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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 Nos. Z.C. 05-28E

JUN 07 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 modifications to the First Stage Planned Unit Development, at Square 5055, Lots 14-25 and 801-813 for the Parkside development located in Northeast, Washington, D.C., 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. 05-28E
District of Columbia
CASE NO. 05-28E
EXHIBIT NO. 60

**FIRST STAGE PLANNED UNIT DEVELOPMENT MODIFICATIONS
LANO PARCEL 12 LLC
SQUARE 5055, LOTS 14-25 AND 801-813**

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 modifications to the First Stage Planned Unit Development, at Square 5055, Lots 14-25 and 801-813 for the Parkside development located in Northeast, Washington, D.C. to allow a maximum building height of 110 feet and to allow additional uses including a community college and a health care center in addition to the approved office and residential uses 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 modifications to the First Stage PUD for the Parkside development, which allows for a 110-foot maximum height, a health care center and a community college. Parkside is bounded by Kenilworth Avenue, Foot Street, Anacostia Avenue and Hayes Street, NE. The modification would also change the zoning from C-2-B to C-3-A allowing for additional uses such as the health care center and community college.

NCPC reviewed the original First Stage PUD as a delegated action in June 2006. At that time, the First Stage PUD identified building heights between 54 feet and 90 feet and an overall development of 3 million square feet. The proposed modification to the First Stage PUD will allow for a building height of 110 feet for two office buildings located between Kenilworth Avenue and Kenilworth Terrace, NE; however the total amount of development at this site would not increase.

The maximum limit of height of buildings allowed at Parkside by the Height of Buildings Act of 1910, as amended is 130 feet based on the 150-foot Kenilworth Avenue right-of-way. The proposed building height of 110 feet will not exceed this maximum limit.



Marcel C. Acosta
Executive Director