


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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MEMORANDUM

TO District of Columbia Zoning Commission
FROM  Jennifer Steingasser Deputy Director
DATE July 13 2007
SUBJECT **Public Hearing Report for ZC 06-30**
The Pollin Property
Consolidated Planned Unit Development and Related Map Amendment

I SUMMARY AND RECOMMENDATION

On May 14 2007 the Zoning Commission set down application #06-30 for a public hearing At that meeting the Commission expressed concern about new development in the floodplain and the ramifications of a flood-prone location on future residents of this neighborhood Since that meeting, the applicant has confirmed that construction will involve raising the grade of the site above the level that District regulations require for new homes and roads in a floodplain Further the applicant has stated that they will apply for an amendment to the FEMA flood map so that the subject site once elevated, will no longer be considered part of the 100-year floodplain

OP is supportive of the project but is concerned that it does not fully meet the Comprehensive Plan s Guiding Principle and other policy language that calls for protection of the environment Referral agencies including the District Department of the Environment (DDOE) have also recommended that the development be designed to minimize environmental impacts OP has therefore asked the applicant to incorporate more low impact development techniques to minimize or delay stormwater runoff into the Anacostia River watershed and to minimize deleterious effects on the nearby wetlands The applicant has indicated that they will include additional filtering devices and may be able to use rain barrels to retain some stormwater roof runoff Once revised plans have been submitted, OP can provide an updated assessment

The Office of Planning (OP) concludes that the application will further some of the Guiding Principles of the Comprehensive Plan and is not inconsistent with the Plan s policies and land use maps, The development will replace outdated public housing and will create a Metro-accessible mixed-income neighborhood with a traditional street and alley grid layout OP supports the zoning relief necessary to create the traditional layout of the community and would consider the amenity package adequate in magnitude and appropriate to the neighborhood if further environmental protections are added The Office of Planning recommends approval of the application subject to resolution of the environmental issue

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 06-30
EXHIBIT NO. 28

II APPLICATION-IN-BRIEF

Location	Square 5040, Lot 804 Parcel 170/27 Parcel 170/28
Applicants	Pollin Memorial Community Development LLC District of Columbia District of Columbia Housing Authority National Park Service
Present Zoning	R 5 A and unzoned
Proposal	Develop 125 rental and ownership housing units for residents earning up to 100% of the area median income
Relief and Zoning	The applicant has applied for the following relief 1 PUD related map amendment from unzoned to R-5 A 2 Lot area (§401) 3 Rear yard (§404) 4 Side yard (§405) 5 Court requirements (§406) 6 Lot occupancy on individual lots (§403) 7 Lots not fronting on a public street (§2516)

III SITE AND AREA DESCRIPTION

The site is located in Ward 7 and is bound generally by Hayes Street to the northeast and Barnes Street on the southeast. The western boundary is formed by Grant Street, the WASA pump station and property under the jurisdiction of the National Park Service. Anacostia Avenue bisects the property from southwest to northeast. The 42 unit Parkside Additions public housing development constructed in 1959 is located on Lot 804 in Square 5040 between Barnes Street and Anacostia Avenue. The four buildings comprising that development all front on Anacostia Avenue and the eastern half of the lot is vacant. Please see the aerial photo in Attachment 3. The portion of the site west of Anacostia Avenue is cleared near the street but forested further to the west. A swimming pool and pool house adjacent to Anacostia Avenue are the only existing structures. The site slopes very gradually down to the west toward an unnamed tributary of Watts Branch. The 100 year floodplain overlaps a portion of the property. Please refer to Sheets S17 and S18 of the applicant's plan set. The area west of Anacostia Avenue is under the jurisdiction of the National Park Service but the NPS has agreed to transfer jurisdiction to the District for the portion of the property proposed for development.

A WASA pump station is surrounded on two sides by the subject property. Just beyond the WASA station to the southwest of the subject site, is the Neval Thomas Public Elementary School. A PEPCO plant is located further to the southwest. West of the subject site, on the

western side of the unnamed stream the NPS proposes to construct a golf course. A rendering of a potential golf course layout is shown on page S2 of the applicant's plan set. To the east of the property are the existing Parkside townhomes and the recently constructed Cesar Chavez Charter School for Public Policy which is between Hayes Street and Cassell Place. The Parkside PUD (#05 28) which was approved on September 11 2006 proposes mixed use development for the remaining vacant land between Kenilworth Avenue and Anacostia Avenue. The Mayfair Mansions and Paradise at Parkside are across Hayes Street to the north of the subject site. All adjacent properties are either unzoned or zoned R-5 A although the Parkside Stage 1 PUD includes higher density C 3 A and C R designations. The Minnesota Avenue metro station is located about one quarter mile to the east across Kenilworth Avenue.

IV PROJECT DESCRIPTION

The applicant is proposing to develop 125 dwelling units to be sold and rented at below market rates. The unit type breakdown is shown below.

