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Executive Director
Marcel C. Acosta

**IN REPLY REFER TO:
NCPC FILE No. ZC 14-07**

MAY 13 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 and Related Map Amendment at Square 3587 (1250 4th Street, 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, 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 3587 (1250 4th ST EDENS, LLC)
1270 4th Street, NE
Washington, DC

NCPC FILE NUMBER

ZC 14-07

NCPC MAP FILE NUMBER

43.00(06.20)44066

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 taken a proposed action to approve a First Stage Planned Unit Development (PUD), Consolidated PUD, and related map amendment, from C-M-1 to C-3-C, for Lots 77, 95, and 96 in Square 3587, in Northeast Washington, DC.


The project site is located at the intersection of Morse Street and 4th Street, NE on the west-side of the Florida Avenue Market Area. Developed in 1929, the Florida Avenue Market Area consists of warehouse buildings used for wholesale operations and retail functions, and played an important role in the area until the mid-1960s, when the market was dismantled and sold to various owners. The market is considered to be a historically and architecturally-significant place and continues to operate with production, distribution and warehouse uses. Union Market, located less than two blocks from the PUD site at 5th Street and Neal Place, NE, has been a catalyst for the Florida Avenue Market Area, with the scheduling of regular community events and facilitating the growth of local businesses. The Consolidated PUD includes Lots 95 and 96 in Square 3587; directly to the north the First Stage PUD includes Lot 77 in Square 3587.

The proposed Consolidated PUD includes a new eleven story, mixed-use building that will include ground-floor retail and 10 stories of residential space. The building will be 110 feet in height and have a FAR of 8.0. Approximately 400-550 parking spaces will be located below-grade and a loading area will be accessible from the service alley on the west property line. The First Stage PUD will consist of a new eleven story, mixed-use development that includes ground-floor retail and 10 stories of residential space. The building will have a height of approximately 110 feet and an FAR of 8.0. The parking garage of the Consolidated PUD will connect below-grade, beneath Neal Place, to the First Stage PUD site, creating a garage that will serve both sites. The Applicant has agreed to extend Neal Place through the development site to allow a connection between the west and east-sides of the Florida Avenue Market Area. The west-side of the Market Area has the greatest capacity for density. Currently, there is no certainty as to when the west-side of the Market Area will be developed. In the interim, the Applicant has requested to use the future extension of Neal Place as a park, until such time it is needed to be improved as a street to provide access.

There are no federal properties adjacent to the development site with the potential to be affected by the proposed development, and the proposed development is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. A few blocks to the west of the PUD site, at the intersection of New York Avenue, NE and Florida Avenue, NE is the headquarters of the Bureau of Alcohol, Tobacco, Firearms and Explosives. There will be no impact on this federal property as a result of the PUD. Both the First Stage PUD and Consolidated PUD will be built to a height of 110 feet, which is allowable based on Fourth Street's 90-foot right-of-way width. Therefore, both the First Stage PUD and Consolidated PUD designs are in compliance with the Height of Buildings Act.

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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 Consolidated Planned Unit Development and Related Map Amendment at Square 3587 (1250 4th Street, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital nor affect other federal interests.



Marcel Acosta
Executive Director

5-1-15
[Date]