TELESIS
CORPORATION

Planning, financing and building livable neighborhoods and affordable housing

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May 17, 1996

Ms. Madeliene Dobbins
Executive Director
District of Columbia Office of Zoning
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Parkside Phase II
District of Columbia Board of Zoning Adjustment
Case No. 16144:
(a) Changes to Plan for Parcel 1 of Parkside Phase II
(b) Section 3315.7 Pre-Hearing Submission.

Dear Ms. Dobbins:

DISTRICT OF COLUMBIA
OFFICE OF ZONING
96 MAY 20 AM 8:12

We submit herewith a revision of our proposed plan for Parcel 1 of Parkside Phase II. The plan for the balance of the parcels of Phase II (Parcels 2, 5 and 7) remain unchanged.

The change to the plan for Parcel 1 eliminates the community center building, as previously proposed, and replaces it with an open recreation space. This change resulted from our recent experience with Phase I (approved by the BZA in 1988). The two community centers in Phase I (each 900 square feet) have proven to be sufficient space for a community day care center and meeting space for the residents of the Parkside community.

Replacing the proposed community center in Parcel 1 will allow us to build a simple landscaped recreational space on Parcel 1, including a outdoor space for dramatic and dance presentations, a suggestion made by some residents. The housing unit count for Parcel 1 remains 43. The total unit count for Parkside Phase II remains 132 units.

The other changes in the Parcel 1 plan follow from the plan modification described above. In addition to the elimination of the community center building on Parcel 1, there is a new parking lot accessible from Barnes Street. This lot is necessary to provide an off-street space for each

BZA
CASE No. 16144
EXHIBIT No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
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5/20/96

home on Barnes Street. These units were originally planned to include garages. To lower the sale prices of these units, the garages were eliminated.

This change results in our withdrawing the request for a special exception for a community center building under Section 209 and two variances related to the proposed community center building (rear/yard and off street parking). The new parking lot will require a variance since it is no on the theoretical zoning lot for the Barnes street homes. However, we are actually requesting less zoning relief now, than in our original submission.

Our remaining requests to the Board are for approval of:

1. A special exception under Section 353 to allow a new residential development in the R-5-A Zone (Section 3108) (General site planning rationale).

2. A special exception under Section 410 to allow a group of one-family dwellings to be erected and deemed a single building in the R-5-A Zone.

3. A variance from Section 410.8 to allow the front entrances of more than four (4) one-family dwellings to face a street that abuts the lot for Buildings 21, 22, 23 and 26 in Parcel 1; Buildings 27 and 33 in Parcel 2; and, Buildings 34 and 38 in Parcel 5 in the R-5-A Zone (Section 3107.2). These rows of more than four units are identical to the rowhouse plans approved by the Board for Parkside Phase I.

4. A ten percent (10%) variance from the floor area ratio limitation (Section 402.4) of the R-5-A zone for Building 32 in Parcel 2 (Section 3107.2).

5. A variance from the rear yard requirement (Section 404.1) of the R-5-A zone for Buildings 43 and 44 in Parcel 7 (Section 3107.2).

6. A variance from the off street parking requirements (Section 2101.1) of the R-5-A zone for Buildings 21, 23 and 24 in Parcel 1 (the Barnes Street homes referred to above), Buildings 27 and 30 in Parcel 2, and Buildings 34, 37 and 40 in parcel 5. (Section 3107.2)

At the request of your staff, we examined our plans for the rest of Parkside Phase II to determine if there are any anticipated changes in those plans similar to the changes for Parcel 1. We consulted with our staff, the architect, our consultants and contractors and we are certain that no further plan changes will be needed. Your staff graciously suggested that further Board processing with specific adjourned hearing dates could be used if other

changes are necessary, should the Board decide to approve our zoning requests.

As noted, our plans for Parcels 2, 5, and 7 are firm. We are just about completed with all construction of Parkside Phase I. We plan to move our construction crews to Parcel 1 as soon as possible, and then to the other Phase II parcels as soon as construction of Parcel 1 is completed.

For these reasons, we request approval of all of Parkside Phase II at this time, in conjunction with the June 5th hearing. We believe that this action will best serve our interests and will conserve the time of the Board and staff.

Attached is our pre-hearing statement under Section 3315.7. This Statement includes material we filed initially, updated to May 16, 1996, together with all maps, plans and plats.

Thank you for your consideration. We commend your staff and the staff of the Office of Planning for their guidance and helpful suggestions.

Sincerely Yours,

Marilyn Melkonian
Project Coordinator

cc: Mr. Alberto Bastida, Office of Planning
Ms. Beverly Bailey, Office of Planning

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENTS
CASE NO. 16144

PARKSIDE PHASE II
PREHEARING STATEMENT
May 17, 1996

The project under review is Parkside Phase II, a 132 unit townhouse community to be built for low and moderate income households on a vacant 20 acre site near Kenilworth Avenue in Northeast Washington D.C. (Ward 7) The site is zoned R-5-A. Area Maps identifying the site are attached. Phase I of the project, 100 townhomes, was approved by the BZA in 1988. Phase I was sold out in May 1996.

The total number of units in Phase I and II is 232 for-sale townhomes. Parkside is divided into 12 parcels. Parcels 3 and 4 are in Phase I. In the center of the Parkside site is an open square park now being designed. Parcels 1, 2, 5, and 7 are in Phase II. Parcels 8, 9, 10, and 11 are under future planing, as is Parcel 12, a future commercial site. The homes are sold fee simple with a homeowners' association for common areas. Some units have garages, for others, specific parking spaces are identified for each unit as "limited common areas" specified in deed documents.

Development of Phase I and II are assisted by the District of Columbia and Federal government in a variety of ways: infrastructure; below-market rate mortgages and downpayment assistance.

The land in question is owned by the Trust for Public Land, a California non-profit. The project coordinator is Telesis Incorporated of Washington, D.C.. Prior to sales, the project will be built and owned by Home Corp., a District of Columbia non-profit.

The Parkside Phase II Site Plan

The relationship of the Parkside Phase II site to the rest of the Parkside community (Phase I), previously approved by the BZA, and built and occupied, is shown on the Site Plan. The relationship of Parkside to the rest of the nearby community, most of which has been rehabilitated by Telesis and tenant groups, is also shown on following maps.

A private rental housing complex located across from Parkside was rehabilitated under a unique and well-received partnership between the

District, HUD, tenant groups, and Telesis. This project is Paradise at Parkside Apartments, 650 units.

The Parkside Phase II Site Plan involves a total of four separate pieces of property which are referred to as "parcels" and which are listed below:

Parcel 1 - 43 Units
Parcel 2 - 35 Units
Parcel 5 - 36 Units
Parcel 7 - 18 Units
Phase II 132 Units

The unit breakdown for Phase II is as follows:

- 40 Two story three bedroom units
- 10 Two and one half story three bedroom units
- 48 Three story four bedroom units
- 34 Three story three bedroom units with garage

There are 98 surface parking spaces and 34 attached parking spaces for a total of 132 off street parking spaces, one for each unit.

As noted, Phase I of Parkside is built and consists of 100 two and three story townhomes and fourplex units on parcels 3 and 4. A designated greenspace is located on parcel six. The units are sold out.

As noted, Phase II of the project consist of 132 units of two and three story townhomes on parcels 1, 2, 5, and 7. The parcels are bounded by public streets with curb and gutter, sidewalks, streetlights, and street trees paid for with Federal and District grants. Parking is provided by small surface parking lots and single attached garages.

Elevations of the Townhomes and typical unit plans are also provided. As in Phase I, the emphasis of the home design is on comfortable family living in an attractive and livable neighborhood.

Street and Alley Adjustments; D.C. Surveyor

In 1989 the City Council approved new streets for Parkside and eliminated the old streets and alleys of the former public housing project. The Council's approval of the new street plan is attached as are copies of the plats approved by the Surveyor as the project is built.

Approval Flexibility Needed.

The applicant wishes to retain the flexibility to vary the design of unit interiors as well as the materials and details of facades and site landscaping. Typical unit designs are for illustration only.

D.C. Comprehensive Plan/Sections 353 and 410 Special Exception Justifications

The District of Columbia's Comprehensive Plan designates the area in which Parkside is located as a "Development Opportunity Area" and a "Housing Opportunity Area". Both the D.C. Comprehensive Plan and the Ward 7 Plan specifically cite the Parkside development as well as other development and rehabilitation activity either completed or in progress in the area as contributing to the planned development of the area. Parkside is the largest and most significant affordable homeownership development currently underway in Ward 7 and the City.

The Comprehensive Plan's Land Use Element objectives identify the Parkside area as a center for economic development and residential construction and rehabilitation. A number of the housing objectives detailed in both the Comprehensive and Ward 7 Plans are directly related to Parkside's residential development plans.

The Ward 7 Plan emphasizes that the overall objective for housing in the Ward is to stimulate production of both new and rehabilitated housing to meet all levels of need and demand. To achieve this goal requires the development of affordable housing through a collaborative public/private effort. The Parkside development is referred to specifically in the Plans as being a project which meets this objective. Phase I has succeeded in providing housing for families whose incomes range from between 60 to 115% of area median. The goal of Phase II is to continue to provide quality housing for an additional 132 families who meet this similar income profile.

Community Impact and Planning Analysis.

