



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development and Related Map Amendment at Square 2890 - Park View Community Partners, LLC and the District of Columbia

726-738 Irving Street, NW
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 16-11

NCPC MAP FILE NUMBER

32.00(06.00)44511

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, on behalf of Park View Community Partners LLC and the District of Columbia, has referred a Consolidated Planned Unit Development (CPUD) and related map amendment at Square 2890, for review and comment. The site is located west of the intersection of Georgia Avenue, NW, and Irving Street, NW in Northwest Washington, DC. The southern portion of the project includes a section that includes frontage on Columbia Road, NW. The applicant is requesting to rezone a portion of Lot 849 in Square 2890 from the R-4 and C-2-A Districts to the R-5-B and C-2-B District. Redevelopment of the property will allow for the creation of off-site replacement public housing units for Park Morton. The subject property was formerly developed as Bruce-Monroe Elementary School, but is currently park and recreation space.

The Applicant proposes to redevelop the site with a mixed-use community with a total of 273 residential units, comprised of 189 apartments units, 76 senior apartment units, and eight townhomes. The project will also include approximately 4,545 square feet of community service space. The majority of the new residential units will be subsidized housing for low or moderate income households as follows: 94 units will be public housing replacement units and 108 units will be set aside for moderate income households earning up to 60% of the AMI. The remaining 71 units will be market rate. The property will be developed with approximately 274,333 square feet of gross floor area ratio (FAR) of 3.5

The apartment house will have a maximum height of 90 feet with a 20 foot penthouse; the senior building will have a maximum height of 60 feet; and the townhouses will have a maximum height of 40 feet. Georgia Avenue has a right of way of 160 feet. The height limit on residential streets is 90 feet. As such, the proposed buildings are within the maximum height permitted under the Height Act. A total of approximately 99 on-site parking spaces will be provided in a parking garage. The applicant is also working to develop approximately 44,404 square feet of land area adjacent to the site as a new community park, to include a community gathering space, a playground, basketball court, dog park, and community garden. The park is not part of the CPUD.

