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*Executive Director*  
Marcel Acosta

IN REPLY REFER TO:  
NCPC FILE No. ZC 16-29

March 1, 2018

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 the proposed First Stage Planned Unit Development and Related Map Amendment at Squares 5860 and 5861, Poplar Point RBBR, LLC, located on Howard Road, SE between South Capitol Street and the Anacostia Freeway / I-295, Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capitol 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

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**PROJECT**

**First Stage Planned Unit Development and Related Map Amendment at Squares 5860 and 5861 Poplar Point RBBR, LLC**  
Howard Road, SE between South Capitol Street and the Anacostia Freeway / I-295.  
Washington, DC

**NCPC FILE NUMBER**

ZC 16-29

**NCPC MAP FILE NUMBER**

82.00(06.00)44706

**DETERMINATION**

Approval of report to the Zoning Commission of the District of Columbia

**REFERRED BY**

Zoning Commission of the District of Columbia

**REVIEW AUTHORITY**

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 referred a First Stage Planned Unit Development (PUD), and related map amendment at Square 5860, Lots 97, 1025-1031, 1036 and 1037 (north side); and Square 5861, Lot 91 (south side) to construct a mixed-use development on the property, refer to as the "Columbian Quarter," with office, residential and retail uses. The site is located in southeast Washington, DC, near the Anacostia River waterfront. The site is located on both sides of Howard Road and between the Anacostia Freeway/Interstate 295 to the east, and South Capitol Street to the west. The Poplar Point site is located immediately to the north. Poplar Point is presently under the jurisdiction of the National Park Service. The future vision of Poplar Point contemplates a mix of uses and open space. Also located on this portion of Howard Road is the Cedar Tree Academy, a charter school, and a District of Columbia government health facility.

The site occupies 271,219 square feet (6.23 acres) of land area. The relatively flat property was formerly the site of commercial and residential uses, but is now vacant. The property is near the Anacostia Metrorail Station, and the closest entrance and parking garage are about 550 feet from the site. The entire site is about 900 feet long from east to west. The application proposes a PUD-related map amendment from MU-14 (Mixed Use - Waterfront) to MU-9 (High Density Mixed Use) Zone District to allow a higher density mixed use development.

The proposed mixed use development includes three buildings, comprised of five towers (three office buildings and two residential buildings):

1. Single residential building, composed of two towers (Buildings B and C) which are connected above a private street from levels 5-10;
2. Single office building composed of two towers (Buildings D and E) connected above a private street from levels 5-10;
3. Stand-alone office building (Building A).

As part of the PUD application, the applicant proposes two new north-south private streets, an east-west private alley, and a private north-south driveway for Building D. The buildings will

include ground floor retail along both sides of Howard Road, and two levels of underground parking with 921 spaces. The development entails a total area of approximately 2,371,320 square feet, including 683,040 square feet of residential, 1,637,030 square feet of office and 51,250 square feet of retail uses. The project will have a floor area ratio (FAR) of 9.04, and approximately 683 residential units. The proposal includes amenities such as streetscape improvements along Howard Road and a new plaza at the Anacostia Metro Station north entrance. The development is seeking to achieve LEED Gold certification, and includes solar panels above green roofs, and bicycle parking.

All the proposed buildings will be 12 stories, reaching 130 feet in height, plus 20-foot tall occupiable penthouse space. The Zoning Administrator has found that the property abuts and has an unobstructed line of sight to South Capitol Street and the Anacostia Freeway. Based on the surveyor's plat, NCPC staff find that Buildings A, D, and E front South Capitol Street/Suitland Parkway while Building C fronts the Anacostia Freeway. Building B has a meaningful connection to Building C. South Capitol Street, Suitland Parkway and the Freeway allow for a maximum building height of 130 feet under the Height of Buildings Act. The proposed rooftop structures are set back from all exterior walls as required by the Height Act. As such, 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.

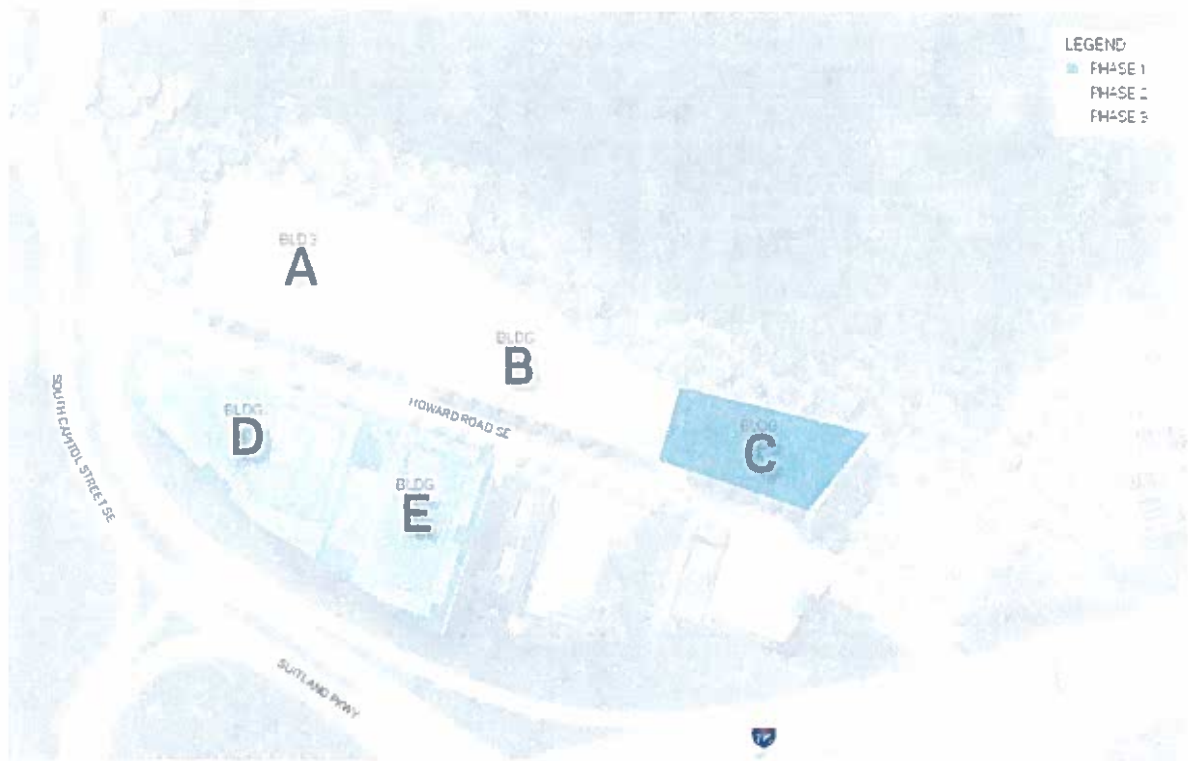


Figure 1 Phasing and Building Key Plan



Figure 2 View of proposed PUD looking northwest, toward the US Capitol Building

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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 the proposed First Stage Planned Unit Development and Related Map Amendment at Squares 5860 and 5861, Poplar Point RBBR, LLC located on Howard Road, SE between South Capitol Street and the Anacostia Freeway / I-295, Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capital and other federal interests.

Marcel Acosta  
Executive Director

Date

