



Delegated Action of the Executive Director

PROJECT
First Stage Planned Unit Development and Consolidated Planned Unit Development and Related Map Amendment at Square 3587 – KF Morse, LLC
New York Avenue, Penn, Morse, and 4th Streets, NE
Washington, DC

REFERRED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 15-27

NCPC MAP FILE NUMBER
51.00(06.00)44497

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 for the District of Columbia has referred a multiple-phased project that consists of a First Stage Planned Unit Development (PUD) and a Consolidated PUD at Square 3587, as 300 Morse Street, NE. There is a related map amendment with this project from C-M-1 to C-3-C, which would allow greater height, greater floor-area-ratio, and different uses.

The proposal is for a complex, mixed-use development to be built in the neighborhood north of Massachusetts Avenue (or NoMA) within the Florida Avenue Market area. The existing 213,000 square-foot, irregularly shaped property sits along Florida Avenue with a narrow “neck” fronting on New York Avenue.

The developer is proposing an approximately 6.3 floor-area-ratio development that would include 870,000 square feet of residential; 67,000 square feet of retail; and 304,000 square feet of office development. This project would also contain 755 off-street parking spaces in below-grade parking garages. The buildings would range in height from 76 feet to 130 feet.

The proposal consists of two phases to be constructed on four lots (Lots A, B, C, and D):

- Phase I – This phase includes three buildings (Buildings A1, B, and C1) to be developed as a Consolidated PUD. The Consolidated PUD consists of approximately 450,000 square feet of residential; 43,000 square feet of retail; and 204,000 square feet of office development. A new public plaza will be constructed with this project.
 - Building A1 – An 11-story building with an additional 6-story component that includes 450 residential units, ground floor retail, and three levels of below-grade parking.
 - Building B – A 6-story building with 125 residential units and ground floor retail.
 - Building C1 – An 11-story office building with ground floor retail.
- Phase II – The First Stage PUD also consists of three buildings (Buildings A2, C2 and D) totaling approximately 420,000 square feet of residential; 24,000 square feet of retail; and 100,000 square feet of office space.

- Building A2 – An approximately 150-unit residential tower at 130 feet with ground floor retail.
- Building C2 – An approximately 250-unit residential tower at 130 feet with ground floor retail.
- Building D – An office tower at 130 feet with ground floor retail.

National Capital Planning Commission staff has reviewed the project and determined that this multi-phased, mixed-use development is proposed for a quickly transitioning neighborhood with other high-rise developments. Staff supports the development of 130' on New York Avenue. The project fits within the surrounding neighborhood context and functions as a gateway into the city. Staff did not identify any other federal interests and finds that the project is not inconsistent with the Comprehensive Plan for the National Capital.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed First Stage Planned Unit Development, Consolidated Planned Unit Development, and Related Map Amendment at Square 3587 (KF Morse, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

11/26/17
Date