



Delegated Action of the Executive Director

PROJECT

First Stage Planned Unit Development and Related Map Amendment at Square 3591, Parcels 129-70, 129-103, 129-106, and 129-112 - Gallaudet University and the JBG Companies

Penn Street, NE to the north, Florida Avenue, NE to the south, 5th Street, NE to the west, and Gallaudet University to the east
Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 15-24-15-24A

NCPC MAP FILE NUMBER

52.00(06.00)44525

ACTION TAKEN

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)

Project Summary

The Zoning Commission has forwarded an application for a first stage planned unit development (PUD) and related map amendment for four parcels in the NoMa neighborhood of Washington, DC—both on and adjacent to Gallaudet University. The four parcels sit on approximately 273,512 square feet of land that is currently zoned CM-1, which is an industrial zoning designation. The applicant is seeking a map amendment to rezone these properties to C-3-A and C-3-C, which would allow for a medium- and high-density mixed use development that features university support services, residential, office, workspace, and retail uses.

The entire development would be built in a bicycle- and pedestrian-friendly manner, featuring a plaza, promenade, and walkable streetscape. DeafSpace design principles would be used to guide development of the parcels on the Gallaudet campus (east of 6th Street), which are intended to create a public realm and building spaces that enable spatial orientation, visual connectivity, clear communication by means of sign language, and the expression of deaf culture.

Each parcel would include a different mix of uses and a range of building dimensions, as outlined below:

- Parcel 1: Consisting of retail, university support, and office/workspace uses with a gross floor area (GFA) of up to 163,450 square feet and an FAR of up to 2.66. The building would have a maximum height of 70 feet.
- Parcel 2: Consisting of residential, retail, and university support uses with a GFA of 124,605 square feet and an FAR of 2.74. The building would have a maximum height of 70 feet.
- Parcel 3: Consisting of residential, retail, and potentially office uses with a GFA of up to 651,280 square feet and an FAR of up to 7.43. The building would have a maximum height of 120 feet.
- Parcel 4: Consisting of residential, retail, and potentially office uses with a GSA of up to 624,980 square feet and an FAR of up to 7.92. The building would have a maximum height of 120 feet.

The applicant proposes two potential schemes for building use, each with a varying amount of office space, and includes high-level design guidelines for streetscapes and public space. Additional design details will

be submitted as part of the second stage PUD application, including building design, materials, and landscape components.

The applicant proposes a maximum building height of 70 feet for parcels 1 and 2, and a maximum height of 120 feet for parcels 3 and 4. Parcels 1 and 2 sit adjacent to 6th Street, NE, which has a right-of-way of 90 feet, and an allowable building height of 110 feet under the Height of Buildings Act of 1910. Parcels 3 and 4 sit adjacent to 5th Street, NW, which has a right-of-way of 100 feet, and an allowable building height of 120 feet. All of the proposed buildings would sit at or below these maximums. Therefore, the proposed first stage PUD would not be inconsistent with the 2016 Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

Since the Commission is advisory in its review of this project, compliance with the National Environmental Policy Act and National Historic Preservation Act is not required. The Government of the District of Columbia serves as the lead agency in local environmental and historic preservation compliance.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed First Stage Planned Unit Development and Related Map Amendment (Gallaudet University and the JBG Companies) at Square 3591, Parcels 129-70, 129-103, 129-106, and 129-112, would not be inconsistent with the Comprehensive Plan for the National Capital nor would it adversely affect any other identified federal interests.

<u>//Original Signed//</u>	<u>April 27, 2017</u>
Marcel Acosta Executive Director	Date