Building Type	Number of Buildings	Number of Units
Single family rowhouse	91	91
Three unit apartment building	8	24
Flat	5	10
Total Number of Units:		125

Forty two of the units will be dedicated for public housing and rented at rates affordable for families earning up to 30% of the area median income (AMI). These will replace the existing units from Parkside Additions. The remaining 83 units will be for purchase by families in different income brackets up to 100% of the AMI. The homes will be arranged in a traditional street pattern and have rear alley access. In addition to 70 on-street parking spaces all units will have at least one on lot parking space. Some will have integral garages and others will have a parking pad. All units will be constructed on a slab and none will have basements. Façade materials will be either brick or siding. Sheet S16 of the plan set shows the locations of the different material types.

The development also includes two recreation areas. One near the center of the community will have a formal design with benches a lawn landscaping and playground equipment. The other park at the southwestern periphery of the neighborhood is shown as an open lawn with peripheral trees but the applicant's original application also stated that it could be used for community garden plots (June 16 2006 submission p 11). The central park will be the terminus of an extended Cassell Street which presently stops at Barnes Street. New streets around the park will be narrow – 20 feet wide – to slow traffic. All sidewalks will be at least six feet wide.

Floodplain and Stormwater Management

A number of homes are proposed to be built in what is today part of the 100 year floodplain. The applicant has committed to elevate the grade of the site such that the lowest habitable space of any home is no less than one and one half (1.5) feet above the elevation of the 100-year flood in conformance with District regulations. That would include basements but since the

rowhouses will have no basements it means that the ground floor will be above the flood elevation The applicant has also committed to grade the site such that the lowest elevation of any street or alley is no less than one half (0.5) foot above the elevation of the 100 year flood These commitments satisfy the regulations of 20 DCMR §§3104.2 and 3104.5(e)

The design now incorporates some tree infiltration boxes along Hayes Road Anacostia Avenue and Barnes Street These devices will allow some stormwater from those streets to be filtered and to drain more gradually during a storm event In discussions with OP and DDOE the applicant has indicated that more tree infiltration boxes can be incorporated into the design and that they will investigate whether rain barrels can be installed to capture rooftop runoff The stormwater management plan also includes filtering devices at the end of this development's drainage system that will capture debris so that it does not enter the unnamed stream

V COMPREHENSIVE PLAN

The proposal would further the following Guiding Principles of the Comprehensive Plan as outlined and detailed in Chapter 2 the Framework Element

- (1) Change in the District of Columbia is both inevitable and desirable The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty crime and homelessness 217.1;
- (2) A city must be diverse to thrive and the District cannot sustain itself by only attracting small affluent households 217.2
- (3) Diversity also means maintaining and enhancing the District's mix of housing types Housing should be developed for households of different sizes including growing families as well as singles and couples 217.3
- (5) Much of the growth that is forecast during the next 20 years is expected to occur on large sites that are currently isolated from the rest of the city Rather than letting these sites develop as gated or self contained communities they should become part of the city's urban fabric through the continuation of street patterns open space corridors and compatible development patterns where they meet existing neighborhoods 217.5
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context Adequate infrastructure capacity should be ensured as growth occurs 217.6
- (10) The recent housing boom has triggered a crisis of affordability in the city creating a hardship for many District residents and changing the character of neighborhoods The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city

Affordable renter- and owner occupied housing production and preservation is central to the idea of growing more inclusively 218 3

As described in the OP setdown report dated May 4 2007 the proposal would also be consistent with a number of specific Elements of the Comprehensive Plan including the Land Use Housing and Anacostia Waterfront Area Elements

The proposal however, could be refined to more fully address other guidance contained in the Comprehensive Plan The following Guiding Principle calls for new developments to achieve a high level of sustainability

- (34) As the nation's capital the District should be a role model for environmental sustainability Building construction and renovation should minimize the use of non renewable resources promote energy and water conservation and reduce harmful effects on the natural environment 221 3

Other policies in the plan call for protection of the environment With the following policies as guidance OP has continued to seek improvements to the stormwater management design of the project

Policy E 1 2 1 River Conservation

Improve environmental conditions along the Anacostia River and other water bodies including shorelines wetlands islands tributaries and the rivers themselves Particular attention should be given to eliminating toxic sediments improving river edges to restore vegetation and reduce erosion enhancing wetlands and wildlife habitat creating new wetlands and reducing litter 604 6

Policy E 1 2 4 Identification Protection and Restoration of Wetlands

Identify and protect wetlands and riparian habitat on private and public land Require official surveys when development is proposed in areas where wetlands are believed to be present to ensure that wetlands are preserved Undertake wetlands restoration enhancement and creation projects to mitigate the impacts of stormwater runoff and improve plant and animal habitat 604 8

Section E 3 1 Low Impact Development 613

Low Impact Development (LID) refers to a variety of construction and design techniques that conserve the natural hydrology of development or redevelopment sites It includes small scale practices that allow water to infiltrate evaporate or transpire on site rather than flowing off and entering local storm drains and waterways In urban areas like the District of Columbia typical LID measures include green roofs (which absorb rainwater and also reduce energy costs) porous pavement limits on impervious surface cover rain barrels and rain gardens

