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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 06-14B

APR 12 2011

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 April 7, 2011,
approved the enclosed action on a modification to allow residential uses as an
option for the Washington Gateway Consolidated Planned Unit Development at
the intersection of Florida Avenue and New York Avenue, NE. A copy of the
Staff Recommendation is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosures

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

ZONING COMMISSION
District of Columbia

GA' NC'

06-14B

BIT NO.

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COMMISSION ACTION

NCPC File No. Z.C. 06-14B



CONSOLIDATED PLANNED UNIT DEVELOPMENT MODIFICATION WASHINGTON GATEWAY

Florida Avenue and New York Avenue, NE
Washington, DC

Referred by the Zoning Commission of the District of Columbia

April 7, 2011

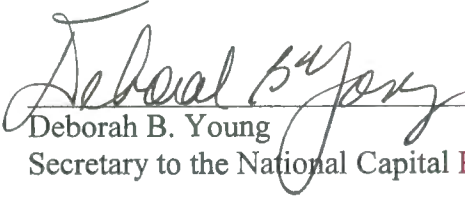
Commission Action Requested

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

Commission Action

The Commission:

Finds that the proposed modification to allow residential uses as an option for the Washington Gateway Consolidated Planned Unit Development located at the intersection of Florida Avenue and New York Avenue, NE will not affect federal interests.


Deborah B. Young
Secretary to the National Capital Planning Commission

STAFF RECOMMENDATION



NCPC File No. ZC 06-14B

CONSOLIDATED PLANNED UNIT DEVELOPMENT MODIFICATION WASHINGTON GATEWAY

Florida Avenue and New York Avenue, NE
Washington, DC

Referred by the Zoning Commission of the District of Columbia

March 31, 2011

Abstract

The Zoning Commission has referred a modification to a planned unit development it approved in 2007 that will provide flexibility in the type of land uses allowed at the Washington Gateway project. This project is located at the intersection of New York Avenue, NE and Florida Avenue, NE. The original PUD was to develop 980,000 gross square feet of hotel/residential office and retail development in two buildings on the 3.1 acre triangular site. This modification will allow for one of the proposed buildings to be solely residential without a hotel use.

Commission Action Requested by Applicant

Approval of comments to the Zoning Commission of the District of Columbia 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 allow residential uses as an option for the Washington Gateway Consolidated Planned Unit Development located at the intersection of Florida Avenue and New York Avenue, NE will not affect federal interests.

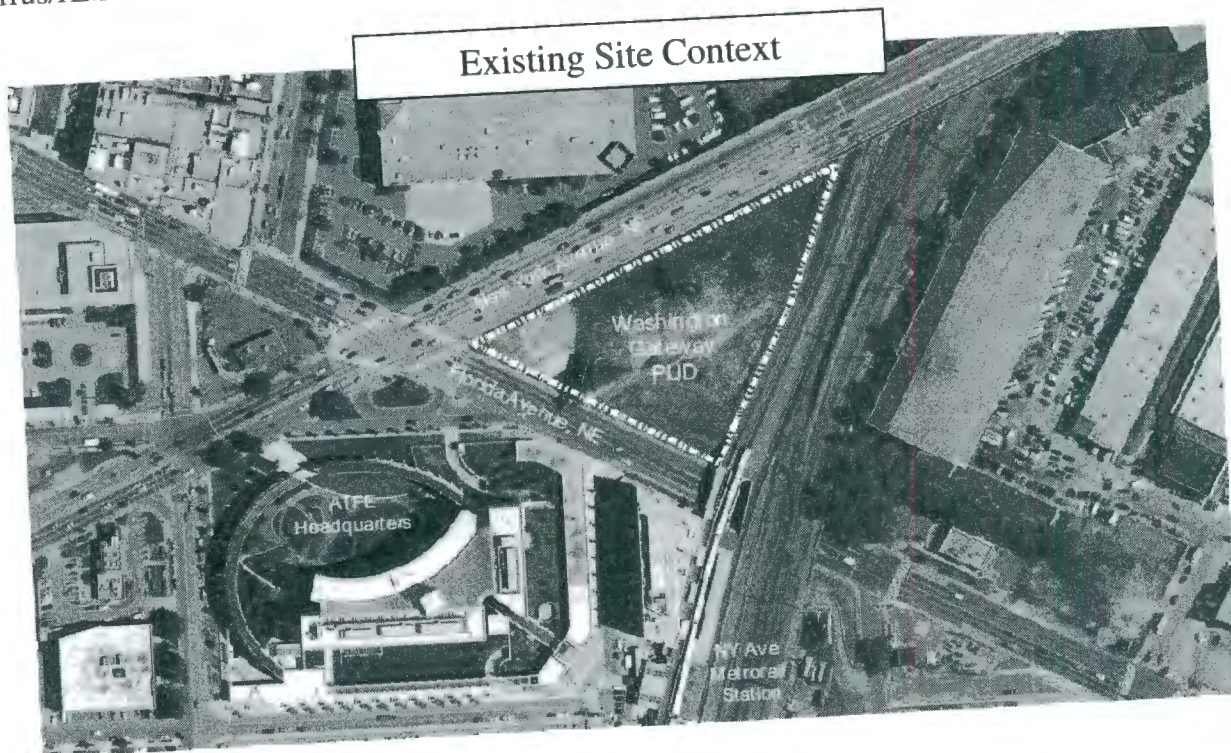
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BACKGROUND

Site

The 3.1-acre, triangular parcel is bounded by New York Avenue, NE abutment to the north, Florida Avenue NE to the South and the right-of-way for Metrorail's Red Line to the east, just outside the northern boundary of the original L'Enfant City. The Metropolitan Branch Trail also runs along the eastern edge of the property, in the Metrorail right-of-way.

