



## Delegated Action of the Executive Director

---

**PROJECT**

**Consolidated Planned Unit Development and Related Map Amendment at Square 3594 - 411 New York Avenue Holdings, LLC**  
411 New York Ave, NE  
Washington, DC

**REFERRED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 15-19

**NCPC MAP FILE NUMBER**

43.00(06.00)44377

**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 to approve a consolidated Planned Unit Development (PUD) on Lot 800 of Square 3594, and a related map amendment to allow the property to be developed using the C-3-C zoning district. This site is bounded by New York Avenue, NE and a rail yard to the north, Union Market to the south, and an office building and surface lot to the east. and Z.C. 11-25 to the immediate west, which includes a 220-240 room hotel. The site, 411 New York Avenue, NE, currently has a four-story, industrial brick building constructed in the 1930s, currently housing Union Arts DC, a communal arts space.

The site is within the Florida Avenue Market area, which is currently undergoing a significant amount of redevelopment. Within the forty-acre market area, there are several approved PUDs, several PUDs currently under review, and others that are anticipated in the near future. Like this proposal, most of the PUDs include a related map amendment to the C-3-C District from an industrial district of either M or CM.

This developer is proposing a mixed-used building with:

- a maximum of 178 hotel rooms;
- 2,491 square feet of art studio space on the first and second floors, nine individual studio spaces;
- a second-floor gallery space of 2,035 square feet that also serves as circulation space;
- one second-floor classroom space of 474 square feet;
- approximately 47 parking spaces;
- two restaurants: a ground floor restaurant of approximately 2,959 square feet, including a second floor mezzanine; and a 5,755 sf restaurant on the 11th floor, including a kitchen and peripheral gallery space of 1,648 sf.