Policy E 3 1 1 Maximizing Permeable Surfaces

Encourage the use of permeable materials for parking lots driveways walkways and other paved surfaces as a way to absorb stormwater and reduce urban runoff 613 2

Policy E 3 4 1 Mitigating Development Impacts

Take measures to ensure that future development mitigates impacts on the natural environment and results in environmental improvements wherever feasible Construction practices which

result in unstable soil and hillside conditions or which degrade natural resources without mitigation shall be prohibited 616 3

VI COMPREHENSIVE PLAN LAND USE MAPS

The Future Land Use Map recommends the portion of the site west of Anacostia Avenue for Moderate Density Residential and the area east of Anacostia Avenue as Medium Density Residential. Moderate Density is used primarily to designate areas appropriate for rowhouses or low rise garden apartments while in the Medium Density category mid rise apartments between four and seven stories are the predominant use. Pockets of lower density development may also exist in areas designated Medium Density (§§224 7 and 224 8). The proposed R 5 A zoning and the proposal for a rowhouse flat and apartment development are consistent with these designations.

The Generalized Policy Map designates the portion of the site west of Anacostia Avenue as appropriate for parks or open space and the area east of Anacostia Avenue as a Neighborhood Enhancement Area. Neighborhood Enhancement Areas are primarily residential neighborhoods with significant amounts of vacant land. These areas present opportunities for compatible infill development that fits in with existing character and natural features (Comprehensive Plan §§223 6 and 223 7). The Plan does not describe open space areas at length but says that these locations will be conserved and carefully managed in the future (§223 22). The Plan also states that the Generalized Policy Map should be used in conjunction with other Comprehensive Plan maps and policies (§223 2). Although residential uses are not normally considered appropriate for areas designated as open space the proposal is not inconsistent with Plan policies when taken as a whole. Given the open space designation however, OP feels that extensive low impact development techniques are appropriate for this development.

VII STRATEGIC NEIGHBORHOOD ACTION PLAN

The 2003 SNAP process identified near-term goals for individual neighborhood clusters. The subject site is part of Cluster 30 which includes the Mayfair and Central NE neighborhoods. Cluster workshop participants were asked to identify priorities for additional action planning. Area residents listed the following issues as being of top priority:

- Abandoned Housing
- Public Safety
- Commercial Development
- Youth Development

The proposed development especially furthers the Public Safety objective through the addition of finer grained residential development and eyes on the street. The application will create a broad mix of housing because various income levels will be targeted for rental and ownership. Creating new public and private affordable housing and utilizing vacant land will also improve the overall character of the community and it is anticipated that the new residents will support neighborhood retail centers and schools.

VIII ZONING

Existing and Proposed Zoning

The subject site is presently comprised of land zoned R 5 A and unzoned land The applicant is seeking to map to R 5-A the portion of unzoned land that will be transferred to District jurisdiction The R-5 A district permits only low height and density development (11 DCMR §350 2) As a matter of right the maximum height is 40 feet and three stories and the maximum FAR is 0 9 Through the PUD process those limits may be increased to 60 feet and 1 0 FAR The proposal remains within those guidelines Additional development parameters can be found in the table below

Item	Section	R 5 A (MOR)	Section	R 5 A (PUD)	Proposed	Relief
Site Area	n/a	n/a	2401	2 0 ac	5 65 ac (246 100 sq ft)	Conforming
Building Height	400	40 3 stories	2405 1	60	40	Conforming
Lot Area	401 3 401 5	as prescribed by the Board 1 800 sf for rowhouse		(no change)	911 sf min	Requested
FAR	402	0 9	2405 2	1 0	0 8	Conforming
Lot Occupancy	403	40%		(no change)	31% (entire site) 83% (max / lot)	Requested
Rear Yards	404	20		(no change)	6 1 min	Requested
Side Yards	405	8 min		(no change)	1 7 min	Requested
Courts	406	6 min (one family) 10 min (all other)		(no change)	0 min	Requested

Zoning Relief

The applicant is asking for the zoning changes and relief listed below A summary and analysis of each item follows

- 1 PUD related Map Amendment from unzoned to R 5 A
- 2 Lot area (§401)
- 3 Rear yard (§404)
- 4 Side yard (§405)
- 5 Court requirements (§406)
- 6 Lot occupancy on individual lots (§403)
- 7 Lots not fronting on a public street (§2516)

1 Zoning Map Amendment

OP has no objection to the zoning map amendment to apply R 5 A zoning to the unzoned land The development will provided needed housing stock for the District and the R 5 A zone is

appropriate for the type of uses proposed. All adjacent properties are currently zoned R-5 A so it is logical that the western portion of the subject be the same zone.

