



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

L. Preston Bryant, Jr., Chairman
John M. Hart
Elizabeth A. White

Mayoral Appointees

Arrington Dixon
Robert E. Miller

Ex Officio Members

Secretary of Defense
The Honorable Charles "Chuck" Hagel

Secretary of the Interior
The Honorable Sarah "Sally" Jewell

Acting Administrator
General Services Administration
The Honorable Daniel Tangherlini

Chairman
Committee on Homeland Security
and Governmental Affairs
United States Senate
The Honorable Thomas R. Carper

Chairman
Committee on Oversight
and Government Reform
U.S. House of Representatives
The Honorable Darrell Issa

Mayor
District of Columbia
The Honorable Vincent C. Gray

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 06-40C

JAN 10 2014

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

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the proposed Planned Unit Development modification and related map amendment for a mixed-use development located in Square 3587, at Florida Avenue and 4th Street, NE, Washington, DC, is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

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

ZONING COMMISSION
District of Columbia
CASE NO.06-40C
EXHIBIT NO.33



Delegated Action of the Executive Director

PROJECT

**Planned Unit Development Modification and Related
Map Amendment at Square 3587 (Gateway
Market Center)**

Florida Avenue, 4th, 5th and Morse Streets, NE
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 06-40C

NCPC MAP FILE NUMBER

43.00(06.20)43888

DETERMINATION

Approval of report to the Zoning
Commission of the District of Columbia

REVIEW AUTHORITY

Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve a modification to a Planned Unit Development (PUD) in Square 3587 Lot 8. The proposed development, located at Florida Avenue and 4th Street, NE, Washington, DC would change the site's underlying zoning from C-M-1 to C-3-C.

In November 2008, NCPC found there would be no adverse impacts for the original 307,384 square-foot PUD proposal. The project was subsequently approved by Zoning Commission Order No. 06-40, effective November 10, 2008.

The modified proposal consists of:

- a new six story mixed use building with a reduction in Floor Area Ratio from 7.7 to 5.0;
- a reduction in the maximum height from 119 feet to 79 feet, one inch;
- 188 residential units with 20% of the units (equivalent to 30,622 square feet) assigned to residents earning up to 80% of the area's median income;
- a redesign of the previously approved two-story retail into one-story retail, comprising 27,410 square feet on the ground floor and fronting Florida Avenue, 4th Street, and Morse Street; and
- approximately 215 parking spaces on two levels below grade and loading accessed from Morse Street.

NCPC staff reviewed Zoning Commission Case 06-40C and found it to be not inconsistent with the Comprehensive Plan for the National Capital and the Height of Buildings Act of 1910, as amended. Since Florida Avenue is 100 feet wide, the maximum allowed height under the Height of Buildings Act of 1910 (Height Act) is 120 feet. The proposed building height has been reduced from what was originally proposed and is still within the height allowed under the Height Act.

NCPC finds the proposal to be not inconsistent with policies within the Federal Elements of the Comprehensive Plan for the National Capital, and in particular the policies that pertain to conformance with the Height Act, as amended.

*

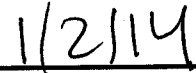
*

*

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Planned Unit Development modification and related map amendment for a mixed-use development located in Square 3587, at Florida Avenue and 4th Street, NE, Washington, DC, to be not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]