

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT
GATEWAY MARKET CENTER**

340 Florida Avenue, NE
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

October 31, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Consolidated Planned Unit Development at 340 Florida Avenue, NE, Washington, D.C. and a related map amendment to develop a mixed-use development and to change the zoning from C-M-1 to C-3-C is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development and related map amendment to allow for a mixed-used development to be located on Florida Avenue in Northeast Washington, D.C. near the New York Avenue Metro Station. Since Florida Avenue is 100 feet wide at this location, the maximum allowed height under the Height of Buildings Act is 120 feet for a building that fronts on Florida Avenue, NE.

This site is in a low-moderate density commercial area along Florida Avenue near its intersection with New York Avenue in the area known as NoMA, or North of Massachusetts Avenue. The applicant is requesting to change the zoning from C-M-1 to C-3-C and is requesting penthouse height relief as well as a greater floor to area ratio than what is allowed by the existing zoning.

The proposal is to develop a 120-foot, 285,354 square foot building that includes retail on the bottom two floors, office on the third and fourth floors and 116 residential units from the fifth to the tenth floors. This proposal also includes green roofs on the fifth floor roof and the tenth floor roof. The penthouse is properly set back from all exterior walls. A tower element on the South

facade is allowed under the Height of Buildings Act. The measuring point for the building is in the middle of the front of the building along Florida Avenue. The proposed building height does not exceed the limitations set forth by the Height of Buildings Act of 1910, as amended.



South Elevation – Florida Avenue Façade

The proposed Planned Unit Development and related map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
Executive Director