2 Lot Area

The applicant requests relief from lot area requirements because some of their semi detached dwellings are on lots smaller than 3 000 square feet. OP also notes that many rowhouses are on lots as small as 911 square feet less than the requirement of 1 800 square feet (§401.5). The smaller lots allow for a clustering of units and less intrusion into the floodplain. Also §401.5 allows row dwellings on smaller lots provided each unit has 1 800 square feet of aggregate area on the subject site. In this case each of the 125 units has about 1 969 square feet of aggregate site area. Because the application provides a variety of lot sizes OP does not object to granting relief for lot area.

3 Rear Yards

On a number of individual lots the applicant is requesting relief from rear yard requirements. Rear yards in the R-5-A must be at least 20 feet deep. In most instances the request for rear yard relief is due to the small distance between Anacostia Avenue and Barnes Street. Those two streets are about 130 feet apart and when the space is filled with two homes and an alley the distance remaining for a rear yard is limited. In the other section of the development the rear yards tend to be much larger – up to 80 feet deep. The applicant is utilizing the area between Anacostia Avenue and Barnes Street for new affordable housing consistent with adopted policy to develop underutilized land for that purpose. In addition providing an alley for access eliminates the need for curb cuts on those two streets. The Office of Planning therefore has no objection to granting the rear yard relief.

4 Side Yards

The applicant has requested relief from side yard requirements. In the R-5-A district side yards must be at least eight feet wide. In this development out of the 18 side yards provided 5 are less than 8 feet and the smallest is 1 7 feet wide. Some of the substandard side yards are adjacent to alleys and others are next to undeveloped public space in the Anacostia Avenue or Barnes Street rights of way. Granting side yard relief will allow units to be arranged in a pattern consistent with the District's historic rowhouse neighborhoods. The efficient arrangement of rowhouses also prevents them from being more dispersed and intruding further into the floodplain. The Office of Planning does not object to granting side yard relief.

It should also be noted that §405.4 states that 'in an R-5 A district one (1) side yard shall be provided for all structures unless the structure is an apartment house containing three (3) or more dwelling units per floor.' This would seem to exclude rowhouses from the R-5 A district – since a rowhouse is defined as a unit without a side yard – but rowhouses are a permitted use in that zone. OP supports the layout of the project and the construction of rowhouses in this zoning category. In the past §405.4 has not been interpreted to prohibit row dwellings but if needed OP supports relief to that section of the regulations for this project.

5 Courts

In the proposed development courts are formed when the building is not parallel with the property line. For example, please see lots G1 and G7 on page S4 of the applicant's submission. The building and lot line converge to form a court of down to zero width. Although when built they will appear as a typical side yard, they are technically courts. Because they will blend seamlessly with the side yard, OP has no objection to granting the requested relief.

6 Lot Occupancy

Relief is required from lot occupancy requirements. Individual lots have lot occupancies as high as 83%. The highest rates correspond to the area between Anacostia Avenue and Barnes Street where area is limited. West of Anacostia Avenue, the lots tend to be bigger and have lower lot occupancies. For the overall site, the lot occupancy is 31%. Because there are a variety of lot sizes, OP does not object to granting relief for lot area.

7 Street Frontage

Relief is required to allow lots with inadequate street frontage. Lot K3, shown on sheet S6 of the applicant's plans, has a few feet of frontage onto the proposed right of way, and lot K4 has none. The requirement of §401.6 is that lots have at least 14 feet of frontage on a public street. Section 2516.5 allows theoretical lots to be created that have no public street frontage, and OP supports that relief in this instance. The lots in question do not front onto the actual street, but they are accessible from the proposed sidewalk. The proposed alley will also provide vehicular access to both lots. Relief will also be required from §2516.5(b) as the units that do not front on a public right of way are required by that section to provide a front yard with a depth equivalent to the required rear yard. OP supports the requested relief.

IX PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR Chapter 24. The PUD process is designed to encourage high quality developments that provide public benefits. Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The application exceeds the minimum site area requirements of Section 2401.1(c) to request a PUD, and the applicant is requesting a consolidated PUD review. 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 (§2403.3). Based on the information provided, OP believes that the project will have a positive impact on the stock of affordable and workforce housing in the District. The project will enhance the local neighborhood through the redevelopment of outdated public housing and the construction of a new community. The project will take advantage of the District's investment in Metro, increase public safety in the area, and create new streets that will extend the nearby street grid. Based on

comments received by city agencies the project will not have an undue impact on the services of those agencies but could have a negative effect on the natural environment The project's impact on most city services therefore will not be unacceptable but the project's impact on the environment should be ameliorated

X PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 - 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities In its review of a PUD application, §2403.8 states that the Commission shall judge balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories and must be superior in many To assist in the evaluation the applicant is required to describe amenities and benefits and to show how the public benefits offered are superior in quality and quantity to typical development of the type proposed (§2403.12)

