ARNOLD & PORTER

202.942.5000
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

February 21, 2002

Jerrily Kress, Director
D.C. Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 21 PM 12:17

Re: Pre-Hearing Submission, Zoning Commission Case No. 02-04
New East Capitol - Senior Building Consolidated PUD

Dear Ms. Kress:

Pursuant to § 3013 of the Rules of Practice and Procedure before the Zoning Commission, we are herewith submitting twenty (20) copies of the Pre-Hearing Submission on behalf of the applicant in the above-referenced case. This information includes the following items:

1. Twenty (20) copies of the Pre-Hearing Statement, including twenty (20) copies of reduced plans and two (2) sets of full-size plans.

2. Additional reports and plans, including:

   - Architectural and Site Plans by Sorg and Associates, Architects;
   - Landscape Plan by The Edgecombe Group, Landscape Architects; and
   - Grading Plan by Ben Dyer Associates, Civil Engineers.

3. A list of witnesses who will testify at the public hearing, a summary of their testimony, and an estimate of the time required for the applicant's presentation.

4. A set of mailing labels with the names and addresses of all property owners within 200 feet of the subject property.

5. Pursuant to § 3013.3, the sole property owner in this case is Department of Housing and Urban Development, with development control having been ceded to the District of Columbia Housing Authority.

6. Certification pursuant to § 3013.7: We hereby certify that all of the requirements of § 3013 have been complied with in this submission.

ZONING COMMISSION
District of Columbia
Case 02-04
Exhibit 17

ZONING COMMISSION
District of Columbia
CASE NO.02-04
EXHIBIT NO.17

7. A copy of the application to amend the zoning map from unzoned to R-5-A for the site of the Senior Building. This was filed originally with the application for the New East Capitol PUD.

8. A copy of a letter from the Department of Housing and Community Development requesting a waiver of hearing fees as authorized by 11 DCMR §§ 3041.4 and 3042 regarding construction of affordable housing.

Please contact the undersigned if any additional materials are needed.

Sincerely,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W. Gross

Jamie Z. Goodson

Enclosures

cc: David J. McGettigan, Office of Planning

THE SENIOR BUILDING AT NEW EAST CAPITOL RESIDENTIAL COMMUNITY

PRE-HEARING SUBMISSION

TO THE

DISTRICT OF COLUMBIA ZONING COMMISSION

FOR A

CONSOLIDATED PLANNED UNIT DEVELOPMENT

Pre-Hearing Submission of:
D.C. Housing Authority and
A & R Development Corp.
Washington, D.C.

By:
Arnold & Porter
Cynthia A. Giordano
Nathan W. Gross

February 21, 2002

TABLE OF CONTENTS

I. INTRODUCTION

A. Background and Site Description
B. The Applicant
C. Project Description
D. Tabulation of Development Data
E. Existing and Proposed Zoning

II. PUBLIC BENEFITS OF THE PROPOSED PUD

A. Public Plans and Policies

1. Major Local Development Initiative – Hope VI
2. Comprehensive Plan – Housing Opportunity Area
3. Comprehensive Plan – Land Use Element
4. Comprehensive Plan – Major Themes
5. Comprehensive Plan – Affordable Housing Policies

B. Project Amenities

1. Housing and Affordable Housing
2. Urban Design, Architecture, Creation or Preservation of Open Spaces; Site Planning
3. Environmental Benefits
4. Effective and Safe Vehicular and Pedestrian Access
5. On-Site Amenities for Seniors

C. Potential Impact on Surrounding Area and City Services

III. COMMUNITY PARTICIPATION

IV. CONCLUSION

EXHIBITS

NEW EAST CAPITOL PUD – SENIOR BUILDING
PRE-HEARING STATEMENT

I. INTRODUCTION

A. Background and Site Description

This document is the application of the District of Columbia Housing Authority ("DCHA") and the A&R/THC LLC to the District of Columbia Zoning Commission for approval of a Planned Unit Development ("PUD") for a site at 58th and Blaine Street, N.E. This location is just north of East Capitol Street near the boundary of the District of Columbia and Prince George's County, Maryland in Ward 7 and within the boundaries of Advisory Neighborhood Commission ("ANC") 7C.[1]

The proposed development is a 150-unit apartment house for senior citizens identified as the Senior Building within a large PUD that includes a rental multi-family apartment building, as well as townhouses, single family detached and semi-detached houses, and "grand houses," as well as a shopping center and full-size supermarket. The proposed development will also include a community building with a day care center. The larger PUD, filed on January 30, 2002 and identified as "New East Capitol," encompasses a 39-acre site over a number of city blocks and is a two-stage PUD, whereas the Senior Building is proposed to be approved as a consolidated, or one-stage PUD.

The site for the Senior Building consists of Lots 57 and 60-63 in Square 5273, which have a combined land area of 153,748 square feet, or 3.85 acres. The site is

[1] As of the date of this writing, the D.C. Council is in the process of redistricting the city's election precincts, so that the applicable ANC could change. The Applicant has met repeatedly with all elements of the surrounding neighborhoods, including ANCs 7C and 7E.

bounded by 58th Street, N.E. on the west, Blaine Street, N.E. on the south and Watts Branch stream valley and park on the north and east. The site is vacant. As part of the larger New East Capitol PUD, the former residential buildings on the subject site was demolished to make way for a comprehensive redevelopment subsidized by a Hope VI grant from the U.S. Department of Housing and Urban Development ("HUD").

The topography of the site is hilly, which has caused major erosion and settlement problems, leading to cracks in the foundation and walls of the building. HUD has declared the foreclosed apartment building to be distressed and uninhabitable. The area adjacent to Watts Branch Creek is severely affected by sewer backups and discharge of raw sewage onto streets.

The HOPE VI program, established in 1994, provides planning grants and demolition grants so that a partnership of the local housing authority and a private developer can replace a dysfunctional public housing project with a new, mixed-income residential community. Typically, the new development has a mixture of building types and fewer units than the demolished public housing complex. Many include townhouses for affordable and market-rate homeownership, an affordable apartment building for seniors and other apartments. The grants have strong requirements for helping existing tenants find new housing, whether in the new development or elsewhere, and for a comprehensive array of community and supportive services to help improve the economic and social circumstances of the eligible households.

Under the current plan, demolition of the existing buildings and redevelopment will occur in phases. Current residents have been fully consulted over an extended period of time about the redevelopment and have participated in an extensive relocation plan

with various housing options, including moving into New East Capitol. They are receiving advisory services from the relocation services vendor of DCHA. Qualifying senior citizens from the former Capitol View Plaza II building will move into the new Senior Building, the construction of which will be the first phase of development of the larger PUD.

