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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 21-26

September 1, 2022

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 Planned Unit Development and Related Map Amendment at Square 772-N located at 301 Florida Avenue, NE, 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/2022/9/ as part of the September 2022 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Ms. Anita Cozart, Interim Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development and Related Map Amendment at Square 772-N

301 Florida Avenue, NE
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 21-26

NCPC MAP FILE NUMBER

42.00(06.00)45537

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)

The Zoning Commission of the District of Columbia has referred a proposed Consolidated Planned Unit Development and Related Map Amendment from PDR-1 to MU-30 for property located at 301 Florida Avenue, NE, Square 772-N, Lot 3, on behalf of NRP Properties, LLC. The subject site is approximately 8,720 square feet in area, triangular in shape, and is currently used as a surface parking lot. The surrounding area includes primarily high-density residential and mixed-use buildings. Union Market is located a few blocks to the northeast, and the NoMA Metrorail Station is located just to the west.

The applicant proposes to construct a twelve-story, 120-foot tall building with a two-level penthouse, to include residential uses with ground floor retail. The residential units would all be affordable, according to District standards. Proposed residential amenities include a toddler room, library, conference room and gym. Solar panels are proposed on parts of the roof. Eighty-five long-term and twelve short-term bicycle parking spaces would be provided.

While the development occupies the entire triangular-shaped block, the east end of the square is adjacent to a small National Park Service (NPS) reservation. According to the submission materials, the applicant has coordinated with NPS to avoid any impacts or projection into the reservation. The project is not near any other federal properties with the potential to be impacted by the project. Florida Avenue has a right-of-way of 100 feet. The proposed building heights are permitted under the Height of Buildings Act of 1910. As such, the proposed zoning and related map amendment would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other federal interests.



Figure 1: Rendering of proposed development

* * *

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 the proposed Consolidated Planned Unit Development and Related Map Amendment from PDR-1 to MU-30 for property located at 301 Florida Avenue, NE, Square 772-N, Lot 3, would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* nor would adversely impact any other identified federal interests.

A handwritten signature in black ink, appearing to read "Marcel Acosta".

Marcel Acosta
Executive Director

8/25/2022

Date