



Delegated Action of the Executive Director

PROJECT
Fort Lincoln/Gateway Village – PUD
Modification, Square 4325
Fort Lincoln
Washington, DC

NCPC FILE NUMBER
ZC 06-08C

NCPC MAP FILE NUMBER

REFERRED BY
Zoning Commission of the District of Columbia

DETERMINATION
Approval of report to the Zoning
Commission of the District of Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action for a modification to a previously approved, mixed-income Planned Unit Development (PUD). This development is located on a site within the Fort Lincoln/Gateway Village PUD in Northeast Washington, DC. Modifications to the original PUD, which the Commission commented on in November 2007, are necessary at this time. Now proposed are the following changes: reducing the number of units for sale to 314 from 344 and reducing the size of some of the units. The applicant also requested to remove the 10 year affordability proffer at the site and the District of Columbia Office of Planning declined to support this request last request.

The project being proposed now will be less impactful on the site as it will provide fewer housing units than were being proposed back in November 2007 with the original PUD. Staff finds that the reduction of the number of units and the reduction of the size of units is not inconsistent with the Comprehensive Plan.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed modifications to the Fort Lincoln/Gateway Village Planned Unit Development would not be inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

[Date]