Amenity package evaluation is partially based on an assessment of the additional development gained through the application process In this instance although the applicant is seeking relief from lot area, yard³ and court requirements the scale of the development is smaller than what could be built as a matter of right The R-5 A zone allows development up to a 0.9 FAR and 40% lot occupancy whereas the applicant is only proposing a 0.8 FAR and 31% lot occupancy The applicant is also seeking a PUD-related map amendment which adds significantly to the development potential of the property

The benefits and amenities listed by the applicant include affordable housing, environmental benefits, urban design, infrastructure improvements and employment opportunities

- *Affordable housing* – The entire development will be dedicated to housing those families that earn the area median income or below This will be a benefit to the city which lacks sufficient amounts of affordable and workforce dwelling units and to the neighborhood where replacement of the existing affordable housing and the addition of new workforce housing is needed to balance the overall housing mix The Office of Planning views this as a valuable amenity item
- *Environmental benefits* – In the original application the applicant cited as an environmental benefit the preservation of open space and trees on what was the western end of the subject site Because that area is no longer part of the application it cannot be considered an amenity item The applicant in fact plans to fill parts of the 100 year floodplain in order to meet extant floodplain construction regulations The Office of Planning has worked with the Department of the Environment (DDOE) to recommend methods that could be used to reduce the stormwater impact on adjacent wetlands and riverine systems To date the plans for development do not show adequate protections for the nearby environmental features but the applicant has stated that they intend to modify the plans to incorporate more low impact development (LID) features

Furthermore the applicant has stated that they are participating the Green Communities program which provides grants for developments that demonstrate they meet green building standards While the LID measures shown in the design are important, OP does not feel that they rise to the level of an amenity

OP also notes that on previous versions of the stormwater management plan, a note stated that A waiver of quantity control will be requested based on direct outfall to the tidal Anacostia [sic] River While this note is no longer present the applicant stated that they still intend to seek a waiver DDOE indicated that such a waiver may be acceptable as long as the stormwater discharge velocity and other criteria are met DDOE will review the stormwater management plan in more detail at the permit stage

- *Urban design* – The applicant cites the extension of the street grid the replication of traditional District neighborhoods landscaped parks and residential architecture as public amenities OP feels that the overall form is appropriate to the area and will result in an active neighborhood with eyes on the street The central park will provide a gathering spot for neighbors and children OP feels that the urban design is a benefit to the neighborhood
- *Infrastructure improvements* – OP feels that extension of the street grid is a positive step to encouraging multi modal transportation and creating a traditional neighborhood form
- *Employment opportunities* – The applicant has committed to entering into a First Source Employment Agreement with the Department of Employment Services and has committed to enter into a Memorandum of Understanding with the District's Office of Local Business Development to hire local businesses Drafts of both agreements were included in the applicant's May 21 2007 submission

OP feels that the amenity package is generally appropriate but that it would be enhanced with further environmental protections With resolution of that issue OP would view the amenity package as commensurate with the requested zoning relief and PUD related map amendment

XI AGENCY REFERRALS

The Office of Planning received comments on this application from the Department of Parks and Recreation (DPR) the Department of the Environment (DDOE) the Department of Employment Services (DOES) and the DC Water and Sewer Authority (WASA) Those comments can be found in Attachment 1

OP also sent unanswered requests for comments to the Department of Consumer and Regulatory Affairs (DCRA) the Department of Housing and Community Development (DHCD) the Department of Public Works (DPW) the Department of Transportation (DDOT) the DC Public Schools (DCPS) Fire and Emergency Medical Services Department (FEMS) the Metropolitan Police Department (MPD) and the Anacostia Waterfront Corporation (AWC)

In an email to OP DPR stated that At this time recreational amenities in the area cannot support the growing housing stock planned for this area of the District One solution suggested by that agency is for the applicant to work with the Neville Thomas Elementary School to allow access, during non school hours to the school s recreational amenities It should be noted that increased use will cause increased wear and it may be appropriate for the applicant to do some basic improvement to the play areas at the school in order to offset increased use A second option listed by DPR is for the developer to work with that agency and the National Park Service (NPS) to develop a trail leading from this neighborhood to the Kenilworth-Parkside Community Center and it s surrounding fields DDOT has already planned for a trail to connect the entire Anacostia riverfront and is close to the design phase for the segment linking this neighborhood with areas to the north including the Kenilworth-Parkside Community Center

An email from DDOE asked that the applicant consider a number of design enhancements to reduce the environmental impacts of the development In their comments the agency sought to reduce the impacts of stormwater runoff through on site infiltration storage and reuse options At meeting with the applicant and OP DDOE reinforced the need to maximize the use of LID on this site and minimize the impacts to the watershed

The Department of Employment Services asked that no action be taken on the PUD until the applicant, executes a First Source Agreement OP concurs and notes that the applicant has committed to complete that agreement with DOES

WASA indicated that existing infrastructure is adequate to accommodate the proposed construction That agency stated that they would coordinate with the applicant on the already planned upgrade of a sanitary sewer line in Anacostia Avenue WASA also noted that this application would need to conform to DDOE standards for stormwater runoff and erosion control

