

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

SUBJECT: Supplement to Preliminary Report, Zoning Commission Case No.03-12G and 03-13G
- Capper/Carrollsborg Venture LLC Hope VI Revitalization Project
- Request for Approval of 2nd Stage PUD for Squares 882 and 769
- Request for Extension of Time

DATE: October 10, 2008

At the September 8, 2008 initial public meeting for this application the Zoning Commission (Commission) asked the applicant (Capper/Carrollsborg Venture, LLC/District of Columbia Housing Agency) to restructure its July 3, 2008 application, to reflect more clearly that the applicant is seeking both Second Stage PUD approval for developments in Squares 882 and 769, as well as time extensions for aspects of the Preliminary PUD, and Commission-imposed conditions setting minimums and maximums for certain of the PUD's zoning-related physical requirements.

The applicant has submitted this material. After reviewing the additional material, OP continues to recommend the Commission schedule a public hearing for the application. This report is supplementary to OP's report of August 29, 2008.

Overall the applicant has requested:

- Approval of a Second Stage PUD application for construction of:
 - An office building in the CR zone, on the southern side of Square 882, facing M Street, SE between 6th and 7th Streets;
 - A multi-family residential building in the R-5-B zone, on the north side of Square 882, facing L Street across from the Marine Barracks;
 - A multi-family residential building in the CR zone, on the northern portion of Square 769, facing L Street and the future Canal Blocks Park.
- Zoning relief from roof structure setback and loading requirements for the residential building in Square 769; and from the CR-zone's 10% public space equivalent requirement. The applicant is requesting that the Second Stage PUD order permit an additional 102 to 178 residential units, 0.4 additional commercial FAR, changes to the residential building type and heights in Square 882.

ZONING COMMISSION
District of Columbia

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- Commission approval of several modifications to Conditions in the original and subsequent Orders relating to Case No. 03-12 / 03-13. These relate to the size, height or unit count of particular buildings, as well as parking spaces, building design and materials, and the timing, phasing, construction and completion of portions of the PUD.

For this public meeting, in response to the Commission's September 8, 2008 requests, the applicant filed additional material on September 18 and September 19, 2008.

The September 18 letter requests

- Extension of the first stage approval and phasing of the Preliminary PUD
- Extension of the deadline for filing a building permit for the construction of a community center in Square 881W.

The September 19 letter requests modifications of conditions for the overall PUD, in order to:

- Increase the maximum number of residential units from 1645 to 1745, with the increase to be devoted to market rate housing, without any diminution in the amount of public or below-market rate housing;
- Increase the commercial GFA from 702,000 SF to 708,302 SF
- Increase the residential density from 2.34 FAR and 2,138,431 GSF to 2.67 FAR and 2,323,329 GSF;
- Decrease the number of required off-street parking spaces from 604 to 434 for commercial uses
- Reduce the parking spaces in Square 825S's proposed multi-family building by eliminating offsite parking for residents and guests, while still being required to provide thirty-three on-site parking spaces.

The Second Stage application is part of the multi-year build-out of the Hope IV PUD approved by the Zoning Commission in Order No. 03-12/ 03-13. OP incorporates by reference its May 7, 2003, July 14, 2003 and August 29, 2008 reports on the original case and on the present request.

