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Executive Director
Marcel Acosta

**IN REPLY REFER TO:
NCPC FILE No. ZC 16-07**

January 5, 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 proposed Consolidated Planned Unit Development and Related Map Amendment in Square 399, Lot 66, located at 810 O Street, NW, Washington, DC, 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 Consolidated Planned Unit Development and Related Map Amendment at Square 399, Lot 66 - W-G 9th and O, LLC 810 O Street, NW Washington, DC	NCPC FILE NUMBER ZC 16-07
SUBMITTED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 31.20(06.00)44472
	ACTION TAKEN 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, on behalf of W-G 9th and O, LLC, has referred a Consolidated Planned Unit Development (PUD) and related map amendment at Square 399, Lot 66 for review and comment. The site is located in the Shaw neighborhood and historic district in northwest Washington, DC. The site is situated one block north of the Washington Convention Center and directly across from the O Street Market mixed-use development, which was reviewed by the Commission on April 3, 2008. The site is surrounded by O Street to the north, 9th Street to the west, a north-south public alley to the east, and retail and a gas station to the south. The property is currently occupied by the Scripture Cathedral Church, a non-contributing building to the historic district, which will be demolished to accommodate the proposed development.

The property is currently zoned the C-2-A District which allows for a height limit of 50 feet and a floor area ratio (FAR) of 2.5. The proposed map amendment to rezone the site to C-2-B District would allow higher density, with a height limit of 90 feet and a FAR of 6.0. The proposed mixed-use development, composed of retail and residential uses, includes a total of approximately 90,558 square feet of gross floor area. The proposed eight-story building contains a total of 87,225 square feet of gross floor area residential use, generating 66 dwelling units, 6,900 square feet of retail and 2,008 square feet of residential amenities on the ground floor. The proposal includes 4,822 square feet of penthouse residential use, 1,364 square feet of penthouse communal recreational space, and a 5,299 square-foot green roof.

The proposed building will rise to a maximum height of 90 feet as measured from O Street, NW. A two-story penthouse with habitable and mechanical spaces will measure 19'- 3" in height. O Street, NW has a right-of-way of 85 feet, which would allow a maximum building height of 105 feet under the Height of Buildings Act. The proposed building rises below the maximum height permitted under the Height Act. Any portion of a penthouse located above the limit of height permitted by the Height Act, requires a 1:1 setback. The proposed rooftop structures are set back from all exterior walls as required by the Height Act. Therefore, the proposed PUD and related

map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

Pursuant to delegations of authority adopted by the Commission on August 1, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Consolidated Planned Unit Development and Related Map Amendment in Square 399, Lot 66 located at 810 O Street, NW, Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capital and other federal interests.



Marcel Acosta
Executive Director

12-29-16
Date