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The Honorable Vincent C Gray

Executive Director
Marcel C Acosta

IN REPLY REFER TO
NCPC File No Z C 06-08B

MAR 08 2010

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D C 20001

Members of the Commission

The National Capital Planning Commission, at its meeting on March 4, 2010,
approved the enclosed action on the modification to a Consolidated Planned Unit
Development for the Village at Washington Gateway in the Fort Lincoln Urban
Renewal Area The Staff Recommendation for the project is also enclosed

Sincerely

Marcel C Acosta
Executive Director

Enclosures

cc Harriet Tregoning D C Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO 06-08B

EXHIBIT NO 20
ZONING COMMISSION
District of Columbia
CASE NO.06-08B
EXHIBIT NO.20

STAFF RECOMMENDATION^{NI}



NCPC File No ZC 06-08B

**CONSOLIDATED PLANNED UNIT DEVELOPMENT MODIFICATION
AT FORT LINCOLN URBAN RENEWAL AREA (FORT LINCOLN NEW TOWN)
THE VILLAGE AT WASHINGTON GATEWAY
SQUARE 4325 PARCEL 173/145**

Bounded by Fort Lincoln and Commodore Joshua Barney Drives NE
Washington, D C

Referred by the Zoning Commission of the District of Columbia

February 25, 2010

Abstract

The Zoning Commission of the District of Columbia has referred for comment a proposed modification to a consolidated planned unit development (PUD) at Fort Lincoln New Town in the Fort Lincoln Urban Renewal Area of Northeast Washington D C The Village at Washington Gateway, a residential development approved by NCPC in March 2007 and the Zoning Commission in April 2007 is subject to the PUD guidelines for R-5-D zone districts as well as to the terms of the Urban Renewal Plan for the Fort Lincoln Urban Renewal Area (PLAN) adopted by NCPC on May 6 1972 and re-adopted on April 5 1990 The current PUD proposal for the 23-acre site (Square 4325, Parcel 173/145) includes a modification for 334 single family townhouses and two-over-two townhouse condominiums, 23 fewer units than the 357 units that were approved by the Zoning Commission in April 2007 Other modifications include increasing the building height of the smallest units by two feet and increasing the gross floor area by 75,000 square feet to 831 000 square feet

Federal Interests

The identified federal interests relevant to this project include the Urban Renewal Plan for the Fort Lincoln Urban Renewal Area and the Comprehensive Plan for the National Capital

Commission Action Requested by Applicant

Approval of comments to the District of Columbia Zoning Commission pursuant to 40 U S C §8724(a) and D C Code §2-1006(a)

Executive Director's Recommendation

The Commission

Finds that

- The proposed modification to the planned unit development for the Village at Washington Gateway in the Fort Lincoln Urban Renewal Area is not inconsistent with the Comprehensive Plan for the National Capital
- The project is not consistent with the Fort Lincoln Urban Renewal Area (PLAN) The PLAN needs to be changed to address a land use discrepancy A change would allow for the portion of the site that is currently identified as office/warehouse to be designated as residential The District will need to submit this change according to D C Code § 2-1225.31 which sets forth the procedure for changing urban renewal plans NCPC supports this change

* * *

PROJECT DESCRIPTION

Site

The subject site is located between Fort Lincoln Drive, Fort Lincoln Drive North and Commodore Joshua Barney Drive in northeast Washington D C The land is currently unimproved and is immediately north of the planned retail/shopping development (Washington Gateway Regional Retail Center concept design reviewed by the Commission in July 2008) development of streets and intersections on Fort Lincoln Drive have been coordinated with the planned circulation of the shopping area

