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REPORT TO THE ZONING COMMISSION

CASE NO. 06-14B
WASHINGTON GATEWAY

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- I. Introduction
- II. Nature of application: modification to the approved planned unit development
- III. Site location
 - A. Site is located at the eastern corner of the intersection of New York and Florida Avenues, N.E.
 - B. Site bounded by New York Avenue on the north, Florida Avenue on the south and the railroad/Metrorail right-of-way on the east
 - C. Metrorail station at New York Avenue located immediately south of subject properties
 - D. NoMA area
- IV. Site description
 - A. Square 3584, lots 23, 811, 812, 813
 - B. Size
 - 1. Total area: 134,665 square feet
 - a) Lot 23: 13,578 square feet (G9 MRP Washington Gateway LLC)
 - b) Lot 811: 102,643 square feet (G9 MRP Washington Gateway LLC)
 - c) Lot 812: 10,381 square feet (WMATA)

ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 32

d) Lot 813: 8,063 square feet (District of Columbia)

2. Total street frontage:

a) Approximately 691 feet on New York Avenue

b) Approximately 496 feet on Florida Avenue

C. Existing site conditions

1. Lot 23 – vacant

2. Lot 811 – vacant except for two billboards

3. Lots 812 and 813 – Metropolitan Branch Trail

V. Description of the surrounding area

A. NoMA/Union Station/North Capitol Street/Capitol City Industrial Park area

B. Area contains mostly commercial office and warehouse type uses and buildings with some residential buildings

C. Immediately surrounding uses

1. To the south:

a) Florida Avenue

b) Offices of the U.S. Bureau of Alcohol, Tobacco and Firearms

c) Railroad/Metrorail rights-of-way

2. To the west: office buildings and vacant land to be devoted to further office construction in the triangle bounded by New York and Florida Avenues and North Capitol Street

3. To the north:

a) New York Avenue

b) Federal Express distribution warehouse

- c) Other industrial type uses, including the Wholesale Flower Market, QWEST Communications, etc.

4. To the east:

- a) Railroad/Metrorail rights-of-way
- b) Florida Avenue Market

VI. Zoning: C-3-C

A. Requirements of the C-3-C District

1. General commercial district permitting almost all retail, service and office uses, as well as hotel, residential and institutional uses
2. Maximum height: 90 feet
3. Maximum FAR: 6.5
4. Maximum percentage of lot occupancy for residential building: 100%
5. Minimum rear yard – 2½ inches per foot of height at the rear
6. Side yard – not required
7. Minimum required parking
 - a) For office use: 1 space for each 1,800 square feet of gross floor area in excess of 2,000 square feet of gross floor area
 - b) For retail use: 1 space for 750 square feet in excess of 3,000 square feet of gross floor area
 - c) For hotel use: 1 space for each 4 rooms usable for sleeping plus 1 space for each 300 square feet in the largest function room or exhibit space
 - d) For apartments: 1 space for each 4 dwelling units

B. PUD guidelines for C-3-C

1. Height: 130 feet

2. FAR: 8.0
3. Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
4. Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

VII. Description of the modified project (compared to the approved project)

A. Uses

1. Modified:
 - a) Office (approximately 601,896 square feet of gross floor area, including a small amount of retail)
 - b) Apartment house – up to 430 units
2. Approved:
 - a) Office (approximately 601,896 square feet of gross floor area, including a small amount of retail)
 - b) Hotel – 195 rooms
 - c) Apartment house – 270 units

B. Two buildings

1. Modified:
 - a) Office
 - b) Apartment house
2. Approved
 - a) Office
 - b) Hotel/apartment house

C. Height: 130 feet (same in both modified and approved)

D. Floor area ratio

1. Modified

- a) 7.08 overall
- b) Commercial: 4.47
- c) Apartment house: 2.61

2. Approved

- a) 7.06 overall
- b) Commercial: 4.47
- c) Hotel: 0.89
- d) Apartment house: 1.71

E. Parking

1. Modified: 598 accessible spaces to be provided

- a) Minimum of 0.6 space per unit = 258 spaces
- b) Minimum of 1 space for each 1,800 square feet of office gross floor area = 331
- c) Minimum of 1 space for each 750 square feet of retail gross floor area = 9

2. Approved: total of 558 spaces

- a) Minimum of 0.6 space per unit = 162 spaces
- b) Minimum of 1 space for each 4 rooms usable for sleeping plus 1 space for 300 square feet of floor area in the largest function room or exhibit space = 56 spaces
- c) Minimum of 1 space for each 1,800 square feet of office gross floor area = 331

- d) Minimum of 1 space for each 750 square feet of retail gross floor area = 9

- F. Loading - no change except 1 loading berth and 1 service delivery loading space for the hotel have been eliminated

VIII. Compliance with PUD evaluation standards of §2403

- A. Zoning Commission findings in Order No. 06-14
- B. Project is not inconsistent with the Comprehensive Plan
- C. Public benefits and amenities

- 1. On-site amenities

- a) Mixed use project (63% office, 37% apartments)
- b) Affordable housing
 - (1) Minimum of 8% of residential gross floor area will be devoted to housing affordable to households having a maximum of 80% of AMI
 - (2) For approved application, approximately 18,375 square feet was to be provided (when none was required)
 - (3) For modified alternative, an increase of approximately 9,337 square feet devoted to affordable housing
- c) Sustainable design elements
 - (1) Stormwater bioretention filtration system
 - (2) Cistern for collection of rainwater for on-site irrigation
 - (3) Green roof on residential building
- d) Site design elements
 - (1) Plaza and upgrades to plaza design elements

- (2) Monumental stair connection between plaza and New York Avenue sidewalk
 - e) Transportation elements
 - (1) Metropolitan Branch Trail atrium
 - (2) Bicycle locking stations
 - (3) Car sharing spaces
- 2. Public space improvements around site
 - a) Improvements to Metropolitan Branch Trail
 - b) Widening and enhancements to sidewalks along New York and Florida Avenues
- 3. Community benefits
 - a) \$50,000 contribution to D.C. Commission on Arts and Humanities to improve Florida Avenue underpass area for public art
 - b) \$25,000 contribution to the City Year Young Heroes program
 - c) \$10,000 contribution to the student activity fund at Emery Elementary School
 - d) \$10,000 contribution to the Harry Thomas Recreation Center for purchase and installation of a new scoreboard
 - e) \$5,000 contribution to North Capitol Main Street, Inc.
 - f) DOES commitment
- D. Area of flexibility from C-3-C standards: roof structure setbacks on residential building
 - 1. Required setbacks of 1:1 from exterior walls
 - 2. Provided: along the south side of the penthouse, setbacks are 16 feet, 1 inch, 10 feet, 11 inches and 10 feet, 1 inch, rather than 18 feet, 6 inches

IX. Compatibility with the area

- A. Use is consistent with the existing commercial character and the developing mixed use character of the immediate vicinity
- B. Height is same as permitted in area to the south and west
- C. Opportunity to anchor the north end of the high-rise NoMA corridor with mixed use
- D. Overall density is less than much of what is permitted and proposed
- E. Incorporation of street grid into project by aligning central axis with 2nd Street

X. Conclusions

- A. Project (either alternative) is not inconsistent with the Comprehensive Plan
- B. Opportunity to replace all commercial development with mixed use including hotel and/or residential
- C. Project is within the applicable height and bulk standards of the Zoning Regulations
- D. Project is compatible with the existing and expected character of the area
- E. Benefits and amenities provided adequately balance the development incentives and flexibility requested
- F. Project should be approved