

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



**Z.C. CASE NO.: 06-08**

As Secretary to the Commission, I hereby certify that on NOV 19 2007 copies of this Z.C. Order No. 06-08 were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- |   |  |
|---|--|
| 1. <i>D.C. Register</i>   | 6. Councilmember Harry Thomas  |
| 2. Paul A. Tummonds, Jr., Esq.<br>Pillsbury Winthrop Shaw Pittman<br>2300 N Street, N.W.<br>Washington, D.C. 20037-1128 | 7. Office of Planning (Harriet Tregoning)  |
| 3. William Boston, Chair<br>ANC 5A<br>1322 Irving Street, NE<br>Washington, DC 20017                                    | 8. Ken Laden, DDOT   |
| 4. Commissioner Robert King<br>ANC/SMD 5A12<br>3102 Apple Road, NE<br>Washington, DC 20018                              | 9. Zoning Administrator (Matt LeGrant)   |
| 5. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004                                    | 10. Jill Stern, Esq.<br>General Counsel - DCRA<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
|   | 11. Office of the Attorney General<br>(Alan Bergstein)   |

ATTESTED BY:



**Sharon S. Schellin**

**Secretary to the Zoning Commission  
Office of Zoning**

ZONING COMMISSION  
District of Columbia

CASE NO.

EXHIBIT NO.

06-08  
50

441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcocz@dc.gov](mailto:dcocz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

District of Columbia  
CASE NO.06-08  
EXHIBIT NO.50

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



**ZONING COMMISSION FOR THE DISTRICT COLUMBIA**

**Z.C. ORDER NO. 06-08**

**Z.C. Case No. 06-08**

**Consolidated Planned Unit Development for Fort Lincoln/Gateway Village, LLC**  
**April 9, 2007**

Pursuant to notice, the Zoning Commission for the District of Columbia (the "Commission") held a public hearing on December 18, 2006 to consider an application from Fort Lincoln/Gateway Village, LLC, for the consolidated review and approval of a planned unit development ("PUD") for the property known as Parcel 173/145 in Square 4325, pursuant to Chapter 24 of the District of Columbia Municipal Regulations (DCMR) Title 11 (Zoning). The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022.

At its public meeting on February 12, 2007, the Commission took proposed action by a vote of 4-0-1 to approve the application and plans that were submitted into the record.

The proposed action of the Commission was referred to the National Capital Planning Commission ("NCPC") pursuant to § 492 of the Home Rule Act. The NCPC Executive Director, through a Delegated Action dated March 1, 2007, found that the proposed PUD would not affect the federal interests in the National Capitol, or be inconsistent with the Comprehensive Plan for the National Capitol.

The Commission took final action to approve the application on April 9, 2007, by a vote of 4-0-1.

**FINDINGS OF FACT**

**PROCEDURAL HISTORY**

1. The property that is the subject of this application is Parcel 173/145 in Square 4325 and is bounded by Fort Lincoln Drive, N.E. to the west and south, Fort Lincoln Drive North, N.E. to the east, and Commodore Joshua Barney Drive, N.E. to the north (the "Subject Property" or "Property"). The Subject Property is located in the Fort Lincoln neighborhood in Ward 5. The Property consists of approximately 23 acres or 1,003,544 square feet of land and is located in an R-5-D Zone District. (Exhibit 22, p. 1.)
2. Fort Lincoln/Gateway Village, LLC (the "Applicant") is a joint venture owned by Fort Lincoln New Town Corporation and the Concordia Group. (Exhibit 22, p. 1.)

3. The Applicant seeks to construct a 357-unit townhouse and townhouse condominium development consisting of three sizes of single-family townhouses (16-foot, 20-foot, and 24-foot wide models) and “2 over 2” townhouse condominiums. (Exhibit 22, p. 2.)
4. The Commission voted 3-1-1 to set the case down for a public hearing at its June 12, 2006 public meeting. At that meeting, the Commission members requested the following plans and information: detailing grading and enhanced landscape plans (including more information and details on the proposed Community Green), a revised site plan, and more information regarding the relationship of this project to the proposed retail project across Fort Lincoln Drive. (Tr. June 12, 2006, pp. 16-22.)
5. In its pre-hearing statement, dated August 11, 2006, the Applicant addressed and submitted information on the above-mentioned questions from the Commission. In addition, the Applicant included information on the previously approved PUD for the site (Z.C. Order No. 903) and an analysis of how the proposed PUD conforms to the Fort Lincoln Urban Renewal Plan (“FLURA”). (Exhibit 22.)
6. The Applicant filed a supplemental submission on November 28, 2006, which included: resumes of proposed expert witnesses, a description of the project and community amenities, updated zoning information, and a site context plan to show proposed traffic improvements for the area. (Exhibit 27.)
7. The Commission held a public hearing on the above-mentioned application on December 18, 2006, which was conducted in accordance with the provisions of 11 DCMR § 3022.
8. At the December 18, 2006 public hearing, Paul Tummonds of Pillsbury Winthrop Shaw Pittman, LLP presented the case on behalf of the Applicant. The Commission accepted John Amatetti of Vika Incorporated as an expert in civil engineering; Trini Rodriguez of ParkerRodriguez as an expert in land planning and landscape architecture; and Jami Milanovich of Wells & Associates, LLC as an expert in traffic engineering. (Tr. December 18, 2006, p. 8.)

#### **PUD SITE AND SURROUNDING AREA**

9. The Property includes approximately 23 acres or 1,003,544 square feet of vacant land and is located between Fort Lincoln Drive, N.E. and Commodore Joshua Barney Drive, N.E. (Exhibit 22, p. 1.) It is located in Ward 5 and in the Fort Lincoln Urban Renewal Plan Area. (Exhibit 22, p. 6.)

