

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP  
AMENDMENT FOR PORTIONS OF SQUARE 776  
300 H STREET, NE  
Washington, D.C.**

**Delegated Action of the Executive Director**

October 26, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed consolidated Planned Unit Development (PUD) for Lots 9, 25-27, 29, 51-53, 800, 814-817, and 821 in Square 776, bounded by 3<sup>rd</sup>, 4<sup>th</sup>, H and I Streets, NE, and a related map amendment to rezone a portion of the site from C-2-A to C-2-B, would not have an adverse affect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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The District of Columbia Zoning Commission has referred to NCPC for federal interest review and comment a proposed action for a consolidated Planned Unit Development (PUD) for Lots 9, 25-27, 29, 51-53, 800, 814-817, and 821 and a related zoning map amendment from the current C-2-A zone to C-2-B for eight of the lots interior to the site. The proposed mixed-use development would have a grocery store of approximately 40,000 square feet (SF), approximately 6,900 SF of general retail at the ground floor level, 210-250 residential units on the second to eighth floors, and three levels of underground parking shared between the retail and residential uses. Garage access and grocery loading would occur from 3<sup>rd</sup> Street, with loading for residential and general retail provided off of 4<sup>th</sup> Street. The applicant requests relief from five PUD guidelines, including providing only one loading platform for both neighborhood retail and residential uses. The applicant is currently pursuing a tenant for the grocery store, to fill what has been a prominent need of this community for some time. The applicant proposes to provide about 4% of the total residential space as affordable housing, rather than the typical 8% proffer, stating that the grocery store is a financial loss and prevents provision of a greater percentage of affordable housing. I find that the proposal would not have an adverse effect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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Patricia E. Gallagher, AICP  
Executive Director