XII RECOMMENDATION

The Office of Planning is generally supportive of the project because it would provide affordable and workforce housing for District residents in a rowhouse neighborhood that in layout is similar to some of DC s historic communities But OP encourages the applicant to fully meet the Comprehensive Plan s Guiding Principle and other policy language that calls for protection of the environment OP has therefore asked the applicant to incorporate more low impact development techniques to minimize or delay stormwater runoff into the Anacostia River watershed and to minimize deleterious effects on the nearby wetlands OP recommends approval of the application subject to resolution of the above issue

XIII ATTACHMENTS

- 1 Referral Agency Comments
 - a Department of Parks and Recreation (DPR)
 - b Department of the Environment (DDOE)
 - c Department of Employment Services (DOES)
 - d DC Water and Sewer Authority (WASA)
- 2 Vicinity Map
- 3 Aerial Photo

JS/mrj

Attachment 1
Referral Agency Comments
1a – Email from the Department of Parks and Recreation

From Rounds, Jesse (DPR) [mailto:jesse.rounds@dc.gov]
Sent Thursday, July 05, 2007 11:29 AM
To Jesick, Matthew (OP)
Subject RE: Zoning Commission #06 30 Pollin Property

Matthew

Here I come adding my two cents at the very last minute. I apologize for such a tardy response to your request. I have one basic concern with this plan and that is that there is little or no active recreation space.

DPR suggests two possible solutions. One would be to work with the Neville Thomas School to allow access during non school hours to the school's recreational amenities. It should be noted that increased use will cause increased wear and it may be appropriate for the applicant to do some basic improvement to the play areas at the school in order to offset increased use.

The second option is for the developer to work with NPS and DPR to develop a trail that will help lead residents of this development away from streets and into the Kenilworth Parkside Community Center and its surrounding fields. Redevelopment of this site will be completed in the coming years and the space should be adequate for all new residents.

At this time recreational amenities in the area cannot support the growing housing stock planned for this area of the District.

Thanks for the opportunity to respond to this proposal. If you have any questions, please don't hesitate to call or write me.

Jesse

1b – Email from the Department of the Environment

From Pete Hill
Sent Thursday June 28 2007 5 09 PM
To corey buffo@dc.gov timothy karikari@dc.gov sheila besse@dc.gov
Cc hamid karimi@dc.gov peter hill@dc.gov
Subject suggestions on greening the Linda Joy/Pollin Memorial community

Hello all

Here are some suggestions for this proposed PUD I m very familiar with the site since i went out there with Diane on a wetland delineation site visit

The area is close to a permanent tidally influenced stream that empties into Watts Branch It is full of trash and is quite feral looking I have seen a couple of foxes that live right in the area

Since it is a totally new development there could be some major opportunities for installing improved sw practices

- 1 Specify porous concrete for alleyways and all sidewalks
 - 2 Install treatment swales rather than curb/gutter on all streets in development
 - 3 Adopt local stream/watts tributary by installing a trash rack at the outfall of this trib and agreeing to incorporate this into the maintenance plan for the development
 - 4 Specify certain environmentally friendly building materials that will be incorporated into all units (Ie recyclable carpet certain types of counters etc)
- [http //www greenfloors com/Recycled Carpet Resources htm](http://www.greenfloors.com/Recycled%20Carpet%20Resources.htm)

Of course Tim has some floodplain issues that have to be ironed out with FEMA The upshot of these decisions might affect some of my suggestions

hope this helps

Pete


1c – Memorandum from the Department of Employment Services

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Employment Services**



MEMORANDUM

TO Matthew R. Jesick
Development Review Planner
D C Office of Planning

FROM Malika Abdullah 
Manager
Office of Employer Services
Workforce Development Bureau

DATE JUL 03 2007

SUBJECT Review of Zoning Commission Case # 06 30 Pollin Property

As requested the Department of Employment Services (DOES) has reviewed the Zoning Commission Case Number 06 30 Pollin Property. The application is for the development of 125 rental and ownership housing units for residents earning up to 100% of the area median income. The property is located in Ward 7 and is bounded by Hayes Street to the northeast and Barnes Street on the southeast. The western boundary is formed by Grant Street, the WASA pump station and Kenilworth Park.

Please be advised that the applicant must submit a First Source Employment Agreement to DOFS before the zoning application can be considered. DOES is recommending that the applicant execute a First Source Agreement prior to the proposed action by the Zoning Commission.

The applicant should contact Vernell Jordan at (202) 698 5774 or vernell.jordan@dc.gov for assistance in acquiring and completing the First Source Employment Agreement.

