

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JS for*
Ellen McCarthy, Director
Office of Planning

DATE: January 3, 2006

SUBJECT: Final Report for Zoning Commission Case No. 05-24
Eastgate Gardens
Square 5318, Lots 9-20; Square 5319, Lots 20-36; and Square 5320, Lots 29-36

~~CONFIDENTIAL~~
District of Columbia
CASE NO. 05-24
EXHIBIT NO. 22

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D.C. OFFICE OF ZONING

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PROPOSAL

The District of Columbia Housing Authority (DCHA) and A&R/THC II, LLC (Applicant) seeks approval for a consolidated Planned Unit Development (PUD) for the development of approximately 16-acres in the southeastern quadrant of the District. The development will consist of a mix of housing types including single-family detached dwellings, row houses, and multi-family dwellings. New streets and alleys, open space and recreational space will be provided within the new development.

RECOMMENDED ACTION

The proposal is a very important residential development in furtherance of the District's aim to provide a variety of housing types for different income levels. The application is consistent with the requirements of the Zoning Regulations, elements of the Comprehensive Plan, and the Eastgate-Marshall Heights Neighborhood Alliance Master Plan.

The flexibility requested by the applicant under the PUD guidelines are commiserate with the public benefits and amenities that include affordable housing, urban design and architecture, preservation of open space, an urban park, site planning, pedestrian access, first source employment program, and local business opportunity program. The Office of Planning recommends approval of the proposed development with the following conditions:

1. Provide an analysis as to how many units with reduced rear yards and increased lot occupancy can accommodate rear decks.
2. Provide a Memorandum of Understanding with the Local Business Opportunity Commission prior Final Action.

BACKGROUND

The area, bounded by F Street, Drake Place, 51st Street, Finch Street, and Benning Road, S.E. (Attachment 1) was formerly developed with Eastgate Gardens, a public, 230-apartment, housing complex. These apartments were demolished in 2002. In 2002, the applicant submitted an application to the Zoning Commission (ZC Case No. 02-49) for the site to be developed with 169 dwelling units composed of a mix of housing types and a 2-story, 25,000 square feet community service center fronting on Benning Road between F and Fitch Streets. The applicant has since re-evaluated the proposal based on the availability of funds and the needs of the community and has submitted a new application that does not include the envisioned community service center. A decision will be made at a later date for the development of the remainder of the property with a community service center or in the alternative a residential development.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject site is composed of a number of vacant lots that total approximately 16 acres. The site is in the southeast quadrant of the City and is bounded generally by F Street to the north, Drake Place and 51st Street to the east, Finch Street to the south, and Benning Road to the west. All the streets and alleys that served the former development have been closed and new streets and alleys will be created as part of the proposed development.

The subject property is within the Marshall Heights neighborhood, which is predominantly developed with residential use and in particular single-family detached, semi-detached dwellings, and apartment buildings. There are several vacant and abandoned properties in the community. The Fletcher-Johnson Middle School, J.C. Nalle Elementary School and C.W. Harris Elementary School are in close proximity to the site. The area is in the R-5-A zone district.

Small retail pockets and strip centers are located along Benning Road providing a limited range of goods and services. The centers are located on small parcels (less than one acre) and are generally in blighted condition. Directly across the western portion of the site along Benning Road is a strip center in the C-2-A district.

PROJECT DESCRIPTION

A&R/THC, LLC is developing the site under contract to DCHA with a combination of public and private funds. The applicant proposes to construct 186 dwelling units consisting of twenty (20) single family detached units, one hundred and fifty eight (158) townhouse units and two (2) grand houses with four (4) units each. The development will include assisted rental units, affordable and market rate rental units, and assisted and market rate homeownership units. The units will be indistinguishable and be sited to provide a mixture of household incomes throughout the community.

To complement the residences, open space, passive and active recreational areas, pedestrian walkways, and an urban park are integrated into the development. Parking above that required by the Zoning Regulations is provided for each unit and the development is accessible to public transportation.

ZONING

The subject property is zoned R-5-A. The applicant provided a table in their submission that outlines how each lot will meet the zoning requirements. To accomplish the overall vision of the development the applicant has requested flexibility to deviate from some of the zoning requirements.

