



**PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT
FOR O STREET MARKET**

Located on Square 389, Lots 829 and 830
Bounded by P, O, 7th, and 9th Streets, NW
Washington, D.C.

Delegated Action of the Executive Director

March 27, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a), I find that the proposed Planned Unit Development (PUD) for the O Street Market bounded by P Street, NW, O Street, NW, 7th Street, NW, and 9th Street, NW, and the related map amendment to rezone the site from C-2-A to C-3-C, would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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The Zoning Commission of the District of Columbia has referred to NCPC for review and comment a proposed action for a PUD and a zoning map amendment for a project at 7th and O Streets, NW. O Street Roadside, LLC, proposes to rehabilitate the historic O Street Market and to construct a mixed-use development including housing, a hotel, a grocery store, and other retail uses. The development site is bounded by 7th Street, NW to the east, 9th Street, NW to the west, O Street, NW, to the south and P Street, NW to the north. Eighth Street, NW, which is not currently open to vehicular traffic, bisects the square and remains undeveloped because it is part of the historic L'Enfant Street Plan.

The development program includes a 65,000 square foot grocery store, 10,000 square feet of retail, 100 affordable rental units for seniors, 227 market rate rental units, 300 condominiums, 210 hotel rooms, and an 8,000 square foot restaurant. There will also be a three-level below grade parking garage. The mixed-use development will include a relocated grocery store at the original market site and the re-use of the 100 foot wide 8th Street right-of-way for vehicular, pedestrian and retail activity which will reconnect an important section of the L'Enfant Street grid.

The property is currently zoned C-2-A which allows for a height limit of 50 feet and a FAR of 2.5. The proposed map amendment to rezone the site to C-3-C would allow a PUD project a height of 130 and an FAR of 8.0.

The proposed buildings range in height from 98 feet to 113 feet-6 inches including rooftop structures, as measured from 8th Street, NW, the width of which allows a building height of 120 feet under the Height Act. While two of the penthouses are not setback from the exterior walls, all portions of the buildings including all of the rooftop structures are fully below the limit of height under the Act.

Therefore, I find that the proposed PUD and the related map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

Marcel C. Acosta
Acting Executive Director