

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



DC

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

DATE: November 9, 2007

SUBJECT: **Modification to ZC # 06-08 *A***
Village at Washington Gateway Consolidated PUD

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I. RECOMMENDATION

The Office of Planning has reviewed the submission from Fort Lincoln / Gateway Village LLC regarding the proposed modification to the approved PUD #06-08, The Village at Washington Gateway. Changes to the floorplans of the units are proposed. The overall design of the project and the amenity package remain unchanged. The proposed modifications to the PUD are not significant and are not inconsistent with the intent of the original application and Zoning Commission approval. The Office of Planning, therefore, has no objection to the changes being processed as a minor modification.

II. PROPOSED MODIFICATIONS

The applicant is now partnering with EYA to develop the Village at Washington Gateway. EYA proposes new floorplans for each rowhouse width and style: 16 foot, 20 foot, 24 foot and 24 foot two-over-two. The new plans provide a wider range of floor areas. While the base units would be smaller than previously proposed, the 16, 20 and 24 foot units could be expanded with a loft option. Heights of the 16, 20 and 24 foot units would increase by four, five and two feet, respectively. The 20 foot wide units would also have the option of changing the interior garage into living space. Detached garages on 24 foot end units would be included, but garages on interior units would be options, with a parking pad included with the unit.

The footprint of each unit would decrease in depth. Most of the resulting green space would be added to the front yards and total green space in the development would increase by over 60,000 square feet. The layout of the community green, pocket parks and tot lot remain the same, but within the "sticks" of rowhouses EYA has provided a more fine-grained mix of 16 and 20 foot units. The maximum potential FAR of 0.82 is less than shown in the original application and remains well below the maximum of the R-5-E district.

The amenity package would remain the same, including the commitment to provide 30 units – with marketing targeted at DCPS employees – for households earning between 60 and 80% of the AMI.

ZONING COMMISSION
District of Columbia
CASE NO. *06-08A*
EXHIBIT NO. *3*