10. The PUD site is part of the 360-acre residential neighborhood that was initially planned in 1972 as a federally-funded urban renewal community. Known as the Fort Lincoln Urban Renewal Area, development of the surrounding community, including the 22.97-acre site, is guided by the Fort Lincoln Urban Renewal Plan. The plan was most recently amended in 1994. (Exhibit 22, p. 6., Exhibit B.)
11. The Property has significant grade changes throughout the site and is currently overgrown with invasive, non-native tree and plant species. The site is bordered by thickly wooded and natural areas to the north and the west. (Exhibit 22, p. 1, Exhibit C-2B; Exhibit 35.)
12. Further to the west of the site are the Theodore Hagans Cultural Center and the Fort Lincoln Recreational Center, which provide a number of recreational amenities to the neighborhood. (Exhibit 22, pp. 1, 2.)
13. Fort Lincoln New Town Corporation is also developing a major retail project known as "Washington Gateway Shopping Center," located to the south of the Property. This project will consist of approximately 400,000 square feet of retail space on 42 acres of land. Washington Gateway Shopping Center will be anchored by a Costco, Target, and Shoppers Food Warehouse. (Exhibit 3, pp. 2, 3) This retail project is on land that was rezoned to C-2-B as a result of Z.C. Order No. 02-33. (Exhibit 3, p. 3.)

#### **DESCRIPTION OF THE PUD PROJECT**

14. The proposed 357-unit townhouse and townhouse condominium development will provide a variety of housing options for individuals and families seeking homeownership opportunities in Ward 5. The various unit types have been interspersed throughout the Property. The proposed density of the PUD project (0.753 FAR) is significantly lower than the matter-of-right density limitation (3.5 FAR) and the proposed building heights (40-43 feet and 54 feet) are also significantly lower than the maximum matter-of-right building height (90 feet) in the R-5-D District. (Exhibit 22, pp. ix, 2, 3.)
15. The 24-foot wide townhouses will include approximately 3,024 square feet of living area, which is comparable in size to typical single-family detached houses located in an R-5-D Zone District. Each single-family townhouse will be three stories and the "2 over 2" townhouse condominiums will be four stories tall. All of the single-family townhouse units will have family rooms or studies and garages on the first floor, kitchens and living areas on the main floor, and two or three bedrooms on the third floor. All of the townhouses will have decks in the rear. The "2 over 2" townhouse condominiums will include approximately 1,600

square feet in the lower level units and approximately 2,300 square feet in the upper level units. (Exhibit 22, p. 2., Exhibit A.)

16. The Project will provide a significant amount of open and green space. Open space accounts for 180,486 square feet (4.14 acres) or 17.98% of the site area. The overall average lot occupancy (which includes the decks) is 58.64%. (Exhibit 27, Exhibit C, pp. C-1 and C-6.)
17. The central open space provided in the project will be a large Community Green. The Community Green, which includes a total of 1.18 acres, is intended for non-organized, passive and active recreational use. The lawn will have a slope of 2% - 3%. At the eastern and western corners of the Community Green, more formal entrances to the Green will be marked with stone and brick paving, and, at the western corner, will include a pavilion. There will be a children's play area/tot lot just north of the Community Green. In addition, a rectangular Mews Green will be located at the western edge of the site and will serve as the terminus of the long east/west street that runs from the Community Green to the western edge of the site. A pocket park on the northern edge of the Property along Commodore Joshua Barney Drive provides additional green space and includes pedestrian connection from the project to the public street. (Exhibit 22, pp. 3, 4 and Exhibit A, p. L-1.)
18. All of the buildings will have entrances facing the Community Green, existing and proposed streets, or the proposed pocket park and Mews Green. The facades and sides of all the buildings will be predominantly brick. Side entrances to the townhomes will be provided for those that face the public street or the Community Green. (Exhibit 22, pp. 2, 3.)
19. All units will have one or two garage parking spaces (the 16-foot wide units will have a single parking space in the garage and a tandem parking space in the driveway) accessed from the rear of the units via alleys as well as driveway space for additional parking. The "2 over 2" condominiums will have one garage parking space and one tandem parking space for each unit. In addition, 182 additional guest parking spaces will be made available throughout the site on the interior private street system. (Exhibit 22, pp. 3, 19.)
20. The PUD project complies with the underlying zoning district requirements; however, pursuant to 11 DCMR Chapter 24, it requires relief from the front, rear, and side yard requirements (§§ 2516.5(b), 404, and 405) and to allow more than one principal structure on a single lot (§ 2516.1). This minor flexibility requested from the R-5-D District requirements will have no impact on the surrounding R-5-D-zoned properties. (Exhibit 22, p. 13, Exhibit A, pp. C-7 and C-7A.)

SATISFACTION OF PUD EVALUATION STANDARDS

21. Through written submissions and testimony to the Commission, the Applicant and its representatives noted that the proposed project will provide high quality residential development on the Subject Property with significant public benefits to the neighborhood and the District as a whole.
22. The Applicant's representative, Michele Hagans, testified that the goal of this project is to create high-quality homeownership opportunities and an attractive community that would be an integral part of the larger Fort Lincoln neighborhood. She confirmed that this will not be a "gated community" but instead will allow for residents, guests, and the Fort Lincoln community as a whole, to enjoy the large Community Green, the tot lots, and Mews Green by offering safe and convenient connections to the surrounding neighborhood. In addition, Ms. Hagans noted that the amenities package had been thoroughly negotiated with the Single Member District Commissioner and the Applicant will continue to work with the Advisory Neighborhood Commission ("ANC") and community to achieve and satisfy their financial commitment. (Tr. December 18, 2006, pp. 15-18.)
23. The Applicant's landscape architect, Trini Rodriguez, accepted as an expert in urban planning and landscape design, testified that the project was designed to create a strong sense of place and community orientation, taking into account streets, public spaces, and alleys. Ms. Rodriguez noted the importance of the open space to the project, the monumental entrances, the treatment of fences, and the landscaped median along Ft. Lincoln Drive. Ms. Rodriguez also discussed the pedestrian-friendly entrance from the residential project to the neighboring retail development. (Tr. December 18, 2006, pp. 19-28.)
24. Urban Design and Architecture: The proposed townhouses and condominium townhouses are designed to complement and elevate the level of architectural quality and design in this area of the District. The proposed design connects the homes to the public streets, incorporates the development into the existing neighborhood, and enhances the walkability of the interior streets. The proposed detached garages for the 24-foot wide townhouses allow for additional green space on those lots that are most likely to have families with children. The appearance of the retaining walls has been reduced through the terracing of the retaining walls and the landscaping. The proposed landscape plan and treatment of the Community Green, the pocket park, Mews Green, and the children's play area/tot lot provide both active and passive recreation activities for residents of the project and their guests. The landscape plans include a variety of street trees and alley trees that will be used to create a uniform setting along the interior

streets and to help soften the visual impact of the proposed alleys. (Exhibit 22, p. 17, Exhibit A; Exhibit 42.)

