

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP
AMENDMENT
IN SQUARE 2840, LOT 820, 1020 MONROE STREET, NW
Washington, D.C.**

Delegated Action of the Executive Director

February 24, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) and related map amendment for a mixed use building at 1020 Monroe Street, NW, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve the Consolidated Planned Unit Development (PUD) and related map amendment for zoning from C-2-A to C-3-A for a mixed use project involving an existing building. The PUD proposal is a moderate height (six stories- 63 ½ feet) renovated building consisting of 27 residential units and 5,700 feet of ground floor retail space. Parking spaces for the existing building occur at the rear of the building lot; and its use predates the adoption of current zoning. The submitted plans add three residential parking spaces and one retail space, plus loading area.

The text amendment is necessary because of a technicality of the final design in the necessary establishment of the final FAR, which exceeds the current zoning of the lot (C-2-A). Consequently the zoning classification is to be amended to a revised zoning classification of C-3-A. Surrounding development, north and south, currently is comprised of 2-4 story row dwellings, with these residential areas zoned R-4.

The PUD process would allow the proposed development with a wavier of the minimum lot requirement given the property is only 11,910 square feet in area. The base zoning requirement is 15,000 square feet.

The submitted building design is well defined and consists primarily of brick and patterned precast concrete panels. Retail storefronts are located at the eleventh street façade. The structure

would be six levels with a greenscape roof design available to the residents at the top of the building. The existing streets landscaping remains unchanged.

No federal interests are affected by the submitted project. There are no federal land reservations or L'Enfant street rights-of-way impacted by the proposal in any fashion. Staff finds the proposal is not inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest.

Patricia E. Gallagher, AICP
Executive Director