

COMMISSION ACTION

NCPC File No. Z.C. 06-08



**CONSOLIDATED PLANNED UNIT DEVELOPMENT AT THE FORT LINCOLN
URBAN RENEWAL AREA (FORT LINCOLN NEW TOWN)
THE VILLAGE AT WASHINGTON GATEWAY**
Bounded by Fort Lincoln and Commodore Joshua Barney Drives, NE

Square 4325, Parcel 173/145
Washington, D.C.

Submitted By the Zoning Commission of the District of Columbia

March 1, 2007

Commission Action Requested by Applicant

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

Commission Action

The Commission **finds** that:

- The proposed PUD for the Village at Washington Gateway in the Fort Lincoln Urban Renewal Area, as shown on NCPC Map File No. 00.00(06.00)42183, is not inconsistent with the Comprehensive Plan for the National Capital.
- Buildings heights up to 90 feet are allowed as matter-of-right in the existing zoning, but are inconsistent with the Fort Lincoln Urban Renewal Plan, which limits the height of townhouses to 40 feet and walkup apartment buildings to 60 feet (PLAN, §513.31).
- The General Land Use Map of the PLAN identifies a portion of the proposed development site for Office/Warehouse use. The proposed land use is residential.
- Section 660.0 of the PLAN states that zoning must be consistent with the PLAN. Current zoning is R-5-D, which permits medium/high density residential uses.
- In order for the proposed development to be consistent with the PLAN, the Land Use Map would need to be changed. NCPC supports such a modification.
- As result of the repeal of D.C. Code Sections 6-301.05 and 6-301.11, there is presently no available process for amending existing urban renewal plans. NCPC staff and the District

of Columbia have been working cooperatively to resolve this deficiency, and a technical amendment to the statute is currently being developed.

And therefore **recommends** that the Zoning Commission:

- Recommend to the City Council that it amend the D.C. Code to reinstate a process for amending the PLAN, and request that staff of the DCOP, the NCRC, and the NCPC work together to develop recommendations for modifications to the PLAN and to the existing zoning that are consistent.

In addition, the Commission **delegates** to the Executive Director any further design review of projects within the Urban Renewal Area for conformance with the PLAN.

Deborah B. Young
Secretary to the National Capital Planning Commission