and 1039, are owned by Howard University and are within the boundary of the Howard University Campus Plan. Howard University is a partner of Barry Place Partners. The University has petitioned the Zoning Commission (ZC 11-15D) concurrent with this application, for a Campus Plan Amendment to remove these lots from within the Campus Plan boundary and be allowed to be a part of this PUD and map amendment.

The proposed building would have an area of approximately 293,741 square feet, and a maximum height of 80 feet. The proposal consists of a 6-story building with 11,517 square feet of retail space along Sherman Avenue and residential use along Barry Place and 9th Street. Floors 2 to 6 are built around a central courtyard. On the second level, above the parking, the courtyard would be developed with multiple resident amenities including a pool, lounge seating, a fire pit and outdoor dining, complemented by environmental features such as planter beds, a rainwater treatment pond, and aquatic retention planters.

The building would accommodate 319 units consisting of 152 studio units; 115 one-bedroom units; and 52 two-bedroom units. The development would provide 32 affordable units (10% of the total

number of units) at up to 80% of the Area Median Income (AMI). The residential and retail uses would be supported by two levels of parking (144 parking spaces). The upper level would be directly off 9th Street with direct access to the retail and residential uses on that level. The level below, partially below grade, would also give access to the residential units on that level.

The proposal would provide 2, 30-foot loading berths instead of the required 55-foot berth, a 900 square foot platform and a service/delivery space. The Applicant anticipates that most residents would use the smaller 30-foot trucks while making other arrangements through the loading dock manager if larger trucks need to access the site. The use of the berth would be monitored by a loading manager. The loading berths are fully internal to the building and trucks would be able to turn around and accommodate front-in and front-out movements thereby reducing impacts on pedestrians and traffic movements along 9th Street.

New sidewalks would be introduced along all three street frontages with the widest sidewalk along Sherman Avenue. The frontage would be a tree lined walkway with planters, sitting areas and bicycle racks. Similarly, 9th Street would have a 10-foot clear sidewalk in addition to tree boxes. Along Barry Place, a 7.33-foot wide sidewalk is provided with no landscaping. To assist in making the space lively and active along Barry Place and 9th Street, loft style units along Barry place and two-story units along 9th Street would have entrances off the walkway.

The proposed development is not inconsistent with the Comprehensive Plan for the National Capital. Sherman Avenue, NW is a 100-foot right-of-way, which would allow a maximum building height of 120 feet under the Height Act. The proposed maximum height for the residential building is 80 feet, therefore the proposed building height is below the maximum allowable height under the Height Act of 1910.

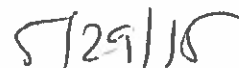
The site is located within close proximity to two federal properties, including Meridian Park and McMillan Reservoir. These federal properties will not be impacted by the proposed development.

* * *

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 2882 will not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]