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**Executive Director**

Marcel Acosta

IN REPLY REFER TO:  
NCPC File No. ZC 22-06

February 2, 2023

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 390, Lot 53 located at 899 Maine Avenue, SW, 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/2023/2/](http://www.ncpc.gov/review/archive/2023/2/) as part of the February 2023 meeting materials.

Sincerely,

Marcel Acosta  
Executive Director

Enclosures

cc: Ms. Anita Cozart, 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 390, Lot 53**

899 Maine Avenue, SW  
Washington, DC

**REFERRED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 22-06

**NCPC MAP FILE NUMBER**

24.15(06.00)45617

**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 referred a proposed Consolidated Planned Unit Development and Related Map Amendment from MU-12 to MU-9A for property located at 899 Avenue, SW, Square 390, Lot 53, on behalf of 801 Maine Ave SW PJV, LLC. The subject site is approximately 57,360 square feet in area, triangular in shape, and currently developed with a four-level office building. The surrounding area is open space to the east (recreational fields and school) and west (Banneker Park); townhouses to the north; and higher-density, mixed-use development to the south (the Wharf development).

The applicant proposes to construct a single, mixed-use building with both residential and commercial space (up to 24,000 square feet) that would accommodate a neighborhood grocery store and bank. The design consists of two towers, with one tower (north) at a maximum height of 90 feet and another tower (south) at a maximum height of 130 feet. The building will have two below-grade levels for vehicular and bicycle parking, with fourteen above-ground levels in the higher south tower. The building's commercial space will front Maine Avenue, SW, and a separate entrance for the building's 498 residential units will be along 9<sup>th</sup> Street, SW. Building amenities include a rooftop pool/deck area, pet yard, and terrace areas. Parts of the rooftop are designed as a green roof. Approximately 15 percent of the residential units will be reserved for the District's "Inclusionary Zoning" (IZ) affordable housing program, and the building is designed to attain LEED Platinum certification.

The project site is across 9<sup>th</sup> Street, SW from Banneker Park, which is under the jurisdiction of the National Park Service (NPS). Staff finds there would be no adverse impacts to the park, nor any other nearby federal properties. The proposed 130-foot maximum height of the new building, which is based on the Maine Avenue, SW right-of-way width, is permitted under the Height of Buildings Act of 1910. All rooftop setbacks appear to comply with the 1:1 ratio required under the Height Act. 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

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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 the proposed Consolidated Planned Unit Development and Related Map Amendment from MU-12 to MU-9A for property located at 899 Maine Avenue, SW, Square 390, Lot 53, 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.

*Marcel Acosta*

Marcel Acosta  
Executive Director

*11/27/23*

Date