



**CONSOLIDATED PLANNED UNIT DEVELOPMENT
GEORGIA AVENUE ASSOCIATES LIMITED PARTNERSHIP
3910-3912 Georgia Avenue, NW
Washington, D.C.**

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

July 3, 2008

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 Consolidated Planned Unit Development for a mixed-use development at 3910-3912 Georgia Avenue, NW, Washington, D.C. is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified 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 to allow relief from lot occupancy, height and floor area ratio (FAR) requirements under the C-3-A zoning district in the Georgia Avenue Overlay zone.

The relief requested by the developer is to allow increased lot occupancy of 80 percent, a height of 70 feet and a floor-area-ratio (FAR) of 4.23. The C-3-A zoning district in the Georgia Avenue overlay district allows 75 percent lot occupancy, an overall height limit of 65 feet and an FAR of 4.00. Georgia Avenue has a 90-foot right-of-way.

The proposed project would construct a mixed-use building with first floor medical service and retail uses and 130 dwelling units. This LEED ND building, which will include 62 affordable dwelling units, is being proposed in the Petworth neighborhood on Georgia Avenue, just north of New Hampshire Avenue. It includes a green roof which would have both private patios for individual units as well as a larger rooftop terrace to be accessed by all the dwelling units. The overall building height is 78 feet, which is within the 110 foot limit set by the Height of Buildings Act.



The proposed development is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
Executive Director