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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 15-07

NOV 12 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 at Square 777,
Lots 24-28, 813-815 (MRP Realty), 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 at
Square 777, Lots 24-28, 813-815 (MRP Realty)**
315 H Street, NE
Washington, DC

NCPC FILE NUMBER

ZC 15-07

NCPC MAP FILE NUMBER

42.00(06.00)44247

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) for Lots 24-28 and 813-815 in Square 777 (315 H Street, NE), in Northeast Washington, DC.

The project site is located at the south side of H Street, between 3rd and 4th Streets, in the H Street Corridor/Atlas District. The site is 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 an eight-story, mixed-use building (with a cellar) that contains retail space on the first floor and residential on the upper seven floors. Per the District of Columbia's Office of Planning the overall development includes:

- 105 to 135 residential units on 7 stories above ground floor retail
- An overall density of 6.0 FAR, with a lot occupancy of 76% (residential floors) and 82% (ground floor)
- 30 residential parking spaces on one level below grade

The applicant for the Consolidated PUD has also requested flexibility in the application of the following zoning regulations:

- §§ 411.2 and 770.6(a) Roof Structure – To allow a penthouse which does not meet the 1:1 setback requirement with a single enclosure; and to allow the penthouse to include a residential unit, pending the adoption of penthouse regulations to permit habitable space in the penthouse (ZC 14-13)
- § 774 Rear Yard – (15 feet required, 10 feet proposed)
- § 2101 Parking – (45 residential spaces and 5 retail spaces required; 30 residential spaces, 0 retail spaces proposed)

- § 2201 Loading – To allow a residential loading berth (1 at 55 feet required; 1 at 24 feet proposed); and off-site commercial loading in a permitted loading area on 4th Street
- § 1302.4 Designated Uses – To allow less than the required 50 percent of the ground level gross floor area to designated retail uses (48.76 percent proposed)
- § 772.1 Lot Occupancy – (80 percent maximum permitted; 82 percent proposed on ground level)

There are no federal properties adjacent to the development site with the potential to be affected, and the proposed development is not inconsistent with the Comprehensive Plan for the National Capital. The Consolidated PUD's proposed height of 90 feet is 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 at Square 777, Lots 24-28, 813-815 (MRP Realty) would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

10-30-15
[Date]