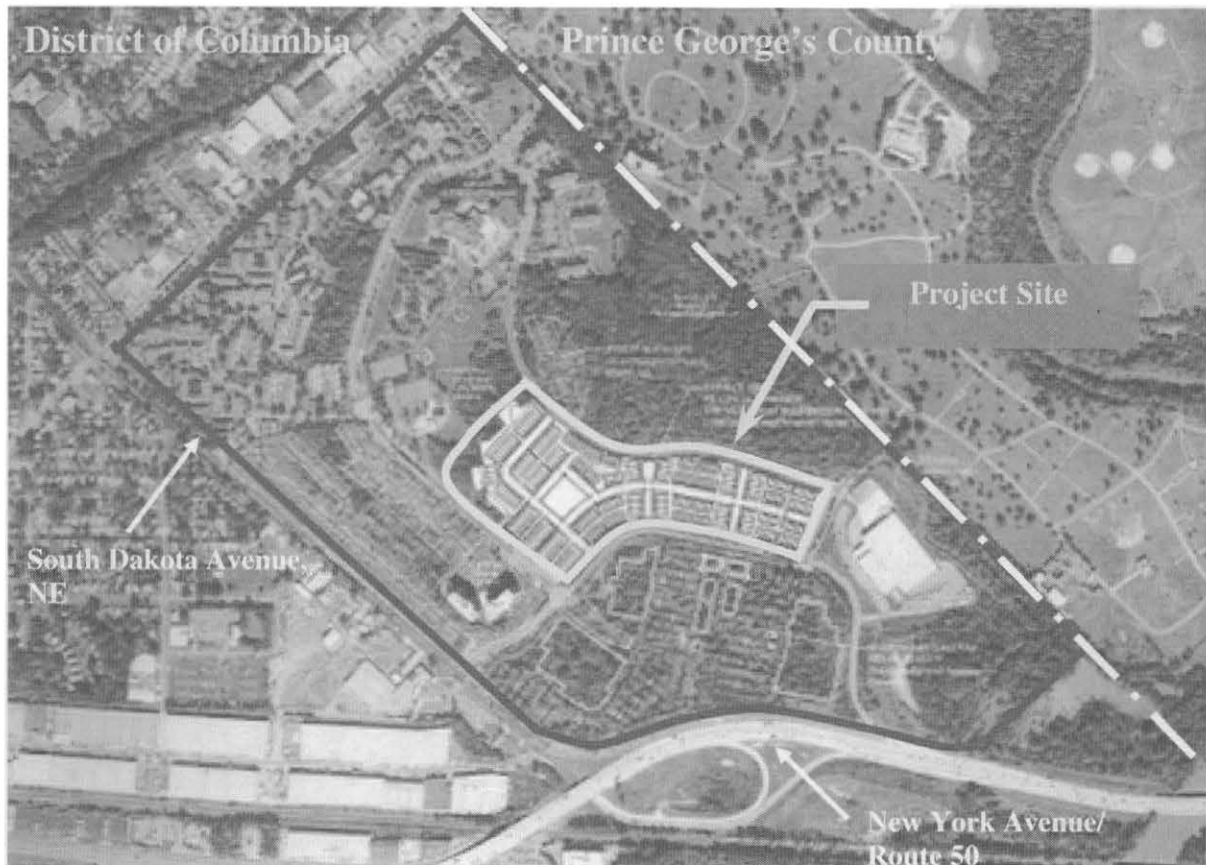
The land is currently zoned R-5-D, this zoning classification permits medium/high density development of general residential uses, including single-family dwellings flats, and apartment buildings to a maximum lot occupancy of 75%, a maximum FAR of 3.5 and a maximum height of ninety (90) feet The Fort Lincoln Urban Renewal Area (PLAN) requires that zoning be consistent with the requirements of the PLAN

Background

The Fort Lincoln Urban Renewal Area (Area) was established in 1972 as a model in-town community comprised of mixed-use development that would maximize urban amenities and livability and include "a variety of housing types densities and bedroom sizes for Low Income, Moderate Income families and individuals, including the elderly, and with expanded opportunities for home ownership by all income groups" (PLAN §310.04a) The PLAN for the Area was last amended in April of 1990 The site of the Fort Lincoln Gateway Village is

currently identified as “residential” as well as “Office - Warehouse” in the General Land Use Plan for Fort Lincoln.