25. Site Planning: The site plan for the proposed project makes use of a vacant site that sits in the center of a developing neighborhood. The design of the residential complex intersperses street-oriented, rear-loaded townhouses in an efficient and economical manner appropriate for the R-5-D Zone District. The provided green spaces seamlessly tie into the existing and future fabric of the Fort Lincoln neighborhood. (Exhibit 3, p. 13; Exhibit 22, p. 18.)
26. Effective and Safe Vehicular and Pedestrian Access: The Project provides four means of vehicular access to Fort Lincoln Drive and Commodore Joshua Barney Drive. The connections to the surrounding streets allow pedestrians and vehicular traffic to enter and exit the development safely and efficiently. The new internal road system allows for two-way traffic. Safe and inviting sidewalks will be created along the surrounding public streets and throughout the site to encourage pedestrian activity and also mitigate pedestrian/vehicle conflicts. The PUD will provide residents with 714 parking spaces and 182 spaces designated for guests. (Exhibit 22, pp. 18, 19.)
27. The Applicant's traffic and parking expert provided written documentation and testimony that analyzed not just the Property at the Village of Washington Gateway but examined the proposed build-out of the Fort Lincoln area, a holistic approach that was recommended by the District Department of Transportation ("DDOT"). These additional areas include Dakota Crossing, which is currently under construction and consists of 209 townhouse units; the proposed Washington Gateway Shopping Center, which consists of 425,000 square feet of retail development; and the Wesley House development (currently under construction), which consists of 127 active adult apartment units. (Exhibit 27, Exhibit D; Tr. December 18, 2006, pp. 29-33.)
28. The private roadway improvements recommended by the traffic and parking expert and proposed by the Applicant include:
  - Close the existing median break located along 33<sup>rd</sup> Place and construct median improvements to provide additional storage for the left-turn lane onto South Dakota Avenue from 33<sup>rd</sup> Place;
  - Extend the median on Fort Lincoln Drive North to better define travel paths for vehicles coming out of Premium Driveway and Commodore Joshua Barney Drive;

- Install traffic calming devices such as speed humps, speed tables, and/or raised crosswalks along Fort Lincoln Drive, particularly in the vicinity of the proposed crosswalk between the Village at Washington Gateway and the Washington Gateway Shopping Center;
  - Construct Commodore Joshua Barney Drive/Fort Lincoln Drive North/Premium Driveway as an all-way stop due to the unnatural configuration of the T-intersection (i.e., the major movement is not a through movement, it is a left-turn movement);
  - Construct the Village at Washington Gateway westernmost (full access) site driveway on Fort Lincoln Drive as an all-way stop including a stamped-concrete, raised speed table in order to prevent pedestrian/vehicle conflicts that would occur as the result of the proposed pedestrian crossing between the Village at Washington Gateway and the Washington Gateway Shopping Center; and
  - Landscape the medians along Fort Lincoln Drive between 33<sup>rd</sup> Place and Fort Lincoln Drive North, along Commodore Joshua Barney Drive, and along Fort Lincoln, pending DDOT approval. (Exhibit 35, Exhibit F.)
29. Housing: In addition to providing a significant number of market rate housing units, the project will also set-aside 30 workforce affordable units. The National Capital Revitalization Corporation (“NCRC”) and the District of Columbia Public Schools (“DCPS”) offer a home ownership program targeting DCPS employees. The Applicant intends to utilize this NCRC/DCPS program in the proposed PUD by offering 30 residential units to qualified DCPS employees. The sale of the affordable units will be targeted to DCPS employees with annual household incomes (four- person family size) between \$54,180 and \$72,240 (60% to 80% of the Washington D.C. Metropolitan Area Median Income). The 30 workforce housing units offered will be the first and second floor units within the stacked (“2 over 2”) townhouse condominium buildings. The gross floor area for this unit type is approximately 1,600 square feet and these homes contain three bedrooms and two and one-half bathrooms. Each unit has a one-car garage and a tandem driveway space. The Affordable Housing Program will commence on the date that the building including the affordable units has received a certificate of occupancy and will run for ten years. Upon expiration of the ten-year term, these units may be sold at market rates. (Exhibit 22, p. 19; Exhibit 42, Exhibit A.)
30. Revenue for the District: The addition of 357 new households will result in the generation of additional tax revenues in the form of property, income, sales, and employment taxes for the District. (Exhibit 3, p. 15; Exhibit 22, p. 20.)



31. First Source Employment Program: The Applicant will enter into an agreement to participate in the Department of Employment Services (“DOES”) First Source Employment Program to promote and encourage the hiring of District of Columbia residents during the development and construction process. (Exhibit 3, p. 15; Exhibit 22, Exhibit K.)
32. Local, Small, and Disadvantaged Businesses: The Applicant will enter into a Memorandum of Understanding (“MOU”) with the Department of Small and Local Business Development (“DSLBD”) to use the resources of the DSLBD to utilize local business enterprises in the development of this project. (Exhibit 3, p. 15; Exhibit 20, p. 20.)
33. Environmental Benefits: The Applicant stated that it is committed to a low impact development (“LID”) strategy for the Property. John Amatetti, accepted as an expert in civil engineering, testified on behalf of the Applicant and stated that the most important element of LID is to try and minimize impervious surfaces from the outset of the project. He testified that infiltration also provides ground water recharge and is a benefit not only to the water quality but to the environment as a whole. Mr. Amatetti also testified that the survey done on the Property found no jurisdictional wetlands. (Tr. December 18, 2006, pp. 34-42.)
34. Due to the highly variable nature of the soil, the large amount of uncontrolled fill, and the highly plastic clays found on the Property, the Applicant’s water quality control for this project is primarily provided by two large underground storm filter facilities located at the downstream end of the project. These filter systems have integral sediment traps and provide water filtration through multiple media filled cartridges. Treated water is then discharged into the storm water system. In addition to the storm filter facilities, the project will include multiple bioretention facilities. Bioretention facilities are planted areas in local depressions that are subject to temporary ponding of water during storm events. The bioretention facilities create a reduction in peak flow rate as the storm water filters through the various natural material layers. (Exhibit 42, Exhibit D.)  
  