B. The Applicant

Several parties are involved in the comprehensive and complex redevelopment planned for the Property. DCHA owns the existing public housing developments on the site and has legal authority from HUD to proceed on redevelopment of the foreclosed apartment house. In keeping with its mission, DCHA is undertaking the New East Capitol project in order to provide quality housing for low-income citizens, increase neighborhood stability by creating mixed-income homeownership opportunities, promote area residents' economic capacity and self-sufficiency, and revitalize the East Capitol area of the District. An experienced and capable DCHA team in partnership with experienced developers will help bring New East Capitol to fruition.

The developer for New East Capitol's residential housing (including the Senior Building) and the community building is A&R/THC, LLC, a joint venture between A&R Development Corp. ("A&R") and the Henson Development Company ("THC"). The joint venture's principals are Theo Rodgers and Daniel Henson, III. Both A&R and THC are 100% minority owned and work to achieve the highest participation by minorities and women in their projects.

Founded in 1977, A&R specializes in urban design and development and has substantial experience with HOPE VI projects. The firm's vast portfolio includes low-to-

moderate income rental and homeownership units, elderly housing, garden and high-rise facilities, townhouses and student living facilities. Since its inception, A&R has completed more than 4,300 housing units and over 400,000 square feet of retail and commercial development.

The firm recently completed work on Wheeler Creek Estates, a 314-unit mixed-income housing development located in the Congress Heights neighborhood of Ward 8 and funded by a $54 million HOPE VI grant. Another development the firm recently completed is the 151-unit Redwood Apartments in Baltimore, developed at a cost of over $17 million. One of A&R's current projects is Heritage Crossing, another Baltimore HOPE VI project consisting of 260 townhouses, a community center, and a daycare center. Other developments in progress are Lockwood Place, a $71 million, 250,000 square foot Class A office building, Fishers Cove, an $8.6 million development consisting of 76 single-family homes, and Symphony Centre & Symphony Centre Apartments, which includes two 3-story office buildings and an 8-story, 186-unit apartment building.

THC is a highly experienced real estate development and program management firm whose expertise extends to all aspects of public housing authority operations, including HOPE VI and mixed-finance development. The company's principal, Daniel P. Henson, III, has served as both Executive Director of the Housing Authority and Housing Commissioner for Baltimore City. During his tenure in those positions, HUD awarded Baltimore a total of $172 million in HOPE VI funds, the most awarded to any city. These grants were leveraged to obtain approximately $600 million for the redevelopment of Baltimore's public housing. THC specializes in utilizing public

housing authorities' existing physical facilities and properties to achieve maximum benefit for the authorities and their customers.

C. Project Description

The Senior Building is located on the northern part of the total New East Capitol site, at the intersection of 58th Street and Blaine Streets, and just north of the future East Capitol Market Place. This 128,600 square foot building will provide 150 one bedroom units for senior residents. Shared facilities will include a multi-purpose room, game room, fitness room, library, meeting room, doctor's office, and laundry facilities on each floor. Outdoor amenities will include a terrace and garden off of the first floor community spaces, roof top terraces on the third floor, an outdoor game area, and pedestrian paths through a large, landscaped site. At the lowest level of the building, on the north wing, is a Maintenance Facility for New East Capitol, with a separate driveway and loading space.

Although the hilly terrain of the site makes the design more difficult, the location of the Senior Building is one of its greatest assets. It is close to the commercial shopping center and other residential housing, but enjoys the natural beauty of the wooded area to the north and east.

The form of the Senior Building was generated as a response to the site, which slopes steeply away from 58th and Blaine Streets towards Watts Branch. From the front of the building to the parking area behind it, there is a drop of approximately twenty feet. This change of grade is accommodated by a building that "steps" down the hill, with parking under the lower level of the building. There is a pedestrian entry and automobile drop-off area located at the front of the building on 58th Street. This front portion of the

building is entered on the first floor and is four stories high. The wing to the north is five stories high and the wing to the east is four stories high, but the roof of these wings is lower than the center portion of the building because of the differences in grade. Vehicles enter the parking lot behind the building by driving under the column-supported east wing of the building. Additional parking spaces are located under this wing, which has the advantage of protection from the weather, as well as reducing the amount of visible parking lot. A loading space for the Senior Building is located on the southeast side of the building and will be shielded from view by landscaping. A terraced courtyard and garden at the rear of the building provide a sheltered space for the residents to enjoy the outdoors. Although stairs link this courtyard to the parking lot below, an elevator and stair provide direct access from the covered parking area to the building.

Typical units are approximately 565 gross square feet, with one bedroom, one bathroom, a small kitchen, and an open space living/dining area. Heat for each unit will be provided by through-wall mechanical units with duct extensions. There will be four fire stairs and two, or possibly three elevators, so that walking distances to means of egress are decreased for the elderly residents. Large windows at four corners of the building will allow natural daylight to enter the corridors and provide views outward to the surrounding neighborhood. Finish materials for the Senior Building will be a combination of brick and Hardi-Plank panels or EIFS.

D. Tabulation of Development Data[2]

The chart below summarizes the development data and applicable zoning or other standards for the project:

Total PUD Site Area	153,748 s.f. 3.85 acres
Required Minimum for PUD (R-5-A)	2.0 acres
Gross Floor Area (g.f.a.)	128,600 g.f.a.
Floor Area Ratio (FAR)	0.83 FAR
Permitted – R-5-A	1.0 FAR (PUD)
Building Height	50 feet
Permitted – R-5-A	60 feet (PUD)
Minimum Lot Width and Lot Area	As prescribed by Zoning Commission
Lot Width Provided	535 feet
Lot Area Provided	153,748 s.f.
Lot Occupancy	19.2 percent
Maximum Permitted (R-5-A)	40 percent
Side Yards	15-125 feet
Required – R-5-A	8 feet
Rear Yards	35-125 feet
Required – R-5-A	20 feet
Parking **(Including garage spaces, surface parking and on-street spaces in parking lane)**	60
Water Demand	25,000 gallons per day
Sanitary Sewer Demand	19,636 gallons per day

[2] See the Project Plans attached to this statement.

E. Existing and Proposed Zoning

The Property is currently unzoned land owned by HUD but assigned to DCHA for purposes of this proposed redevelopment. The zoning map shows the Property, however, as being within an existing R-5-A district that encompasses the site and a number of other city blocks in this vicinity north of East Capitol Street. (See the *Existing Zoning and Site Location Map* in *Exhibit A*.)

