



## Delegated Action of the Executive Director

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**PROJECT**

**Map Amendment from PDR-1 to MU-4 and MU-5A, Ward 6 - Lean Development, LLC**

Square 750, Lots 128, 156-158  
Bounded by K, 2nd, I, and 3rd Streets, NE  
Washington, DC

**REFERRED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 18-07

**NCPC MAP FILE NUMBER**

42.00(06.00)44872

**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)

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The Zoning Commission has referred a map amendment to re-zone portions of Lots 156-158 in Square 750 from PDR-1 to MU-4 and to re-zone Square 750, Lot 128 and other portions of Lots 156-158 from PDR-1 to MU-5A. This would increase height, lot occupancy and density of this area from what is permitted in the existing zoning districts. These lots are located in northeast Washington, DC and are bounded by K, 2<sup>nd</sup>, I and 3<sup>rd</sup> Street, NE.

In its statement of support, the owner of the property notes the "...surrounding area within proximity to the railroad tracks has traditionally been used for light industrial or commercial purposes. Row housing has been mixed-in with these uses near the tracks and becomes the dominant type of use east of 3rd and 4th Streets, NE. The neighborhood is experiencing rapid change, with denser residential uses replacing areas that the Office of Planning ("OP") has called "now-derelict industrial and commercial uses" when reviewing prior redevelopment applications."

The PDR-1 District permits moderate-density commercial uses. The PDR-1 District permits a maximum density of 2.0 FAR for restricted uses and 3.5 FAR for the permitted uses listed in the Zoning Regulations. The current PDR-1 designation does not permit new multi-family residential development as a matter-of-right. It includes a maximum building height of 50 feet.

The proposed map amendment would permit development in the affected areas to include residential uses, which are not permitted in the existing zone. The proposed zoning would retain the existing zone's 50-foot height limit on the northern portion of the site, and would permit height of up to 70 feet, with Inclusionary Zoning (IZ) units, on the southern portion of the site. While the requested zoning would decrease the 3.5 maximum permitted density to 3.0 FAR on the northern portion of the site, it would permit an increase to 4.2 FAR on the southern part of the site if it were developed residentially and included IZ units.



Figure 1 - Map Amendment Location

This map amendment affects several parcels located in Northeast Washington, however none of them are adjacent to any federal land and it will be not inconsistent with policies contained within the Federal Elements of the Comprehensive Plan for the National Capital.

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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 that the map amendment from PDR-1 to MU-04 and MU-5A in Square 750 will not be inconsistent with the Comprehensive Plan or any other federal interests.

// Original Signed //

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Marcel Acosta  
Executive Director

March 1, 2019

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Date