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The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

**IN REPLY REFER TO:
NCPC FILE No. ZC 13-08**

APR 03 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 in

Square 5914 at the intersection of Alabama Avenue, SE and 13th Street, SE, and a

related map amendment from R-5-A to C-3-B, 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, Acting 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 5914 and
Various Parcels**
Alabama Avenue and 13th Street, SE
Washington, DC

NCPC FILE NUMBER
ZC 13-08

NCPC MAP FILE NUMBER
83.00(06.20)44073

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 referred a Consolidated Planned Unit Development (PUD) for a mixed-use development and related map amendment to rezone Square 5914, Parcels 229/160, 229/103, 299/151, 299/163 and Lots 6 and 7 from the R-5-A to the C-3-B zone. The property is located in the Congress Heights neighborhood in the southeastern quadrant of Washington, DC, across the street from the former Saint Elizabeths East Campus. The District of Columbia has designated the Saint Elizabeths East Campus as a mid- to high-rise, mixed-use development. The proposed zoning modification for this portion of Square 5914 from R-5-A to C-3-B will allow for greater height and density.

The proposed development site is located at the Congress Heights Metrorail Station on a 2.4-acre parcel at the corner of Alabama Avenue and 13th Street, SE. The development will consist of a 9-story residential building, an 8-story office building, and ancillary parking. The residential building will have a height of 90 feet plus a four foot parapet wall for a total height of 94 feet, with 209,931 square feet of residential space (205-215 units), 6,557 square feet of ground-floor retail, and 1,669 square feet of office space. The residential building will also include a tower element that is 10 feet in height as measured from the top of the parapet wall. The developer will provide 62 below-grade parking spaces and 24 surface spaces for the residential portion of the site. The commercial building will have 236,000 square feet of office space and 8,650 square feet of ground-floor retail, with a height of 90 feet plus a 3.5 foot parapet wall for a total height of 93.5 feet. The developer will provide 132 parking spaces below-grade, plus two surface spaces.

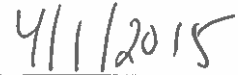
Staff has reviewed the proposal and determined that it is not inconsistent with the Comprehensive Plan for the National Capital. Alabama Avenue, SE is a 110-foot right-of-way, which would allow a building of 130 feet under the Height of Buildings Act of 1910, as amended (Height Act). The proposed residential building height is 94 feet and the office building height is 93.5 feet. These buildings heights are less than the height allowed under the Height Act.

* * *

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 the proposed Consolidated Planned Unit Development in Square 5914 at the intersection of Alabama Avenue, SE and 13th Street, SE and a related map amendment from R-5-A to C-3-B will not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]