R-5-A is a low-density apartment house zone that allows a variety of residential building types within a height limit of 40 feet, three stories and a maximum floor area ratio ("FAR") of 0.9. Detached and semi-detached single-family dwellings are allowed as of right; townhouses and low-density apartments are allowed if approved by the Board of Zoning Adjustment ("BZA") as a special exception. The PUD process authorizes the Zoning Commission to approve developments that would otherwise require a special exception. With a PUD, the maximum permitted height in R-5-A zones is 60 feet and the maximum FAR is 1.0. The Senior Building fits within the PUD standards of this zone district. For this reason and because the Property is already shown as being within an R-5-A District, this zone is requested.

II. PUBLIC BENEFITS OF THE PROPOSED PUD

Section 2403 (Evaluation Standards) of the PUD regulations provides that the Zoning Commission must find that the proposed PUD is "not inconsistent" with the Comprehensive Plan and other adopted public policies for the subject site (§2403.4); that the proposed development includes public benefits and project amenities as set forth in §2403.9: and that the proposed project's impacts on the surrounding area and on public

facilities and services shall be acceptable commensurate with the public benefits of the PUD or capable of mitigation (§2403.3). These factors are discussed below.

A. Public Plans and Policies

1. ***Major Local Development Initiative: Hope VI.*** The Senior Building is an integral part of the larger New East Capitol PUD, which is a Hope VI project with major funding from HUD. New East Capitol represents a major policy initiative and commitment of resources by the D.C. Housing Authority, and brings together private sector developers in partnership with government agencies and nonprofit organizations to make the plans a reality. The project was developed with substantial community participation, including a full relocation plan and housing options for existing public housing residents. A full network of social and economic services will be provided continuing into the future with the intent of assisting existing and future residents reach educational, job, homeownership and personal achievement goals. The Hope VI application states on page 32:

> *We have collaborated with residents and community stakeholders to design a neighborhood worthy of its status as D.C.'s eastern gateway. The revitalization plan features a housing mix tailored to homeowners and renters with a wide spectrum of incomes and physical abilities. This proposed comprehensive revitalization will eliminate a concentrated, isolated pocket of poverty, replacing it with an environment that creates personal opportunities for self-sufficiency, lasting connections to the larger community and its resources – an environment that will sustain itself as a healthy neighborhood.*

2. ***Comprehensive Plan: Housing Opportunity Area.*** In the *Comprehensive Plan for the National Capitol* ("Comprehensive Plan," the "Plan") East Capitol Dwellings is one of the designated Housing Opportunity Areas in the Land Use Element. These areas are characterized by having large amounts of vacant or poorly used land,

including surplus public property; being located near a Metrorail station or major Metrobus interchange point; situations with potential for successful public-private joint ventures; areas with unrealized employment and economic development potential; and where development "can be used to improve neighborhood quality and stability." (10 DCMR §1118.7)[3] The proposed New East Capitol PUD exhibits virtually all of the indicated criteria and in that respect can be considered a beneficial implementation of the Housing Opportunity Areas policies. The Senior Building will provide housing for one of the important and varied demographic groups in the overall project.

3. ***Comprehensive Plan: Land Use Element.*** The site of the Senior Building is within an extensive geographic area designated for Moderate Density Residential Development on the Generalized Land Use Map of the Land Use Element. The R-5-A zone and low-density apartments have been determined to be "not inconsistent" with the Moderate Density Residential designation in previous zoning cases.

4. ***Comprehensive Plan: Compliance with Major Themes.*** The proposed Senior Building is clearly consistent with and in furtherance of several of the ten Major Themes set forth in the Comprehensive Plan in Chapter 1, including:

Stabilizing and Improving the District's Neighborhoods (§ 102). One of the overarching Major Themes of the Comprehensive Plan specified in §102 is the goal of "stabilizing and improving the District's neighborhoods." The Applicant believes that this proposed infill residential development will help accomplish this major goal. If the PUD is approved, a vacant site previously occupied by deteriorated housing will be

[3] Comprehensive Plan citations are from the codified version in 10 DCMR 1999.

improved with an attractively designed apartment house for seniors. At four to five stories and "stepping" down the sloped site attractively and functionally, the building will be in scale with the surrounding neighborhood. The Senior Building is also part of the larger New East Capitol PUD, which will completely transform the 39-acre site, providing a high quality, affordable and mixed-income housing project with commercial and social services. The result will be an attractive and stable community.

Respecting and Improving the Physical Character of the District (§106) and *Preserving and Promoting Cultural and Natural Amenities (§105).* The high quality of the proposed development, as to housing, open space, design, and environmental features, will help improve the physical character of this neighborhood and the quality of life therein. Troubled housing complexes will be replaced by new housing at a suitable range of densities and with a high quality design and site plan. The Senior Building is part of the overall PUD plan and is sited next to the natural amenity of the Watts Branch stream valley and park, which will be significantly upgraded and restored.

Preserving and Ensuring Community Input (§107). As required by the Hope VI program and as desired by DCHA and the developer partners, very extensive community participation has been undertaken in preparing the revitalization and redevelopment plans.

5. ***Comprehensive Plan: Affordable Housing Policies.*** Numerous policies in the Housing Element in Chapter 3 and the Ward 7 Element of the Comprehensive Plan emphasize the importance of housing that is affordable to low and moderate income households and affordable to elderly persons. The Major Policies (Housing) in §300.1 highlight the importance of partnerships between the government, the private sector and

nonprofit organizations in achieving housing goals. The General Housing Goals in §302, the Low- and Moderate-Income Housing goals in §303 and the Housing for the Elderly goals in §304 all include numerous policies strongly supportive of approval and construction of the Senior Building in the New East Capitol community. The Ward 7 Objectives for Housing in §1808.1 also emphasize affordable housing, including housing for the elderly.

B. Project Amenities

The Zoning Commission, pursuant to the PUD regulations at §2403.5, must evaluate the specific public benefits and project amenities of the proposed PUD. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater degree than would likely result from development of the site under matter-of-right provisions." A project amenity is defined as one type of public benefit, "specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors." Section 2403.9 lists nine potential public benefits and amenities in Paragraphs (a) through (i), plus an "open-ended" category in (j).

The proposed PUD clearly provides superior features that will benefit the surrounding neighborhood and the future residents of the Senior Building. The applicable project benefits and amenities from 11 DCMR §2403.9 are discussed below.

1. **Housing and Affordable Housing (2403.9(f)).** Discussed previously.

2. **"Urban Design, Architecture, Landscaping, Creation or Preservation of Open Spaces" (2403.9(a), "Site Planning, Efficient and Economical Land**

Utilization" (2403.9(b)). The proposed development creates a complete new community with attractive urban design and new landscaping. The open space at Watts Branch stream and park will be restored and upgraded. An improved street network will be created, and a balanced mixture of housing types and densities are proposed according to planning principles. The Senior Building is an integral element of the overall PUD plan for New East Capitol.

