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2007 DEC 18 5:09



NCPC
 NATIONAL CAPITAL PLANNING COMMISSION

NCPC File No ZC 06-30

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

Pollin Memorial Community Development
Square 5040 Parcels 170/27 and 170/28
Northeast Washington, D C

ZONING COMMISSION
District of Columbia

CASE NO 04-30EXHIBIT NO 53

Delegated Action of the Executive Director

NOV 29 2007

Pursuant to delegations of authority adopted by the Commission on August 6 1999, I find that the proposed Planned Unit Development and related map amendment for the Pollin Memorial Community Development would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests. Implementation of the project will also require a transfer of jurisdiction from the National Park Service and a highway plan amendment.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Planned Unit Development and map amendment to apply the R-5 B district to lands that are currently zoned R-5-A or unzoned. The project consists of 91 row dwellings eight three-unit apartment buildings and five flats, amounting to a total of 125 residential units. The project includes 125 off-street and 150 on-street parking spaces. The site is bounded by Hayes, Barnes and Grant Streets, NE and by Kenilworth Park. A portion of the proposal involves federal parkland jurisdiction over which must be transferred from the National Park Service to the District of Columbia before the project can proceed. The project is within walking distance of the Minnesota Avenue Metrorail station.

Identified federal interests include the Anacostia River Kenilworth Park and the Minnesota Avenue Metrorail station. Part of the site is located within the 100-year floodplain. Proposed site modifications would elevate all occupied structures above the floodplain. Staff recognizes the importance of floodplains and notes that Executive Order 11988 requires that the federal government to restore and preserve the natural and beneficial values served by floodplains. Staff urges the applicants to examine the effect of the project on the Anacostia floodplains and take measures to ensure that the proposed development does not increase the risk of flooding elsewhere in the floodplain.

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This project includes the dedication of new streets and a transfer of federal parkland. Staff anticipates that this project will require separate NCPC approval of a highway plan amendment and a transfer of jurisdiction

The proposed development is compatible in scale and density with the surrounding environment. The National Park Service is supportive of the project. The proposal is *not inconsistent* with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests. This action does not resolve the requirements to transfer jurisdiction of the federal parkland and to amend the highway plan.



Marcel C. Acosta
Acting Executive Director