The Parkside Community is located on the site of a former public housing project known as Parkside that was torn down in the early 1970's. The tenants were relocated to other projects over 25 years ago.

The vacant Parkside site had long been a place for abandoned automobiles and appliances as well as for crime and drug sales. As noted, nearby are existing garden apartments - Mayfair Mansions and Paradise at

Parkside Apartments - which were in poor repair with severe drug and crime problems. They have been fully rehabilitated.

Community Planning

In a forward-looking partnership consisting of tenant groups, local citizens, the District of Columbia and Federal Governments and Telesis as the designated Project Coordinator, the referenced garden apartments were completely redesigned and rehabilitated. As a part of this partnership community effort, 100 new townhomes for sale to moderate income families were built on the vacant Parkside site next to the garden apartments (Parkside Phase I). Parkside Phase II will double the number of moderate income for-sale townhomes on the Parkside site.

The creation of Parkside Townhomes, as well as the nearby rehabilitated garden apartments, has transformed a large community in Northeast, Washington from a neglected area to an attractive community which the residents can take pride in and where they can participate in decisions affecting their lives.

Parkside II will make a positive contribution toward improvement of the overall Northeast community between the Anacostia River and the Interstate 295 freeway, above Benning Road. The Site Plan of Phase II continues the design of Phase I, which has been shown to be a good place to live.

Environmental Concerns

The site is nearly flat. Drainage from the site will move into catchbasins on the existing public streets within the site. Paved surfaces are adequate to serve as parking (one space per unit) without taking too much green space. They will also drain into existing sewers. Sewer and water lines were specifically designed and built to serve all phases of Parkside.

The Parkside site has open green areas and attractive landscaping. The public streets built on the site have new street lights, street trees, curbs, gutters, and sidewalks. As noted, the site contains one off street parking space for each unit. Adequate visitor parking is available on the public streets.

The load of automobile trips from 132 new units on the area street system is not expected to cause any congestion. The local street system is well served by arterials and feeder streets. Metrobus and Metrorail services is within a comfortable walk of the 132 units. The Minnesota Avenue Metrorail Station is served by a pedestrian bridge over Interstate 295, linking the site to the Metro Station.

Public Facilities

Public facilities in the area are adequate to serve residents of the new units. There is space for additional school children from Phase II in Ward 7 schools. Neval Thomas School, the local elementary school, is within an easy walking distance from all 132 units, as is the school's playground. Nearby are parks maintained by the National Park Service along the Anacostia River. The District of Columbia Kenilworth Recreation Center, a comprehensive recreation center with tennis courts, a pool, basketball courts, and jogging tracks, is located less than one mile from Parkside.

Private facilities

Private facilities are also adequate to serve the site. A community convenience market, Circle 7, managed by Emanuel Tesfay, is located at 740 Kennilworth Avenue, N.E., next to the site. A new large Safeway is located in the Minnesota Avenue/Benning Road Shopping Center developed by the Marshall Heights Community Development Corporation. There are sites for future commercial development in the Parkside project.

Justifications for Variances

I. Variance from Section 410.8 to allow more than four one-family dwellings to face a street; Buildings 21, 22, 23, and 26 in Parcel 1; Buildings 27 and 33 in Parcel 2; and Buildings 34 and 38 in Parcel 5 in the R-5-A Zone (Section 3107.2).

The purpose of the Site Plan is to create a town house community that appears similar to historic Washington neighborhoods. Most have long row of townhouses facing the street. The purpose of 410.8 was to break up very long rows of houses without amenities. Parkside has many amenities, and no row of townhouses in Parkside exceeds eight.

II. FAR variance for Parcel 2, Building 32

- 10% FAR variance (Section 402.4:3107.2).
- This variance is needed to carry out the Site Plan and to create two equal groups of units facing Barnes Street, N.E.. If one unit were eliminated, the Barnes Street frontage would become unbalanced and there would be one less unit for sale.

III. Variances from the R-5-A Rear Yard requirement for Parcel 7, Buildings 43 and 44. This is also a variance needed for the Site Plan. It is due to the theoretical lot required for zoning purposes.

IV. Parking Space Variances for Parcel 1, Building 21; Parcel 2, Buildings 27, 30, and 32; Parcel 5, Buildings 34, 37, and 40; Parcel 7, Buildings 43 and 44. Variances for parking spaces located on an adjacent parcel, not the lot of the house. These parking spaces, while technically on a separate piece of land for zoning purposes, are immediately adjacent to the units to which they are assigned. The specific space on the lot is to be sold to the homeowner.

Community Support

This project has had wide-spread community and official consultation. Several letters of support are being delivered to the Board under separate cover. These letters include official District of Columbia support for Phase II, and for expedited treatment.

Conclusion

This statement is a complete summary of the Parkside Phase II application. It includes information, plans and rationale which the applicant intends to offer at the public hearing on June 5, 1996. The applicant plans to appear through Mr. William Highsmith, Parkside Project Manager. Also appearing will be Ms. Susan Sorg of Sorg and Associates, Parkside Planner and Architects. The undersigned will assist in the applicant's presentation. We anticipate a presentation of about 30 to 40 minutes in length.

