

IN REPLY REFER TO:
NCPC File No. ZC 22-11

January 6, 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 439S located at 807 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/2023/1/ as part of the January 2023 meeting materials.

Sincerely,



Marcel Acosta
Executive Director

Enclosures

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



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development and Related Map Amendment at Square 439S

807 Maine Avenue, SW
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 22-11

NCPC MAP FILE NUMBER

24.15(06.00)45616

DETERMINATION

Approval of report to the Zoning Commission

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 at Square 439S, on behalf of MCRT Investments, LLC, for comment. The subject property is located at 807 Maine Avenue, SW, immediately across from the Wharf development. The application includes a map amendment from MU-12 to MU-10, to construct an eleven-story mixed-use building consisting of ground floor retail and approximately 200 residential units. A two-level, below-grade garage would include around 70 parking spaces. The proposed building height is 110 feet.

The subject property is located at the northeast corner of Maine Avenue and 7th Street, SW. The site is currently developed with a two- to three-story building occupied by the Denvel D. Adams National Service and Legislative Headquarters for Disabled American Veterans. Jefferson Middle School Academy is located north of the site, and the Wharf is located to the south. The surrounding area includes residential, retail, and a hotel, with a mixture of medium and high densities. L'Enfant Metro Station is located one-half mile north from the site, and Waterfront Metro Station is located about 0.4 miles to the southeast of the site.

As noted above, the applicant seeks to redevelop the site with a mixed-use building, to include residential and retail. The project site is not located adjacent to any federal properties, and the proposed mixed-use building does not appear to impact any other identified federal interest. In particular, the proposed building heights are permitted under the Height of Buildings Act of 1910. As such, the proposed planned unit development 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: Rendering of proposed project – view from 7th and Maine.

* * *

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 at Square 439S, located at 807 Maine Avenue, SW, 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

Date