Water quantity control will be provided off-site in a proposed regional stormwater management pond. The regional stormwater management pond will provide peak reduction requirements to meet the District’s environmental regulations for this site as well as adjoining properties. (Exhibit 42, Exhibits C and D.)
35. Uses of Special Value to the Neighborhood: The Applicant will provide the following public benefits and amenities. The total value of the community amenities package is \$183,000:

- Thurgood Marshall School/Playground Construction – The Applicant shall design and construct a playground facility at the Thurgood Marshall School located within the Fort Lincoln community. As a second phase to the pre-school playground, the Applicant shall work with the school administration to design a playground on the land that is now occupied by an obsolete cycling facility. The cost of this playground is approximately \$50,000.
- Scoreboard for the Baseball Field within Fort Lincoln – The Applicant shall purchase and install an electronic scoreboard for the baseball field located within the park at Fort Lincoln. The estimated cost is approximately \$40,000.
- Landscaping Package along Fort Lincoln Drive – The Applicant will contribute \$40,000 for installation and maintenance of plantings in accordance with a landscaping plan for the medians located along Fort Lincoln Drive and 31<sup>st</sup> Place, N.E., adjacent to the Village at Washington Gateway property. The Applicant shall maintain this landscaping for a period of three years from the date of its installation. The Applicant shall also provide for enhanced landscaping and maintenance of the area at the corner of Fort Lincoln Drive and 33<sup>rd</sup> Place.
- Trail Connection to the Adjacent Fort Lincoln Recreation Center – The Applicant shall create an environmentally-sensitive trail that connects the proposed development to the adjacent Fort Lincoln Recreation Center. The trail shall be sited and constructed of materials that will minimize disruption to the wooded area between the project and the recreation center. The cost of this component of the amenity package is approximately \$12,000.
- Fort Lincoln Community Day – The Applicant shall continue its sponsorship of the Fort Lincoln Community Day for an additional two years. The Fort Lincoln Community Day brings together residents of the greater Fort Lincoln neighborhood to celebrate their community and meet their neighbors. The Applicant will provide food, entertainment, and publicity for this event. The cost of this component of the amenity package is \$10,000 (\$5,000 per year).
- Fort Lincoln Resident Participation in the National Senior Olympics – The Applicant shall continue to send eligible Fort Lincoln residents to the National Senior Olympics. The National Senior Olympics will be held in Louisville, KY this year. The cost of this contribution is expected to be \$2,000.

- Publication of Community Newsletter – The Applicant shall underwrite the publishing of a community newsletter prepared by ANC 5A. The newsletter will be published two times per year. The community newsletter will provide information to residents of the Fort Lincoln community on various matters that affect their community and their everyday lives. The cost of this component of the amenity package is \$4,000.
- Renovation and Upgrade of the Theodore Hagans Cultural Center – The Applicant shall contribute \$25,000 for the renovation of space within the Theodore Hagans Cultural Center located within the Fort Lincoln community. These funds will be used to purchase and install exercise equipment, patio furniture and furnishings, and Hi-Definition televisions for the cultural center.

All of the above-referenced contributions shall be funded and the capital projects shall be completed (except for the three-year maintenance period for landscaped medians along Fort Lincoln Drive) within one year from the delivery of the first certificate of occupancy at the Village at Washington Gateway. (Exhibit 42.)

36. Comprehensive Plan: The District of Columbia Generalized Land Use Map includes the Subject Property in the medium-density residential land use category. The medium-density residential land use category anticipates multiple-unit housing, as well as row houses and other low- and medium-density housing options. Thus, the PUD is consistent with the Generalized Land Use Map designation for the Subject Property. (Exhibit 22, p. 23.)
37. The proposed project is consistent with and fosters the goals and policies stated in the elements of the Comprehensive Plan. The project is consistent with the following major themes of the Comprehensive Plan:
  - Stabilizing the District's Neighborhoods: The PUD will create a 357-unit townhouse and townhouse condominium development, which will help stabilize the Fort Lincoln neighborhood. (Exhibit 22, p. 24.)
  - Respecting and Improving the Physical Character of the District: The project has been designed to be complementary to the surrounding neighborhood. All of the buildings will be built up to the street to create an attractive walkable community that is oriented towards the surrounding neighborhood. The development also provides multiple areas of usable, secure green space that can be utilized for many forms of recreation. (Exhibit 22, p. 25, Exhibit A.)

- Preserving and Ensuring Community Input: The Applicant met with community representatives and ANC 5A on numerous occasions. The ANC adopted a unanimous resolution in support of the application. (Exhibit 32.)
  - Providing for Diversity and Overall Social Responsibilities: The project will help further expand the range of housing options in the Fort Lincoln neighborhood. The inclusion of 30 workforce housing units targeted to DCPS employees will provide opportunities for couples and families to purchase new residential units in the neighborhood. (Exhibit 22, p. 26; Exhibit 42, Exhibit A.)
38. The PUD is consistent with many Major Elements of the Comprehensive Plan, including the Housing, Transportation, and Urban Design Elements, as well as the Generalized Land Use Map and portions of the Ward 5 Goals and Policies.
- Housing Element: The proposed development is consistent with the housing provisions of the Comprehensive Plan as it creates 357 new townhouses and condominium townhouses in an area that is identified on the Generalized Land Use Map to be a medium-density residential area. The proposed project will create new dwelling units in a community with significant for-sale housing needs on property that is currently vacant. The proposed residential community will serve as an anchor that strengthens and enhances the surrounding residential neighborhood.
  - Transportation Element: The Applicant will enhance the existing road network by creating an internal street system on the Subject Property that allows for two-way traffic and several access and egress points to the proposed development. Furthermore, the sidewalks of the proposed development will be connected to the existing sidewalk system on Commodore Joshua Barney Drive and Fort Lincoln Drive. The sidewalks and streets will be designed and constructed to DDOT standards. The sidewalks on these streets will be safer and more user-friendly with the removal of overgrown vegetation, as well as the integration of a complete pedestrian sidewalk system for the surrounding neighborhood. The orientation of the townhouses to the sidewalk also enhances the appearance and walkability of the pedestrian streetscape. Finally, more than two parking spaces per dwelling unit are provided, which is well above the parking ratio required in the R-5-D District.
  - Urban Design Element: The proposed development will reflect the beneficial architectural qualities of the surrounding residential

neighborhoods. In site planning and architectural detailing, the project will emphasize and help strengthen a neighborhood identity for this area. The project proposes an appropriate number and density of residential units, while allowing for sufficient private and public open space for the residents. The townhomes are oriented towards the street at the front, yet also have auto access through the rear alleys.

