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Executive Director
Marcel Acosta

**IN REPLY REFER TO:
NCPC FILE No. ZC 16-10**

January 5, 2017

**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 for a mixed use development including ground floor retail, residential and hotel uses in Square 3588, Lots 4, 25, and 803, located at 400 Florida Avenue, NE, Washington, DC, is not 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**

**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 3588, Lots 4, 25, and 803 - EAJ 400 Florida Avenue, LLC 400 Florida Avenue, NE Washington, DC	NCPC FILE NUMBER ZC 16-10
REFERRED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 43.00(06.00)44481
	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 to the Commission a Consolidated Planned Unit Development (PUD) for a mixed use development including ground floor retail, residential and hotel uses, and a related map amendment to allow Lots 4, 25, and 803 in Square 3588 to be developed under the C-3-C District instead of the existing C-M-1 District. Square 3588 is located in northeast Washington, DC and is bounded by Morse Street to the north, 5th Street to the east, Florida Avenue to the south, and 4th Street to the west.

The developer is proposing 64,376 square feet of gross floor area (8.0 floor area ratio (FAR), with approximately 98,836 square feet of gross floor area devoted to residential use (110 units, plus or minus 10%) and approximately 65,540 square feet of gross floor area devoted to hotel use (164 rooms, plus or minus 10%). Pursuant to 11 DCMR § 2403.2, the project is required to devote 8% of the residential gross floor area to inclusionary zoning (IZ) units. The developer is proposing 12% IZ units. The project will provide three off-street parking spaces and off-street loading facilities accessed from the public alley. The building will be constructed to a maximum height of 120 feet (not including penthouses) and a maximum lot occupancy of 75%. The residential portion of the building presents a modern style, dark grey brick and metal facade that plays on the former warehouse and industrial backdrop reinterpreted with modernist elements.

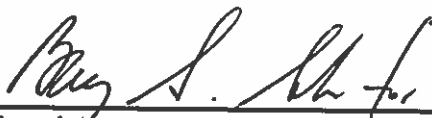
The proposed building is located on Florida Avenue, a 100-foot right-of-way. The Height of Buildings Act allows a building up to 120 feet in height. The developer has provided drawings that show the proposed building with a maximum height of 120 feet with a penthouse that is fully set back from all exterior walls at a 1:1 ratio in full compliance with the Height of Buildings Act. No federal facilities have been identified in the vicinity that might be impacted. As a result, staff has determined that the proposed Consolidated PUD and related map amendment 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 per 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 for a mixed use development including ground floor retail, residential and hotel uses in Square 3588, Lots 4, 25, and 803, located at 400 Florida Avenue, NE, Washington, DC, would not be inconsistent with the Comprehensive Plan for the National Capital and other federal interests.



Marcel Acosta
Executive Director

12-29-16
Date