FLEXIBILITY

The applicant is requesting flexibility from the lot occupancy, side yard, rear yard requirements, driveway widths, and having two buildings on a single lot. In the applicant's submission, "Eastgate Family Housing PUD Additional Materials," Tab 9 shows a table that outlines how each lot meets the zoning requirements.

The topography of the site varies from flat to undulating to very steep. In order to have an environmentally sensitive development that generally preserves this topography, the applicant has reduced the rear yard and side yard requirements and exceeds the lot occupancy on a high percentage of the lots. These deviations allow for the houses to be sited on the most favorable portions of the site and minimize grading. The limitation on grading of the site also affects the cost of development.

Lot Occupancy

The Zoning Regulations allow a maximum of 40% lot occupancy. Of the 180 lots, 75, or 45%, exceed the maximum lot occupancy. OP has expressed concerns to the applicant about those lots that have lot occupancies of over 50%. The applicant has agreed to review these lots and make the appropriate changes where possible.

Rear Yard

The Zoning Regulations require a rear yard setback of 20-feet. In the original submission a large number of the lots did not meet the requirements. The applicant has since made changes to many of the lots and of the 180 lots, 64, or 35%, have a reduced rear yard. The greatest reduction in the rear yard is on Lot 108 that is irregularly shaped and will have a rear yard of varying width. The shortest area of the rear yard is 9.75-feet.

OP does not believe that the deviations proposed will adversely affect the privacy, light, and air to each unit. OP has concerns about lots that greatly exceed the maximum lot occupancy and the rear yard setback. It is highly probable that some homeowners may desire to add a deck to their houses and with these reductions in yard requirements they may be required to obtain a variance or special exception approval to accomplish such an addition. This review process may be burdensome to some property owners especially for those in affordable and subsidized units. The applicant has agreed to analyze how many houses may be able to accommodate a deck and may request that the Commission approve a condition that will allow the addition of decks on homes that may exceed the yard requirements if they do not impair the light, air, and privacy to adjacent properties.

Side Yard

A side yard is required on 88 lots and of these 77, or 87%, of the lots do not meet the side yard requirement. Most of the lots have side yards of 7.5 feet. However, three of the units (Lots 44, 51, 52)

have side yards below 3 feet and abut roadways. Another 3 lots (Lots 50, 63, 102) have their turrets extending out into the side yard and reducing it to below 3-feet in those areas.

Driveways Widths

Section 2117.8(d) requires that:

“A driveway that provides access directly from a street to a row dwelling or a flat shall be a minimum of twenty-eight feet (28 ft.) from all adjacent driveways that provide access directly from a street to a row dwelling or a flat, as measured from the nearest edge of each such driveway opening.”

The townhouses along Public Street 1, Public Street 2, Queen’s Stroll Place and F Street have driveways that are less than 28-feet apart. The applicant states that they are unable to accommodate pairing of the driveways in order to meet the requirement because the gable roofs over the garages do not allow for the merging of the roof lines because they result in problems with drainage from the roofs.

DDOT has concerns about the limitation to on-street parking that result because of the reduced distance between the driveways. On-street parking will not be available in front of the townhouse units along Public Street 1, Public Street 2, F Street and Queen’s Stroll Place. The applicant has stated that there are on-street parking spaces on the opposite side of F Street and Queen’s Stroll Place which can be utilized by the residents. However, the applicant states that these spaces currently serve the residents of the existing apartments and single family, detached houses. On-street parking may not be in high demand because the units have two parking spaces and many residents may not have cars. This issue will be further addressed in the District Department of Transportation (DDOT) Report.

Two Buildings on a Lot

In the original plans the two grand homes at the corner of 51st Street and Queen’s Stroll Place were placed on two separate lots. However, the lots could not accommodate both the buildings and the required parking. The applicant has therefore combined the lots to create one record lot with two buildings and is requesting a deviation to allow the construction of multiple buildings on a single lot of record. Multiple buildings on a single lot of record are permitted subject to approval of a special exception under Section 2517. Having a single lot will allow the buildings to meet the required yard requirements and have on-site parking. The grand homes will be owned by a single entity and house rental units. In the alternative, the applicant is proposing that the two lots be retained and that flexibility be granted to place the required parking off-site in close proximity to the building it serves. To provide privacy to the townhouses adjacent to the parking spaces a retaining wall with a 4.5 foot high fence will be provided (Attachment 2).

