

CONSOLIDATED PLANNED UNIT DEVELOPMENT

Square 5560, Lots 19, 20, 53, 54, 802, 803, 810, and 811

2300 Pennsylvania Avenue, SE
Washington, D.C.

Delegated Action of the Executive Director

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) at 2300 Pennsylvania Avenue, SE, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other 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 2300 Pennsylvania Avenue, SE, Square 5560 (Lots 19, 20, 53, 54, 802, 803, 810 and 811). The project site is bounded by Pennsylvania Avenue on the northeast, Prout Street on the northwest, and public alleyways on both the southwest and southeast. The property is located in the C-2-A Zone District; the PUD request includes minor relief from lot occupancy, FAR, and rear yard requirements.

The proposed development will include construction of a five-story building, 59 feet in height to the top of the parapet. The project will include 8,290 gross square feet of ground floor retail space and 118 residential units to be marketed as workforce housing; a single level of below grade parking will accommodate 77 vehicles to serve both residential and retail uses. A rear/center courtyard, occupying 6,400 square feet, will be located over the parking area.

The project is supported by the District of Columbia Office of Planning, District of Columbia Council members Brown and Barry, ANC 8A, and many local groups and individuals.

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. The roof heights do not exceed the limitations set forth by the Height of Buildings Act of 1910.

Marcel C. Acosta
Acting Executive Director