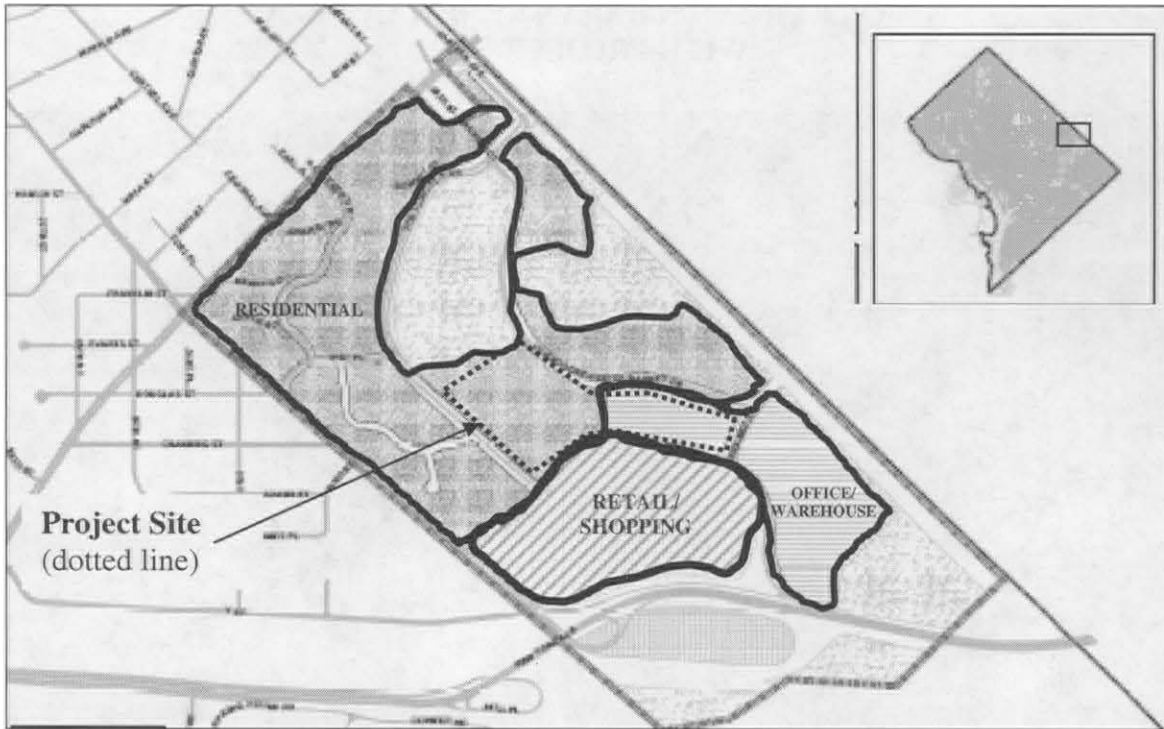
**FORT LINCOLN URBAN RENEWAL AREA
WITH PROJECT SITE**



The original PUD was approved by the Commission in March 2007 and then approved by the Zoning Commission in April 2007. NCPC's review of the project included several comments and recommendations regarding the proposal's conformance to the Fort Lincoln urban renewal plan. In particular, a portion of the proposal was located on a land use that was not consistent with the plan and a new mechanism has been created to allow changes to the PLAN.

The land is currently zoned R-5-D; this zoning classification permits medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum FAR of 3.5 and a maximum height of ninety (90) feet.

The proposed development is subject to the requirements of the PLAN as well as the PUD regulations for R-5-D zone districts.



FORT LINCOLN – GENERAL LAND USE PLAN

Proposal

The approval of the modification to the consolidated PUD would allow for construction of 23 fewer residential units than the Commission originally approved in March 2007.

The following summarizes the proposed modification:

- The proposed site is currently zoned R-5-D.
- The proposed PUD modification is to facilitate residential construction of 334 single-family and two-over-two townhouse condominiums. Thirty dwelling units have been set aside to provide home ownership to low- to moderate-income households.
- The project will provide a composite gross floor area of approximately 831,000 square feet, a floor area ratio (FAR) of 0.828, and lot occupancy of 54.26 percent.
- Building heights will vary from 42 feet to 54 feet.
- The proposed PUD includes approximately nine acres of open space, inclusive of a Community Green, smaller park areas, yards, and other landscaped areas.

PROPOSED DEVELOPMENT PLAN



PROJECT ANALYSIS

Executive Summary

The modification to the consolidated PUD, subject to the guidelines, standards, and conditions set by the Zoning Commission, would not be inconsistent with the Comprehensive Plan for the National Capital. It would, however, be inconsistent with several requirements of the Urban Renewal Plan for the Fort Lincoln Urban Renewal Area.