OTHER ISSUES

Easement Area

At the time of setdown, the Zoning Commission requested that the applicant review the possibility of extending Public Alley 1 behind the homes that front of Public Street 1 and Queen’s Stroll Place to provide rear access to the townhouses. The applicant states that the decision not to extend the alley behind these units was based on the fact that the grade undulates in this area and would require extensive grading to bring to the standards of a public alley and would be costly for the project. Additionally, in

discussions with the community partners, they expressed a desire to have alleys in some areas but not in others. They supported Public Alley 1 on the southern portion of the property but not one in this area.

The applicant proposes a 5-foot wide easement along the property lines of these lots to provide pedestrian access only. The easement will also allow the management company or property owners to access the rear yards with equipment that is not suitable to be taken through the houses. This proposed easement will be grassed and maintained by the Home Owners Association (HOA). Homeowners will be required to obtain approval from the HOA to erect fences along their rear property line.

Urban Tree Park

On the southwest corner of the site is an area of very steep slopes that is covered with a grove of large, mature trees. The applicant and its community partners envision an urban tree park that will provide recreational, educational, environmental and economic benefits to the community. The vision for the area is to preserve the existing trees, plant new trees, provide a meandering nature trail, provide interpretive signage and display areas to identify tree species, and a rain garden to assist in stormwater runoff. Additionally, an urban meadow with wildflowers and native grasses is proposed as part of the urban park.

The community will benefit greatly from recreational opportunities for relaxing and the walking path will present opportunities for a place to exercise. Signage within the park will identify local tree species and be an educational experience for person interested in nature. The rain garden will have information on sustainable stormwater practices and presents an opportunity for local environmental groups to utilize the space. The environmental benefit to the area is that it will preserve the steep slopes and mature trees, help reduce run-off, and preserve and enhance local wildlife.

Affordability

The proposed development will consist of a mixture of housing types as well as rental and home-ownership units. Additionally, the community will be of mixed incomes composed of market rate and different levels of affordability. The mix of affordability will be for low, moderate, and market rate and will apply to both homeownership and rental units. All the single family detached units will be sold at market rate. The mix of affordability will be 37% below 60% AMI, 20% at 60%-80% AMI and 43% above 80% AMI. The table below presents more details on the affordability of the units.

Table 1

Income Classification	Number of Units	Homeownership/ Rental	Median family Income
Low	69	8/61	25-60% AMI for homeowners 0-30% for rental
Moderate	38	38/0	60%-80% AMI
Market Rate	79	79/0	Over 80% AMI
TOTAL	186	125/61	

Note: The above information is subject to change slightly and the applicant will present the final breakdown at the public hearing.

PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is “designed to encourage high quality developments that provide public benefits.”

Development of the site utilizing the PUD process will facilitate the redevelopment of a large vacant site in the Marshall Heights neighborhood. The request will allow a diversified development that will provide housing for a variety of income levels, a variety of housing types, as well as family sizes. The PUD process will allow the applicant to propose a residential development whose design, architecture and site planning are complementary to the surrounding community. Through the flexibility of the PUD process, the design of the project will be able to achieve a development that provides open space, parking on site to serve the new residents, tree preservation, pedestrian access, stormwater runoff, and slope stability. Section 2403 further outlines the standards under which the application is evaluated.

2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.

The Marshall Height neighborhood is beginning to experience some revitalization with a number of new housing projects in the area. The area has an abundance of rental apartments and the applicant is striving to encourage homeownership at all levels. The site has been vacant for a number of years and the development of the site will contribute to the general improvement of the area. Water, sewer, and stormwater management facilities are located along the streets surrounding the property and connections can easily be made. In addition, the new residents will not overwhelm these services.

