

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT FOR
A MIXED-USE DEVELOPMENT AT 2400 14th STREET, NW**

Square 2661, Lot 219
Washington, D.C.

Delegated Action of the Executive Director

February 23, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Consolidated Planned Unit Development (PUD) for a mixed-use commercial and residential building at 2400 14th 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 a Consolidated Planned Unit Development (PUD) at 2400 14th Street NW, Square 2661, Lot 219. The proposed development will require demolition of an existing strip mall shopping center to construct a mixed-use building on the site. The building will contain ground floor retail along 14th Street, condominium units that will be accessed from a main lobby on 14th Street, and townhouses that will have direct entry from Chapin Street. A two-level underground garage will provide 158 residential parking spaces, and 18 surface parking spaces at the rear of the building will service the retail development; all parking and loading areas will be accessed from the alley to the west of the property.

Overall, the development will create approximately 225 residential units and 16,000 square feet of ground floor retail space. The nine-story building will range between 90 and approximately 120 feet in height, including penthouses. The western portion of the building, along Belmont Street, is lower to relate to the smaller scale of apartment buildings along that street; massing of the building and various height reductions have been made during consultation with the District of Columbia Office of Planning.

The project is supported by the DC Office of Planning, the District Department of Transportation, the Advisory Neighborhood Commission 1B, a member of the Council of the

District of Columbia, two neighboring residential developments, and one individual who resides in the neighborhood. Opposition or reservations have been voiced by residents of one neighboring development and by the Belmont Street Community Association, primarily with regard to the height of the proposed building and resulting loss of views from existing residential development.

No federal interests are adversely affected by the submitted project; the development does not affect any federal land reservations or L'Enfant street rights-of-way, and is not inconsistent with the Comprehensive Plan for the National Capital. Additionally, the PUD is consistent with the Housing, Environmental Protection, Urban Design, and Land Use District Elements of the Plan. The roof heights do not exceed the limitations set forth by the Height of Buildings Act of 1910.

Patricia E. Gallagher, AICP
Executive Director