



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development and Related Map Amendment at Square 4507, Lots 936, 941 and 942 - 777 17th Street, LLC
1701 H Street, NE
Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 15-31

NCPC MAP FILE NUMBER

43.00(06.00)44471

ACTION TAKEN

Approval of a 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, on behalf of 777 17th Street, LLC, has referred a Consolidated Planned Unit Development (PUD) and related map amendment at Square 4507, Lots 936, 941 and 942, for review and comment. The site is located near the intersection of Benning Road and 17th Street in northeast Washington, DC. The site is bounded by Benning Road to the south, 17th Street to the west, and H Street to the north. The 26,285 square foot property is currently occupied by a used car lot and small building which will be demolished to accommodate the proposed development. The Hechinger Mall, a retail strip mall development, is located to the west, while low-scale residential uses are located to the east. The streetcar line runs along Benning Road with stops at both 15th and 19th Streets.

The property is currently zoned C-3-A, Medium Density Mixed-Use Development, which allows for a height limit of 65 feet and a floor area ratio (FAR) of 4.8. The proposed map amendment to rezone the site to C-2-B District would allow higher density, with a height of 90 feet and an FAR of 6.0. The proposed development includes a mixed use building of 170-185 residential units and approximately 12,000 SF of retail use on the ground floor. The total proposed gross floor area is 157,680 SF. Ground level retail will be accessed from Benning Road, and due to the grade change, the residential lobby would be accessed on the second floor off of H Street. A residential courtyard will be located on the 7th floor with a pool and terrace. A total of 45 parking spaces are proposed.

The proposed building will rise to a maximum height of 90 feet and include a 16' - 0" rooftop two-story penthouse with habitable and mechanical spaces, as measured from H Street, NE. H Street has a right-of-way of 90 feet, which would allow a maximum building height of 110 feet under the Height Act. The proposed building, including penthouses, is the maximum height permitted under the Height Act. Therefore, the proposed PUD and related map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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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 the proposed Consolidated Planned Unit Development and Related Map Amendment in Square 4507, Lots 936, 941, and 942, located at 1701 H Street, NE, Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capital and other federal interests.

// Original Signed //

December 29, 2016

Marcel Acosta
Executive Director

Date