STANDARDS FOR PLANNED UNIT DEVELOPMENT

The application meets the minimum 15,000 square foot area requirements of Section 2401.1 (c) to request a PUD. Pursuant to Section 2402.3, the applicant has elected to file a consolidated PUD. The PUD standards state that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.” Based on the information provided, the proposed replacement of an old public housing project with a new residential development, OP believes that the project will be favorable. The proposed development will be less intense than the development it is replacing and therefore its impact on city services and facilities will be less. The applicant has elected to pursue the planned unit development approach and has utilized its flexibility to provide beneficial site planning that preserves steep slopes, and maximizes the flat areas, preserve the natural vegetation, and meet the housing need of persons of different incomes.

PUBLIC BENEFITS AND AMENITIES

Section 2403.5 through 2403.13 discusses the definition and evaluation of public benefits and amenities. Benefits provided by this project will be an attractive and functional residential community that will benefit the area. In addition, it is a residential development that promotes homeownership and provides a variety of housing types to persons of varying incomes and will encourage long-term residency that increases neighborhood stability.

OP believes that the benefits of the proposed housing will compensate for the requested deviations from the Zoning Requirements. Section 2403.9 outlines *“Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:*

- (a) Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) Site planning, and efficient and economical land utilization;*
- (c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*
- (f) Housing and affordable housing;*
- (h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;*
- (i) Uses of special value to the neighborhood or the District of Columbia as a whole;*

OP is supportive of the architecture and design of the proposed development. Community representatives have been intimately involved in the decisions relative to the architectural style, colors, and building features on the units.

The exterior siding materials will have complementary stone on the lower portions of some of the houses. The colors will be from a palette of four to six “Normal Rockwell” colors. To complement these rich colors the houses will have features such as covered porches, bay windows, peaked roofs, and turrets.

As shown on the Landscape Plan, extensive landscaping will be provided throughout the community and will include street trees, shrubs and groundcover. Of particular significance is the urban park that will be created by from the existing grove of trees that will be supplemented by planting additional trees and the creation of a grassed meadow and wildflower area. Open spaces are also interspersed throughout the development and some will be utilized for active or passive recreation.

The design and layout of the development is sensitive to the natural topography of the property particularly in the areas where the slopes are steepest and where there are many mature trees. Grading of the site will be carefully executed to minimize the disturbance of the steep slope areas. Some of the deviations requested are due to the desire to maximize utilization of the flat or less steep areas on the site. Due to the site’s topography, stormwater management will be important to prevent runoff onto adjacent properties. The applicant has proposing the use of environmentally sensitive stormwater management systems and practices and includes a rain garden within the urban park.

The street layout on the property has been designed to connect with the streets of the existing community and will be built to the standards recommended by DDOT. The houses will front outward in order to integrate the new development into the existing community. Pedestrian walkways are provided throughout the development to encourage pedestrian use, provide linkages and easy access throughout the new community. Pedestrian walkways also connect to Benning Road that is a major transportation corridor with many Metrobus routes.

The main amenity of the proposed application is the provision of the mix of housing types and income levels with prominence given to the affordability of many of the units. The 186 units will be a combination of low, moderate and market rate housing as demonstrated in Table 1 on page 5. The applicant has already begun working with potential residents for the community to provide the opportunity for home ownership to a wide variety of persons especially those who currently live with the area.

The applicant has entered into a First Source Agreement with the District of Columbia Department of Employment Services (DOES) (See applicant's submission, "Eastgate Family Housing PUD Additional Materials," Tab 2) and currently in negotiations with the Office of Local Business Development to obtain a Memorandum of Understanding with the Local Business Opportunity Commission (Tab 1).

The proposed development will be of special value to the community because it serves to instigate further economic development in the area, provide homeownership opportunities, and serve persons of varying incomes.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

The Generalized Land Use Map recommends the subject site for moderate density residential (Attachment 3). Additionally, the Generalized Land Use Policies Map identifies the area as a "development opportunity area." The R-5-A zoning and the proposed project is not inconsistent with these recommendations.

Section 2403.4 of the Zoning Regulations requires that the application is "not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site." The PUD is also consistent with other sections of the Comprehensive Plan including the following Major Themes:

- Section 102 - Stabilizing and Improving District Neighborhoods,
- Section 105 – Preserving and Promoting Cultural and Natural Amenities;
- Section 106 - Respecting and Improving the Physical Character of the District;
- Section 111 - Providing Diversity and Overall Social Responsibilities.

