



**PROPOSED PLANNED UNIT DEVELOPMENT MODIFICATION
AND RELATED MAP AMENDMENT FOR “ECKINGTON ONE”
NEAR THE INTERSECTION OF FLORIDA AND NEW YORK AVENUES**

Located on Square 3576, Lot 815
Bounded by Harry Thomas Way, NE and Eckington Place, NE
Washington, D.C.

Delegated Action of the Executive Director

November 29, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed modification to the development program and massing for the Planned Unit Development (PUD) bounded by Eckington Place, NE and Q Street, NE and the related map amendment to rezone the site from C-3-C to C-3-A would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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The Zoning Commission has referred to NCPC for review and comment a proposed action for a modification to a PUD proposal for a residential project known as Eckington One on a 4.3 acre sited bounded by Eckington Place N.E. and Harry Thomas Way, NE. The modification seeks to reduce the amount of residential construction and to eliminate all but 1,000 square feet of retail space. The proposed action also includes a related map amendment to change the approved C-3-C zone district to C-3-A. The NCPC Commission approved the PUD in October 2006 as a Delegated Action.

The approved PUD included 585 to 636 units in a variety of townhouses, mid-rise and high-rise buildings, with heights ranging from 40 feet to 110 feet. Its square footage, including the retail space, would have been 754,035 and its FAR would have been 4.10.

The proposed modified PUD includes 558 to 642 dwelling units in three buildings approximately 57’6” to 64’6” high. Its square footage would be approximately 592,610 square feet, including 1,000 gross square feet of retail space and would have an FAR of 3.3. The unit types would range from studios to two bedrooms with dens.

The previously approved plan included the construction and public dedication of a new two-block extension of Q Street with a 60’ wide right-of-way in addition to the building setbacks. The new cross section of the Q Street extension provides a 56’4” access way between property

lines that includes one lane of travel, one parking lane, trees planters and sidewalks. The District Department of Transportation requires a minimum 55' right-of-way for one-way streets with a 10' setback on both sides of the roadway. Based on these design standards DDOT cannot dedicate the extension as a public street. As a result the building heights cannot be measured from Q Street.

The height of Building 100 (57'11) was measured from Eckington Place N.E, the only public street it fronts. The height of Building 200 (69') was measured from Harry Thomas Way NE, the only public street it fronts. The proposed heights are well within what is allowed by the Height of Buildings Act.

Building 300 abuts two public streets, Eckington Place and Harry Thomas Way NE. The height of Building 300 was measured from Eckington Place NE rather than from Harry Thomas Way, NE where it has entrances to the street. Regardless, the proposed height is well within what is allowed in the Height of Buildings Act (the width of the street plus 20 feet) and therefore does not adversely affect the federal interest.

Marcel C. Acosta
Acting Executive Director