



Delegated Action of the Executive Director

PROJECT
301 FL Manager, LLC - Consolidated PUD and Related Map Amendment at Square 772N
301 Florida Ave NE
Washington, DC

REFERRED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 15-22

NCPC MAP FILE NUMBER
42.00(06.00)44335

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, from C-M-1 to C-3-C, for Lot 803 in Square 772N, in Northeast Washington, DC.

The site is a triangular lot bound by Florida Avenue, NE to the northeast, N Street, NE to the south, and 3rd Street, NE to the west. There is one existing building on the site, which will be demolished for a new mixed-use building that will include ground floor retail and 8 stories of residential units. The project will have approximately 66,010 square feet of gross floor area (7.57 floor area ratio) and a height of 101 feet. Approximately 61,173 square feet of gross floor area will be devoted to residential use and approximately 4,837 square feet of gross floor area will be devoted to retail use. The entrance for the residences will be located on Florida Avenue. The project does not propose any off-street parking spaces or an on-site loading facility.

There are no federal properties adjacent to the development site with the potential to be affected by the proposed development, and the proposed development is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. A few blocks to the west of the PUD site, at the intersection of New York Avenue, NE and Florida Avenue, NE is the headquarters of the Bureau of Alcohol, Tobacco, Firearms and Explosives. There will be no impact on this federal property as a result of the project. The Consolidated PUD would be built at a height of 101 feet, with one 16-foot tall penthouse. Based on Florida Avenue's 100-foot right-of-way, the proposed project is consistent with the Height of Buildings Act as the new building would be below the 120-foot maximum allowable height.

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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 and Related Map Amendment at Square 772N (301 FL Manager, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital nor affect other federal interests.

//Original Signed//

Marcel Acosta
Executive Director

Date