NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

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IN REPLY REFER TO:
NCPC File No. Z.C. 03-12A/03-13A

FEB 16 2006

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

Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Consolidated Planned Unit Developments and a Second Stage (Phase I) PUD for the Arthur Capper/Carrollsburg HOPE VI Redevelopment Project located on Parts of Squares 797, 798, 799, 800, 824, 825, 825S, 881W and 882 (northern portion) between the Southeast Freeway, M Street, 3rd, and 7th Streets, SE, and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 03-12A/03-13A
EXHIBIT NO. 34

ZONING COMMISSION
District of Columbia
Case 03-12A/03-13A
Exhibit 34

NCPC File No. Z.C. 03-12A/03-13A

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ARTHUR CAPPER/CARROLLSBURG HOPE VI REDEVELOPMENT PROJECT
MODIFICATIONS TO FIRST STAGE AND CONSOLIDATED
PLANNED UNIT DEVELOPMENTS AND
SUMBISSION OF SECOND STAGE (PHASE I) PLANNED UNIT DEVELOPMENT

Located on parts of Squares 797, 798, 799, 800, 824, 825, 825S, 881W, and 882 (northern portion) between the Southeast Freeway, M Street, 3rd, and 7th Streets, SE Washington, D.C.

Delegated Action of the Executive Director

JAN 26 2006

Pursuant to delegation of authority adopted by the Commission on August 6, 1999, I find that modifications to First Stage and Consolidated Planned Unit Developments (PUD)s and a Second Stage (Phase I) PUD for the Arthur Capper/Carrollsburg HOPE VI Redevelopment Project located on parts of Squares 797, 798, 799, 800, 824, 825, 825S, 881W, and 882 (northern portion) between the Southeast Freeway, M Street, 3rd, and 7th Streets, SE, would not adversely affect any identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Office of Zoning has taken a proposed action to modify a First Stage planned unit development (PUD) and a Consolidated PUD, and approve a Second Stage (Phase 1) PUD for the Arthur Capper/Carrollsburg HOPE VI Redevelopment Project in Southeast Washington, D.C. As initially submitted, the project had been separated into two separate zoning actions because some elements of the project were further along in design. The First Stage PUD encompassed the entire project on all or parts of 13 squares at a conceptual level. A Consolidated PUD covered a subset of the greater PUD for a portion (six squares) of the project, consisting of townhouses and senior apartments that were further advanced in design. The Zoning Commission approved both PUD's in February 2004, following this Commission's comments in January and February 2004 that neither would adversely affect the identified

federal interests and that both were consistent with the Comprehensive Plan for the National Capital, except for Senior Housing Building 2, which places a blank wall above the ground floor along M Street, SE, an identified Special Street, but which is not included in this submittal. Although the Consolidated PUD has been submitted to NCPC for Section 5 review, neither of the first or second stage PUD's have, and both remain to be submitted for Section 5 review.

Requested modifications to the First Stage PUD include:

- Removing 15 of the properties in Square 799 from the Preliminary PUD, resulting in
  - Relocating proposed 3rd Place in Squares 798 and 799
    (Shifting the street's location complies with the Zoning Commission's instructions to retain as much private property as possible in Square 799 by allowing 15 additional properties to remain privately owned), and results in:
    - Increasing overall residential density from 2.21 to 2.34 FAR, and
- Reducing overall PUD parking ratio, particularly for the low-rise residential construction in Squares 825, 825S, and 882 (northern portion) from two spaces per unit to a minimum of 1.38 spaces for type A, D and E units.

Requested modifications to the Consolidated PUD include:

