

PARKSIDE DEVELOPMENT
SECOND STAGE PLANNED UNIT DEVELOPMENT
Parkside, Northeast
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

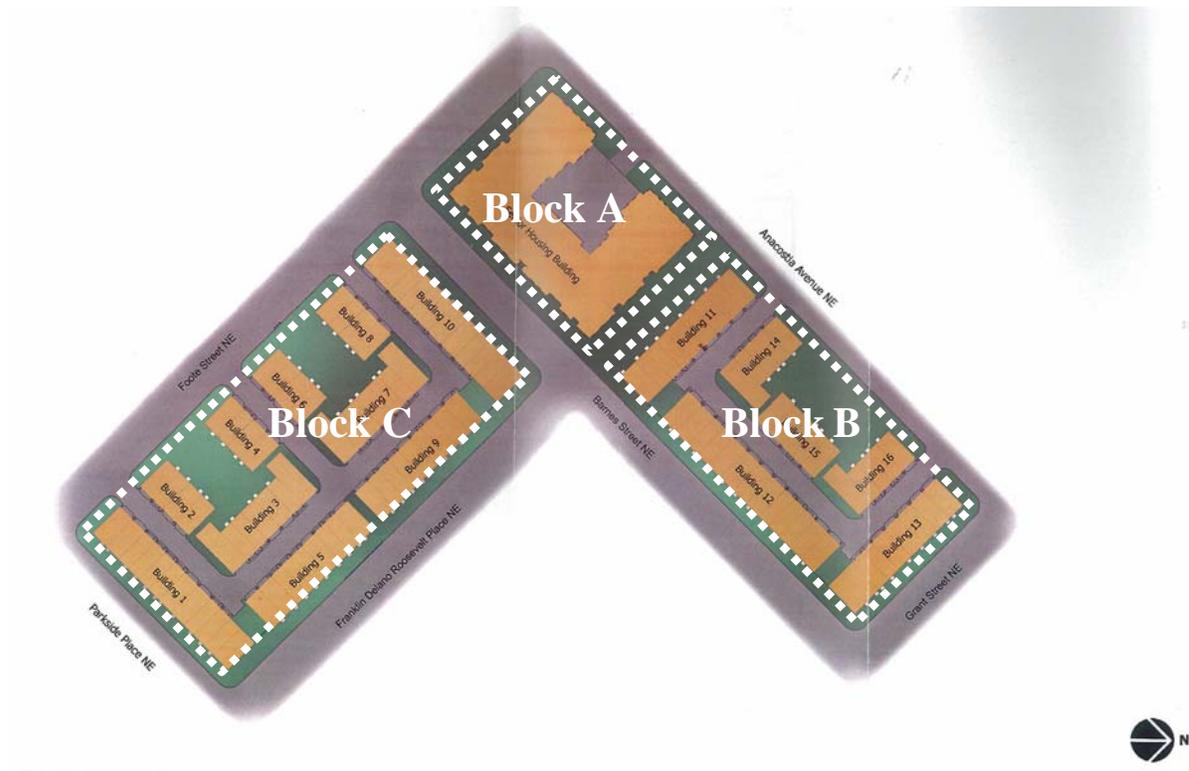
Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Second Stage Planned Unit Development for residential development at the Parkside Development in Northeast, Washington, D.C. is not inconsistent with 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 the 2nd Stage PUD and allow reconfiguration of the building massing on three blocks (Block A, B and C) in the Parkside development. NCPC reviewed the First Stage PUD as a delegated action in June 2006. This First Stage PUD identified building heights between 54 feet and 90 feet for this development and an overall development of 3 million square feet and a 4.4 floor-area-ratio.

Parkside is bounded by Kenilworth Avenue, Foot Street, Anacostia Avenue and Hayes, Street, in Northeast, Washington. The proposed Second Stage PUD is a small portion of the larger, 15-acre, 3 million square foot, mixed-used development consisting of retail, office and housing. The FAR will remain at 4.4.

The proposed Second Stage PUD consists of 177,000 square feet of development and includes a 98 unit, four-story senior housing facility as well as 118 market rate and workforce rate townhouses. The height of the senior housing facility, Block A, will be 54 feet while the height of the residential townhouses will be 47 feet, Blocks B and C. The allowable height for these buildings under the Height Act is either 75 feet or 90 feet, depending on which street they front.



The proposed development is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. Proposed building heights do not exceed the limitations set forth by the Height of Buildings Act of 1910, as amended.

Marcel C. Acosta
Executive Director