3. "Environmental Benefits, such as storm water runoff controls and preservation of open space or trees" (2403.9(h)). Given the hilly nature of the site of the Senior Building and challenging soil conditions, the plans carefully address storm water runoff, slope stability, open spaces and related matters. Numerous entrenched soil erosion, sewage backup, site planning, structural faults in buildings, and similar problems were exhibited in the previous building on the site. These adverse environmental conditions will be remediated and replaced by carefully planned new development.

4. "Effective and Safe Vehicular and Pedestrian Access" (2403.9(c)). The elderly residents of the Senior Building will have a relatively low ratio of automobile ownership, so that automobile trip generation will be reduced. Pedestrian pathways have been designed to enhance the convenience of walking to stores, open space and other residential areas. The preliminary "Traffic Impact Study" by O.R. George & Associates regarding the entire New East Capitol PUD finds the projected traffic conditions after redevelopment will be very workable:

> *The study has concluded that the existing study area road network can adequately accommodate the proposed East Capitol Dwellings Development. The study area intersections currently operate at quite acceptable levels of service. Peak period traffic volumes within the defined study area have increased marginally along the key roadways over the past several years for which data was available. In addition, the*

proposed development is located just west of the Capitol Heights Metrorail station. The development proposal calls for a number of access, internal circulation and traffic control changes. These have all been designed in accordance with current engineering standards, and per the District of Columbia planning requirements. . . . The internal roadway network would also be compatible with the quality of life environment envisioned by the Applicant, as well as the City's current emphasis on intermodalism.

5. On-Site Amenities for Seniors. The Senior Building is designed to provide numerous amenities to improve the quality of life of the future residents. These include a multi-purpose room, game room, fitness room, library, meeting room, doctor's office, as well as laundry facilities on each floor. Outdoor amenities will include a terrace and garden off the first floor community spaces, rooftop terraces on the third floor, an outdoor game area, and pedestrian paths through a large, landscaped site.

C. Potential Impact On Surrounding Area and City Services

The surrounding neighborhoods are expected to benefit from the development of the New East Capitol community, including the Senior Building, in numerous ways. These include: reduced crime; improved building and site aesthetics, favorably affecting property values and enjoyment of neighborhood life; convenient retail services, business and job opportunities; improved social services; restoration of Watts Branch steam bed and park; reduced traffic due to reduced population density; and no adverse effect on local school capacity because of reduced population and households. Many of the social services and recreational needs of the elderly residents will be met by on-site facilities described above and the Community Center that is part of the larger PUD. The applicant believes that the affect of the built PUD on surrounding neighborhoods and city facilities will be entirely positive.

III. COMMUNITY PARTICIPATION

The New East Capitol project stems from the combined efforts of various community stakeholders. Residents of the DCHA- and HUD-owned public housing on the Property, owners of neighboring cooperative townhouses, themselves former public housing residents, and DCHA decided to seek HOPE VI funds to revitalize the area. The membership of this planning group grew to include neighboring homeowners, non-profit organizations, religious leaders, business owners, school representatives, and government agency staff, among others. Together with DCHA, the group developed a request for proposals soliciting a master designer/planner and a lead developer and integrated a commercial component into the project. Now known as the East Capitol Community Task Force, the group meets quarterly and continues to serve as an advisory planning committee for the project.

The New East Capitol Steering Committee includes members of the East Capitol View Community Development Corporation (ECV-CDC), a partnership involving the current public housing residents, owners of the Capitol View Townhouses, social service providers, community organizations, and other interested parties. To further encourage community input, the Development Team has held several community planning and information sessions and has met repeatedly with Advisory Neighborhood Committees 7C and 7E.

IV. CONCLUSION

For the foregoing reasons, the applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations. It is consistent with the purpose and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; is not inconsistent

with the Comprehensive Plan; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia.

Accordingly, the Applicant respectfully requests that the Zoning Commission approve the proposed PUD so that the Senior Building can proceed to construction and occupancy in a timely way.

