



MINOR MODIFICATION TO CONSOLIDATED PLANNED UNIT DEVELOPMENT

Located on Square 5318, Lots 9-20; Square 5319, Lots 20-36; Square 5320, Lots 29-36
Eastgate Family Housing
Southeast, Washington, D.C.

Delegated Action of the Executive Director

May 30, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a), I find that the proposed minor modification to the development program for the Planned Unit Development (PUD) in the Marshall Heights Neighborhood, SE bounded by Fitch Street, 51st Street, Queen's Stroll Place (Drake Place) and Benning Road, SE would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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The Zoning Commission has referred to NCPC for review and comment a proposed action for a minor modification to a residential PUD in the Marshall Heights Neighborhood. The modification seeks to change the number and type of residential units from those previously approved. NCPC commented by delegated action of the Executive Director in March 2006 that this project would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

The proposal consisted of 186 dwelling units. These units included a total of 158 townhouses, two "grand homes" containing eight units and 20 detached single-family units. Building heights ranged from 22 feet to 34 feet. Those heights were well below the allowable 60 foot height limit prescribed under zoning. The proposal also included a 2.3 acre urban tree park and proposed that approximately 66 percent of the units would be for low- and moderate- income occupancy. The existing zoning of R-5-A was unchanged.

The modified PUD proposes that the 20 single family units be replaced by 45 townhouses. The total number of units would increase to 211 dwelling units. No other changes are proposed and the minor modification would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

Marcel C. Acosta
Executive Director