J. Kirkwood White

J. Kirkwood White
Planning and Zoning Consultant

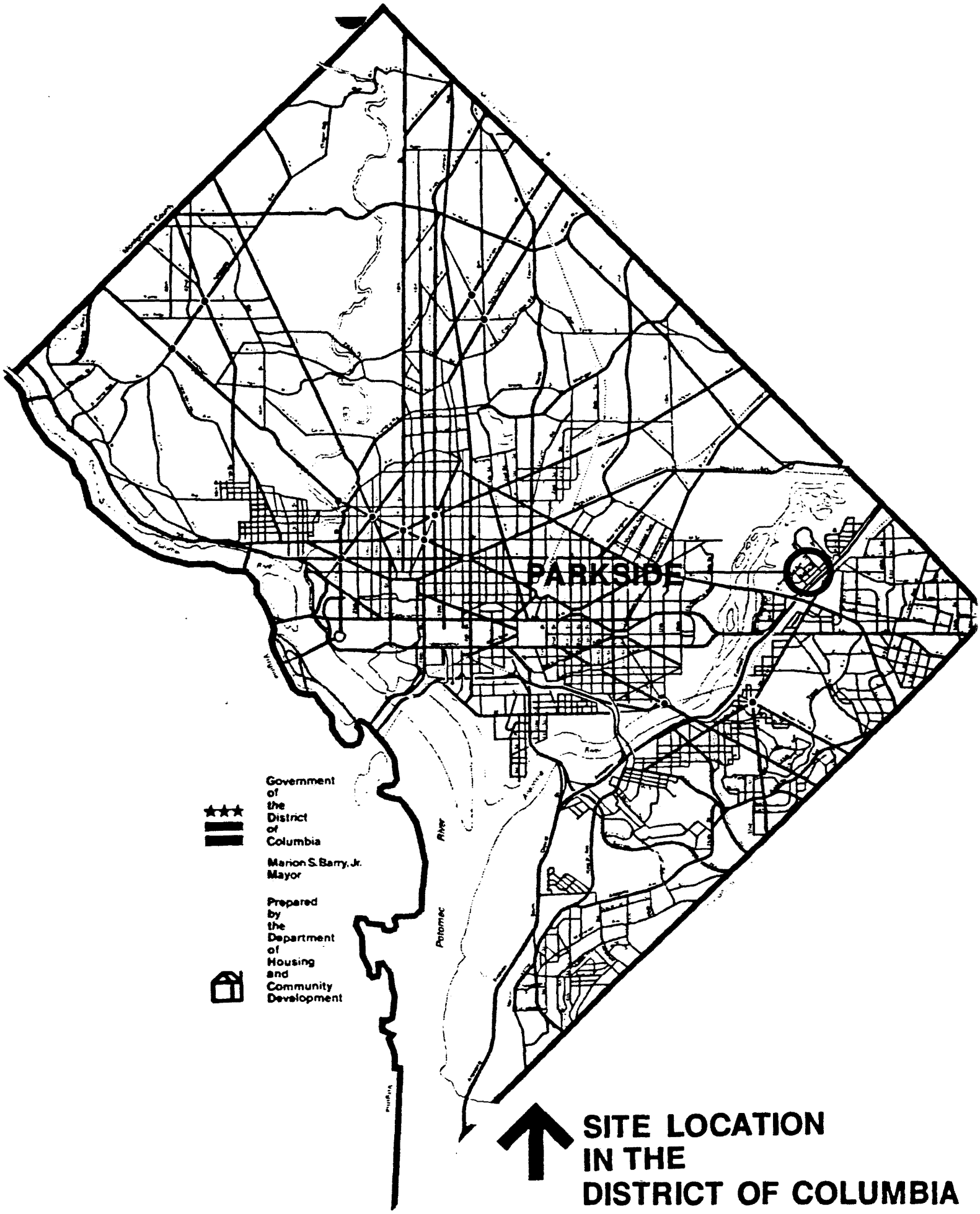
May 17, 1996

PARKSIDE II

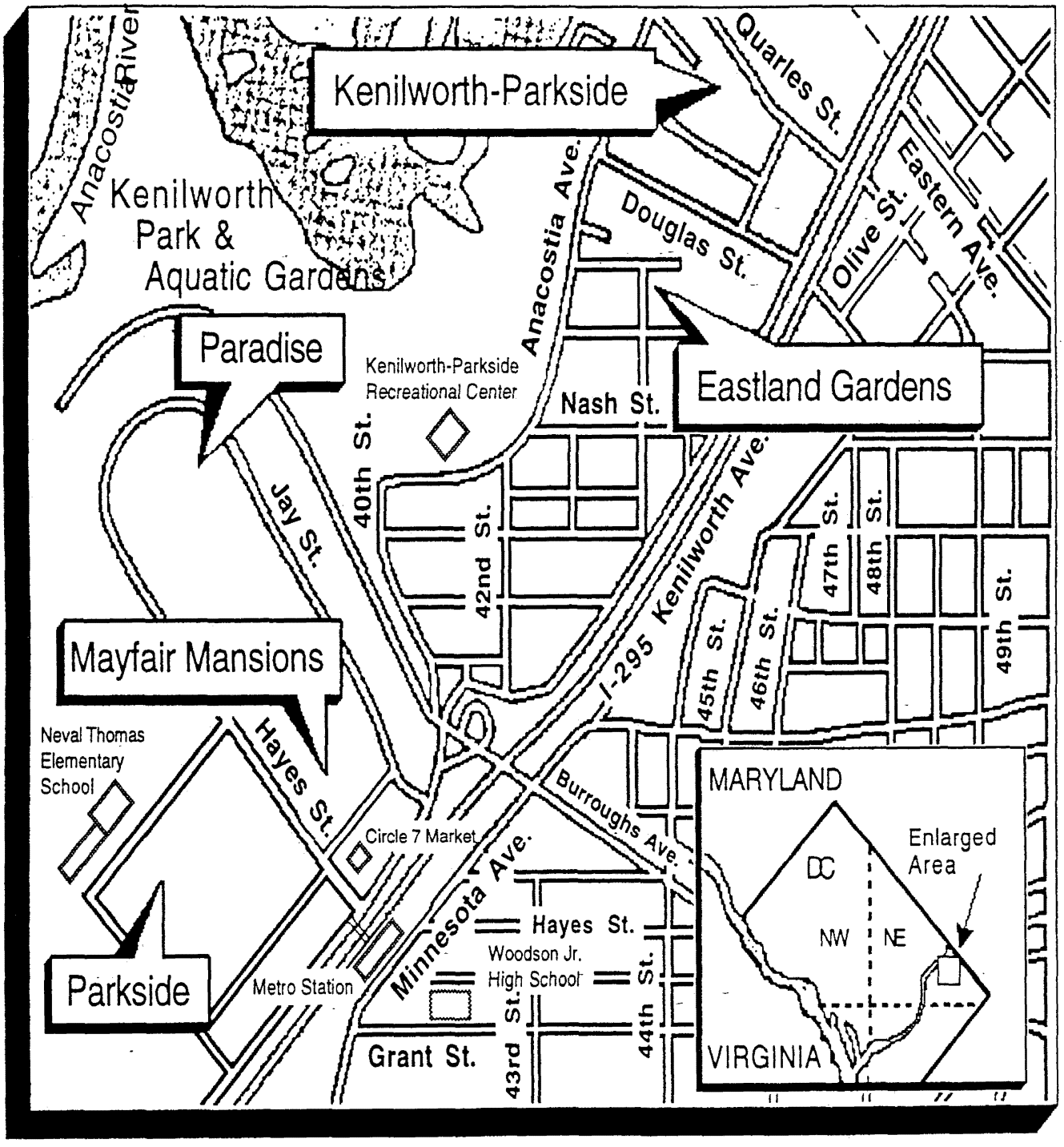
REVISED UNIT TYPE IDENTIFICATION

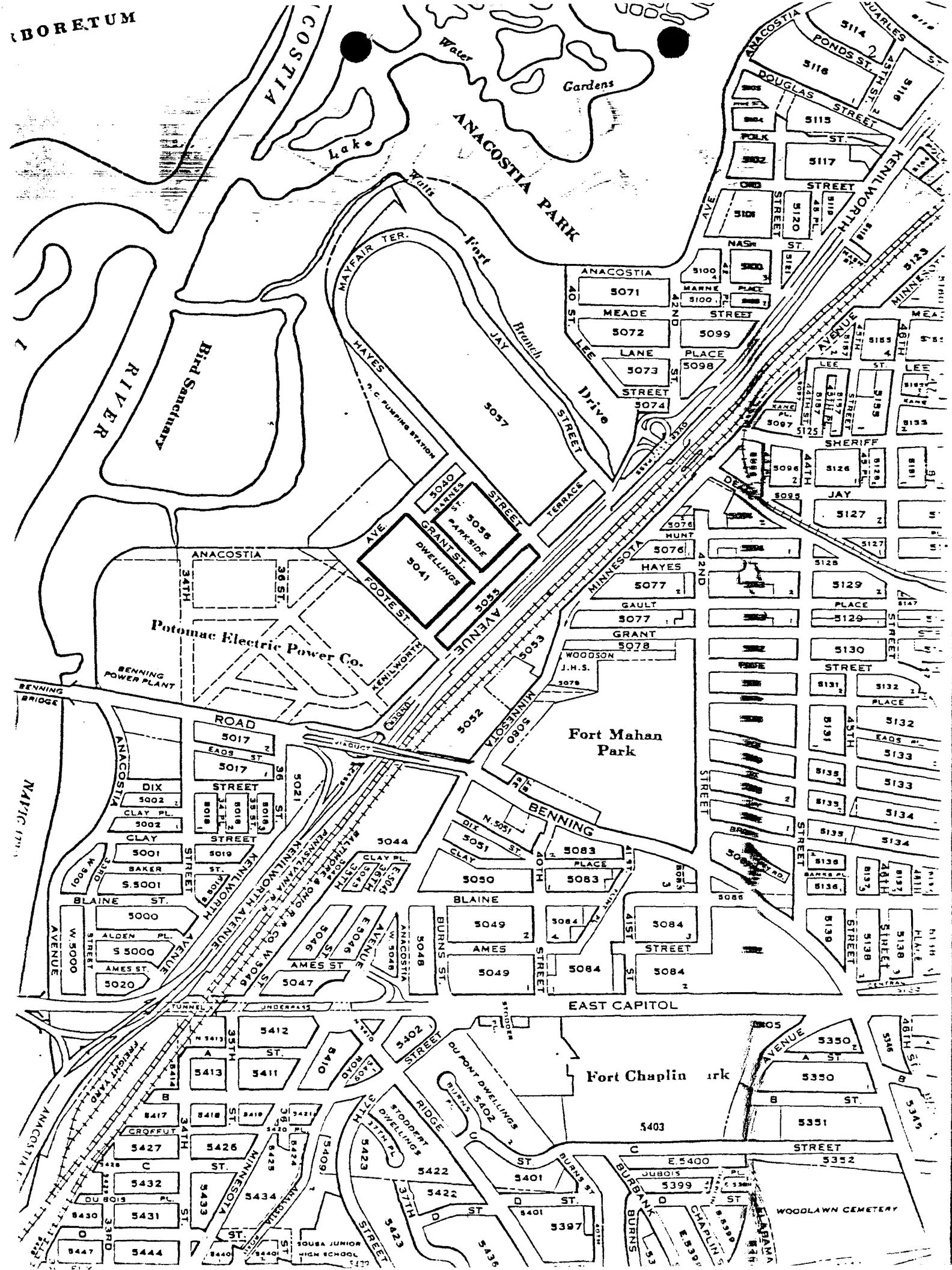
Former Unit Identification	Revised Unit Identification
Type 1	Types 2, 7, and 8
Type 2	Type 10
Type 3	Type 9
Type 4	Type 6

1996 Parkside Location Maps


PARKSIDE
Government of the District of Columbia
Marion S. Barry, Jr. Mayor
Prepared by the Department of Housing and Community Development
Potomac River
SITE LOCATION IN THE DISTRICT OF COLUMBIA

PARKSIDE NEIGHBORHOOD




BORETUM
Water Gardens
Lake
ANACOSTIA PARK
Wells
Fort
Branch
JAY
Drive
STREET
MAYFAIR TER.
HAYES
P.C. PUMPING STATION
Bird Sanctuary
RIVER
ANACOSTIA
40 ST.
LEE
STREET
MEADE
LANE
PLACE
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MARNE PL.
NASH ST.
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BARNES ST.
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PARKSIDE
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EAST CAPITOL
ANACOSTIA
MINNESOTA
KENILWORTH
BENNING ROAD
DIX STREET
CLAY STREET
BLAINE ST.
ALDEN PL.
AMES ST.
BAKER ST.
CLAY PL.
DU BOIS PL.
CROFFUT
GRANT
HUNT
GAULT
PLACE
AVENUE
STREET
ROAD
TERRACE
VIADUCT
TUNNEL
UNDERPASS
BURNS ST.
STODDERT DWELLINGS
DU PONT DWELLINGS
RIDGE
HILL
BURBANK
DUBOIS
CHAPLIN
FREIGHT YARD
PENNSYLVANIA R.R.
BALTIMORE & OHIO R.R.
CSX