1d – Memorandum from the DC Water and Sewer Authority

July 6 2007

TRANSMITTAL

TO Jesick Matthew
Development Review Specialist
DC Office of Planning

FROM Rizwan Elahi, Civil Engineer III
Planning & Design Branch
DC Water and Sewer Authority

SUBJECT Zoning Commission Case 06 30
Pollin Property

DCWASA reviewed the zoning application for this project as transmitted by the DC Office of Planning dated June 20 2007 DC WASA comments are as follows

Water Requirements The proposed development area is part of Low service Area pressure zone Some of the water mains feeding this area were built between 1943 and 1957 Based on the DCWASA criteria some of the water mains may need to be replaced We request that the applicant submit the results from the fire flow test at the fire hydrant adjacent to 3596 Hayes St NE while running the fire hydrant north of this fire hydrant After making a hydraulic review based on the results from the fire flow test DC WASA will advise the applicant if the existing water system would need to be replaced to provide an adequate water service for the proposed development

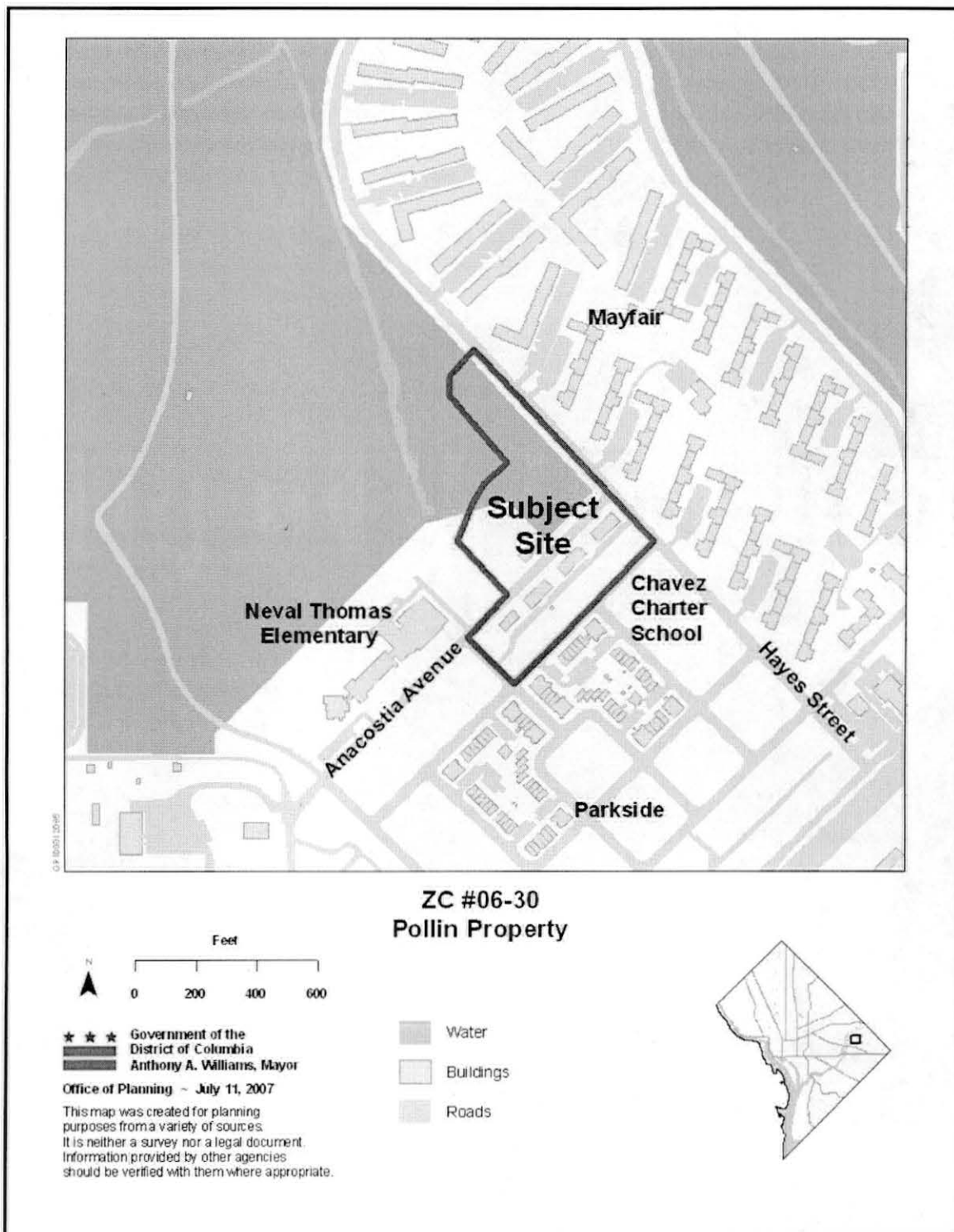
Sewer Requirements This area is part of the separate sanitary sewer system An assessment study was prepared for the Upper Anacostia Pumping Station (UAPS) drainage area The September 2004 report indicates the area has a high I/I flow but the station has adequate capacity A CIP project is planned to increase the size of an existing 24 inch sanitary sewer to 30 inch sanitary sewer from Ord St and Anacostia Avenue to the UAPS The planned CIP project will need to be coordinated with the proposed project described in the application

