



Delegated Action of the Executive Director

PROJECT

**Consolidated Planned Unit Development and
Related Map Amendment at Square 3587, Lot 4
(Level 2 Development)**
320 Florida Avenue, NE, Washington, DC

NCPC FILE NUMBER

ZC 15-01

NCPC MAP FILE NUMBER

42.00(06.20)44175

REFERRED BY

Zoning Commission of the District of Columbia

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)

This Zoning Commission of the District of Columbia has taken a proposed action to approve a consolidated Planned Unit Development (PUD) on Lot 4 of Square 3587, and a map amendment to rezone the property from C-M-1 to C-3-C. This site is bounded by Florida Avenue NE to the south, Gateway Market to the east, a future development site to the north and open space owned by the District of Columbia to the west, which is adjacent the Washington Terminal Company's railroad tracks. The site, 320 Florida Avenue, NE, currently has a one-story, concrete fast-food establishment with two curb-cuts and surface parking lot areas connected by a driveway.

The site is within the Florida Avenue Market Study Area Small Area Plan, which is currently undergoing a significant amount of redevelopment. Within the forty-acre market area, there are several approved PUDs, several PUDs currently under review, and others that are anticipated in the near future. Like this proposal, most of the PUDs include a related map amendment to the C-3-C District from an industrial district of either M or CM.

This developer is proposing a residential, 120-foot building of approximately 285-346 residential units with 9,880 square feet of retail use on the ground floor and 151 parking spaces. The total gross floor area is 227,123 or a floor area ratio of 8.01.

The Applicant is proposing two optional roof plan structures: Option A is 20' high and includes a residential use within the penthouse. Option B is an 18'6" high penthouse, with no residential use. Option A describes a penthouse configuration based on proposed amendments to the zoning code that are currently under review. The Zoning Commission has held hearings but has yet to take any action on the proposed amendments. (Reference Zoning Commission Case Number 14-13). Therefore, staff is not prepared to make a determination on this option.

Roof plan Option B conforms to the Height of Buildings Act of 1910, as amended. The proposed building is 120 feet in height, the maximum height allowed under the Height Act. In addition, there are no federal properties adjacent to the development site with the potential to be affected by the proposed development. Therefore, the proposed project is not inconsistent with the policies contained within the Comprehensive Plan for the National Capital or other federal interests.

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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 that the proposed action for a consolidated Planned Unit Development and related map amendment at Square 3587, Lot 4 (Level 2 Development) would not be inconsistent with the Comprehensive Plan for the National Capital nor affect other federal interests.



Marcel Acosta
Executive Director



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