

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT
KELSEY GARDENS**

7th Street between P and Q Streets, NW
Washington, DC

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Chairman

January 29, 2009

Pursuant to delegations of authority adopted by the Commission on December 14, 1977, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Consolidated Planned Unit Development (PUD) for a 285-unit residential building and 7 rowhouses on Square 421, Lots 67 and 68 and related map amendment from C-2-A to C-2-C at the 1500 block of 7th Street, NW, Washington, D.C. to increase the allowable height and density 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 (PUD) for a 285-unit residential building and seven three-story row houses on Square 421, Lots 67 and 68 and related map amendment from C-2-A to C-2-C on the 1500 block of 7th Street, NW, Washington, D.C. that will increase the allowable height and density for the lots.

This approximately 47,000 square foot site is located in the Shaw School Urban Renewal Area on 7th Street, NW, one block south of the historic Shaw School and two blocks south of the Shaw/Howard University Metro Station. The Kelsey Gardens Apartment building is located here. It is a public-assisted housing development built approximately 30 years ago. This building will be demolished and replaced with a new development that includes an affordable housing component. The site conforms to the Shaw School Urban Renewal Plan guidelines that identify this property as a disposition area for medium-density residential development.

The proposal is to construct a 284-unit, residential building that is 80 feet in height and seven three-story rowhouses. This development also includes an underground parking garage and approximately 14,480 square feet of retail space. A related map amendment changing the zoning from C-2-A to C-2-C would increase the allowable height from 50 feet to 90 feet and the allowable density from a floor area ratio (FAR) of 2.5 to 6.0. This proposed height of 80 feet is below the allowed maximum height of 105 feet as set forth by the Height of Buildings Act of 1910, as amended for a building fronting on 7th Street, NW, an 85-foot right-of-way.



Proposed Development

The proposed PUD and related map amendment are not inconsistent with the Comprehensive Plan for the National Capital, nor would they adversely affect any other identified federal interests.


 John V. Cogbill, III
 Chairman