Respectfully Submitted,

ARNOLD & PORTER

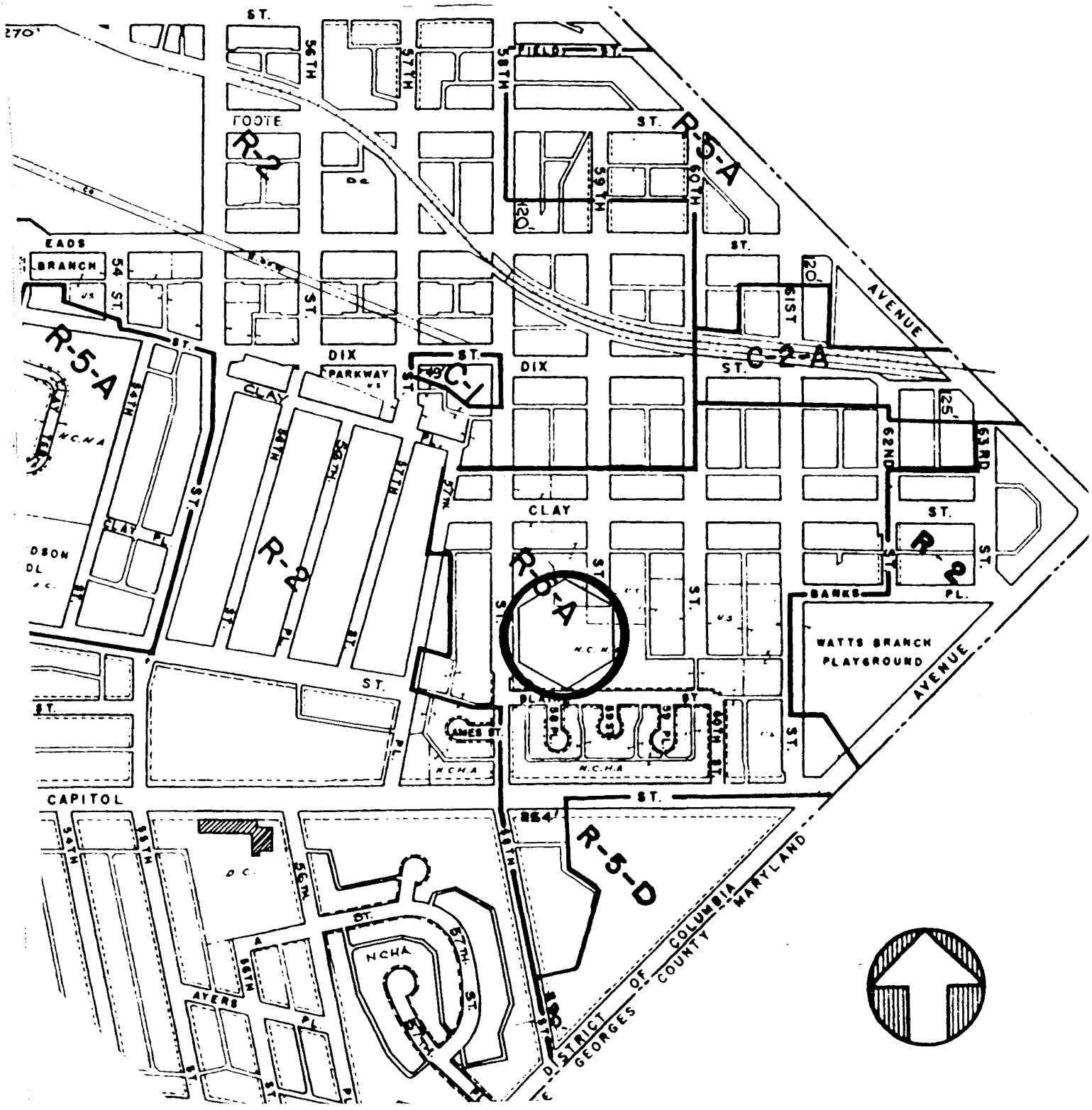
Cynthia A. Giordano

Nathan W. Gross

Jamie Z. Goodson

Attachments

EXHIBIT A: Site Location and Zoning Map



Site Location and Zoning Map

EXHIBIT B: Project Plans

CASE 02-04

EXHIBIT 17

HAS OVERSIZED DOCUMENT

SEE FILE AT ZONING COMMISSION

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 21 PM 12:17



NEW EAST CAPITOL

Senior Apartment Building

Washington, DC

PUD Submission
February 21, 2002

A&R DEVELOPMENT CORP. (Developer)
650 Pennsylvania Avenue, SE
Suite 430
Washington, DC 20003
(202) 546-9033
Contact: John Kirkland

A.R.T. MANAGEMENT INC. (Property Manager)
101 Center Place
Suite A
Baltimore, MD 21222
(410) 288-3446
Contact: Sam Lowery

ARNOLD & PORTER (Zoning Attorney)
555 Twelfth Street, NW
Washington, DC 20004-1206
(202) 942-5840
Contact: Cynthia Giordano

BEN DYER ASSOCIATES, INC. (Civil Engineer)
11721 Woodmore Road
Mitchellville, MD 20721
(301) 430-2000
Contact: Kevin Caillouet

DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 N. Capitol Street, NE
Washington, DC 20002-7599
(202) 535-2563
Contact: Bernie Tetreault

DORACON CONTRACTING, INC. (Contractor)
3500 Biddle Street
Baltimore, MD 21213
(410) 558-0600
Contact: Ron Lipscomb

THE EDGECOMBE GROUP (Landscape Architect)
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
(301) 864-0042Contact: Leland Edgecombe

EHLERT/BRYAN, INC. (Structural Engineer)
1451 Dolley Madison Boulevard
Suite 220
McLean, VA 22101
(703) 827-9552
Contact: Wayne Bryan

ENCON GROUP INC. (MEP Engineer)
10605 Concord Street, Suite 307
Kensington, MD 20895
(301) 949-5900
Contact: Didier Follain-Grisell

HARKINS BUILDER (Contractor)
2201 Warwick Way
Marriottsville, MD 21104
(410) 750-2600
Contact: Dave Miller

THE HENSON COMPANY (Developer)
P.O. Box 26469
Baltimore, MD 21207
(410) 367-8001
Contact: Dan Henson

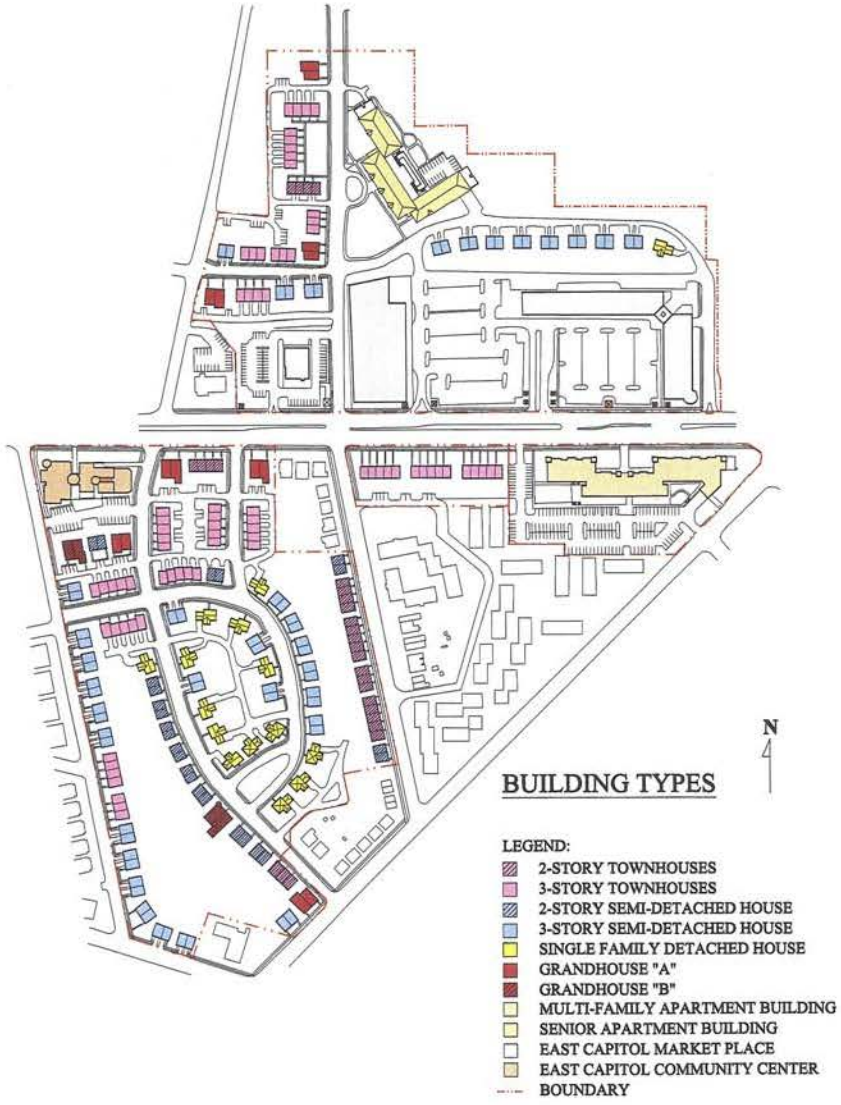
KOZERA & ASSOCIATES (Geo-technical)
1408 Bare Hills Road
Suite 200
Baltimore, MD 21209
(410) 823-1060
Contact: Dave Kozera