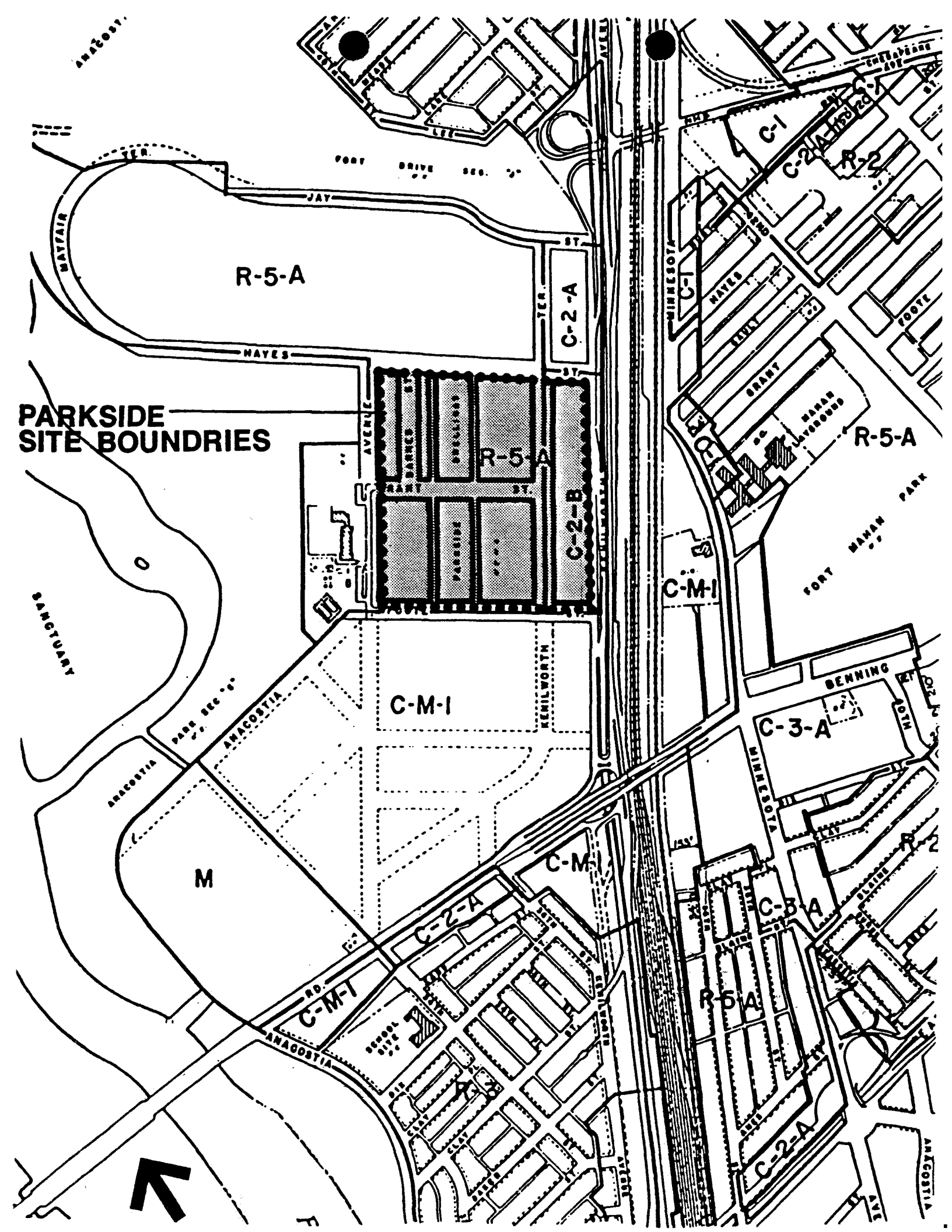

PARKSIDE
SITE BOUNDRIES
R-5-A
C-2-A
C-2-B
R-5-1
C-M-1
M
C-3-A
C-1
C-2-A
R-5-A
C-M-1
C-2-A
C-M-1
C-M-1
C-2-A
R-5-A
C-2-A
HAYES
JAY
TER.
ST.
AVENUE
PLACE
ROAD
ANACOSTIA
SANCTUARY
PARK SER.
KENILWORTH
MINNESOTA
BENNING
FORT MAHAN PARK
MAHAN PLAYGROUND
SCHOOL SITE
HAYES
GRANT
FOOTE
BARNES
PARKSIDE
CLAY
DOUGLAS
BLAINE
ANACOSTIA

EXHIBIT 33

FROM

CASE 16144

IS OVERSIZED DOCUMENT

PLEASE SEE AT OFFICE

1988 BZA Order
Approving Parkside Phase I

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 14873, of the Trust for Public Land, pursuant to 11 DCMR 3108.1 and 3107.2, for special exceptions under Sections 353 and 410 for new residential development consisting of buildings with division walls erected from the ground up or from the lowest floor up to be deemed a single building, a variance from the rear yard requirements (Section 404) and a variance from the side yard requirements (Section 405) to construct a 100 unit residential development comprised of 64 row dwellings, 9 fourplex structures, and 2 accessory buildings in an R-5-A District in the area bounded generally by Foote, Hayes and Barnes Streets, Kenilworth Terrace and Anacostia Avenue, N.E., (Square 5041, Lots 1-33, 37-39 and 43-46, Square 5056, Lots 1-38).

HEARING DATE: July 28, 1988
DECISION DATE: July 28, 1988 (Bench Decision)

SUMMARY ORDER

The site of the application is located in Advisory Neighborhood Commission ("ANC") 7A. ANC 7A, which is automatically a party to the application, did not file a written statement of issues and concerns but testified at the public hearing in support of the application.

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 7A and to owners of property within 200 feet of the site.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 353 and 410 and variances from the strict application of the requirements of 11 DCMR 404 and 405. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party. Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107 and 3108, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is granted.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

APPLICATION No. 14873

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a copy of the Order of the Board in the above numbered case, said Order dated AUG 12 , has been mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

J. Kirkwood White, Esq.
Jones, Day, Reavis & Pogue
1450 G Street, N.W.
Wash, D.C. 20005

Barbara Brown, Chairperson
Advisory Neighborhood Commission 7-A
650 Anacostia Avenue, N.E.
Washington, D. C. 20019

Jerry Grossman
Deve. Administration, DHCD
1133 North Capitol St., N.E.
D.C.

Marilyn Melkonian
Telesis Corp.
1074 Thomas Jefferson St., N.W.
D.C. 20007

EDWARD L. CURRY
Executive Director

DATE: AUG 12 1983

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 4-0 (Paula L. Jewell, Maybelle Taylor Bennett, William F. McIntosh and Carrie L. Thornhill to approve; Charles R. Norris not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: AUG 12 1988

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

14873order/LJP40

Amended Plan for Parcel 1 in Phase II

EXHIBIT 33

FROM

CASE 16144

IS OVERSIZED DOCUMENT

PLEASE SEE AT OFFICE

1989 Street and Alley Closings and Street Dedications for Parkside Project City Council and Mayoral Action

Council of the District of Columbia

Memorandum

1350 Pennsylvania Avenue, N.W. Washington, D.C. 20004

To: MEMBERS OF THE COUNCIL

From: RUSSELL A. SMITH, SECRETARY TO THE COUNCIL

Date: OCTOBER 13, 1989

Subject: REFERRAL OF PROPOSED LEGISLATION

Notice is given that the attached proposed legislation has been introduced in the Office of the Secretary on October 13, 1989. Copies are available in Room 28, Legislative Services Division.

TITLE: Closing of Portions of Public Alleys and Streets in and adjacent to Squares 5040, 5041 and 5056, and Dedications and Designations of Minor Streets in and Adjacent to Squares 5040, 5041, and 5056, S.O. 88-212, Act of 1989, Bill 8-424

INTRODUCED BY: Chairman Clarke at the request of the Mayor

The Chairman is referring this proposed legislation to the Committee of the Whole.

cc: General Counsel
Legislative Counsel
Legislative Services Division

Chairman David A. Clarke at
the Request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Chairman David A. Clarke, at the request of the Mayor, introduced the following legislation which was referred to the Committee of _____.

To order the legal closing of portions of public alleys in Squares 5041 and 5056 between Hayes Street and Foote Street; to order the legal closing of portions of Grant Street between Anacostia Avenue and Kenilworth Terrace and to re-name a portion of the resulting minor street Grant Place; to accept the dedication of land in Square 5041 for a minor street and to name the minor street Grant Place; to accept the dedication of land in Square 5056 for a minor street and to name the minor street Burnham Place; to close portions of Barnes Street between Hayes Street and Grant Street; to accept the dedication of land in Square 5041 for a minor street and to name the minor street Barnes Street; to accept the dedication of land in Square 5056 for a minor street and to name the minor street Albert Irvin Cassell Place; to accept the dedication of land in Square 5041 for a minor street and to name the minor street Franklin Delano Roosevelt Place; to accept the dedication of land in Squares 5041 and 5056 for a minor street and to name the minor street Parkside Place; and to establish building restriction lines for all of these minor streets in and adjacent to Squares 5040, 5041, and 5056 in Northeast Washington, D.C., in Ward 7.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Closing of Portions of Public Alleys and Streets in and adjacent to Squares 5040, 5041 and 5056, and Dedications and Designations of Minor Streets in and Adjacent to Squares 5040, 5041, and 5056, S.O. 88-212, Act of 1989."