The Marshall Heights neighborhood is undergoing revitalization with the introduction of new and renovated developments in the area. However, this is a large vacant parcel in the middle of a community and its redevelopment will bring in long term residents that will contribute to the community and stabilize the area which in turn will encourage other residential and support commercial developments in the area.

The proposed development will be environmentally sensitive and the siting of the houses utilizes the existing topography that allows the retention of the steep areas in their natural form. The preserved wooded area will be further enhanced through the introduction of additional trees in this area.

The main vision the applicant has for the development is to provide homeownership opportunities for persons with a variety of income levels. The differing unit types allow for different household sizes and the affordable and subsidized units will be integrated throughout the development.

The proposal is consistent with Chapter 11, Land Use, of the Comprehensive Plan. The area is designated as a “development opportunity area” which is defined in Section 1118.3 as “. . . areas that offer opportunities to accommodate new growth and development. Development opportunity areas may be designated for housing, commercial development, employment centers, or for a mixture of uses.”

The proposed development will replace a rental housing community that became unfit for habitation and therefore had to be demolished. The redevelopment of the property with a mixture of housing type will help in stabilizing the overall community and will be a significant contribution to the District’s housing stock.

The application is consistent with Chapter 3, Housing Element, of the Comprehensive Plan. The general objectives for Housing (Section 302.1) is “*to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations.*” Further, the Plan includes objectives for Low- and Moderate-Income Housing (Section 303.1)

- “(a) To provide for the housing needs of low- and moderate-income residents;*
- (b) To improve the District’s low-rent housing program;*
- (c) To create and maintain moderate-cost housing environments that enhance the quality of life for their residents;*
- (d) To provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility;*
- (f) To reduce the overall cost of housing among low- and moderate-income households.”*

The development will be consistent with the Housing Elements since the applicant is creating a community that includes housing for low and moderate-income residents for homeownership as well as for rental. The units for low and moderate-income residents will be built to the same standards and be of the same quality as the market rate units and will be indistinguishable. The applicant along with their development partners has already instituted programs to teach and prepare potential low and moderate-income homebuyers for homeownership. Additionally, the applicant has programs to assist in financing and providing subsidy to homebuyers.

Chapter 7, Urban Design Element, outlines objectives and policies in support the Urban Design goal to “*... promote the protection, enhancement, and enjoyment of the natural environments and to promote a built environment that serves as a complement to the natural environment, provides visual orientation, enhances the District’s aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient.*” (Section 701)

708 Buildings

708.2 (a) *Design residential, commercial, and all other buildings to complement or enhance the physical character of the District; and*

(b) Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region.

The proposed development utilizes the existing topography in siting the houses with a limited amount of grading that enhances the development and provides some of the homes with enchanting views. The scale, height, and massing of the houses are consistent with the R-5-A district, which is similar to zoning on the surrounding properties. In fact, the proposed development will be at a lower density than many of the surrounding developments.

709 Streetscape

709.2 (a) *Develop a unifying system of well-designed streets, sidewalks, parks, and pedestrian ways;*

(j) *Encourage the planting and maintenance of street trees as the single most important streetscape element along commercial and residential streets to provide shade, design continuity, spatial relief, and a juxtaposition of the natural and built environments.*

The development will include a system of streets and alleys that provides seamless connections to the existing roadways and communities. The pedestrian walkways meander through the development connecting the residences to the open spaces, parks, and recreational areas. As part of the landscaping throughout the site, street trees will be provided along all roadways.

710 Areas of Strong Architectural Character

710.2 (d) *Encourage new development within areas of strong architectural character to contribute to the physical identity and character of those areas;*

(e) *Encourage building massing and scale of new development to be sensitive to established patterns;*

712.1 *The areas in need of new and improved character objective are to encourage new development or renovation and rehabilitation of older structures in areas with vacant or underused land or buildings to secure a strong, positive physical identity.*

The architecture of the buildings was patterned off many of the architectural styles articulated on buildings found in the surrounding community. The architectural designs, colors, and features of the houses will establish a particular identity for this new community. The massing and scale of the development is less than many of the surrounding developments and the development it replaces.

