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**Executive Director**

Marcel Acosta

**IN REPLY REFER TO:  
NCPC FILE No. ZC 16-09**

**Zoning Commission of the  
District of Columbia  
441 4th Street NW  
2<sup>nd</sup> 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 at Square 747, Lot 8 – 1200 3<sup>rd</sup> Street, NE, LLC, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interest. 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

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<b>PROJECT</b> <b>Consolidated Planned Unit Development and Related Map Amendment at Square 747, Lot 8 – 1200 3<sup>rd</sup> Street NE, LLC</b> 1200 3 <sup>rd</sup> Street, NE Washington, DC	<b>NCPC FILE NUMBER</b> ZC 16-09
<b>REFERRED BY</b> Zoning Commission of the District of Columbia	<b>NCPC MAP FILE NUMBER</b> 42.00(06.00)44467
	<b>ACTION TAKEN</b> Approval of report to the Zoning Commission of the District of Columbia
	<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) and related map amendment for a property located at 1200 3<sup>rd</sup> Street NE in Washington, DC. The project site consists of Square 747, Lot 8, which is currently zoned for C-M-3, permitted for “high bulk commercial and light manufacturing uses.” The applicant, 1200 3<sup>rd</sup> Street NE, LLC (Trammell Crow), has requested a map amendment to the C-3-C zone, which permits high density mixed use development.

The property is 2.44 acres in size, and currently improved with a three-story industrial building, surface parking, and surface loading area. The proposed development includes three new buildings (one 11-story hotel and two 12-story residential condominium buildings), below-grade parking, ground-floor retail space (within the buildings), and an outdoor plaza area. The total GFA of the three buildings will be 740,511 square feet, with an overall Floor-to-Area Ratio (FAR) of 6.98. The development will be served by 354 total vehicular parking spaces (mostly below-grade) and bicycle parking.

Project plans show each of the buildings with a maximum main rooftop height of 120'-0" feet, which is permissible under the Height of Buildings Act of 1910 based on Florida Avenue's historic 100-foot Right-of-Way width. Furthermore, each of the building penthouses are set back from all exterior building walls at the maximum allowable 1:1 ratio, with maximum rooftop heights of no more than 20'-0", which complies with the Height Act. 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 at Square 747, Lot 8 – 1200 3<sup>rd</sup> Street NE, LLC, would not be inconsistent with the Comprehensive Plan for the National Capital nor would it adversely affect any other identified federal interest.



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Marcel Acosta  
Executive Director

11/23/16  
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Date