



**EASTGATE FAMILY HOUSING  
CONSOLIDATED PLANNED UNIT DEVELOPMENT**

Portions of Squares 5318, 5319, 5320 off Benning Road,  
Southeast Washington, D.C.

**Delegated Action of the Executive Director**

February 24, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the Consolidated Planned Unit Development (PUD) for the Hope VI mixed-income residential community known as Eastgate Family Housing off Benning Road, SE, on Lots 9-20 in Square 5318, Lots 19-37 in Square 5319, and Lots 29-36 in Square 5320 would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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The District of Columbia Office of Zoning has referred a proposed Consolidated Planned Unit Development (PUD) for the Hope VI mixed-income residential community known as Eastgate Family Housing to NCPC for federal interest review and comment. The approximately 17 acre site occupies Lots 9-20 in Square 5318, Lots 19-37 in Square 5319, and Lots 29-36 in Square 5320 and is bounded by F Street and Queen's Stroll Place to the north, 51<sup>st</sup> Street to the east, G and Fitch Streets to the south, and is set back from Benning Road, SE, to the west. All streets and alleys that served the former development on the now vacant site have been closed and new streets and alleys will be created as part of the proposed development. Development in the Marshall Heights neighborhood surrounding the site consists primarily of residential use, in particular, single-family detached, semi-detached dwellings, and apartment buildings, and is zoned R-5-A. The proposed development, submitted by the District of Columbia Housing Authority (DCHA) and its partner, a joint venture between A&R Development and the Henson Development Company, would consist of 158 townhouses, 20 detached homes, and 2 grandhomes with 4 units per building, as well as open and recreation space including pedestrian walkways and an urban tree park. Existing R-5-A zoning will accommodate most of the zoning parameters, with exceptions for lot occupancy, minimum distance between driveways, and two buildings sited to share a single lot, where the applicant has requested flexibility.

In addition to affordable housing, a major public benefit will be pedestrian walkways throughout the development that connect to Benning Road with access to multiple Metrobus routes. Townhouses range from two to three stories, appearing to cascade down the sloping hillside, and have front-facing garages at ground level on those streets with no alleys between them. When alleys and associated parking were removed, more driveways were added to provide off-street parking spaces. The DC Department of Transportation (DDOT) initially expressed concerns about the number of curb cuts and the potential loss of curbside parking spaces, as well as the pedestrian experience walking along the sidewalk. In response, the applicant proposed stairs in lieu of an alley connecting Public Streets 2 & 3. After coordinating with the applicant, DDOT no longer has any objections to the project.

Following a series of charrettes and larger meetings in Marshall Heights community, Advisory Neighborhood Commission-7E voted to recommend approval. The DC Office of Planning (DCOP) finds that the proposed development is consistent with the Comprehensive Plan and closely follows recommendations of the Eastgate-Marshall Heights Neighborhood Alliance Master Plan. Believing that the benefits of the proposed development outweigh the flexibility requested, DCOP's January 3, 2006 Final Report recommends approval. NCPC staff concurs with the conclusions of the DCOP. Therefore, I find that the proposed text amendment would not adversely affect any federal interests, and the proposal is not inconsistent with the Comprehensive Plan. In addition, I remind the DCHA that this project is required to be submitted for review under Section 5 of the National Capital Planning Act.

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Patricia E. Gallagher, AICP  
Executive Director