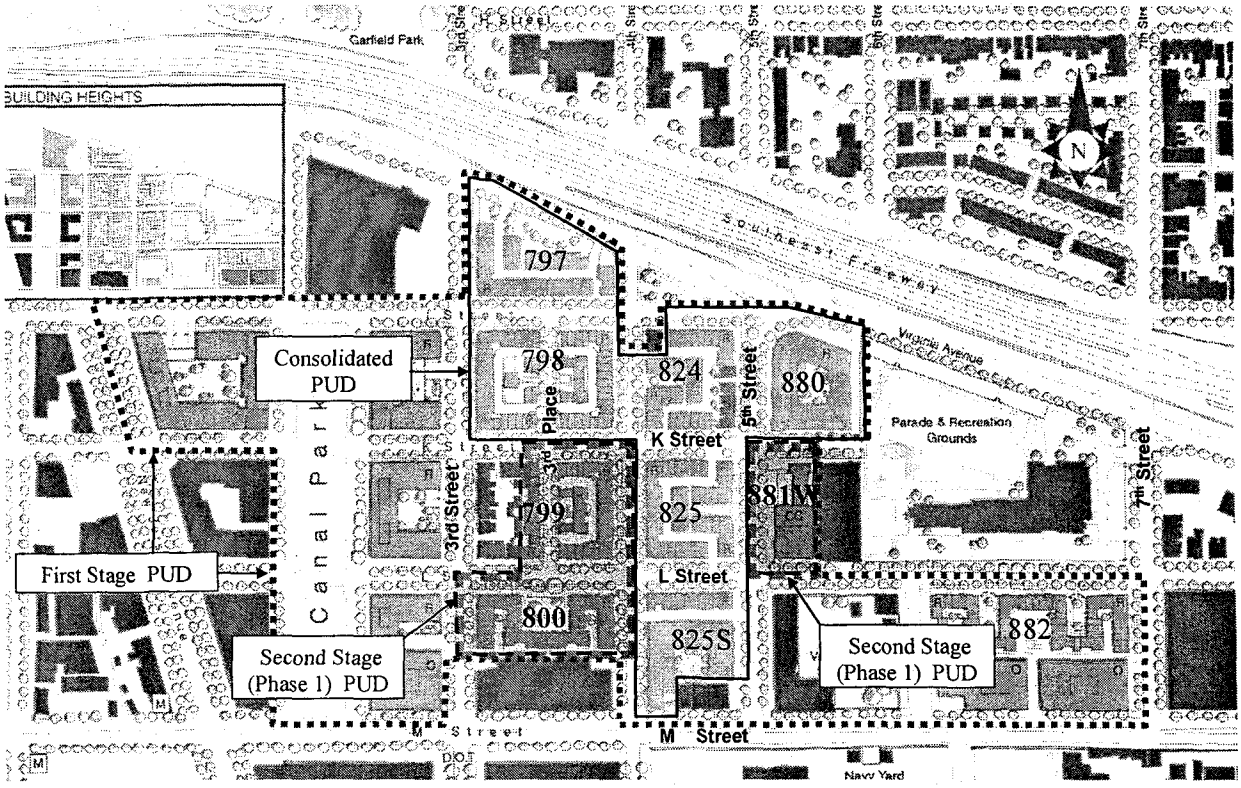
- Relocating proposed 3rd Place in Square 798, and
- Reducing the PUD parking ratio within Squares 797, 798, and 824.

Requested Second Stage (Phase I) approval includes modifications to the plan approved in the First Stage PUD for Squares 799, 800 and 881 W that follow:

- Increasing the height and density of the community center in Square 881 W,
  - (Increasing the height from 25 to 35 feet would help to further screen the adjacent 56-foot high Marine Barracks garage, consistent with the design intent and importance of this building to the community).
- Constructing a roof structure for the community center that would not meet the 1:1 setback requirements of § 400.7,
  - (Increasing density to allow a future second story expansion of up to 6,600 SF, and locating a stair tower along the northern wall facing K Street, with no setback form the exterior wall would make possible a future 2nd story addition that would provide neighborhood-requested community meeting and office space).
- Changing the location and ownership status of proposed 3rd Place in Square 799.
  - (Re-designating the street's ownership would assure that it would be built to District Department of Transportation (DDOT) standards and publicly maintained, as DDOT prefers. Creation of this street would have no affect on any existing L'Enfant Street).
- Reducing the PUD parking requirements for portions of Squares 799 and 800.

Reducing required parking for unit types A, D and E in Squares 797, 798, 799, 800, 824, 825, 825S, and 882 (northern portion) would provide more flexibility in the living unit options by enabling purchasers of the narrowest market rate and workforce townhouses (14 to 16-feet wide), to convert a two-car garage to a den plus one car garage. The number of parking spaces would be further reduced in Squares 799 and 800 by the decrease in units due to relocation of 3rd Place. Both the District of Columbia Office of Planning (DCOP) and NCPC staff find the parking reduction consistent with goals of transit-oriented development. The project would locate both

market rate and workforce housing within walking distance of the Nary Yard Metrorail station, neighborhood-serving retail, and centers of federal employment. The option to convert parking to living space would help to implement this Commission's February 2004 recommendation that "...the applicant redesign the units to place a vestibule or other occupied space between the ground floor garage and the front wall of the house". DCOP believes that the current community center design will help to establish it as a strong and welcoming presence.



First Stage, Consolidated, and Second Stage (Phase I) PUD Boundaries

In its final report dated December 9, 2005, DCOP recommended that the Zoning Commission approve the Second Stage PUD and modifications to both the previously approved PUD's, and deemed them consistent with the District elements of the Comprehensive Plan. I find that the proposal is consistent with the Comprehensive Plan for the National Capital and that it would not adversely affect any identified federal interests, and remind the District of Columbia Housing Authority that Section 5 review for both First and Second Stage PUD's remains to be submitted.

Patricia E. Gallagher, AICP
Executive Director