

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND  
MAP AMENDMENT**

Parcel 126/74 and Lot 858 in Square 3719  
bounded by Rittenhouse Street, New Hampshire Avenue,  
Peabody Street, Chillum Place and Sligo Mill Road, NE

Lots 69 – 73, 801, 824 and 826 in Square 3714  
Bounded by Peabody Street, New Hampshire Avenue and 1<sup>st</sup> Street, NE,  
Washington, D.C.

**Delegated Action of the Executive Director**

October 26, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed consolidated Planned Unit Development (PUD) and related map amendment for a residential development (6000 New Hampshire Avenue, NE) located in Parcel 126/74 and Lot 858 in Square 3719 bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road, NE and in Lots 69 – 73, 801, 824 and 826 in Square 3714 bounded by Peabody Street, New Hampshire Avenue and 1<sup>st</sup> Street, NE, Washington, D.C., would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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On behalf of the West Group Development Company, LLC and The Jarvis Company, LLC, the District of Columbia Zoning Commission has referred a proposed action for a consolidated Planned Unit Development (PUD) and a map amendment for a residential development for review and comment. The proposed PUD (6000 New Hampshire Avenue, NE) is located within the Lamond-Riggs neighborhood in northeast Washington, D.C. on approximately 11.5 acres in Parcel 126/74 and Lot 858 in Square 3719, bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road, NE, and in Lots 69–73, 801, 824 and 826 in Square 3714, bounded by Peabody Street, New Hampshire Avenue and 1<sup>st</sup> Street, NE.

The site gently slopes approximately 30-50 feet from west to east and in general the existing topography will remain with the proposed development. The site is the former campus of the Masonic Star Nursing Home and Med-Star Health offices and is currently an open lawn area that is under-developed.

The proposed PUD will provide a variety of residential development, totaling approximately 369,684 square feet, including 2-3 story single-family detached homes (38), 2-3 story townhouses (73) and apartment condominiums (58) adapted within two existing structures. The development will provide housing opportunities for a variety of income levels and age groups; three of the townhouses and eleven condominium units will be designated for affordable housing. Two hundred sixty-eight parking spaces either within individual garages or on-street will exceed the minimum residential parking requirement of 188 spaces. In general the proposed site plan has single-family homes located around the perimeter and adjacent to the existing single-family homes found in the surrounding neighborhood. For the most part, the proposed townhouses will be located internal to the site. The PUD will provide a community center and a large common open space. A dog park and a series of pocket parks with passive recreation features and/or gardens will be provided for the residents. The proposed site will have an internal system of landscaped streets and alleys. The development will be accessed from five separate entrances as well as by two existing streets, Quakenbos Street, NE and First Street, NE, that will extend into the site.

In order to preserve green open space and reduce the need for extensive site regrading, the applicant is requesting flexibility of a small percentage of the residential units from side and rear yard and lot occupancy requirements. The applicant is requesting that the current zoning be amended from R-1-B to PUD R-5-A which will allow low density residential development (40% lot occupancy), building heights up to 60 feet, Floor Area Ratio (FAR) of 1.0 and the adaptive re-use of the existing structures into condominium apartments. I find that the proposed PUD and related map amendment will not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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Patricia E. Gallagher, AICP  
Executive Director