

**Consolidated Planned Unit Development and related Map Amendment for the
Camden Residential Development in Square 653, Lot 111
1325 South Capitol Street, SW
Washington, D.C.**

Delegated Action of the Executive Director

July 26, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed planned unit development and related map amendment for the Camden residential development at 1325 South Capitol Street 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 a Planned Unit Development and related map amendment. In February 2007, this project was referred to the National Capital Planning Commission through the Zoning Commission's special exception process. At that time, a letter was issued to the Zoning Commission whereby staff expressed no objection to the project while encouraging the incorporation of ground floor retail spaces along South Capitol Street. Subsequently, the Zoning Commission determined that the project was not eligible for Special Exception relief under the Capitol Gateway Overlay and that a map amendment and planned unit development was required. An application was filed under this direction and the Zoning Commission has taken a proposed action to approve the proposal. The project design has not changed since the February submission.

The project is located at 1325 South Capitol Street on Square 653, Lot 111. The proposed map amendment will rezone the property to C-3-C (Commercial) from C-2-C. The C-3-C zoning permits a maximum height of 90 feet and Floor-to-Area Ratio (FAR) of 6.5. The C-2-C permits 90 feet in height and an FAR of 6.0. The project consists of an 11-story residential structure at 110 feet in height. The project is setback 15 feet from the South Capitol Street right-of-way, and steps down to 70 feet on its western side, adjacent to the existing residential town homes.

This map amendment is consistent with the recommendations of the South Capitol Street Task Force and the *Extending the Legacy Plan*. The project respects the 15-foot setback for South Capitol Street as recommended by the Task Force and provides new residential opportunities for the emerging redeveloped neighborhood. As such, this proposal will not negatively impact any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director