The application is consistent with the Ward 7 Plan. Section 1800.3 provides a vision for the ward of being a stable area with a mix of neighborhoods and a variety of housing options. These options would include privately owned single and multifamily housing designed for a wide-range of life styles, such as first time homebuyers. The applicant has worked with the Marshall Heights community and other organizations in the creation of planning principles for the development of the subject site. The policies include:

- Raising the homeownership rate;
- Preserving affordable housing, including rental housing; and
- Serving a broad range of income levels.

Eastgate-Marshall Heights Neighborhood Alliance Master Plan

The Eastgate-Marshall Height Neighborhood Alliance Master Plan, December 2000 (Eastgate Family Housing PUD Additional Materials, Tabs 10 and 11) was the result of a planning exercise conducted by the Eastgate/Marshall Heights Neighborhood Alliance which is a coalition of several groups interested in improving the quality of life for Marshall Heights residents. The coalition evolved from common interest of DHCD and Eastgate Redevelopment Associates (ERA) to develop the site known as Eastgate Gardens. A number of community organizations, churches local banks, the District of Columbia Government joined to broaden community input. The goal of the Alliance was to develop a plan and implementation strategy for the redevelopment of Eastgate Gardens.

The vision of the alliance for the property was to create *“A Community that improves the quality of life for Marshall Heights residents and provides homeownership and rental opportunities for a broad range of income levels in a safe environment with appropriate neighborhood retail activity.”*

The Master Plan for Eastgate Gardens recommends that the subject property should be developed with townhouses and grand homes on the outside boundaries and the low-density structures located internal to the site. The plan also recommended a street grid that followed the contours of this very steep area and that unit types be intermingled to prevent concentration of any one type of unit.

The architecture styles of the buildings were an important element and a more eclectic style was recommended to give Eastgate Gardens an individualistic look and simultaneously complement the surrounding architecture.

The proposed development follows very closely the recommendations of the Eastgate-Marshall Heights Neighborhood Alliance Master Plan

AGENCY REFERRALS

District Department of Transportation

In preliminary meetings with DDOT they indicated concerns with the reduction in the space between driveways as it limits the availability of on-street parking and requested that the applicant submit information to address this concern. DDOT will submit their report under separate cover.

Metropolitan Police Department

The Metropolitan Police Department indicated that this development will be beneficial to the community and its redevelopment of the site will help to reduce crime in the area and can foresee no adverse public safety issues.

Fire and Emergency Medical Services Department

The Fire Marshall had indicated that they support the development of the site.

OP received no other comments from any other District agency.

COMMUNITY OUTREACH AND INVOLVEMENT

The applicant has conducted a series of charettes and larger community meetings in the Marshall Heights community. The applicant continued community outreach and involvement by presenting its plans to ANC-7E, which voted to recommend approval of the development.

RECOMMENDATION

The Office of Planning recommends approval of the proposed development. OP believes that this is an important residential development for the District to undertake. The benefits of the proposed development outweigh the flexibility requested. The application is consistent with the requirements of the Zoning Regulations and elements of the Comprehensive Plan, and the Eastgate-Marshall Heights Neighborhood Alliance Master Plan. The Office of Planning recommends approval of the proposed development. With the following conditions:

1. Provide an analysis as to how many units with reduced rear yards and increased lot occupancy can accommodate rear decks.
2. Provide a Memorandum of Understanding with the Local Business Opportunity Commission prior Final Action.

ATTACHMENTS:

