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The Honorable Muriel Bowser

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The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 20-06

November 4, 2020

Zoning Commission of the District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed 1st-Stage and Consolidated Planned Unit Development and Related Map Amendment in Squares 1025-E & 1048-S and Reservations 129 & 299 located at 1333 M Street, SE, Washington, DC, is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2020/11/ as part of the November 2020 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning



Delegated Action of the Executive Director

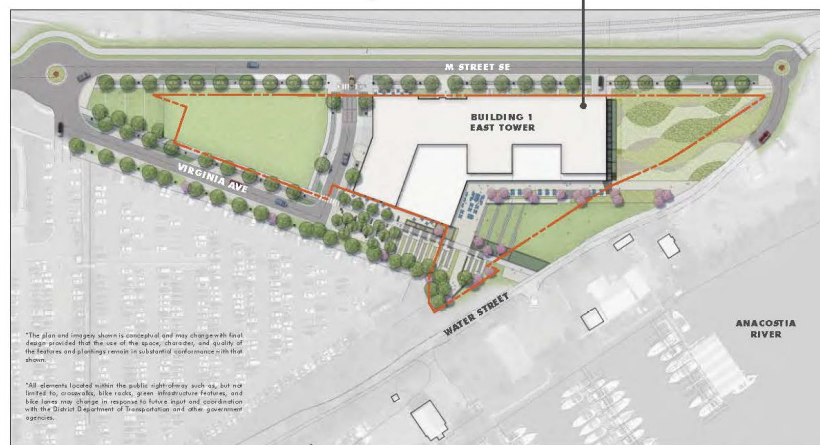
PROJECT 1st-Stage and Consolidated Planned Unit Development and Related Map Amendment in Squares 1025-E & 1048-S and Reservations 129 & 299 1333 M Street, SE Washington, DC	NCPC FILE NUMBER ZC 20-06 NCPC MAP FILE NUMBER 41.10(06.00)45219 DETERMINATION Approval of report to the Zoning Commission of the District of Columbia REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)
REFERRED BY Zoning Commission of the District of Columbia	

The Zoning Commission of the District of Columbia has referred an application for a 1st Stage and partial Consolidated Planned-United Development (PUD) with a related map amendment from PDR-4 to MU-9 at 1333 M Street, SE. The Zoning Commission approved a similar but somewhat smaller PUD for this site in ZC 13-12. That PUD has expired, and the site has a new owner and developer. The newly proposed project represents 792,715 square feet of development at the eastern terminus of Virginia Avenue, SE. The overall project would contain approximately 900 residential units and 45,500 square feet of retail/commercial space in 3 separate buildings on a 2.9-acre site overlooking the Anacostia River. The maximum building height would be 130 feet and the total FAR would be 6.22. Ten percent of the residential square footage would be reserved for affordable housing.

The 1st Stage PUD includes a related map amendment from PDR-4 to MU-9 for two towers. The 130-foot tall Tower 1W connected to Tower 1E by a bridge connecting corridors at the towers' third level. It would contain approximately 294 apartments and 9,504 gross square feet of retail space; The 92-foot tall Building 2, at the eastern end of the site, which would contain approximately 77 apartments (10% IZ) and 1,204 gross square feet of retail space; and no parking or loading. A landscaped area between Building 2 and Tower 1E of Building 1 that would contain a pedestrian overlook and connection, in alignment with a proposed 14th Street, SE pedestrian bridge across the planned Southeast Boulevard, between M Street, SE and the open space on the applicant's land south of Tower 1E.

The Consolidated Planned-Unit Development (PUD) with a related map amendment from PDR-4 to MU-9 would be for Building 1, East Tower (Tower 1E), a 168-space parking garage below both Consolidated PUD Building 1E and 1st Stage PUD Building 1, West Tower (Tower 1W), and infrastructure and landscape improvements. The 480,200 square foot, 130-foot-tall structure would include 529 apartments, and approximately 40,860 square feet of gross floor area of non-residential use.

CONSOLIDATED PUD APPROVAL/PHASE 1:



STAGE 1 PUD APPROVAL:

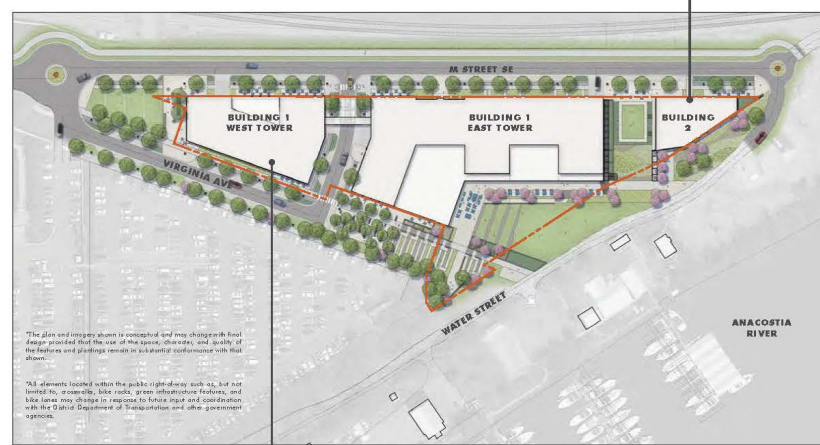


Figure 1: Proposed Site Plan



Figure 2: Proposed Massing

As noted above, the project was previously approved by the Zoning Commission but has since expired. The design has changed slightly in terms of the height and footprint, but otherwise is similar to the prior iteration which NCPC also reviewed as a zoning referral. The project is not near any federal properties that could be impacted as this portion of the Anacostia River shoreline is not controlled by the National Park Service. Further, the proposed height appears consistent with the Height of Buildings Act. Previously, NCPC had noted that the historic L'Enfant Streets should remain open and unencumbered by buildings. The proposed design appears to retain those corridors. As such, the proposed PUD and map amendment does not appear inconsistent with *Comprehensive Plan for the National Capital*.

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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 1st-Stage and Consolidated Planned Unit Development and Related Map Amendment in Squares 1025-E & 1048-S and Reservations 129 & 299, located at 1333 M Street, SE in Washington, DC would not be inconsistent with the Comprehensive Plan for the National Capital nor would it impact any other identified federal interest.



Marcel Acosta
Executive Director



Date