Sec. 2. Pursuant to Section 201 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983, (D.C. Law 4-201; D.C. Code, sec. 7-421), the Council of the District of Columbia finds that the portions of the public alleys in Squares 5041 and 5056, the portions of Grant Street between Anacostia Avenue and Kenilworth Terrace, and the portions of Barnes Street between Hayes Street and Grant Street in Northeast Washington, D.C., as shown on the Surveyor's plat filed under S.O. 88-212 in the Office of the Surveyor, are unnecessary for street and alley purposes upon filing in the Recorder of Deeds Division of the District of Columbia Department of Finance and Revenue of a covenant between the District of Columbia and the owners of Squares 5040, 5041, and 5056. This covenant shall incorporate the fire prevention and protection requirements set forth by the Fire Department of the District of Columbia and the requirements set forth by the Department of Public Works of the District of Columbia. Upon this filing, the Council orders the portions of public streets and alleys closed with title to the land to vest as shown on the Surveyor's plat.

Sec. 3. Pursuant to Sections 301, 302 and 304 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983, (D.C. Law 4-201; D.C. Code, secs. 7-441, 7-442, and 7-444), the Council of the District of Columbia accepts the dedication of land in Square 5041 and Square 5056 and approves the establishment of building

restriction lines necessary to create minor streets in Squares 5041 and 5056, as shown on the Surveyor's plat filed under S.O. 88-212 in the Office of the Surveyor.

Sec. 4. Pursuant to Section 401 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983, (D.C. Law 4-201; D.C. Code, sec. 7-451), the minor streets created by the closings referred to in Section 2 and by the dedications referred to in Section 3 shall be named or re-named Grant Place, Burnham Place, Barnes Street, Albert Irvin Cassell Place, Franklin Delano Roosevelt Place, and Parkside Place, as shown on the Surveyor's plat filed under S.O. 88-212 in the Office of the Surveyor.

Sec. 5. (a) This act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in Section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813, D.C. Code sec. 1-233(c)(1)), and publication in either the District of Columbia Register, the District of Columbia Statutes-at-Large, or in the District of Columbia Municipal Regulations.

(b) If the covenant required by section 2 is not filed within 2 years of the effective date of this act, this act shall expire.

STREET AND ALLEY OWNERSHIP STATUS STATEMENT

Re: Closing of Portions of Barnes and Grant Streets, N.E. Adjacent to Squares 5040, 5041, and 5056, and Portions of Public Alleys in Squares 5041 and 5056 (S.O. 88-212)

1. The streets and alleys to be closed do not lie within the original City of Washington.

2. The streets and alleys were established by dedication as recorded in Subdivision Book 117, Page 6 on September 2, 1941, in the Office of the Surveyor.

3. There is no evidence in the records of the Office of the Surveyor that fee title was acquired by the District of Columbia or the United States.

CONCLUSION: Title to Barnes and Grant Streets, N.E. and the alleys in Squares 5041 and 5056 cannot reasonably be determined to be held by the District of Columbia or the United States.

July 27, 1989

Ralph B. Sheaffer, P.E.
Surveyor, D.C.

THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

MARION BARRY, JR.
MAYOR

'89 OCT 12 P5:17

October 12, 1989

The Honorable David A. Clarke
Chairman
Council of the District of Columbia
Room 107, District Building
Washington, D.C. 20004

Dear Chairman Clarke:

Enclosed for the consideration of the Council of the District of Columbia is an application (S.O. 88-212) to close portions of public alleys and streets, and dedicate and name public streets in and adjacent to Squares 5040, 5041, and 5056 in Northeast Washington, D.C., as shown on the accompanying Surveyor's Plat.

The applicant is The Trust for Public Land. The law firm of Jones, Day, Reavis & Pogue is agent for the applicant.

The Trust for Public Land, in partnership with the District of Columbia Department of Housing and Community Development and Telesis Corporation, intends a residential development of the vacant site. The purpose of the street and alley closings and street dedications and designations is to facilitate this development. The first phase of the development will provide 100 affordable housing units.

A public hearing is required pursuant to Section 7-424 of the D.C. Code. This application has been referred to the National Capital Planning Commission for recommendation pursuant to Section 7-422(3) of the D.C. Code. Pursuant to Section 7-422(5) of the D.C. Code, the application was referred to ANC 7A. Pursuant to Section 7-422(6) of the D.C. Code, the owners of the abutting property were notified of this application. Any comments from the ANC or abutting property owners which are not included in the file will be forwarded when received.

The streets and alleys to be closed are improved and do not lie within the original City of Washington. We have concluded that title to the alleys and streets to be closed cannot reasonably

be determined to be held by the District of Columbia or the United States. This determination is based upon the enclosed Alley Ownership Status Statement by the Surveyor, dated July 27, 1989.

The new streets are being dedicated as 55-foot wide streets with building restriction lines established 10 feet behind the property line on both sides of each street. The new streets thereby qualify for dedication as minor streets pursuant to D.C. Code Section 7-444. The rights-of-way widths of Barnes Street and the northerly portion of Grant Street are proposed to be reduced from 90 feet to 55 feet with building restriction lines established 10 feet behind the property lines on both sides of each street. Both streets, therefore, qualify as minor streets.

All of the street namings conform to the requirements of D.C. Code Section 7-455 in that each person for whom a street is to be named has been deceased for more than two years.

Enclosed is a print of the plat proposed for recording the closings, dedications, and designations, along with a copy of the application file and draft legislation to effect these proposals.

Sincerely,

Marion Barry, Jr.
Mayor

Enclosures

APPLICATION OF THE TRUST FOR PUBLIC LAND IN
PARTNERSHIP WITH THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
AND THE TELESIS CORPORATION

Street and Alley Closing In and Adjacent to
Squares 5040, 5041 and 5056 and Dedications
and Designations of Minor Streets in and Adjacent to
Squares 5040, 5041, 5056
Bill No. 8-424, S.O. 88-212

Enrolled Original

Codification, JAN 5 1990
District of Columbia Code
(1990 Supplement)

AN ACT

D.C. ACT 8 - 128

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

DEC 21 1989

To close portions of public alleys in Squares 5041 and 5056 between Hayes Street, N.E., and Foote Street, N.E., and to set aside other portions of public alleys in Squares 5041 and 5056 for public streets; to close portions of Grant Street, N.E., and Kenilworth Terrace, N.E., to rename a portion of the resulting minor street Grant Place, N.E., and to set aside another portion of Grant Street, N.E., for Parkside Place, N.E.; to accept the dedication of land in Square 5041 for a minor street and to name the minor street Grant Place, N.E.; to accept the dedication of land in Square 5056 for a minor street and to name the minor street Burnham Place, N.E.; to close portions of Barnes Street, N.E., between Hayes Street, N.E., and Grant Street, N.E.; to accept the dedication of land in Square 5041 for a minor street and to name the minor street Barnes Street, N.E.; to accept the dedication of land in Square 5056 for a minor street and to name the minor street Albert Irvin Cassell Place, N.E.; to accept the dedication of land in Square 5041 and to name the minor street Franklin Delano Roosevelt Place, N.E.; to accept the dedication of land in Squares 5041 and 5056 for a minor street and to name the minor street Parkside Place, N.E.; and to establish building restriction lines for all of these minor streets in or adjacent to Squares 5040, 5041 and 5056, in Ward 7.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Closing, Dedications, and Designations of Streets, and Closing of Public Alleys, in or adjacent to Squares 5040, 5041, and 5056, S.O. 88-212, Act of 1989".

Sec. 2. Pursuant to section 201 of the Street and Alley Closing and Acquisition Procedures Act of 1982 ("Street and Alley Closing Act"), effective March 10, 1983

Note, Section 7-421

(D.C. Law 4-201; D.C. Code, sec. 7-421), the Council finds that the portions of the public alleys in Squares 5041 and 5056, the portions of Grant Street, N.E., between Anacostia Avenue, N.E., and Kenilworth Terrace, N.E., and the portions of Barnes Street, N.E., between Hayes Street, N.E., and Grant Street, N.E., as shown on the Surveyor's plat filed under S.O. 88-212, are unnecessary for street or alley purposes and orders these public streets and alleys closed, with title to vest as shown on the Surveyor's plat, upon the filing, in the Recorder of Deeds Division of the District of Columbia Department of Finance and Revenue, of a covenant between the government of the District of Columbia and the owners of Squares 5040, 5041, and 5056 that incorporates:

(1) The fire prevention and protection conditions required by the Fire Department of the District of Columbia; and

(2) The conditions required by the District of Columbia Department of Public Works.

Sec. 3. Pursuant to sections 301, 302, and 304 of the Street and Alley Closing Act (D.C. Code, secs. 7-441, 7-442, and 7-444), the Council: Note, Sections 7-441, 7-442, 7-444

(1) Accepts the dedication of land for minor streets in Squares 5041 and 5056;

(2) Approves the set-aside of portions of public alleys for minor streets in Squares 5041 and 5056, as shown on the Surveyor's plat filed under S.O. 88-212;

(3) Approves the set-aside of a portion of Grant Street, N.E., for Parkside Place, N.E., as shown on the Surveyor's plat filed under S.O. 88-212; and

(4) Approves the establishment of building restriction lines for minor streets in Squares 5041 and 5056, as shown on the Surveyor's plat filed under S.O. 88-212.

