



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development at Square 2873, Lot 1102 - Sherman Avenue LLC

965 Florida Avenue, NW
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 15-34

NCPC MAP FILE NUMBER

32.10(06.00)44381

DETERMINATION

Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) and related map amendment for a property located near Florida Avenue, Sherman Avenue, and 9th Street, NW in Washington, DC. The project site consists of Square 2873, Lot 1102.

The Zoning Commission has referred the application to NCPC from Sherman Avenue, LLC (developer) for a PUD that includes a mix of residential and commercial uses on a 1.45-acre site located at 965 Florida Avenue, NW, Square 2873, Lot 1102. The subject site is zoned C-R.

The proposal is to develop a mixed-use apartment building with approximately 428 residential units and a 51,400 square-foot grocery store. The building will be approximately 402,785 square feet (7.2 FAR), 351,245 of which will be devoted to residential use. Parking spaces that will be provided include: 218 for residential use, 125 for the grocery store, and 126-160 bicycle parking spaces to serve the residential use and six bicycle spaces for the grocery store. The building is proposed to be 110 feet tall.

The developer is requesting flexibility for the building height allowed in the C-R zoning district. The D.C. zoning regulations currently allow a height of 90 feet and the building as proposed is 110 feet. The developer has requested flexibility to allow 20 additional feet. The adjacent right of way, Florida Avenue, is 90 feet wide, therefore the proposed height of 110 feet is permitted under the Height Act Buildings Act of 1910. The penthouses on the building are within the allowable height and setback limits, but the developer is also requesting local zoning regulation flexibility to allow multiple roof structures that are not within a single enclosure.

No federal facilities have been identified in the vicinity which might be impacted. As a result, staff has determined that the proposed Consolidated PUD will not affect any federal properties, and would not be inconsistent with the *Comprehensive Plan for the National Capital*.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Consolidated Planned Unit Development 2873, Lot 1102 (Sherman Avenue, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital.

// Original Signed //	July 1, 2016
_____ Marcel Acosta Executive Director	_____ Date