NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director

Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 04-37

AUG 10 2005

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 Consolidated Planned Unit Development for the Eastgate Senior Residences on B Street, SE, and a related map amendment to modify zoning on Lots 22-25 in Square 5409 from R-5-A to R-5-B, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest.

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

Sincerely,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 04-37
EXHIBIT NO. 41

ZONING COMMISSION
District of Columbia
CASE NO.04-37
EXHIBIT NO.41

NCPC File No. Z.C. 04-37

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

EASTGATE SENIOR RESIDENCES
CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
Square Number 5409, Lots 22 - 25
Southeast Washington, D.C.

Delegated Action of the Executive Director

JUL 28 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the Consolidated Planned Unit Development (PUD) for the Eastgate Senior Residences on B Street, SE, and a related map amendment to modify zoning on Lots 22-25 in Square 5409 from R-5-A to R-5-B, would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Office of Zoning has referred a proposed Consolidated Planned Unit Development (PUD) and related map amendment for the Eastgate Senior Residences to NCPC for federal interest review and comment. The nearly triangular shaped site occupies Lots 22-25 in Square 5409, totals 54,438 square feet of land, and is bounded by Anacostia Road, SE to the north, B Street, SE to the south, and Ridge Road, SE to the east. The property has remained undeveloped since the deteriorated Stoddard Terrace public housing apartments were demolished in 1998. Development surrounding the site consists of all residential uses including two-story single family detached homes across Anacostia Road and B Street and a mixture of two and three-story garden apartment buildings owned and operated by District of Columbia Housing Authority (DCHA) along Ridge Road and a portion of B Street.

The proposed development is a 100-unit, three to four story apartment house for low and moderate-income senior citizens. The proposed project will have 19 on-site parking spaces, meeting the required one parking space per six units of affordable senior housing. The request was submitted by DCHA and partners, A&R Development and the Henson Development Company.

The landscape plan includes deciduous and evergreen trees in a small pocket park at the intersection of Anacostia Road and B Street, as well as in the building yard, to help screen the parking area. Where the "U" shaped building opens to face Anacostia Road, a private, landscaped courtyard area will be enclosed with a decorative fence to prevent direct access from the sidewalk. Due to sloping topography, the building will appear as 3-stories on the front along B Street, but will expose 4-stories at the rear along Anacostia Road. The building will be clad in two colors of brick and two colors of vinyl siding, with an exterior insulation finish system in accent areas, and an asphalt shingled pitched roof in two contrasting colors.

The applicant has requested a Map Amendment to modify Lots 22-25 in Square 5409 zoned R-5-A to R-5-B in order to allow increased density. Current zoning allows an FAR of 0.9, a building height of 40 feet, and a maximum 40 percent lot occupancy. Proposed zoning would allow an FAR of 3.0, a building height of 60 feet, and a maximum 60 percent lot occupancy. The development proposed under the PUD would achieve an FAR of 1.59, a building height of approximately 48 feet, and 42 percent lot occupancy, which is less than would be allowed under the proposed zoning.

The applicant presented the project to Advisory Neighborhood Commission (ANC) 7A and the Marshall Heights Community Development Corporation on several occasions. ANC 7A did not submit a statement at the public hearing or in the record, but letters of support were received from the Marshall Heights Community Development Corporation and others. The inclusion of this site in the larger New Eastgate HOPE VI development will allow residents to access HOPE VI amenities. The District of Columbia Office of Planning (DCOP) reviewed the project on January 3, 2005. The DC Office of Planning strongly supports the proposed construction, which would enable DCHA to allocate its housing resources to other residents they serve, and believes that the proposal is not inconsistent with the Comprehensive Plan. Staff concurs with the conclusions of the DC Office of Planning. In addition, this project is required to be submitted for review under Section 5 of the National Capital Planning Act.

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director