The area between Fort Lincoln Drive and Commodore Joshua Barney Drive currently lacks "a strong, positive physical identity." The addition of the proposed development to this area will strengthen the identity of this site. Attractive views of the side and front elevations of the townhomes as one walks or drives along either road will also provide passersby with a stronger sense of place than previously existed at this location.

- Generalized Land Use Map: The Comprehensive Plan Generalized Land Use Map includes the Subject Property in the medium-density residential land use category. The medium-density residential land use category envisions multiple-unit housing, as well as low- and moderate-density housing, such as row houses. The proposed project is consistent with the Generalized Land Use Map designation of this site.
- Ward 5 Goals and Policies: Fort Lincoln New Town is designated as a Housing Opportunity Area in the Comprehensive Plan. The project will provide a quality residential development that respects the physical aspects of the Subject Property. The site is surrounded by streets with existing infrastructure that can accommodate the proposed use and intensity of the development, and the location of this project advances the objectives of the Ward 5 Plan. The PUD will also preserve approximately 4.14 acres of open space on the site. Finally, the application will help connect existing and proposed housing, recreation, and commercial projects into a cohesive and thriving Fort Lincoln community.

39. In response to issues raised by the Commission members at the December 18, 2006 public hearing, the Applicant filed a post-hearing submission (on January 22, 2007), which included the following information:

- The anticipated base price of the market rate units will range from \$375,000 - \$600,000 depending on unit size. Individuals and families with annual incomes of \$85,000 - \$120,000, which is roughly equivalent to 90% - 120% of AMI, will be able to afford these units.

- A revised summary of the Affordable Housing Program showing that the workforce affordable units will continue to be marketed to DCPS employees and the term of the program will be ten years;
- Updated community amenities package showing greater specificity with regard to the various components of the package and the increase in amenities to \$183,000;
- A revised stormwater management plan that incorporates various aspects of low-impact design/development;
- Landscape plans showing additional details regarding the location of alley trees, the deck configuration on the rear units, and the landscape treatment for the traffic median on Fort Lincoln Drive;
- A memorandum specifying who is responsible for each transportation improvement; and
- Summary of architectural controls that includes a description of the duties of the Architectural Review Board for the Village at Washington Gateway Homeowners Association, which will be created for this Project.

(Exhibit 42.)

#### GOVERNMENT REPORTS

40. In its December 8, 2006 report, the Office of Planning (“OP”) recommended that the Commission approve the project. OP determined that the project is consistent with the goals and objectives of the Comprehensive Plan by stabilizing the neighborhood and increasing the range of housing options within Fort Lincoln. OP noted that the proposal is largely consistent with zoning requirements and is, in fact, a less intense development than could be achieved as a matter-of-right. The development will include public – and some private – open space, parking well above ordinance requirements, and pedestrian amenities to link it to the future commercial development and the rest of the neighborhood. (Exhibit 28, p. 10.)
41. The December 8, 2006 report included the following recommendations for additional action by the Applicant:
  - Provide more details about the amenity package;
  - Require that the project not be a gated community;

- Commit to demarcation of the tree save area, prior to the clearing and grading, through the placement of adequately designed and installed fencing;
  - Provide an executed First Source Agreement prior to final action;
  - Install an automatic, underground watering system for retaining wall terrace areas at the time of retaining wall construction; and
  - Work with the Department of Parks and Recreation on the alignment and design of the trail to the recreation center. (Exhibit 28, p. 1.)
42. In its December 14, 2006 report, DDOT stated that it had no objection to the proposed PUD provided that all proposed traffic improvements are implemented. (Exhibit 31 and 41.) These improvements include:
- Extend the median on Fort Lincoln Drive North to better define travel paths for vehicles coming out of Premium Driveway and Commodore Joshua Barney Drive;
  - Install traffic calming devices such as speed humps, speed tables, and/or raised crosswalks along Fort Lincoln Drive, particularly in the vicinity of the proposed crosswalk between the Village at Washington Gateway and the Washington Gateway Shopping Center;
  - Construct Commodore Joshua Barney Drive/Fort Lincoln Drive North/Premium Driveway as an all-way stop due to the unnatural configuration of the T-intersection (i.e., the major movement is not a through movement, it is a left-turn movement);
  - Construct the Village at Washington Gateway middle (full access) site driveway on Fort Lincoln Drive as an all-way stop including a stamped-concrete, raised speed table in order to prevent pedestrian/vehicle conflicts that would occur as the result of the proposed pedestrian crossing between the Village at Washington Gateway and the Washington Gateway Shopping Center; and
  - Landscape the medians along Fort Lincoln Drive between 33<sup>rd</sup> Place and Fort Lincoln Drive North, along Commodore Joshua Barney Drive, and along Fort Lincoln Drive North, pending DDOT approval.
43. In order to identify the limits of the Army Corps Clean Water Act jurisdiction for the project, the U.S. Army Corps of Engineers conducted a field inspection of the Property and, by letter dated September 22, 2005, determined that there were “no

Waters of the United States, including jurisdictional wetlands” within the area of review. (Exhibit 22, Exhibit G.)

44. The RLA Revitalization Corporation (“RLARC”) submitted a letter in support of the PUD, dated December 18, 2006. RLARC Board of Directors approved the project at a public meeting on November 15, 2006. (Exhibit 33.)

#### ANC REPORT

45. Based on the testimony of Timothy Thomas, ANC Commissioner of 5A08 and Vice Chair for ANC 5A, and by letter dated December 15, 2006, ANC 5A adopted a resolution to support the PUD on December 11, 2006 by a vote of 7-0. (Exhibit 32.) On October 25, 2006, at the annual community meeting hosted by ANC 5A12, the project was approved. (Tr. December 18, 2006, p. 135.)