Sec. 4. Pursuant to section 401 of the Street and Alley Closing Act (D.C. Code, sec. 7-451), the minor streets created by the closings referred to in section 2 of this act and by the dedications referred to in section 3 of this act shall be named or re-named Grant Place, N.E., Burnham Place, N.E., Barnes Street, N.E., Albert Irvin Cassell Place, N.E., Franklin Delano Roosevelt Place, N.E., and Parkside Place, N.E., as shown on the Surveyor's plat filed under S.O. 88-212. Note, Section 7-451

Sec. 5. (a) This act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia

Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-233(c)(1)), and publication in either the District of Columbia Register, the District of Columbia Statutes-at-Large, or the District of Columbia Municipal Regulations.

(b) If the covenant required by section 2 of this act is not filed within 2 years of the effective date of this act, this act shall expire.

Chairman
Council of the District of Columbia

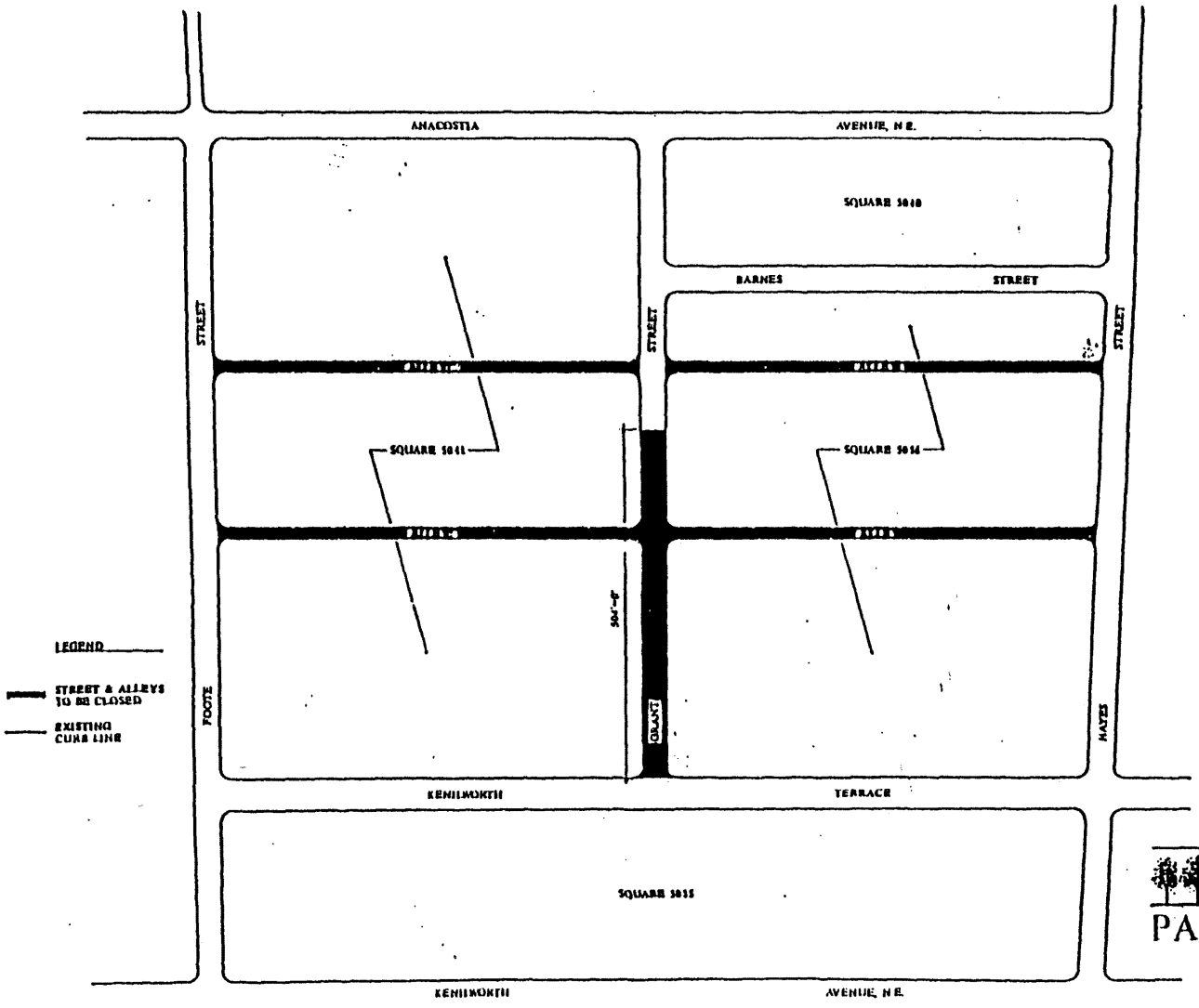
Mayor
District of Columbia
APPROVED: December 21, 1989

Introduced as Bill 8-424 on October 13, 1989 by Chairman Clarke at the request of the Mayor.

FIRST READING: 12-5-89; Adopted by approved voice vote; Thomas absent.

FINAL READING: 12-19-89; Adopted by approved voice vote; Ray absent.

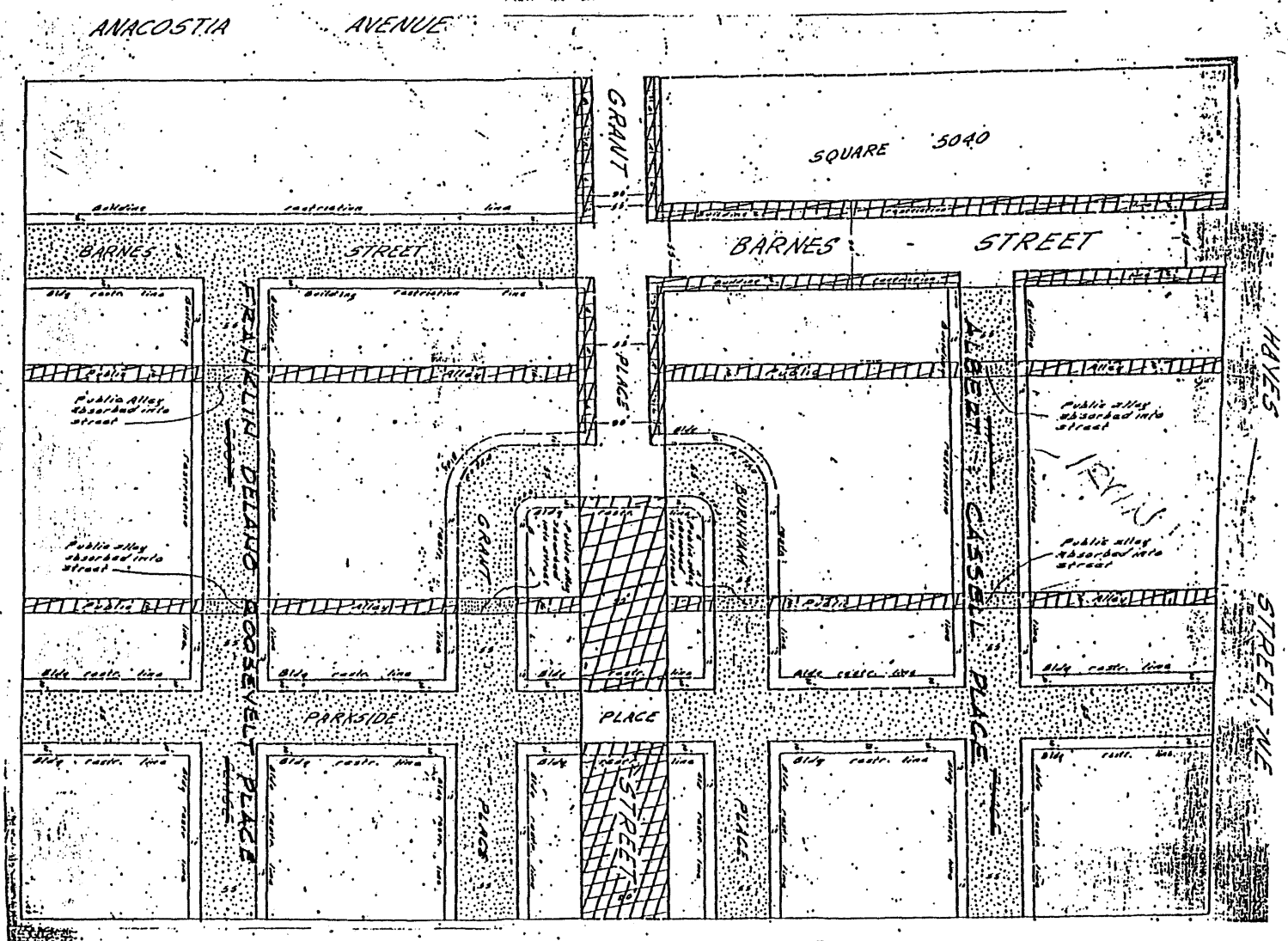
Transmitted to the Mayor: December 21, 1989



