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The Honorable Vincent C. Gray

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

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 05-28C

JUL 12 2011

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

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 21-23, 803-805 and portions of Lots 24 and 802 for the Parkside Development, in Northeast, Washington, D.C. and the related map amendment from R-5-B to C-3-A and CR, allowing for the approved residential use to be changed to a community college, 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

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ZONING COMMISSION
District of Columbia

CASE NO. 05-28C
EXHIBIT NO. 76
ZONING COMMISSION
District of Columbia
CASE NO. 05-28C
EXHIBIT NO. 76

**SECOND STAGE PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT
COMMUNITY COLLEGE OF THE DISTRICT OF COLUMBIA
LANO PARCEL 12, LLC
SQUARE 5055, LOTS 21-23, 803-805 AND PORTIONS OF LOTS 24 AND 802**

Northeast, Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

JUN 30 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 21-23, 803-805 and portions of Lots 24 and 802 for the Parkside development, located in Northeast, Washington, DC and related map amendment from R-5-B to C-3-A and CR, allowing for the approved residential use to be changed to a community college, 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 Planned Unit Development (PUD) at the Parkside development to allow for a map amendment from R-5-B to C-3-A and CR and to allow for the change in the land use from residential to a community college. 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 to the west and Kenilworth Avenue, NE to the east. As part of the Parkside development, a community health care center will be located north of the community college and an office building will be south of it.

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.

The proposed map amendment from R-5-B to C-3-A and CR would allow for an 8-story, 260,000-square foot community college, referred to as the Community College of the District of Columbia, to be located at this site. This zoning change would affect the use on this site which was originally approved for residential use in the First Stage PUD. This change in use would not affect any federal interests.

The height of the proposed building is 110 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