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Executive Director

Marcel Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 16-13

June 1, 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 90-foot tall, 64-unit residential building located near the intersection of L and Congress Streets, NE, with ground floor retail would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. 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 745 - JS Congress Holdings, LLC
220 L Street, NE and 1109 - 1115 Congress Street, NE
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 16-13

NCPC MAP FILE NUMBER

42.00(06.00)44555

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 has taken a proposed action for a residential building with ground floor retail and 64 residential units that are 90 feet in height. This project is located in Northeast Washington near the intersection of L Street and Congress Street, just south of the former Uline Arena.

The Office of Planning report dated November 14, 2016, noted that this application was filed prior to the adoption of the 2016 Zoning Regulations, so the 1958 Zoning Regulations would apply. The applicant is requesting a related map amendment from C-M-1 to C-2-B, which would allow among other things a maximum height change from 50 feet to 90 feet. The developer, JS Congress Holdings, LLC, is requesting relief from a number of zoning regulation requirements including: the number of required parking spaces, the size of the loading area, the rear yard setback, and the size of the open court. None of these issues is in the federal interest.

Since this building will be on a corner lot and L Street, NE has a right-of-way of 90 feet, this would allow a maximum building height of 110 feet under the Height of Buildings Act of 1910. The height limit of 90 feet in the C-2-B zone is well within this allowable height. Therefore, the proposed zoning map amendment would not be inconsistent with the 2016 Comprehensive Plan for the National Capital, nor would it adversely affect any other 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 90-foot tall, 64-unit residential building located near the intersection of L and Congress Streets, NE with ground floor retail would not be

inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.



Marcel Acosta
Executive Director



Date