PARKSIDE

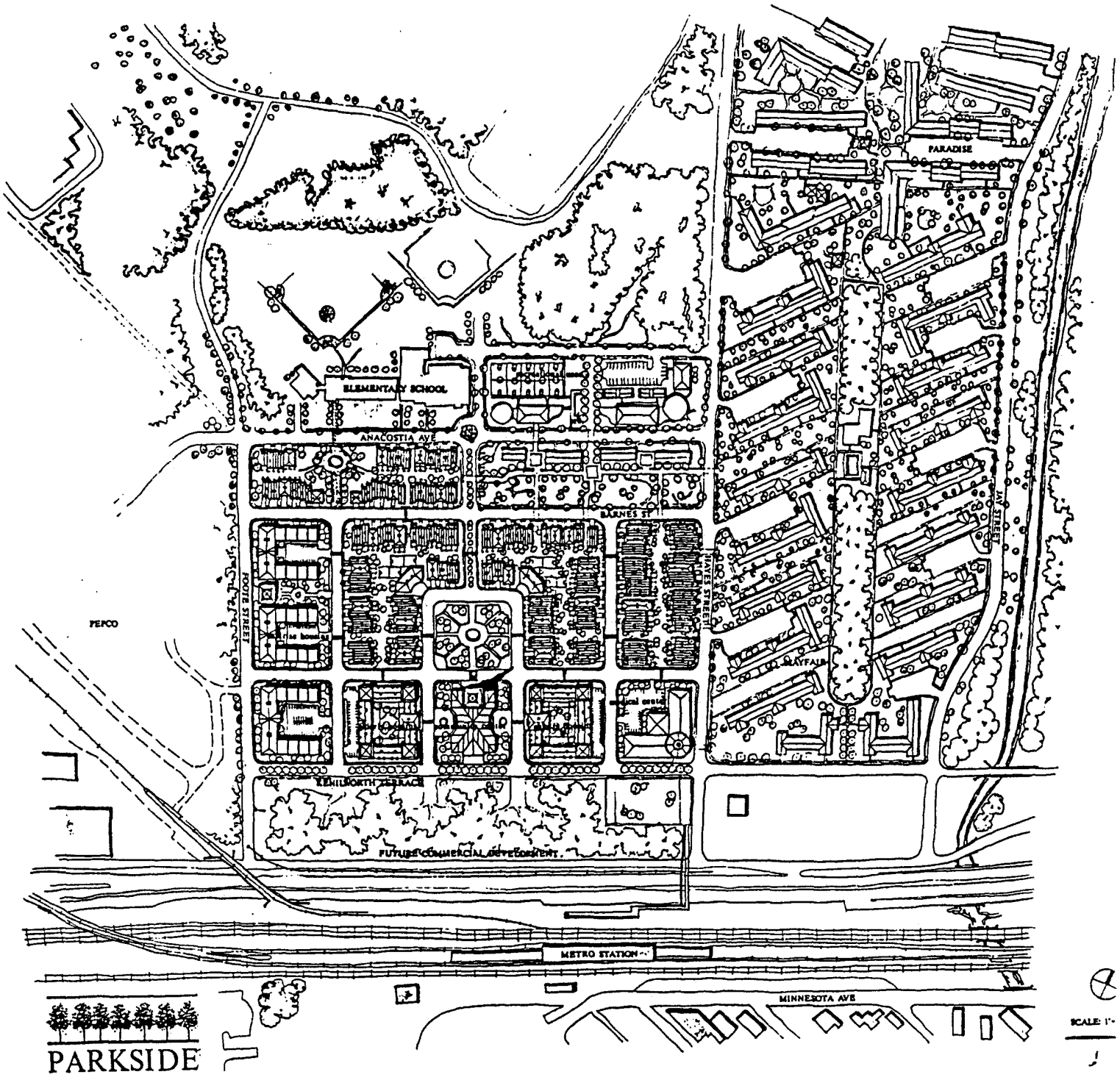
APPENDIX B-1

STREET AND ALLEY CLOSINGS



APPENDIX B-2

S.O. 88-212
"Parkside"



SORG AND ASSOCIATES

ARCHITECTS, PLANNERS & PRESERVATIONISTS

Typical Legal Descriptions for Sale Units in Phase I
and

D.C. Surveyor Plats

KIDDE ASSOCIATES
THE DISTRICT OF COLUMBIA

1020 Cromwell Bridge Road
Baltimore. Maryland 21204
(301) 321-5500

Dial Direct Number

LEGAL DESCRIPTION

2.5224 ACRE PARCEL KNOWN AS
LOT 4, PART OF SQUARE 5056
PARKSIDE, WASHINGTON, D.C.

MARCH 15, 1991

All that tract or parcel of land situate, lying and being in Washington, District of Columbia, and being more particularly described as follows, to wit:

Beginning for the same at the intersection of the southeasterly right-of-way line of Barnes Street, as now laid out 55 feet wide, with the northeasterly right-of-way line of Grant Place as now laid out 55 feet wide; thence running with and binding on the aforementioned southeasterly right-of-way line of Barnes Street, with all bearings referred to the D.C. Metro Grid,

1) North 44 degrees 48 minutes 00 seconds East, 325.50 feet to the point of intersection of said right-of-way line with the southwesterly right-of-way line of Albert Irvin Cassell Place, formerly Hayes Place, as now laid out 55 feet wide; thence running with and binding on the aforementioned southwesterly right-of-way line of Albert Irvin Cassell Place

2) South 45 degrees 12 minutes 00 seconds East, 427.50 feet to the point of intersection of said right-of-way line with the northwesterly right-of-way line of Parkside Place, as now laid out 55 feet wide; thence running with and binding on the aforementioned northwesterly right-of-way line of Parkside Place

3) South 44 degrees 48 minutes 00 seconds West, 204.06 feet to the point of intersection of said right-of-way line with the northeasterly right-of-way line of Burnham Place, as now laid out 55 feet wide; thence running with and binding on the aforementioned northeasterly right-of-way line of Burnham Place the following three courses and distances, viz:

4) North 45 degrees 12 minutes 00 seconds West, 176.00 feet to a point of curvature; thence by a curve to the left

5) having a radius of 75.00 feet, an arc length of 117.81 feet (chord bearing and distance: South 89 degrees 48 minutes 00 seconds West, 106.07 feet) to a point of tangency; thence

6) South 44 degrees 48 minutes 00 seconds West, 46.44 feet the point of intersection of said right-of-way line with the aforementioned northeasterly 55 foot right-of-way line of Grant Place; thence running with and binding on said right-of-way line

7) North 45 degrees 12 minutes 00 seconds West, 176.50 feet to the point of beginning.

Containing 2.5224 acres of land, more or less.

Being a part of Square 5056 as shown on a plat of computation recorded among the Records of The Surveyor of The District of Columbia in Book 196 at Page 210; also as shown on a plat entitled Plat of Condominium Subdivision, PHASE 1, PARKSIDE TOWNHOMES dated November, 1991, prepared by Kidde Associates of The District of Columbia of Laurel, Maryland.

KIDDE ASSOCIATES
THE DISTRICT OF COLUMBIA

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Dial Direct Number

LEGAL DESCRIPTION

2.5871 ACRE PARCEL KNOWN AS
LOT 3, PART OF SQUARE 5043
PARKSIDE, WASHINGTON, D.C.

MARCH 15, 1991

All that tract or parcel of land situate, lying and being in Washington, District of Columbia, and being more particularly described as follows, to wit:

Beginning for the same at the intersection of the southeasterly right-of-way line of Barnes Street, as now laid out 55 feet wide, with the southwesterly right-of-way line of Grant Place, as now laid out 55 feet wide; thence running with and binding on said southwesterly right-of-way line of Grant Place, with all bearings referred to the D.C. Metro Grid, the following four (4) courses and distances, viz:

1) South 45 degrees 12 minutes 00 seconds East, 176.50 feet to a point; thence running at right angles to the last mentioned line

2) South 44 degrees 48 minutes 00 seconds West, 62.56 feet to a point of curvature; thence by a curve to the left

3) having a radius of 75.00 feet, an arc length of 117.81 feet (chord bearing and distance: South 00 degrees 12 minutes 00 seconds East, 106.07 feet) to a point of tangency; thence

4) South 45 degrees 12 minutes 00 seconds East, 176.50 feet to the point of intersection of said right-of-way line with the northwesterly right-of-way line of Parkside Place, as now laid out 55 feet wide; thence running with and binding on said northwesterly right-of-way line of Parkside Place

5) South 44 degrees 48 minutes 00 seconds West, 204.00 feet to the point of intersection of said right-of-way line with the northeasterly right-of-way line of Franklin Delano Roosevelt Place, as now laid out 55 feet wide; thence running with and binding on said northeasterly right-of-way line of Franklin Delano Roosevelt Place

6) North 45 degrees 12 minutes 00 seconds West, 427.50 feet to the point of intersection of said right-of-way line with the aforementioned southeasterly 55 foot right-of-way line of Barnes Street; thence running with and binding on said right-of-way line

7) North 44 degrees 48 minutes 00 seconds East, 341.56 feet to the point of beginning.

Containing 2.5871 acres of land, more or less.

Being a part of Square 5043 as shown on a plat of computation recorded among the Records of The Surveyor of The District of Columbia in Book 196 at Page 210; also as shown on a Block Plat, dated March 14, 1991, prepared by Kidde Associates of The District of Columbia of Laurel, Maryland.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C. March 6 , 1990

Plat for Building Permit of Square 5043 site per sub

Scale 1 inch = 60 feet Recorded in Book page

Receipt No 38666

Furnished to Steve Gell

Surveyor, D.C.

