



Delegated Action of the Executive Director

PROJECT
Consolidated Planned Unit Development and Related Map Amendment at Square 3039 and 3040 - Park View Community Partners, LLC and the District of Columbia
 3305 Georgia Avenue, NW
 Washington, DC

REFERRED BY
 Zoning Commission of the District of Columbia

NCPC FILE NUMBER
 ZC 16-12

NCPC MAP FILE NUMBER
 32.00(06.00)44512

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 Squares 3039 and 3040, for review and comment. The site is located east of the intersection of Georgia Avenue, NW and Morton Street, NW in northwest Washington, DC. The site spans across a dead-end portion of Morton Street, NW, and includes frontage on Park Road, NW to the north. Squares 3039 and 3040 are generally bound by Park Road, NW to the north, a public alley to the east, Lamont Street, NW to the south, and Georgia Avenue, NW to the west. The site is currently improved with 174 garden-style, two-bedroom apartment units in 17 buildings. The applicant is requesting to rezone Lots 124-126 and 844 in Square 3040 and Lots 128-134 and 846 in Square 3039 from the R-4 District to the R-5-B District.

The 3.83-acre property will be redeveloped into a mixed-income residential community. The existing public housing units will be replaced with approximately 183 new residential units comprised of apartments, row dwellings, semi-detached dwellings, and “stacked flats.” Of the new units, over half will be income-restricted housing for low or moderate-income households. The project will include 206,764 square feet of gross floor area, with a floor area ratio (FAR) of 0.9. Approximately 110 on-site parking spaces will be provided across the site. In addition, two parks are proposed for the project, including a central park and another open space located on the eastern edge of the property at Warder Street, NW.

The multifamily building will have a maximum height of 60 feet, with a 10-foot stair tower. Park Road, NW is 55 feet wide. The row dwellings, semi-detached dwellings, and stacked flats will range in height from 30 feet to 45 feet. The adjacent Morton Street is 60 feet wide. As such, the proposed buildings are within the maximum height permitted under the Height Act. Therefore, the proposed CPUD and related map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

* * *

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 at Squares 3039 and 3040, located at 3305 Georgia, NW, Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capital and other federal interests.

// Original Signed //

February 24, 2017

Marcel Acosta
Executive Director

Date