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The Honorable Phil Mendelson

**Executive Director**  
Marcel Acosta

IN REPLY REFER TO:  
NCPC File No. ZC 20-27

July 1, 2021

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 Consolidated PUD and Related Map Amendment at Square 445 located at 1501-1503 7th Street, NW, 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/2021/7/](http://www.ncpc.gov/review/archive/2021/7/) as part of the July 2021 meeting materials.

Sincerely,

Marcel Acosta  
Executive Director

Enclosures

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



## Delegated Action of the Executive Director

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**PROJECT**

**Consolidated Planned Unit Development and Related Map Amendment at Square 445**

1501-1503 7th Street, NW  
Washington, DC

**REFERRED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 20-27

**NCPC MAP FILE NUMBER**

31.20(06.00)45340

**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)

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The Zoning Commission of the District of Columbia has forwarded a request for comments on a proposed consolidated approval of a Planned Unit Development (PUD) and related Zoning Map Amendment for the property at Square 445, Lots 191-194, 800, 821, and 822, located at 1501-1503 7<sup>th</sup> Street, NW in Washington, DC. The proposed project is a mixed-use development with 230 residential units above approximately 7,742 square feet of ground floor retail and 56 below-grade parking spaces. The development site is located at the northeast intersection of 7<sup>th</sup> Street, NW and P Street, NW and extends east to Marion Street, NW. The site measures approximately 0.52 acres and currently consists of a surface parking lot and a small commercial building with a barber shop; the remainder of the property is vacant. The applicant seeks to rezone the property from the MU-4 Zone District to the MU-6 Zone District.

The proposed development includes a nine-story building with a habitable penthouse and frontage on 7<sup>th</sup>, P, and Marion Streets, NW. The proposed building height is 90 feet with a set back above the 5<sup>th</sup> floor along Marion Street to buffer impacts to the residential row dwellings in the adjoining RF-1 Zone District. The proposed penthouse measures 20 feet in height and is setback from the edge of the building at a 1:1 ratio. Loading for the building and access to the parking garage is provided on an alley located to the north of the site parallel to P Street. The existing alley measures approximately 11.5 feet wide and terminates near the mid-portion of the block. The applicant proposes to widen the alley for easier vehicular access. In addition, 65 long-term bicycle spaces and 14 short term bicycle spaces are proposed with the development.

The proposed building heights are permitted under the Height of Buildings Act of 1910. In addition, no federal properties will be impacted by the proposed development. Therefore, the proposed zoning and related map amendment would not be inconsistent with the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other federal interests.



Figure 1: View from the intersection of 7<sup>th</sup> Street, NW and Marion Street, NW

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Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Consolidated Planned Unit Development and Related Map Amendment at Square 445, located at 1501-1503 7th Street, NW would not be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other identified federal interest.

Marcel Acosta  
Executive Director

6/29/2021

Date