The Fort Lincoln Urban Renewal Plan (Plan) defines design requirements for the residential areas. The following table summarizes the requirements defined by the Plan, and highlights (in **bold**) the proposed elements of the design that do not fully conform.

FORT LINCOLN URBAN RENEWAL PLAN SUMMARY OF REQUIREMENTS FOR RESIDENTIAL AREAS		
ITEM	URBAN RENEWAL PLAN	PROPOSAL
Site / Building Restrictions	Lot Occupancy, maximum:	50 percent
	Density, maximum:	24 units/acre
	Floor Area Ratio, maximum:	0.8
	Townhouse Height, maximum:	40 feet
	Walk-up Apartment Height, max.:	60 feet
Streets	Two 10-foot wide lanes with potential for three lanes during peak hours.	54.26 percent 14.5 0.828 42 – 47 feet 54 feet
Pedestrian Ways	Minimum of 20 feet in width (at least 10 feet of width paved). Link project area to adjacent areas and to Anacostia Park.	Complies
Income Mix	1/3 of total dwelling units for subsidy assistance	Width complies. Linkage to other areas required.
Open Space	Tot Lots: 1,000 sq. ft., minimum	Complies
	Mini-Parks: 6,000 sq. ft., minimum	9 acres Complies
Land Use	Site is partially in a Residential area and partially in an Office/Warehouse area	Residential

Staff recommends further reviews under 40 U.S.C. §8724(a), and D.C. Code § 2-1006(a) once the PLAN is amended to ensure that the proposal and the PLAN are consistent.

Comprehensive Plan for National Capital: District Elements

The proposed development is not inconsistent with the Comprehensive Plan for the National Capital. Additionally, it is consistent with the Housing, Transportation, Urban Design, and Land Use District Elements of the Plan, as well as Policy UNE-2.4.1 for Fort Lincoln New Town, which recommends to “Support the continued development of Fort Lincoln New Town consistent with approved plans for the site. Fort Lincoln should be recognized as an important opportunity for family-oriented, owner-occupied housing, large-scale retail development, and additional employment. 2414.3”

Zoning Regulations

Aspects of the proposal are consistent with the zoning regulations, but not with the PLAN. Those inconsistencies relate to PLAN restrictions of building heights and land use. Building heights up to 90 feet are allowed as matter-of-right in the existing zoning, but the PLAN limits the height of single family townhouses to 40 feet and walkup apartment buildings to 60 feet (PLAN, §513.31). The General Land Use Map of the PLAN identifies a portion of the proposed development site for Office/Warehouse use and Section 532.00 prohibits residential development in this area.

Project Site
(dotted line)

RESIDENTIAL

**RETAIL/
SHOPPING**

**OFFICE/
WAREHOUSE**

Map of the proposed development site in the City of Dover, Delaware. The map shows the site divided into three main areas: Residential (top left), Retail/Shopping (bottom center), and Office/Warehouse (bottom right). A dotted line outlines the 'Project Site' within the Retail/Shopping area. An inset map in the top right corner shows the location of the site within the state of Delaware.

This PUD modification includes single family townhouses ranging from 42 to 47 feet in height, and a portion of the proposed residential development is sited on land reserved for Office/Warehouse use. While staff supports the slightly higher roofline of the townhouses and a modification of the General Land Use Map to allow residential uses on the subject site, the PLAN will require an amendment for the current design to conform. In addition, staff supports the modification of the land use to residential as the residential use would abut the proposed retail center for the site. In addition, staff notes that even after the existing urban renewal plan is modified, a large area of office/warehouse uses will remain as part of the urban renewal plan.

COMMISSION ACTION

NCPC File No Z C 06-08B



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Commission Action Requested

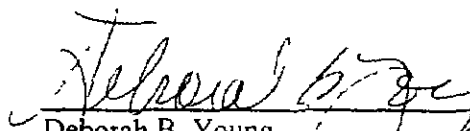
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Commission Action

The Commission

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Deborah B. Young
Secretary to the National Capital Planning Commission