



**CONSOLIDATED PLANNED UNIT DEVELOPMENT FOR AN APARTMENT BUILDING
LOCATED AT 2321 4TH STREET, NE, LOT 808 IN SQUARE 3629**

Delegated Action of the Executive Director

April 27, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that a Consolidated Planned Unit Development (PUD) at 2321 4th Street, NE, on the east side of 4th Street, between Rhode Island Avenue and Bryant Street, NE, would not adversely affect any identified federal interests or 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 a 170-unit 9-story brick and masonry apartment building with ground floor retail and underground parking to NCPC for federal interest review and comment. The 39,190 square foot vacant site is located on the square's western edge, is zoned C-3-A, and is surrounded by land zoned C-2-A to its west, C-3-A to the south, and R-3 to the northeast. Surrounding land uses include residential row houses, apartment buildings, industrial businesses, a shopping center and a strip mall. The Rhode Island Avenue Metrorail station is 4 blocks to the east. The applicant, H Street Community Development Corporation, proposes to provide 128 parking spaces in a below ground garage, which exceeds the required one space per two units. In response to DDOT recommendation, the applicant showed the requested clearance from the shopping center's entrance on the plan. Amenities include 20% of the residential floor area assigned as affordable housing for residents with annual incomes between 60 and 80% of the Area Median Income (AMI), and 5,000 square feet of green roofing. The building would front on 4th Street where its height would measure 93 feet from curb to parapet. While zoning standards allow 90 feet of height for a PUD in a C-3-A zone district, the 1910 Height of Buildings Act would allow the proposed height of 93 feet, since 4th Street is a business street with an 85-foot right-of-way. In its February 22, 2006 final report, DCOP recommended approval of the development, which would meet many goals and objectives of the District Elements of the Comprehensive Plan outlined in the Housing, Urban Design and Land Use Elements. I find that the proposal is consistent with the Comprehensive Plan for the National Capital and that it would not adversely affect any identified federal interests.

Patricia E. Gallagher, AICP
Executive Director