#### PARTIES AND PERSONS IN SUPPORT

46. Outgoing Ward 5 Councilmember Vincent Orange testified in support of the project, adding that he has been working on it for quite some time. He looked forward to seeing both the proposed project and the retail development begin. (Tr. December 18, 2006, pp. 9-11.)
47. Incoming Ward 5 Councilmember Harry Thomas, Jr. testified in support of the project and praised the Applicant for enhancing a gateway to Washington, D.C. In addition, he commented that the development in this area will generate 650 new jobs, which the neighborhood needs. Furthermore, he believes that the housing will be second to none in the region and was impressed by both the Applicant’s attention to detail and involvement with the community. (Tr. December 18, 2006, pp. 66-69.)

#### PARTIES AND PERSONS IN OPPOSITION

48. Robert E. Boone, President of the Anacostia Watershed Society, and James F. Connolly, Executive Director, both testified at the December 18, 2006 hearing that, although they are not against the project, they believe the proposed stormwater controls are obsolete technology. (Tr. December 18, 2006, pp. 155, 156.) They also would like to see a proposal that identifies temporary erosion and sediment control measures prior to the start of the project (Tr. p. 161.) and considers the cumulative effects of all the nearby projects on the Anacostia River. (Tr. December 18, 2006, p. 164.)
49. Leroy Morgan, a resident of Ward 5, testified during the December 18, 2006 hearing. Though not opposed to the project, Mr. Morgan expressed his concern



regarding global warming and the need to consider the environment as the project moves forward. (Tr. December 18, 2006, p. 166.)

50. David Hilmy, teacher, environmental educator, and LID administrator, submitted a letter (Exhibit 30) outlining environmental concerns and suggesting policy recommendation for development. Mr. Hilmy also testified at the December 18, 2006 hearing regarding wetlands, open space, low-impact development, and the affordability of the homes for teachers. (Tr. December 18, 2006, pp. 167-173.) In addition, he submitted into the record copies of an EPA pamphlet and US DOD low-impact development handbook. (Exhibits 39 and 40.)

### **CONCLUSIONS OF LAW**

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality developments that provide public benefits. (11 DCMR § 2400.1.) The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project “offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience.” (11 DCMR §2400.2.)
2. Under the PUD process, the Commission has the authority to consider this application as a consolidated PUD. The Commission may impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards. In this application, the Commission finds that the requested relief from the front, rear, and side yard requirements and the request to allow more than one principal structure on a single lot can be granted with no detriment to surrounding properties and without detriment to the zone plan or map.
3. The development of this PUD project will advance the purposes of Chapter 24 of the Zoning Regulations to encourage well planned developments that offer a variety of building types with more attractive and efficient overall planning and design than that achievable under matter-of-right development.
4. The Commission agrees with the written submissions and testimony of the Applicant’s representatives that the project will provide superior features that benefit the surrounding neighborhood to a greater extent than a matter-of-right project on the Subject Property would provide. The Commission finds that the mix of residential unit sizes and types, the large open recreational spaces, the pedestrian connections to the adjacent streets, the orientation of the residential units to front on adjacent public or private streets, the Community Green, and the use of landscaped retaining walls are appropriate project amenities and exemplify desirable features of urban design, architecture, and site planning.

5. The Commission determines that the provision of 30 workforce affordable units made available to DCPS employees is a project amenity. The Commission also concludes that the proposed community amenities package will provide appropriate benefits to members of the surrounding area and the District as a whole.
6. The Commission finds that the proposed low-impact development strategy proposed by the Applicant is an environmentally-sensitive approach to development on the Property and is a public benefit and project amenity. The Commission believes that the on- and off-site landscape elements of the project will enhance the attractiveness of the immediate area and are, therefore, deemed to be another amenity of the project.
7. The Commission agrees with the written submissions of the Applicant as well as the recommendations of OP that approval of the proposed project is not inconsistent with the Comprehensive Plan. The Commission finds that the project is consistent with and fosters numerous themes and elements of the Comprehensive Plan. Specifically, the Commission believes that the project furthers the themes of: stabilizing the Fort Lincoln neighborhood, respecting and improving the physical character of the neighborhood, providing for diversity and overall social responsibilities, and preserving and ensuring community input. The Commission also finds that the proposed PUD is also consistent with the Fort Lincoln Urban Renewal Area Plan.
8. The Commission agrees with the conclusions of the Applicant's traffic and parking expert and DDOT that the proposed project will not create adverse traffic or parking impacts on the surrounding community. The Commission believes that the proposed traffic calming measures along Fort Lincoln Drive and the raised pedestrian crosswalk to the retail shopping center are important features of the project.
9. In accordance with D.C. Official Code § 1-309.10(d)(2001), the Commission must give great weight to the issues and concerns of the affected ANC. ANC 5C adopted a resolution of support for the project on October 11, 2006. (Exhibit 32.)
10. Approval of the application will promote the orderly development of the Property in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Zoning Map of the District of Columbia.
11. Notice of the public hearing was provided in accordance with the Zoning Regulations.

12. The proposed PUD meets the minimum area requirements of 11 DCMR § 2401.1
13. The Applicant is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

### **DECISION**

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia ORDERS APPROVAL of the application for consolidated review of a planned unit development application for Parcel 173/145 in Square 4325. The approval of this PUD is subject to the following guidelines, conditions, and standards:

1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 22, 35, and 42 of the record, as modified by the guidelines, conditions, and standards of this Order.
2. The Applicant shall make the following financial contributions as part of the PUD project:
  - Thurgood Marshall School/Playground Construction – The Applicant shall design and construct a playground facility at the Thurgood Marshall School located within the Fort Lincoln community. As a second phase to the pre-school playground, the Applicant shall work with the school administration to design a playground on the land area that is now occupied by an obsolete cycling facility. The cost of this playground is approximately \$50,000.
  - Scoreboard for the Baseball Field within Fort Lincoln – The Applicant shall purchase and install an electronic scoreboard for the baseball field located within the park at Fort Lincoln. The estimated cost is approximately \$40,000.
  - Landscaping Package along Fort Lincoln Drive – The Applicant shall contribute \$40,000 for installation and maintenance of plantings in accordance with a landscaping plan for the medians located along Fort Lincoln Drive and 31<sup>st</sup> Place, N.E. adjacent to the Village at Washington Gateway property. The Applicant shall maintain this landscaping for a period of three years from the date of its installation. The Applicant shall also provide for enhanced landscaping and maintenance of the area at the corner of Fort Lincoln Drive and 33<sup>rd</sup> Place.

