

CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT FOR “MARINA VIEW” 1100 6TH STREET, SW, SQUARE 499, LOTS 50 AND 853, WASHINGTON, D.C.

Delegated Action of the Executive Director

April 27, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed mixed use Planned Unit Development (PUD) and related map amendment to rezone the site from (R-5-D) to high density mixed use (C-3-C) in Square 499, Lots 50 and 853, in the block bounded by K, 6th and M Streets, SW, and Waterside Mall would not have an adverse affect on federal interests identified and is not inconsistent with the Comprehensive Plan for the National Capital.

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The District of Columbia Zoning Commission has referred to NCPC for review and comment on the federal interest a proposed consolidated Planned Unit Development (PUD) on a 3.11 acre site bounded by K, 6th and M Streets and Waterside Mall. The site currently contains two 90-foot towers built in the 1960’s with 260 residential units, two surface parking lots, and a central courtyard. The proposal includes construction on the surface parking lots of two additional 114-foot tall residential towers at the north and south end of the site with 285-315 residential units, underground parking for the existing and new residential towers, street level retail along M St, a recreation building, and restoration of the central courtyard. Access to parking would be from 6th Street via two separate driveways leading to covered underground auto courts with park space above. Arena Stage is directly west across 6th Street, and directly north, across K Street, is the west end of Town Center Park. The site is less than two blocks from the Waterfront-Southeastern University Metrorail station at 4th and M Streets. The applicant, Marina View Apartments LLC, requests a map amendment from R-5-D to C-3-C (high density mixed use) to accommodate the increased heights and mix of uses.

The primary potential adverse affect on federal interests is conformance with the Height of Buildings Act of 1910. The proposed North Tower would be located at the intersection of 6th and K Streets and would front on Town Center West Park, also known as Reservation 721. Section 5 of the Height Act states “....where a building or proposed building confronts a public space or reservation formed at the intersection of two or more streets...the limit of height of the

building shall be determined from the width of the widest street...” With a right of way (ROW) of 100 feet, 6th Street is the widest street. It is also a mixed-use street, making the allowable height 120 feet. Since the proposed height of the North Tower is 114 feet, this is within the height allowed under the Height Act. The proposed South Tower would be located at the intersection of 6th and M Streets, with entrances on both streets. With a proposed height of 114 feet, the South Tower is also within the height allowed under the Height Act.

The applicant’s submission materials indicate that the measuring point used for the calculation of building height is the midpoint of the subject property’s frontage along M Street. Since the proposal clearly includes two new buildings separated by two existing buildings, NCPC does not support the use of a single measuring point for both buildings. The Finding of Fact and Conclusions of Law therefore should reflect NCPC’s position that the height for each of the proposed buildings for purposes of the Height Act should be determined from a separate measuring point as defined in the Height of Buildings Act. I find that the proposal otherwise will not have an adverse effect on federal interests and will not be inconsistent with the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director