1. Aerial Photograph
2. Cross Section of Parking Adjacent to Townhouses
3. Comprehensive Plan

EM/mbr AICP

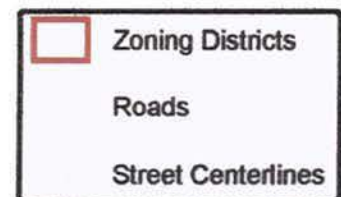


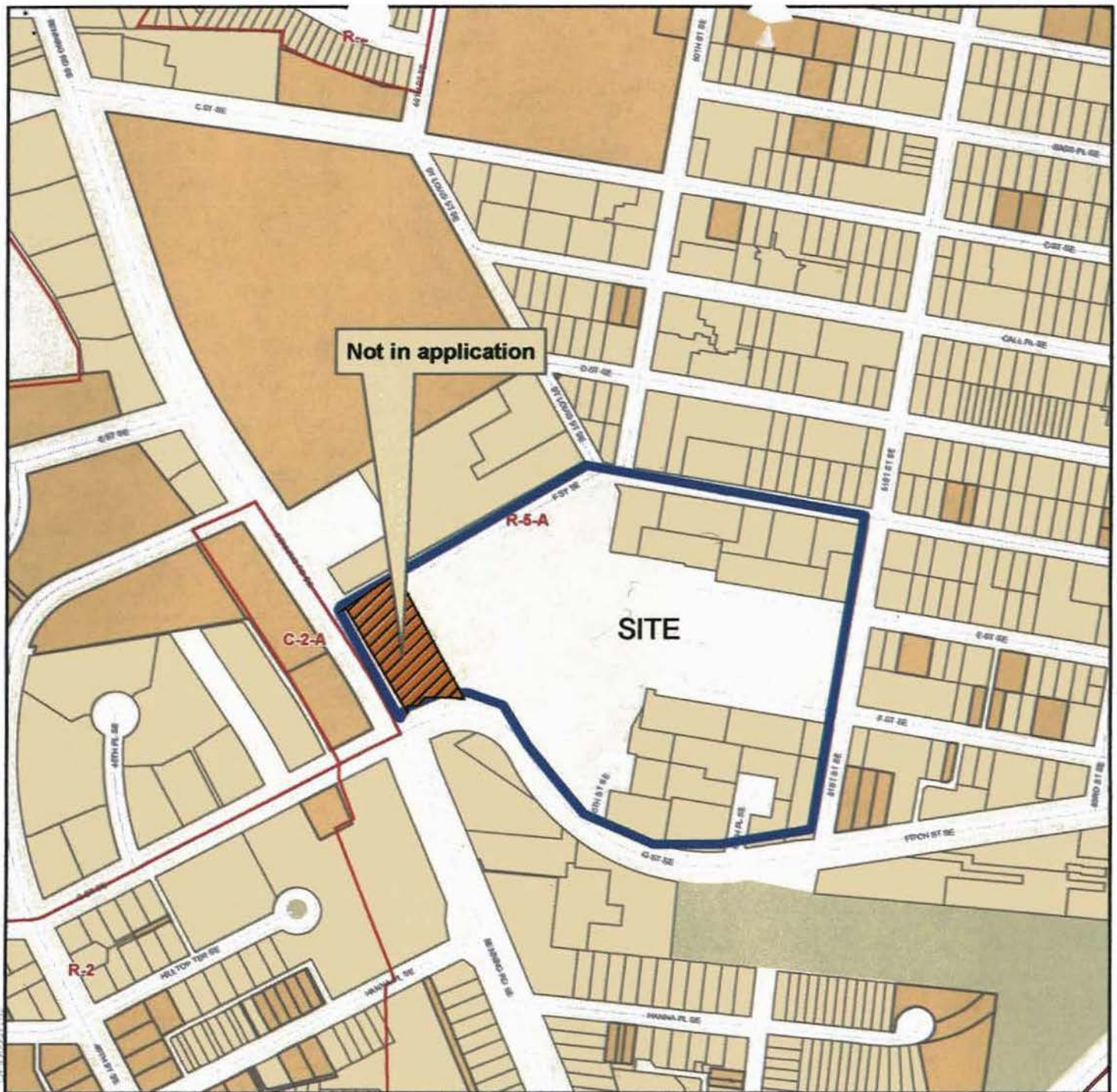
Eastgate Family Housing **ZC No. 05-24** **Aerial Photograph**

