

CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA TO REZONE FROM C-2-A (LOW DENSITY MIXED USE) TO C-3-A (MAJOR RETAIL & OFFICE) FOR AN APARTMENT BUILDING LOCATED AT 4100 GEORGIA AVENUE, NW, LOTS 35 AND 803 IN SQUARE 2910

Delegated Action of the Executive Director

March 30, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that a Consolidated Planned Unit Development (PUD) at 4100 Georgia Avenue, NW, between Taylor Street, Kansas and Georgia Avenues, and a related map amendment to modify zoning on the site from C-2-A to C-3-A, would not adversely affect any identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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The District of Columbia Office of Zoning has referred a proposed Consolidated Planned Unit Development (PUD) and related map amendment for a seventy two unit apartment building with ground floor retail to NCPC for federal interest review and comment. The approximately 17,640 SF site, currently an automobile sales lot, consists of Lot 35 facing Georgia Ave, Lot 803, facing Kansas Ave, and the public alley between them. The site is bounded by Taylor Street to the south and a public alley to the north, with 2 story retail and commercial directly adjacent. On axis east across Georgia and west across Kansas are 2 story commercial uses and a park. The Georgia Ave-Petworth Metro station is four blocks south. The applicant, Neighborhood Development Company, LLC, proposes closing the alley and rezoning the site from C-2-A to C-3-A to accommodate a 7 story 72-unit apartment building with affordable housing above ground floor retail. Building height would be 75 feet from curb to parapet on Georgia Avenue, and 88 feet to parapet at stair and elevator beyond. The most significant amenities would be provision of moderate income housing (60% of AMI) and a green roof.

Initially, the applicant had requested flexibility regarding parking, but now proposes to provide 57 of the 61 spaced required by C-3-A/PUD standards. In response to an updated traffic analysis, a curb cut on Taylor Street has been eliminated to accommodate additional parking, with both egress and ingress occurring from Kansas Avenue. The applicant has addressed Zoning Commission concerns for retail and residential entrance identification and the Taylor

Street facade. The building wall has been brought up to the property line and the two entrances are easily identifiable. On the northern facade, the upper floors have been pulled back to provide a transition to the adjacent 2-story building to the north. The applicant has filed an alley closing application but has not reached consensus with the neighbors. Councilmember Fenty proposed to introduce alley closing legislation to close the alley without neighborhood consent, but the applicant prefers to continue working with the neighbors.

In its final report dated January 27th, 2006, DCOP recommended approval. DCOP recently undertook a revitalization strategy for the Georgia Avenue corridor that resulted in the Georgia Avenue-Petworth Metro Station Area Corridor Plan. This plan supplements the Comprehensive Plan and will be submitted to the City Council for adoption this year. Further, the strategy for redevelopment encourages inclusion of affordable units. Georgia Avenue is one of the eight streets identified in the District's Great Streets Initiative, as arterials with great opportunities for commerce, vitality and city living. Investments have been made in new residential projects, with additional redevelopment projects in the pipeline within the square to make this a pivotal location along Georgia Avenue where three streets intersect. DCOP has deemed the application consistent with the District elements of the Comprehensive Plan. I find that the proposal is consistent with the Comprehensive Plan for the National Capital and that it would not adversely affect any identified federal interests, once the public alley is closed.

Patricia E. Gallagher, AICP
Executive Director