

COMMISSION ACTION

NCPC File No. Z.C. 06-14



**CONSOLIDATED PLANNED UNIT DEVELOPMENT FOR WASHINGTON
GATEWAY AT NEW YORK AND FLORIDA AVENUES,
LOTS 23 AND 811-813 IN SQUARE 3584
NORTHEAST WASHINGTON, DC**

Submitted by the Zoning Commission for the District of Columbia

January 4, 2007

Commission Action Requested by Applicant

Approval of report to the Zoning Commission for the District of Columbia pursuant to 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a).

Commission Action

The Commission:

Concludes that:

- By using measuring points along the elevated approach to the New York Avenue Viaduct over the Metrorail tracks, the project is inconsistent with the Height of Buildings Act of 1910.
- The height of residential/hotel building raises security concerns for the Bureau of Alcohol, Tobacco, Firearms and Explosives Headquarters Building.
- By locating entrances to the parking garage and loading docks immediately adjacent to the intersection of New York and Florida Avenues, the proposed design of the hotel/residential building would adversely affect this significant gateway to the city and diminish opportunities for locating a significant commemorative work in this area.

Recommends that the Zoning Commission, pursuant to its procedures, reconsider its approval of this project in light of its application of the Height Act in other cases and of the Commission's concerns about how the Height Act was applied here, and require the applicant to

- Consult with the General Services Administration and the Bureau of Alcohol, Tobacco Firearms and Explosives to resolve security concerns

- Modify the building design of the residential/hotel building at the intersection of New York and Florida Avenues to improve the character of this important gateway and potential commemorative works site.

Deborah B. Young
Secretary to the National Capital Planning Commission