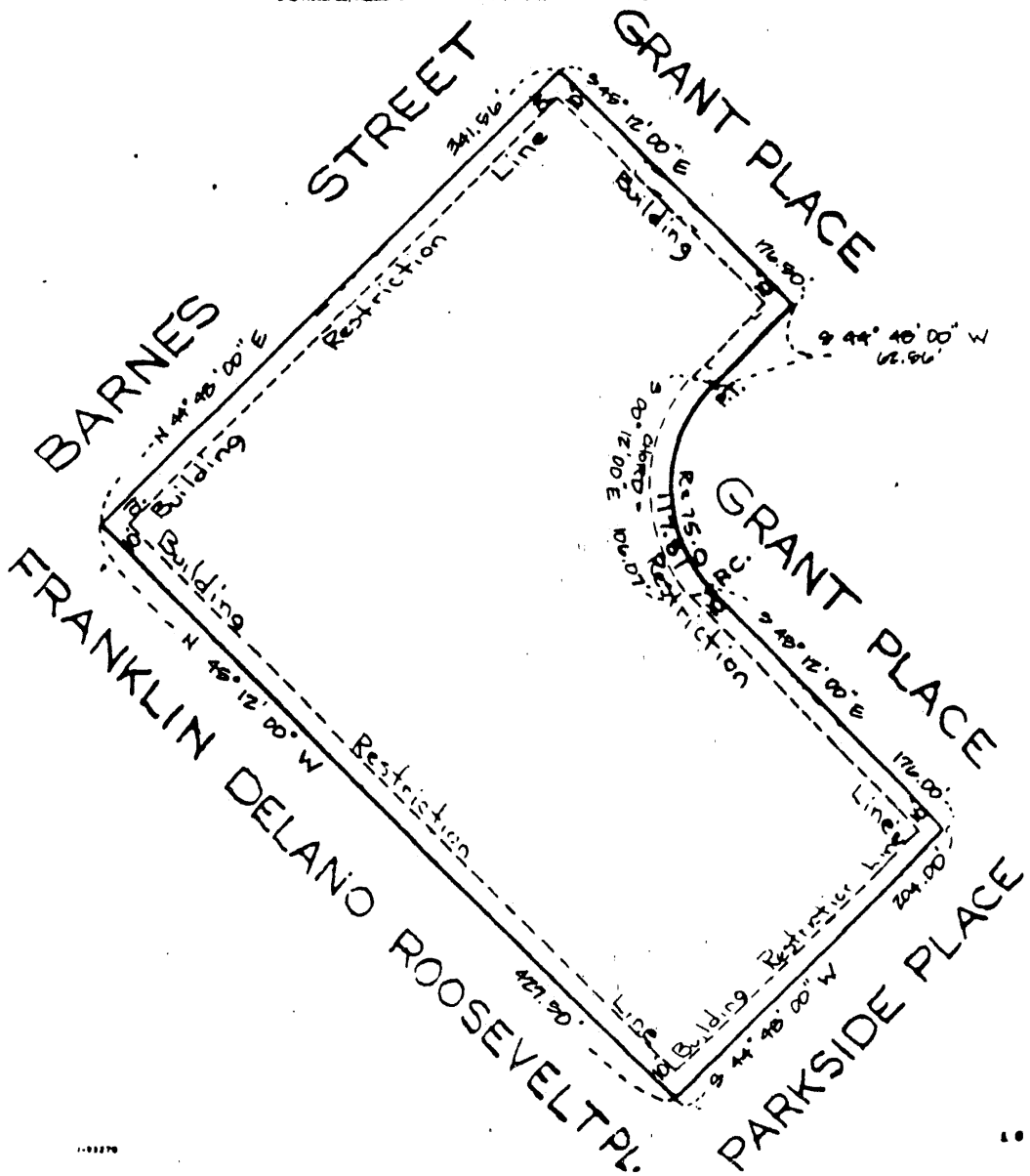
By P.N. Rollins

I hereby certify that all existing improvements shown hereon are completely surveyed, and are correctly platted, that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application, that the foundation plan as shown hereon is drawn, and dimensioned accurately 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 hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that the area has been correctly shown and dimensioned hereon. It is further agreed that the elevations of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline or any way or any point on private property in excess of 20% for single family dwellings or flats, 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 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 descriptions.



NOTE: ADDED BEARINGS AND DISTANCES - 5-14-91

KIDDE ASSOCIATES OF THE DISTRICT OF COLUMBIA
13332 BALTIMORE AVENUE, SUITE 300
LAUREL, MARYLAND, 20707

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C. March 6 1990

Plat for Building Permit of Square 5056 site pri Sub

Scale: 1 Inch = 60 feet Recorded in Book page

Receipt No. 3865

Furnished to Steve Gell

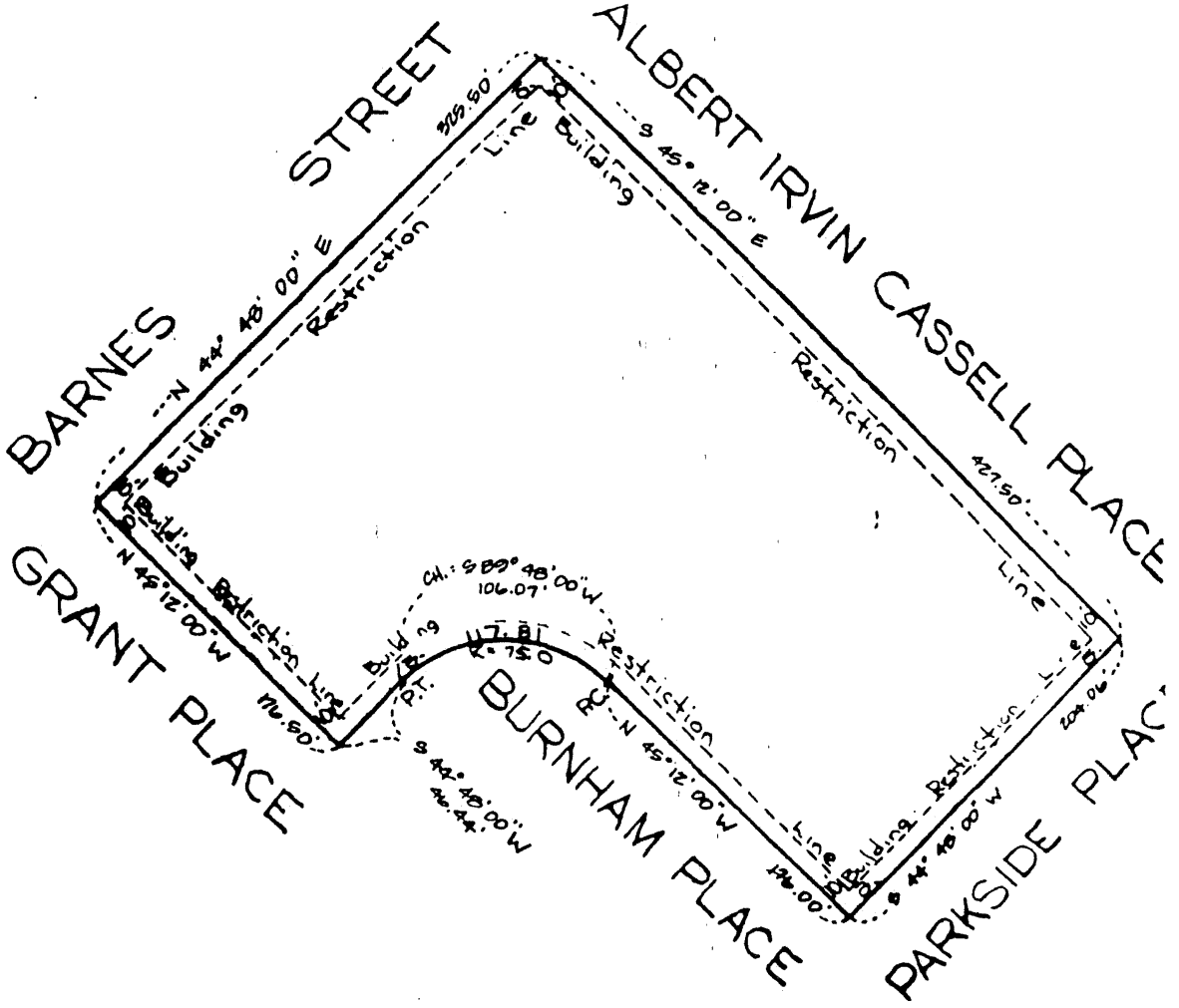
Surveyor, D.C.
by P.N. Rollins

I hereby certify that all existing improvements shown hereon are complete, and are correctly platted, that all proposed buildings or construction, parts thereof, including covered porches, are correctly dimensioned and platted as agree with plans accompanying the application; that the foundation plan as staked covers a dimension and does not encroach on the same rule as the property lines shown on this plat and that by reason of the proposed improvements to be erected, shown hereon, the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations and that no area has been counted or used and dimensioned hereon, it is further agreed that the location of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along connecting driveway at any point on private property in excess of 20% for single family dwellings or flats, 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 means and 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.



S O Form 1

NOTE: ADDED BEARINGS AND DISTANCES - 3-14-91

KIDDE ASSOCIATES OF THE
DISTRICT OF COLUMBIA
13332 BALTIMORE AVENUE, SUITE 300
LAUREL, MARYLAND 20707