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Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 15-10

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 action for a Consolidated Planned Unit Development and Related Map Amendment at Square 5197, Lot 809 (Deanwood Hills, 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 5197, Lot 809 (Deanwood Hills, LLC)
5201 Hayes Street, NE
Washington, DC

NCPC FILE NUMBER

ZC 15-10

NCPC MAP FILE NUMBER

81.00(06.00)44246

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) and § 11-3012.1(a)

On October 15, 2015, the Zoning Commission of the District of Columbia took a proposed action to approve a Consolidated Planned Unit Development (PUD) on a triangular-shaped lot with frontage along Hayes Street, in Northeast Washington. The project site consists of the northern portion of Square 5197, which is located between Hayes Street to the north, Nannie Burroughs Avenue to the south, and Division Avenue to the east. The site is located between single family residential area to the north, and a mixture of commercial and institutional uses to the south.

The applicant proposes an approximate 152,500 square-foot structure with approximately 150 residential units on the 2.1 acre parcel. Amenities include a playground for residents, courtyards and new landscaping. Approximately 75 off-street parking spaces are planned to be located in a surface lot located at the rear of the site. The applicant also requests a property rezoning from C-M-1, which does not permit residential, to R-5-B which permits residential use. All units will be affordable and restricted to residents at 60 percent of area median income (AMI) or less. Funding is being provided through the Low Income Housing Tax Credit (LIHTC) program. The project reflects redevelopment efforts currently underway as part of the revitalization plan for the Lincoln Heights neighborhood.

Per the applicant's submission, the proposed structure, with four stories, reaches a maximum height of 59'-8" at the top of a parapet. The building height measuring point has been identified as the existing grade at the mid-point of the main building façade. In consultation with the District of Columbia Office of Planning, Hayes Street has been acknowledged as a residential street, and the proposed rezoning requests a residential use. The adjacent Hayes Street right-of-way is 60 feet in width, and therefore the maximum height permitted under the Act to Regulate the Height of Buildings in the District of Columbia (Height Act) is 60 feet. No penthouse structures are proposed. Staff has therefore determined that the proposed Consolidated PUD will not affect any federal properties, nor any other identified federal interests.

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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 action for a Consolidated Planned Unit Development and Related Map Amendment at Square 5197, Lot 809 (Deanwood Hills, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital nor affect other federal interests.

 for 10.30.15

Marcel Acosta [Date]
Executive Director