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Executive Director

Marcel Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 16-06A

NOV 03 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 modification proposed by Jemal's Lazriv Water, LLC, at 1900 Half Street, SW. in Square 666, Lot 15, is consistent with the intent and requirements of the Capitol Gateway design review, and is not inconsistent with the Comprehensive Plan for the National Capital and other 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

Modification of Significance to Plans under the CG Design Review at Square 666, Lot 15 - Jemal's Lazriv Water, LLC
1900 Half Street, SW
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 16-06A

NCPC MAP FILE NUMBER

24.40(06.00)44622

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 Office has referred an application to NCPC from Jemal's Lazriv Water, LLC (applicant) for a modification of significance for an approved Zoning Commission Capitol Gateway (CG) design review case. The applicant received Zoning Commission (ZC) approval in July 2016 to adapt the current office building to a mix of residential and commercial uses. The existing building is located at 1900 Half Street, SW, Square 666, Lot 15. The subject site is zoned W-2 and sits at the corner of T Street and Half Street, SW.

The ZC approved project will reuse an existing office building by renovating it into a mixed-use apartment building with approximately 427 residential units and 24,032 square feet of ground floor retail (GFA). The GFA for the renovated building will be approximately 450,711 square feet (4.06 FAR), 374,584 of which will be devoted to residential use. The overall building height will remain at 90 feet for the majority of the building. A two-foot slab will be added to the center portion of the roof to reinforce the new rooftop mechanical equipment and amenity space, and a new five-foot pool deck will be added to the center portion of the roof, as well.

The applicant is requesting a variance for the penthouse design (height and setbacks) within the W-2 district. The zoning regulations currently allow 12 and 15-foot penthouse heights and the proposed penthouses range from six to 20 feet.

The Height of Buildings Act of 1910 permits a building height of 105 feet at the subject site as T Street, SW is 85 feet in width. The overall building height is 90 feet for the majority of the building. Exceptions to the 90-foot height include a new two-foot concrete slab at the center portion of the roof to reinforce new rooftop mechanical equipment and amenity space, and a new five-foot pool deck at the center portion of the roof. The zoning regulations currently allow a height of 70 feet; therefore the applicant is requesting a variance for the building height allowed in the W-2 district.

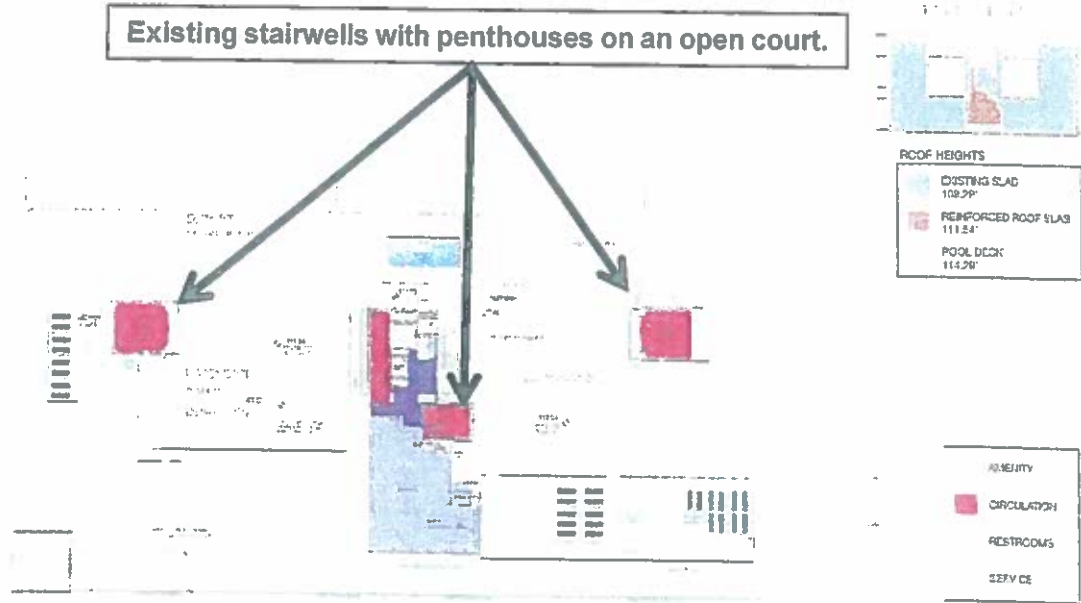


Figure 1 – Proposed Roof Plan – 1900 Half Street, SW

The applicant is proposing to retrofit an existing building while maintaining the building's overall height, including the locations and heights of the preexisting stair towers. Staff determined that the proposed project improves the architectural design of the building at the street level, as well as the associated views from public streets and the river. In addition, staff has not identified any federal facilities in the vicinity that would be impacted. As a result, staff has determined that the proposed development 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 modification proposed by Jemal's Lazriv Water, LLC, at 1900 Half Street, SW, in Square 666, Lot 15, is consistent with the intent and requirements of the Capitol Gateway design review, and is not inconsistent with the Comprehensive Plan for the National Capital and other federal interests.

Marcel Acosta

Marcel Acosta
Executive Director

10/27/17
Date