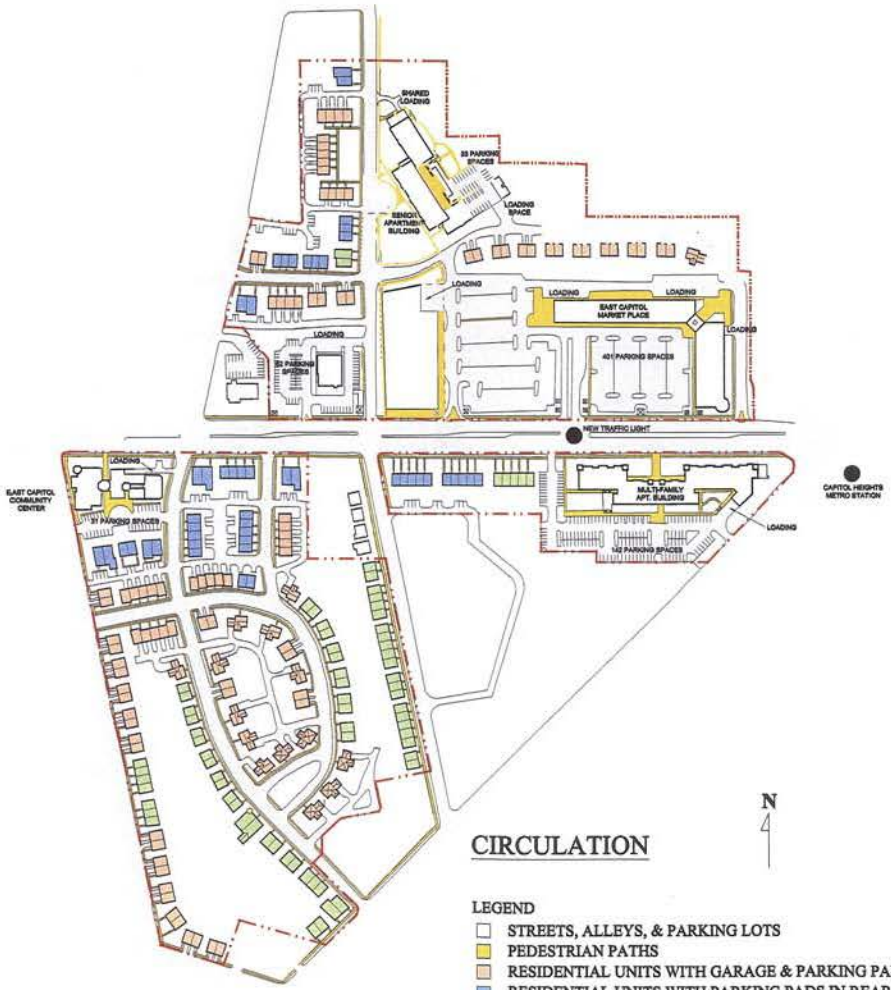
SORG AND ASSOCIATES, P.C. (Residential Architect)
2000 S Street, NW
Washington, DC 20009
(202) 393-6445
Contact: Catherine Moore

TABLE OF CONTENTS

SENIOR APARTMENT BUILDING

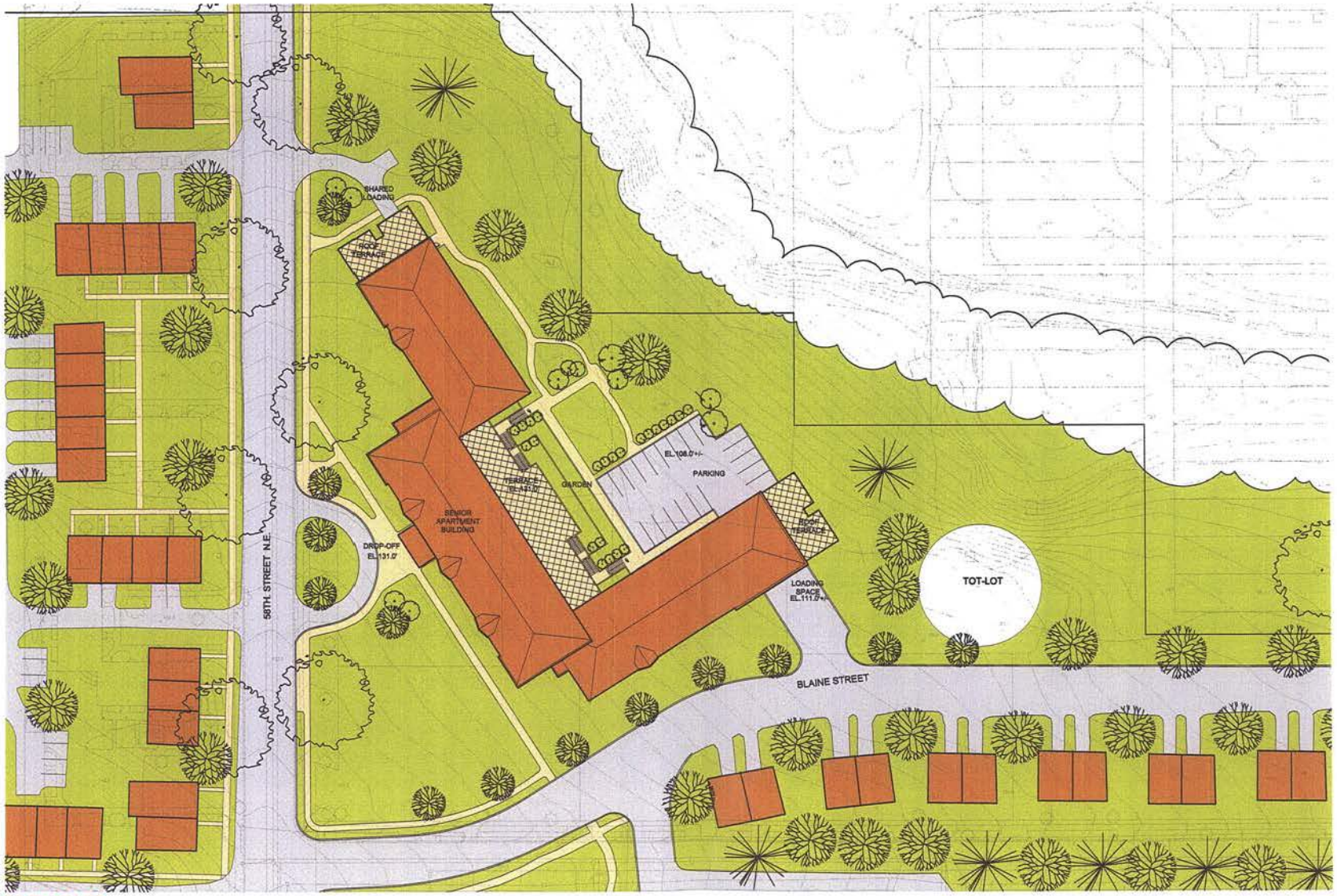
Building Identification Plan
Circulation Plan
Site Plan
Parking/ Loading Plan
Unit Plan
Terrace Level Floor Plan
First Floor Plan
Second Floor Plan
Third Floor Plan
Fourth Floor Plan
Building Sections
Exterior Elevations


