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IN REPLY REFER TO:
NCPC File Nos. Z.C. 05-28B

JUN 07 2011

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

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The Honorable Robert M. Gates

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and Government Reform
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The Honorable Darrell Issa

Mayor
District of Columbia
The Honorable Vincent C. Gray

Chairman
Council of the District of Columbia
The Honorable Kwame R. Brown

Executive Director

Marcel C. Acosta

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission on August 6,
1999, I found that the Second Stage Planned Unit Development at Square 5055,
Lots 25 and 801 and portions of Lots 24 and 802 for the Parkside Health Center in
Northeast, Washington, D.C. and the proposed map amendment from R-5-B to C-
5-A, would not be inconsistent with the Comprehensive Plan for the National
Capital, nor would they adversely affect any other federal interests. A copy of the
Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, District of Columbia Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO. 0528B
ZONING COMMISSION
District of Columbia
CASE NO. 05-28B
EXHIBIT NO. 65
EXHIBIT NO. 65

**SECOND STAGE PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT
PARKSIDE HEALTH CENTER
DISTRICT OF COLUMBIA PRIMARY CARE ASSOCIATES
SQUARE 5055, LOTS 25, 801 AND A PORTION OF LOTS 24 AND 802**

Northeast, Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

MAY 26 2011

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the Second Stage Planned Unit Development, at Square 5055, Lots 25 and 801 and portions of Lots 24 and 802 for the Parkside development, located in Northeast, Washington, D.C. and proposed map amendment from R-5-B to C-5-A, allowing for the approved residential use to be changed to a health care center use, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would they adversely affect any other federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve the Second Stage PUD at the Parkside development to allow for a map amendment from R-5-B to C-5-A and to allow for the change in the land use from residential to community health care center. NCPC reviewed the First Stage PUD as a delegated action in June 2006. The First Stage PUD identified building heights between 54 feet and 90 feet and an overall development of 3 million square feet. The total amount of proposed development remains unchanged.

Parkside is bounded by Kenilworth Avenue to the east, Foot Street to the south, Anacostia Avenue to the west and Hayes Street to the north in Northeast, Washington, DC. The proposed Second Stage PUD is a small portion of the Parkside PUD and it is located at the northeastern part of the development bounded by Kenilworth Terrace, Kenilworth Avenue and Hayes Street, NE.

The proposed Second Stage PUD and zoning change would allow a health care center facility to be located at this site. It would affect the use on this site which was originally approved for residential and office uses in the First Stage PUD. This change in use would not affect any federal interests.

The height of the proposed building is 42 feet, which is less than the 130-foot height based on the 150-foot Kenilworth Avenue right-of-way, as allowed by the Height of Buildings Act of 1910, as amended.



Marcel C. Acosta
Executive Director