Across Florida Avenue from the Washington Gateway PUD is the Bureau of Alcohol, Tobacco, Firearm and Explosives Headquarters, the New York Avenue Metrorail Station and a new hotel. Sirtus/XM radio headquarters is located across New York Avenue, NE.



Previous Commission Action

In January 2007, the Commission reviewed this project and took the following action:

Concludes that:

- By using measuring points along the elevated approach to the New York Avenue Viaduct over the Metrorail tracks, the project is inconsistent with the Height of Buildings Act of 1910.
- The height of residential/hotel building raises security concerns for the Bureau of Alcohol, Tobacco, Firearms and Explosives Headquarters Building.

- By locating entrances to the parking garage and loading docks immediately adjacent to the intersection of New York and Florida Avenues, the proposed design of the hotel/residential building would adversely affect this significant gateway to the city and diminish opportunities for locating a significant commemorative work in this area.

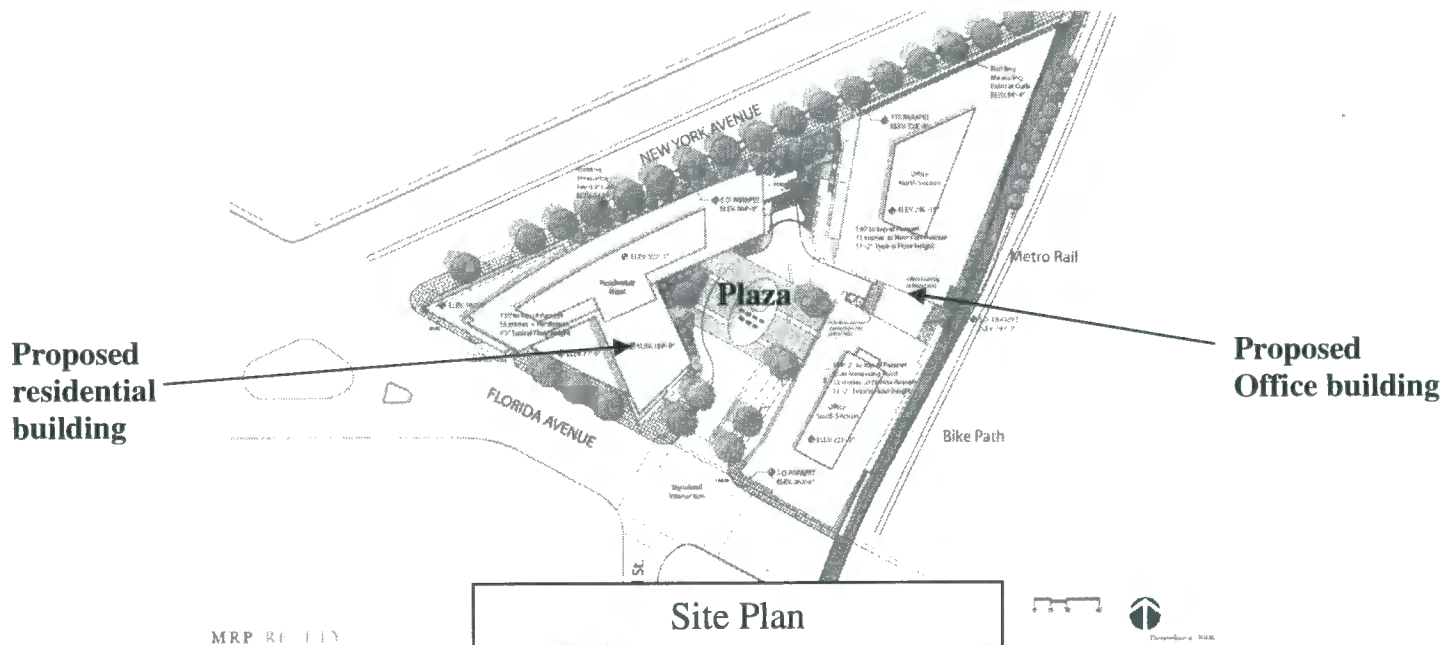
Recommends that the Zoning Commission, pursuant to its procedures, reconsider its approval of this project in light of its application of the Height Act in other cases and of the Commission's concerns about how the Height Act was applied here, and require the applicant to

- Consult with the General Services Administration and the Bureau of Alcohol, Tobacco Firearms and Explosives to resolve security concerns
- Modify the building design of the residential/hotel building at the intersection of New York and Florida Avenues to improve the character of this important gateway and potential commemorative works site

The proposed change in use does not affect these recommendations.

PROPOSED MODIFICATION

The applicant is seeking greater flexibility in the type of uses allowed at this site. The original Zoning Commission order allowed hotel use, limited residential and retail and office space totaling approximately 938,000 gross square feet of development. This proposal would only allow the western building, identified as a hotel in the 2007 approved PUD, to be developed as either a hotel with limited residential or as a completely residential building. Minor modifications are being proposed to the building design – for example, the New York Avenue façade will be clad in brick and not metal panels – but none of these modifications affect the federal interest.



The rest of the PUD, including the 7,000 square feet of retail space along Florida Avenue, a connection to the Metropolitan Branch Trail, a courtyard plaza and the office building remain unchanged from what was approved by the Zoning Commission in February 2007.

PROJECT ANALYSIS

Building mass and height, site elements such as the plaza and improvements to the Metropolitan Branch Trail and land uses like retail and office uses are not part of this PUD modification and will be unchanged from that which was approved by the Zoning Commission in February 2007. The proposed change in use is not a federal interest. Therefore, the Executive Director recommends that the Commission **find that the proposed modification to allow residential uses as an option for the Washington Gateway Consolidated Planned Unit Development located at the intersection of Florida Avenue and New York Avenue, NE will not affect federal interests.**