



Delegated Action of the Executive Director

PROJECT
Watkins Alley Consolidated Planned Unit Development and Related Zoning Map Amendment at Square 1043
 1309 -1323 E Street and 516 13th Street, SE
 Washington, DC

REFERRED BY
 Zoning Commission of the District of Columbia

NCPC FILE NUMBER
 ZC 15-13

NCPC MAP FILE NUMBER
 82.00(06.00)44350

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 Consolidated Planned Unit Development (PUD) and related zoning map amendment for a property located near the intersection of E Street and 13th Street, SE in Washington, DC. The project site consists of Square 1043, Lots 142, 849-851 and 859. The property that is the subject of this application has a frontage along E Street, SE, with the majority of the development located along an alley system within the block.

The applicant proposes to rezone the property from C-M-1 and R-4 to R-B-5 district to enable a residential development known as the “Watkins Alley.” The site has a total land area of approximately 29,609 square feet, and is currently improved with an automobile repair shop, a parking lot, and a warehouse. The proposed development will include a mixture of 45 apartments and single-family townhouses oriented around an interior open space with underground parking. A portion of the development faces E Street, SE, while the remainder is located within the square. The project will be one connected structure, with a single stand-alone carriage house.

Per the applicant’s submission, portions of the structure will be a maximum of five stories, and will reach a height of 56’-6” at the roof. No penthouse is indicated. For zoning purposes, the building height measuring point has been identified as the existing grade at the mid-point facing E Street, SE. This right of way is 90 feet wide, and therefore the proposed height is permitted under the Height of Buildings Act of 1910. In addition, no federal facilities have been identified in the vicinity which might be impacted. As a result, staff has determined that the proposed Consolidated PUD 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 at Square 1043, Lots 142, 849-851 and 859 (Watkins Alley, LLC c/o OPaL, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

5/27/16
Date