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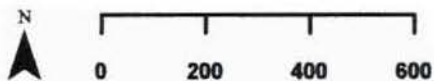
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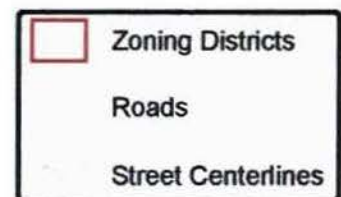
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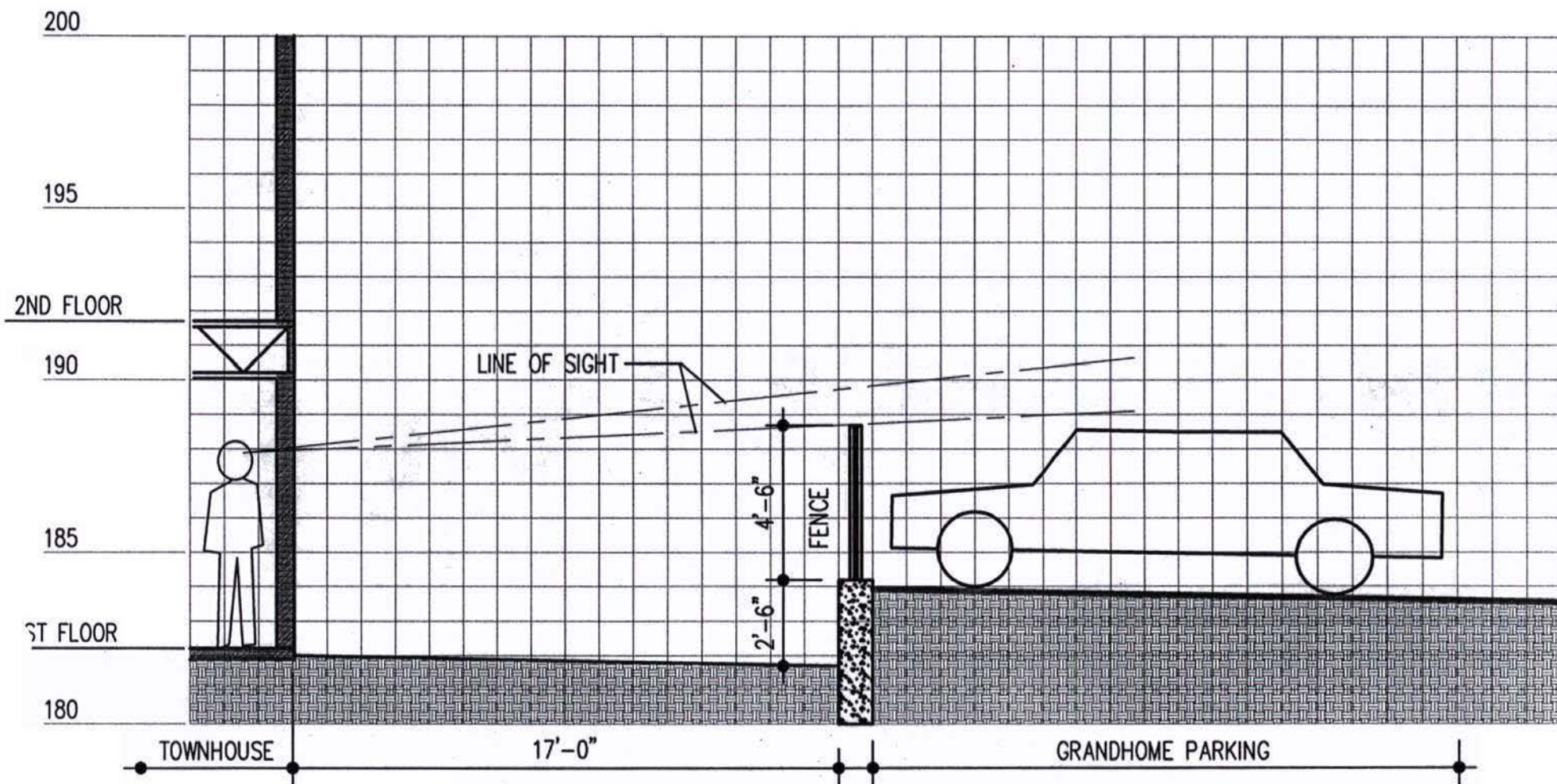


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SITE SECTION THROUGH / RETAINING WALL & FENCE / GRANDHOME PARKING

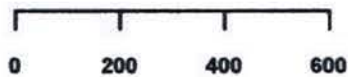
EASTGATE FAMILY SITE

A&R DEVELOPMENT

12/22/05



Feet



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Eastgate Family Housing ZC No. 05-24 Comprehensive Plan



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