

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT FOR  
A MIXED-USE DEVELOPMENT AT 2001 NEW YORK AVENUE, NE**

Square 4268  
Washington, D.C.

**Delegated Action of the Executive Director**

January 26, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) and related map amendment for mixed-use commercial and residential buildings at 2001 New York Avenue NE, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

\* \* \*

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) and related map amendment at 2001 New York Avenue NW, Square 4268. The development features a commercial and residential complex of eight buildings on the 16-acre site; buildings will be configured to front on all perimeter streets, creating a large central park and several smaller open spaces in between. Buildings fronting New York Avenue will be 10 stories and those fronting Montana Avenue and Bladensburg Road will be eleven stories, ranging between 110 and 130 feet in height. A three-level underground garage will be accessed from Bladensburg Road and Montana Avenue. Overall, the development will create at least 3,400 residential condominium and rental units (8% of which will be affordable housing), 148,000 square feet of ground-floor retail/grocery space, 4,300 parking spaces, and 6.9 acres of open space.

The PUD will require a zoning change from C-M-1 to CR to allow for residential development and also to increase allowable FAR and building heights. Surrounding areas are zoned primarily industrial and limited to 40 feet in height; uses to the north, east, and west include warehouse and commercial properties, while low- to moderate-density residential uses are located to the south. The National Arboretum and Mt. Olivet Cemetery represent open space uses to the south of the site. The project will include demolition of several existing buildings of low-density auto-related uses, pubs, and a former adult entertainment venue.

The project is supported by the DC Office of Planning, the District Department of Transportation, the Friends of the National Arboretum, Advisory Neighborhood Commission 5B, and several members of the Council of the District of Columbia.

No federal interests are affected by the submitted project; the proposed planned unit development does not affect any federal land reservations or L'Enfant street rights-of-way, and is not inconsistent with the Comprehensive Plan for the National Capital. Additionally, the PUD is consistent with the Economic Development, Housing, Environmental Protection, Transportation, Land Use, and Ward 5 District Elements of the Comprehensive Plan.

While roof heights do not exceed the limitations set forth by the Height of Buildings Act of 1910, there are several architectural elements that project above the allowable heights of 110' on buildings "D" through "H" along Montana Avenue and Bladensburg Road. Similar in nature to elements/embellishments identified in prior NCPC cases ZC 06-13 (January 2007) and ZC 94-01A (July 2006), these elements may cause the buildings to exceed limits set by the Height Act. However, staff notes that combined efforts of the National Capital Planning Commission and Office of Planning staffs are ongoing to define and interpret such elements and to determine if their height should be subject to limitations mandated by the Act. NCPC is not advising against the instant project because it is engaged in those discussions; however, its view of the current project does not provide a precedent for future development.

---

Patricia E. Gallagher, AICP  
Executive Director