

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT
ST. PAUL'S COLLEGE**

3015 4th Street, NE
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

September 25, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Consolidated Planned Unit Development to construct a 237-unit residential development at St. Paul's College, 3015 4th Street, NE, Washington, D.C. and related map amendment to change the zoning from R-5-A to R-5-B is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a consolidated planned unit development and related map amendment from R-5-A to R-5-B to allow for 237 townhouses to be developed on property currently owned by St. Paul's College in Northeast Washington, D.C.

The site consists of approximately 10 acres of the 19.68 acre, St. Paul's College property. The college consists of one building surrounded by an open lawn area and small wooded areas. The property is currently zoned R-5-A and the applicant is seeking to change the underlying zoning to R-5-B to allow for a greater height and floor area ratio.

The proposal will include 237, three to four-story, townhouse units, a private road system, and several open spaces. There are three types of proposed units that range in height from 38 to 48 feet. The Height Act establishes the maximum allowed building heights on streets less than 60 feet wide to be calculated by measuring the distance between building faces: along street "A" this distance is 52 feet wide, along street "B" this distance is 57 feet wide and along street "C" this distance is 50 feet wide. Since building-face to building-face distance varies in the

development, the maximum allowed building height ranges between 50 feet and 57 feet. Proposed building heights, therefore do not exceed the limitations set forth by the Height of Buildings Act of 1910, as amended.



Illustrative Site Plan

Staff notes that an unimproved public street right-of-way is located along the southern portion of this site. As the development includes the construction of townhouses overtop of this unimproved street right-of-way, the right-of-way needs to be closed through the Highway Plan amendment process. All Highway Plan amendments are required to be referred to NCPC for approval prior to District of Columbia City Council adoption.

The proposed consolidated planned unit development and related map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
Executive Director