N
BUILDING TYPES
LEGEND:
2-STORY TOWNHOUSES
3-STORY TOWNHOUSES
2-STORY SEMI-DETACHED HOUSE
3-STORY SEMI-DETACHED HOUSE
SINGLE FAMILY DETACHED HOUSE
GRANDHOUSE "A"
GRANDHOUSE "B"
MULTI-FAMILY APARTMENT BUILDING
SENIOR APARTMENT BUILDING
EAST CAPITOL MARKET PLACE
EAST CAPITOL COMMUNITY CENTER
BOUNDARY


SHARED LOADING
22 PARKING SPACES
LOADING SPACE
SENIOR APARTMENT BUILDING
LOADING
LOADING
LOADING
EAST CAPITOL MARKET PLACE
LOADING
LOADING
82 PARKING SPACES
401 PARKING SPACES
NEW TRAFFIC LIGHT
EAST CAPITOL COMMUNITY CENTER
LOADING
91 PARKING SPACES
MULTI-FAMILY APT. BUILDING
CAPITOL HEIGHTS METRO STATION
LOADING
167 PARKING SPACES
N
CIRCULATION
LEGEND
STREETS, ALLEYS, & PARKING LOTS
PEDESTRIAN PATHS
RESIDENTIAL UNITS WITH GARAGE & PARKING PAD (TOTAL: 106)
RESIDENTIAL UNITS WITH PARKING PADS IN REAR (TOTAL: 59)
RESIDENTIAL UNITS WITH ON STREET PARKING (TOTAL: 77)
BOUNDARY

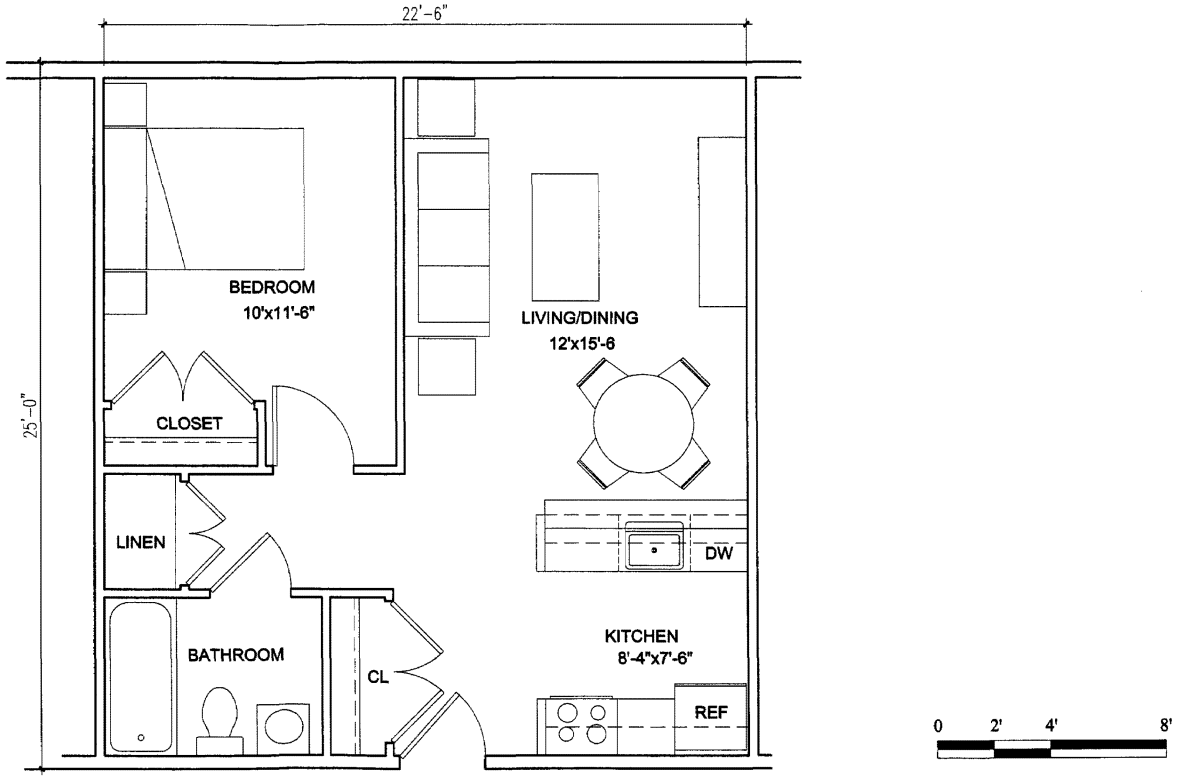
NEW EAST CAPITOL - Senior Apartment Building
Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
02/21/02



