



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development and Related Map Amendment at Square 563N - Capital Vista Community Partners and the District of Columbia

888 New Jersey Avenue, NW
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 17-06

NCPC MAP FILE NUMBER

43.00(06.00)44584

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 referred a consolidated Planned Unit Development (PUD) and related map amendment at Square 563N, Lots 2-6 and 800-805 for comment. The site is located in northwest, Washington, DC within half a mile of Union Station and within walking distance of the Judiciary Square and Gallery Place metro stations. The site is bordered by New Jersey Avenue to the east, Second Street to the west, H Street to the south and National Park Service (NPS) Reservations 194 and 193 to the north. The triangular site occupies an area of 9,648 square feet and is owned by the District government. The site is currently vacant and used occasionally for temporary event parking. The land slopes approximately 12 feet downward from north to south.

The proposal would rezone the site from MU-4, Moderate-Density Mixed Uses, to D-4-R, High-Density Residential and Mixed-Use Neighborhoods, to enable construction of a mixed-use affordable residential development with ground-floor commercial uses at 888 New Jersey Avenue, N.W. The proposed development has a floor area ratio of 11.35. It includes a total area of 109,590 square feet, composed of 106,390 square feet of affordable housing (104 units); 3,200 square feet of ground floor retail at the southern end of the building; and communal amenities on the ground and top floors. The proposed maximum building height is twelve stories (130 feet) with an additional ten-foot high unoccupied penthouse. The building does not include vehicular parking or on-site loading facilities; loading and trash removal are proposed to occur on 2nd Street, NW. As such, there are no proposed curb cuts which would interrupt the pedestrian flow. The applicant is requesting flexibility from the requirements for the minimum size of a PUD site, required loading facilities, open court minimum width, and the ability to vary certain exterior and interior design elements.

The project also includes extensive landscape and streetscape improvements in public space and a public art installation at the intersection of New Jersey Avenue and H Street, NW. In addition, it includes sustainable features such as bicycle racks, permeable paving, bioretention facilities, and green roofs. The project is designed in conformance with Leadership in Energy and Environmental

Design (LEED) Gold standards. The new affordable housing with ground floor retail on a vacant land will activate the site. The proposed streetscape elements and public art will improve the connection to the adjacent NPS Reservations, located to the north of the site. Reservation 194 occupies 4,199 square feet, and currently consist of a grassy area with a few scattered trees surrounded by a low ornamental fence; a brick walkway separates Reservation 193, which is located immediately to the north above I Street, NW. Reservation 193 is a 4,780 square-foot triangular piece of land, also consisting of planted grass and trees.

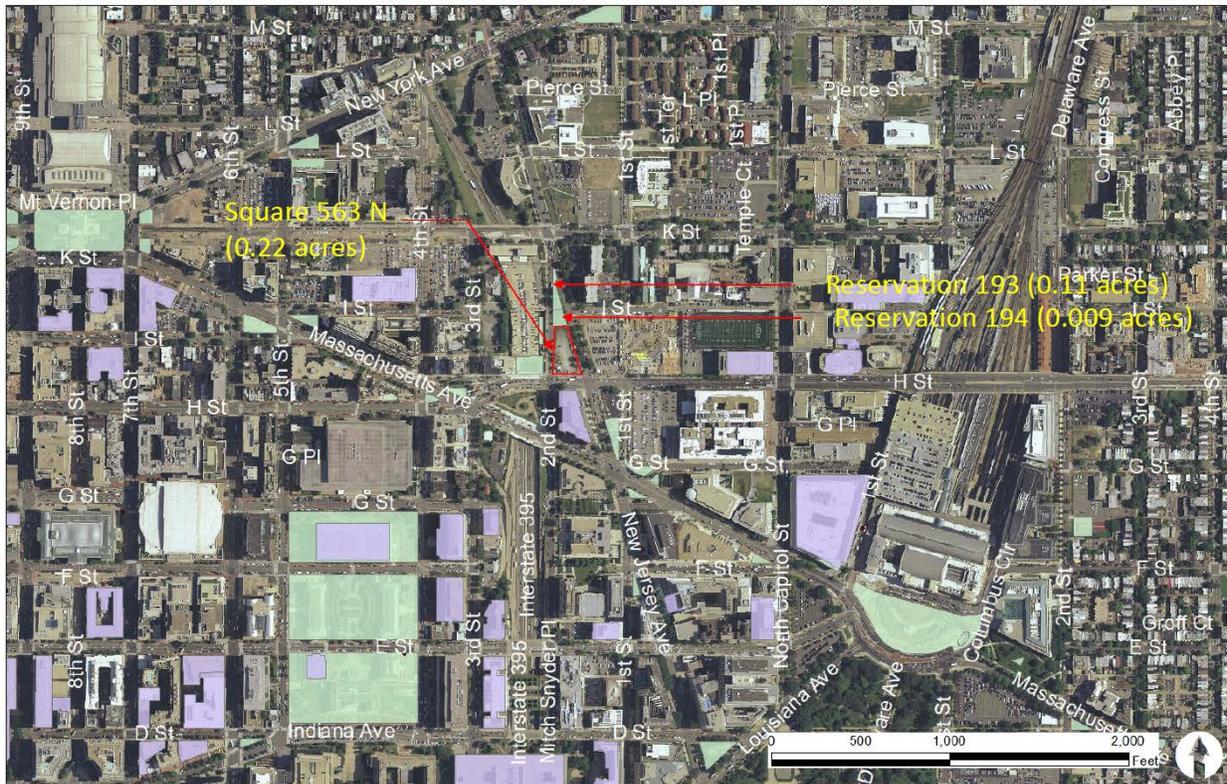


Figure 1 Location of Square 563N in northwest, Washington, DC, adjacent to Reservations 194 and 193.

The proposed building includes a trellis on the southeast corner of the top floor, designed to announce the terrace as an area of leisure for the tenants, while allowing for views of the Capitol along New Jersey Avenue. This sunshade element at the terrace level is unique to the corner and it is not meant to connect to the remainder of the top floor on the eastern facade.

Per the applicant's submission, the proposed building will reach a maximum height of 130 feet, including the top of the sunshade element. The building height measuring point is located along New Jersey Avenue, which has a right-of-way of 160 feet wide, and thus, will allow a maximum building height of 130 feet per the Height Act. Any portion of a penthouse located on a building that rises to the maximum height permitted by the Height Act, requires a one to one setback. The project includes three structures above the roof level: a nine-foot high stair overrun to the north, a four-foot high elevator overrun to the west, and a ten-foot high metal screen enclosing mechanical equipment in the center. The proposed rooftop structures are setback properly from all exterior walls as required by 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.



Figure 2 Aerial View showing proposed building façade looking east toward Second and H Streets, NW.

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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 at Square 563N (Capital Vista Community Partners and the District of Columbia), located at 888 New Jersey Avenue, NW, Washington, DC, is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* nor would it adversely affect other federal interests.

// Original Signed//	August 31, 2017
_____ Marcel Acosta Executive Director	_____ Date