



401 9th Street, NW  
North Lobby, Suite 500  
Washington, DC 20004  
Tel 202 482-7200  
Fax 202 482-7272  
www.ncpc.gov

**Commission Members**

*Presidential Appointees*

John V. Cogbill, III, Chairman  
Herbert F. Ames  
Jose L. Galvez, III

*Mayoral Appointees*

Arrington Dixon  
Stacie S. Turner

*Ex Officio Members*

Secretary of Defense  
The Honorable Robert M. Gates

Secretary of the Interior  
The Honorable Dirk Kempthorne

Administrator  
General Services Administration  
The Honorable Lurita Alexis Doan

Chairman  
Committee on Homeland Security  
and Governmental Affairs  
United States Senate  
The Honorable Joseph I. Lieberman

Chairman  
Committee on Oversight  
and Government Reform  
U.S. House of Representatives  
The Honorable Henry A. Waxman

Mayor  
District of Columbia  
The Honorable Adrian M. Fenty

Chairman  
Council of the District of Columbia  
The Honorable Vincent C. Gray

**Acting Executive Director**  
Marcel C. Acosta

IN REPLY REFER TO:  
NCPC File No. Z.C. 05-23A

DEC 1 2 2007

Zoning Commission for the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210 South  
441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed modification to the development program and massing for the Planned Unit Development bounded by Eckington Place, NE and Q Street, NE and the related map amendment to rezone the site from C-3-C to C-3-A, and found that the modification would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta  
Acting Executive Director

Enclosure

ZONING COMMISSION  
District of Columbia

05-23A  
NO. 30

**PROPOSED PLANNED UNIT DEVELOPMENT MODIFICATION  
AND RELATED MAP AMENDMENT FOR “ECKINGTON ONE”  
NEAR THE INTERSECTION OF FLORIDA AND NEW YORK AVENUES**

Located on Square 3576, Lot 815  
Bounded by Harry Thomas Way, NE and Eckington Place, NE  
Washington, D.C.

**Delegated Action of the Executive Director**

**NOV 29 2007**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed modification to the development program and massing for the Planned Unit Development (PUD) bounded by Eckington Place, NE and Q Street, NE and the related map amendment to rezone the site from C-3-C to C-3-A would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

\* \* \*

The Zoning Commission has referred to NCPC for review and comment a proposed action for a modification to a PUD proposal for a residential project known as Eckington One on a 4.3 acre sited bounded by Eckington Place N.E. and Harry Thomas Way, NE. The modification seeks to reduce the amount of residential construction and to eliminate all but 1,000 square feet of retail space. The proposed action also includes a related map amendment to change the approved C-3-C zone district to C-3-A. The NCPC Commission approved the PUD in October 2006 as a Delegated Action.

The approved PUD included 585 to 636 units in a variety of townhouses, mid-rise and high-rise buildings, with heights ranging from 40 feet to 110 feet. Its square footage, including the retail space, would have been 754,035 and its FAR would have been 4.10.

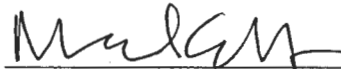
The proposed modified PUD includes 558 to 642 dwelling units in three buildings approximately 57'6" to 64'6" high. Its square footage would be approximately 592,610 square feet, including 1,000 gross square feet of retail space and would have an FAR of 3.3. The unit types would range from studios to two bedrooms with dens.

The previously approved plan included the construction and public dedication of a new two-block extension of Q Street with a 60' wide right-of-way in addition to the building setbacks. The new cross section of the Q Street extension provides a 56'4" access way between property lines that includes one lane of travel, one parking lane, trees planters and sidewalks. The District

Department of Transportation requires a minimum 55' right-of-way for one-way streets with a 10' setback on both sides of the roadway. Based on these design standards DDOT cannot dedicate the extension as a public street. As a result the building heights cannot be measured from Q Street.

The height of Building 100 (57'11") was measured from Eckington Place N.E, the only public street it fronts. The height of Building 200 (69') was measured from Harry Thomas Way NE, the only public street it fronts. The proposed heights are well within what is allowed by the Height of Buildings Act.

Building 300 abuts two public streets, Eckington Place and Harry Thomas Way NE. The height of Building 300 was measured from Eckington Place NE rather than from Harry Thomas Way, NE where it has entrances to the street. Regardless, the proposed height is well within what is allowed in the Height of Buildings Act (the width of the street plus 20 feet) and therefore does not adversely affect the federal interest.



---

Marcel C. Acosta  
Acting Executive Director