



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development and Related Map Amendment at Square 3576 - JBG-Boundary, 1500 Harry Thomas Way, LLC and JBG-Boundary Eckington Place LLC
1500 Harry Thomas Way, NE Washington, DC

NCPC FILE NUMBER

ZC 15-15

NCPC MAP FILE NUMBER

51.00(06.00)44375

SUBMITTED BY

Zoning Commission of the District of Columbia

ACTION TAKEN

Approve comments as requested

REVIEW AUTHORITY

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

On May 12, 2016 the Zoning Commission took a proposed action for a Consolidated PUD and related Map Amendment from M to CR, at 1611-1625 Eckington Place, NE and 1500 Harry Thomas Way, NE (Sq. 3576, Lots 2001-2008 [aka Lot 805] and 814). The related map amendment to CR, will allow a 694,867 square foot, 5.1 floor-to-area ratio (FAR) development ranging in height from 75 to 110 feet.

The proposed development will be constructed to LEED Silver, and would contain approximately 691 residences in a variety of unit-types, and producing approximately 51 units of affordable housing, in conformance with the District's Inclusionary Zoning requirements. There will be 63,269 square feet of retail uses with an emphasis on on-site or District of Columbia-produced products. Of this, up to 49,409 square feet will be devoted to light-industrial space compatible with upper-story retail space, for consumer-oriented products made on-site. Additionally, 21,400 square feet of pedestrian-oriented, publicly-accessible space in the form of a 20 to 30-foot walkway connecting Harry Thomas Way and Eckington Place with a plaza at mid-point is included in the design. Another 67,000 square feet of underground, commercial self-storage space, and 311 automobile and at-least 235 bicycle parking spaces are to be developed.

The proposal will be located on an approximately three-acre site occupied by a vacant wholesale facility and a small office building. It is within the Eckington neighborhood, just north of The Trilogy residential project. The NoMA/Galludet Metro station is less than one-half mile to the south, directly accessible from the Metropolitan Branch Trail. The property is zoned M, which does not permit residential uses. The related map amendment from M to CR will enable residential uses and greater height from another portion of the project. The proposed FAR for the new development is 5.1. This is less than the 6.0 FAR allowed in the M zoning district, and the 8.0 FAR allowable in the CR PUD.

The proposal will provide new housing and retail uses and employ contemporary architectural and urban design using high-quality materials, varied massing and fenestration, attention to ground floor details, and public benefits affecting pedestrians. The project would enhance environmental and sustainability objectives through the various green elements that would be built into a project intended for LEED-Silver.

This development would have no visual impacts on the prominence of federal landmarks and monuments. The associated map amendment to CR that enables residential use, and an additional 20 feet in building height will not violate the Height of Buildings Act, and the ability to maintain the horizontality of the monumental city skyline. The proposed building height is 102 feet at the top of the parapet. The allowable height under the Height of Buildings Act is 110 feet.

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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 the proposed Consolidated Planned Unit Development and Related Map Amendment at Square 3576 - JBG-Boundary, 1500 Harry Thomas Way, LLC and JBG-Boundary Eckington Place LLC, in Northeast, Washington, DC, would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



Date