Storm Sewer Requirements This area is part of the separate storm sewer system The capacities of the storm sewers abutting this property are adequate to convey the expected storm flows for the proposed development The applicant indicates in the supporting documents that existing grades in the area will be adjusted above the 100 year flood plain We request that the details of the storm water management plan should be submitted to DCWASA so the proposed work does not cause local flooding problems at the station It should be noted that this project

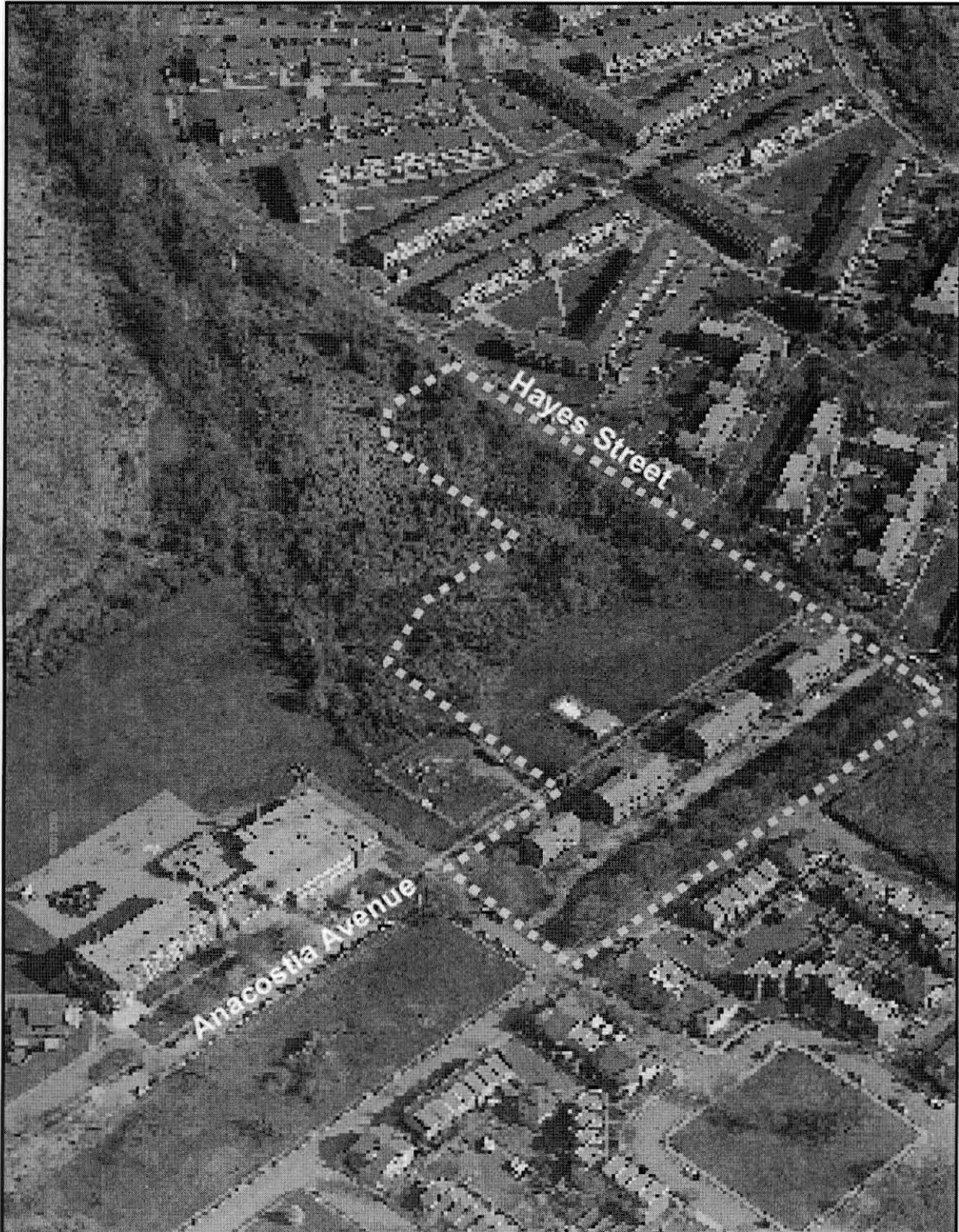
will have to adhere to the DC Department of Environment requirements for storm water management and for sediment and erosion control

Assessment All mains associated with water sanitary sewer and storm water in public streets must be designed to DCWASA standards DCWASA will review the project plans that the applicant submits for a public space permit to verify that the storm water discharge to DCWASA sewers has been appropriately computed and that there is adequate capacity in the sewers DCWASA will also review the water and sewer facilities in terms of sizing and layout and will issue a water and sewer availability certificate and recommend the issuance of a building permit if the final project plans meet DCWASA requirements

Attachment 2 Vicinity Map



Attachment 3
Aerial Photo



In this north-facing aerial photo, the subject property is indicated with a dashed yellow line.