- Trail Connection to the Adjacent Fort Lincoln Recreation Center – The Applicant shall create an environmentally-sensitive trail that connects the proposed development to the adjacent Fort Lincoln Recreation Center. The trail shall be sited and constructed of materials that will minimize disruption to the wooded area between the project and the recreation center. The cost of the trail is approximately \$12,000.
- Fort Lincoln Community Day – The Applicant shall continue its sponsorship of the Fort Lincoln Community Day for an additional two years. The Fort Lincoln Community Day brings together residents of the greater Fort Lincoln neighborhood to celebrate their community and meet their neighbors. The Applicant will provide food, entertainment, and publicity for this event. The cost of this component of the amenity package is \$10,000 (\$5,000 per year).
- Fort Lincoln Resident Participation in the National Senior Olympics – The Applicant shall continue to send eligible Fort Lincoln residents to the National Senior Olympics. The National Senior Olympics will be held in Louisville, KY this year. The cost of this contribution is expected to be \$2,000.
- Publication of Community Newsletter – The Applicant shall underwrite the publishing of a community newsletter prepared by ANC 5A. The newsletter will be published two times per year. The community newsletter will provide information to residents of the Fort Lincoln community on various matters that affect their community and their everyday lives. The cost of this contribution is expected to be \$4,000.
- Renovation and Upgrade of the Theodore Hagans Cultural Center – The Applicant shall contribute \$25,000 for the renovation of space within the Theodore Hagans Cultural Center located within the Fort Lincoln community. These funds will be used to purchase and install exercise equipment, patio furniture, and furnishings and Hi-Definition televisions for the cultural center.

All of the above-referenced contributions shall be funded and the capital projects shall be completed (except for the three-year maintenance period for landscaped medians along Fort Lincoln Drive) within one year prior to the issuance of the first certificate of occupancy at the Village at Washington Gateway.

3. The Applicant shall offer 30 residential units to qualified DCPS employees through an established NCRC/DCPS program. The sale of the affordable units

will be targeted to DCPS employees with annual household incomes (four-person family size) between \$54,180 and \$72,240 (60% to 80% of the Washington D.C. Metropolitan Area Median Income). The 30 workforce housing units offered will be the first and second floor units within the stacked ("2 over 2") townhouse condominium buildings. The gross floor area for this unit type is approximately 1,600 square feet and these houses contain three bedrooms and two and one-half bathrooms. Each unit has a one-car garage and a tandem driveway space.

4. Landscaping of the medians in Fort Lincoln Drive shall be provided in accordance with the plans marked as Exhibit No. 42 of the Record.
5. The Applicant shall make an initial capital contribution to the reserve fund for the Village at Washington Gateway Homeowners Association. This capital contribution will be \$250 per residential unit.
6. The Village at Washington Gateway Homeowners Association's Bylaws shall be required to include an Architectural Review Board. The Architectural Review Board shall regulate the external design and appearance of the PUD project in a manner so as to preserve and maintain the harmonious relationships among the structures on the Property and the Property's natural vegetation and topography.
7. All fences and embellishments located on private property between the entrance to the individual units and the adjacent public space shall be similar to the plans and materials filed as Exhibit 22 and Exhibit 35.
8. The Project shall include the low-impact development features specified in Exhibit 42, including the following features:
  - Two large underground storm filter facilities located at the downstream end of this project, which will have integral sediment traps and provide water filtration through multiple media filled cartridges.
  - Multiple bioretention facilities will be spread throughout the site, strategically situated where site grading, sufficient drainage, and planting space allow.
  - Water quantity control will be provided off-site in a proposed regional stormwater management pond. The regional stormwater management pond will provide peak reduction requirements to meet District environmental regulations for this site as well as adjoining properties.
9. Prior to the issuance of a building permit for the project, the Applicant shall enter into a Memorandum of Understanding with the Department of Small and Local

Business Development in substantial conformance with the Memorandum of Understanding submitted as Exhibit K of Exhibit 22.

10. Prior to the issuance of a building permit for the project, the Applicant shall enter into a First Source Employment Agreement with the Department of Employment Services in substantial conformance with the First Source Agreement submitted as Exhibit K of Exhibit 22.
11. The Applicant shall have flexibility with the design of the PUD in the following areas:
  - To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, elevators, and toilet rooms, provided that the variations do not change the exterior configuration of the structures;
  - To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and
  - To make minor refinements to exterior details and dimensions, including balcony enclosures, belt courses, sills, bases, cornices, railings, and trim, or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit.
12. The following roadway improvements shall be constructed by the Applicant by the issuance of the 100<sup>th</sup> Certificate of Occupancy for the PUD project.
  - Close the existing median break located along 33<sup>rd</sup> Place and construct median improvements to provide additional storage for the left-turn lane onto South Dakota Avenue from 33<sup>rd</sup> Place;
  - Extend the median on Fort Lincoln Drive North to better define travel paths for vehicles coming out of Premium Driveway and Commodore Joshua Barney Drive;
  - Install traffic calming devices such as speed humps, speed tables, and/or raised crosswalks along Fort Lincoln Drive, particularly in the vicinity of the proposed crosswalk between the Village at Washington Gateway and the Washington Gateway Shopping Center;
  - Construct Commodore Joshua Barney Drive/Fort Lincoln Drive North/Premium Driveway as an all-way stop due to the unnatural

configuration of the T-intersection (i.e., the major movement is not a through movement, it is a left-turn movement);

- Construct the Village at Washington Gateway westernmost (full access) site driveway on Fort Lincoln Drive as an all-way stop including a stamped-concrete, raised speed table in order to prevent pedestrian/vehicle conflicts that would occur as the result of the proposed pedestrian crossing between the Village at Washington Gateway and the Washington Gateway Shopping Center; and
  - Landscape the medians along Fort Lincoln Drive between 33<sup>rd</sup> Place and Fort Lincoln Drive North, along Commodore Joshua Barney Drive, and along Fort Lincoln, pending DDOT approval.
13. The PUD shall be valid for a period of two years from the effective date of Zoning Commission Order No. 06-08. Within such time, an application must be filed for a building permit as specified in 11 DCMR § 2409.1; the filing of the building permit application will vest the Zoning Commission Order.
14. The Office of Zoning shall not release the record of this case to the Zoning Regulations Division of Department of Consumer and Regulatory Affairs (“DCRA”), and no building permit shall be issued for the PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia, that is satisfactory to the Office of the Attorney General and the Zoning Division of DCRA. Such covenant shall bind the Applicant and all successors in title to constrict and use the Property in accordance with this Order, or amendment thereof by the Zoning Commission. The Applicant shall file a certified copy of the covenant with the records of the Office of Zoning.
15. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., (“Act”) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the


Applicant to comply shall furnish grounds for denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.


