

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT**

SQUARE 449, Lots 50, 51, 800, and 859, 1100 6th STREET, NW
Washington, D.C.

Delegated Action of the Executive Director

December 28, 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 residential buildings at 1100 6th Street, NW, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve the Consolidated Planned Unit Development (PUD) and related map amendment to construct a low to moderate height series of buildings to contain 20 condominium units and 10 parking spaces at 1100 6th Street, NW. The proposed development would require a zoning change from DD/R-5-B to DD/C-2-C, resulting in an increase on allowable FAR and lot occupancy. Surrounding development to the north, east, and west is zoned DD/R-5-B; commercial, institutional, and industrial buildings to the south are within a DD/C-2-C zone district.

The project would include rehabilitation of an existing historic building (the James Essex house) into three condominium units and construction of 17 new condominium units; 12 of the new units would be constructed in the appearance of three bay-front row houses three stories in height, and five would be contained in a new four-story apartment building. None of the buildings would exceed a height of 46 feet. A parking garage to accommodate 10 vehicles would be constructed under a central plaza; both would project above street level by 4'-7".

The PUD process would allow the proposed development to exceed maximum lot occupancy (80%, following map amendment) and eliminate a rear yard in exchange for providing amenities in the form of a paved plaza, rehabilitation of an existing historic structure, and provision of needed housing on outdated and vacant lots (including affordable housing in the amount of 15% of the bonus density).



PERSPECTIVE, LOOKING NORTHWEST

The project is supported by the DC Office of Planning, the District Department of Transportation, and the Mt. Vernon Square Neighborhood Association.

No federal interests are affected by the submitted project; the proposed development neither affects any federal land reservations or L'Enfant street rights-of-way, nor does it exceed the height limitations set forth by the Height of Buildings Act of 1910. Additionally, the proposed development would not be inconsistent with the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director