For these reasons above, the Commission concludes that the Applicant has met the burden; it is thereby **ORDERED** that the application is **GRANTED**.

On February 12, 2007, the Zoning Commission **APPROVED** the application by a vote of 4-0-1 (Carol J. Mitten, Anthony J. Hood, John G. Parsons, and Michael G. Turnbull to approve; Gregory N. Jeffries not having participated, not voting).

This Order was **ADOPTED** by the Zoning Commission at its public meeting on April 9, 2007, by a vote of 4-0-1 (Anthony J. Hood, John G. Parsons, Carol J. Mitten, and Michael G. Turnbull to adopt; Gregory N. Jeffries not having participated, not voting).

In accordance with the provisions of 11 DCMR 3028, this Order shall become final and effective upon publication in the *D.C. Register* on **NOV 23 2007**.

  
\_\_\_\_\_  
**ANTHONY J. HOOD**  
Chairman  
Office of Zoning

  
\_\_\_\_\_  
**JERRILY R. KRESS, FAIA**  
Director  
Office of Zoning



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., February 24, 2009

Plan for Building Permit of SQUARE 4327 PARCEL 173145

Scale: 1 inch = 200 feet

Recorded in A & T Book Page 3821-J

Receipt No. 25894

Furnished to: PWSP

*[Signature]*  
Surveyor, D.C.

By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely disassembled, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying this application; that the foundation plans as shown herein in, shown, and disassembled accordingly to the same scale as the property lines shown on this plat and that by reason of the proposed improvements to be erected as shown herein the size of any adjacent lot or portion is not decreased to an extent less than is required by the existing regulations of the District of Columbia; and it is further certified and agreed that accessible parking area shall be provided in accordance with the existing regulations, and that the area has been correctly shown and dimensioned thereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and street grade will not exceed a rate of grade along centerline of driveway at any point on private property in excess of 25% for single-family dwellings or less, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: \_\_\_\_\_

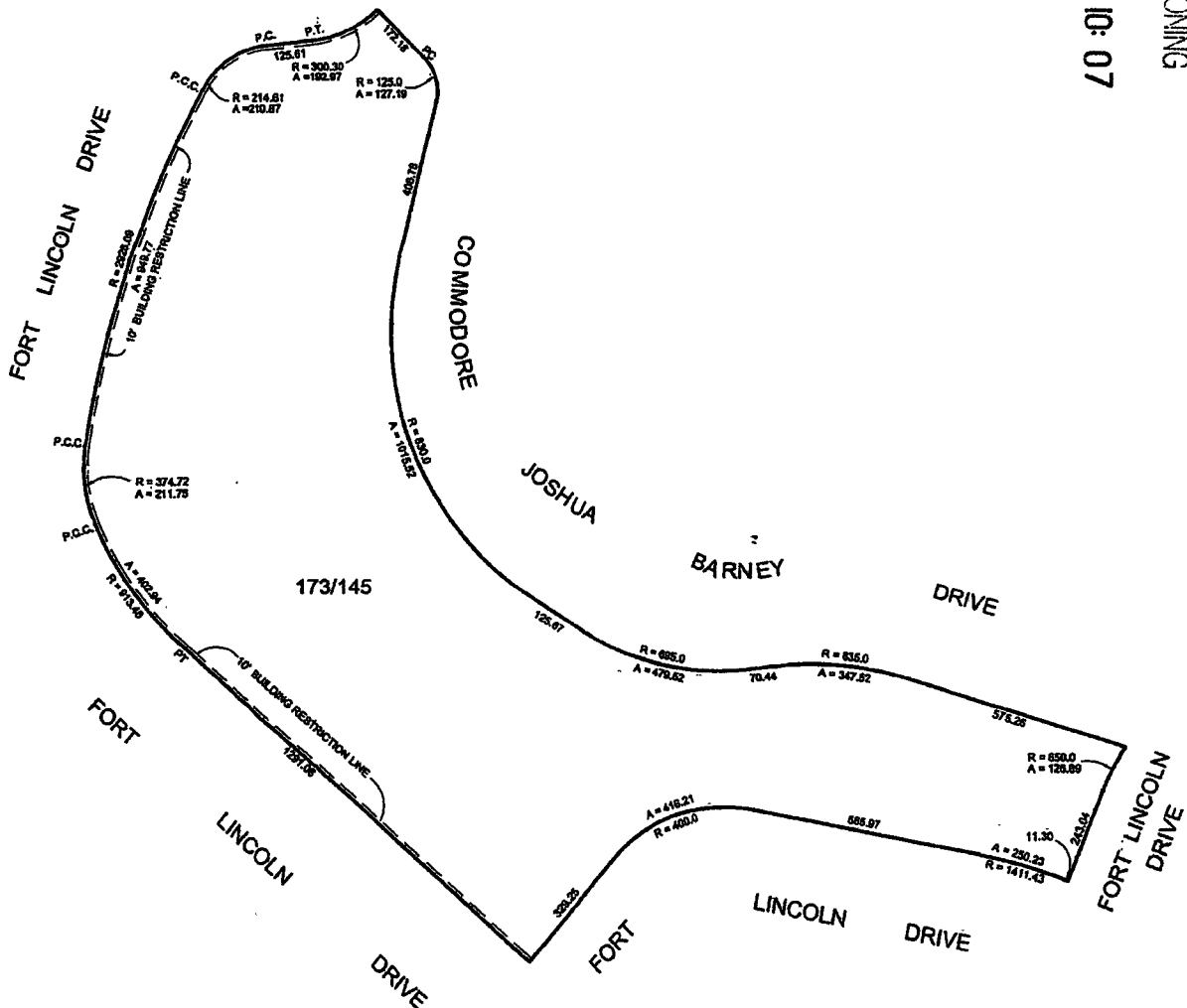
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

2008 MAR - 8 AM 10: 07

D.C. OFFICE OF ZONING

RECEIVED



Z.C. Case No. 06-08