SORG
ARCHITECTS

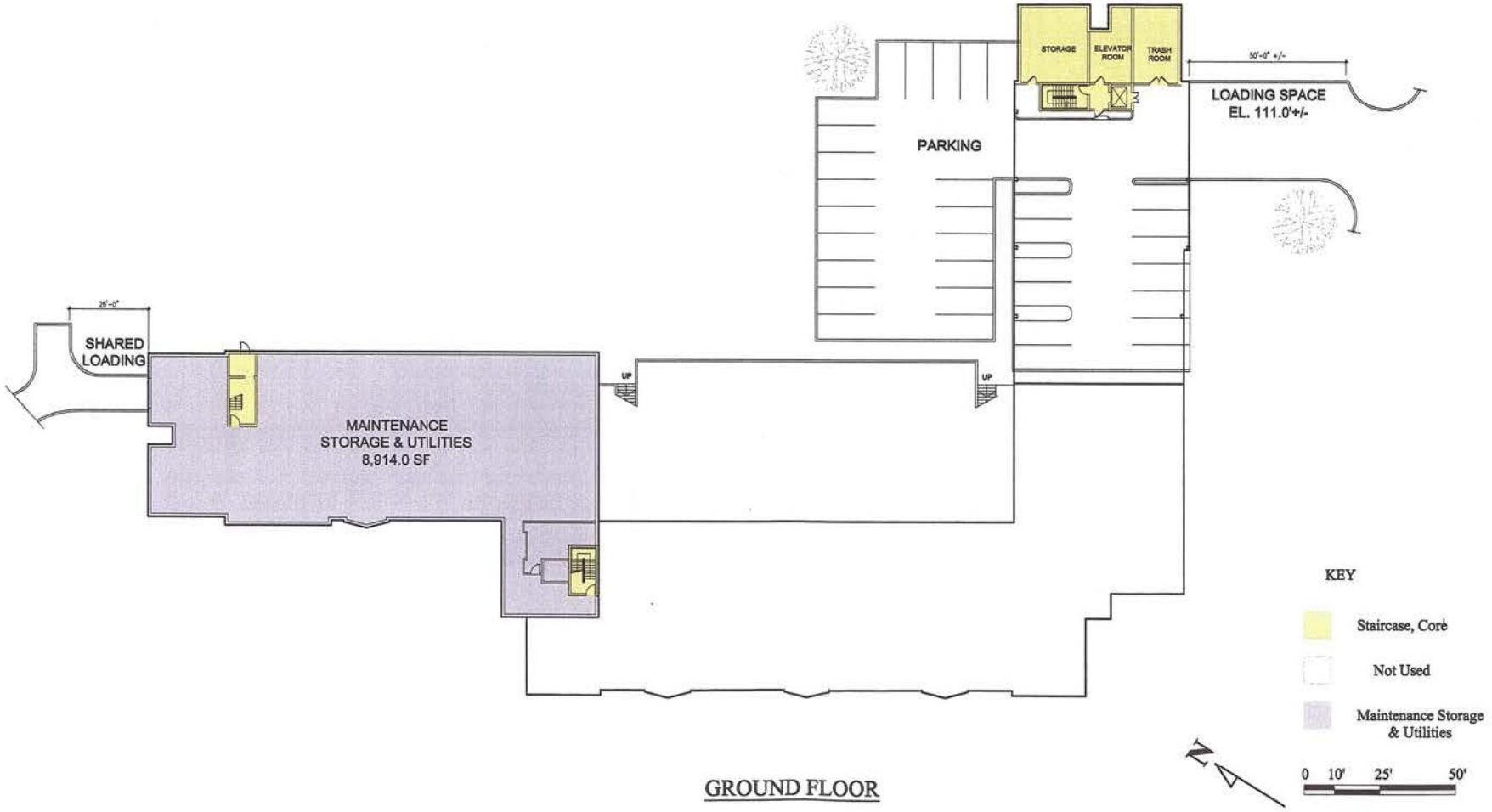
SITE PLAN
SCALE: 1:30



TYPICAL UNIT - 565 SF (GROSS)

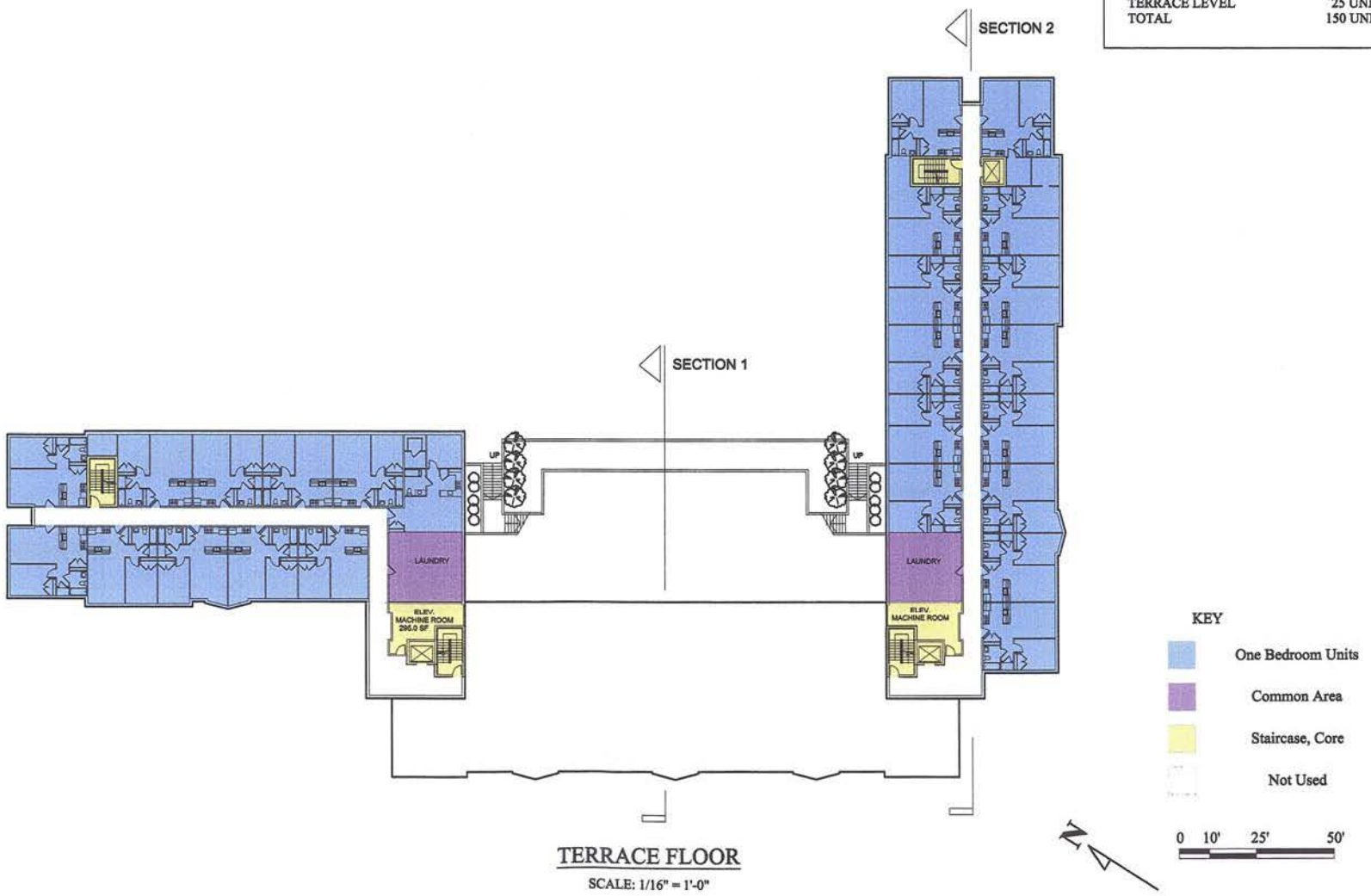
SCALE: 1/4" = 1'-0"

GROSS SQUARE FOOTAGE	128,600 S.F.
UNITS TOTAL	150
PARKING SPACES TOTAL	33



GROUND FLOOR

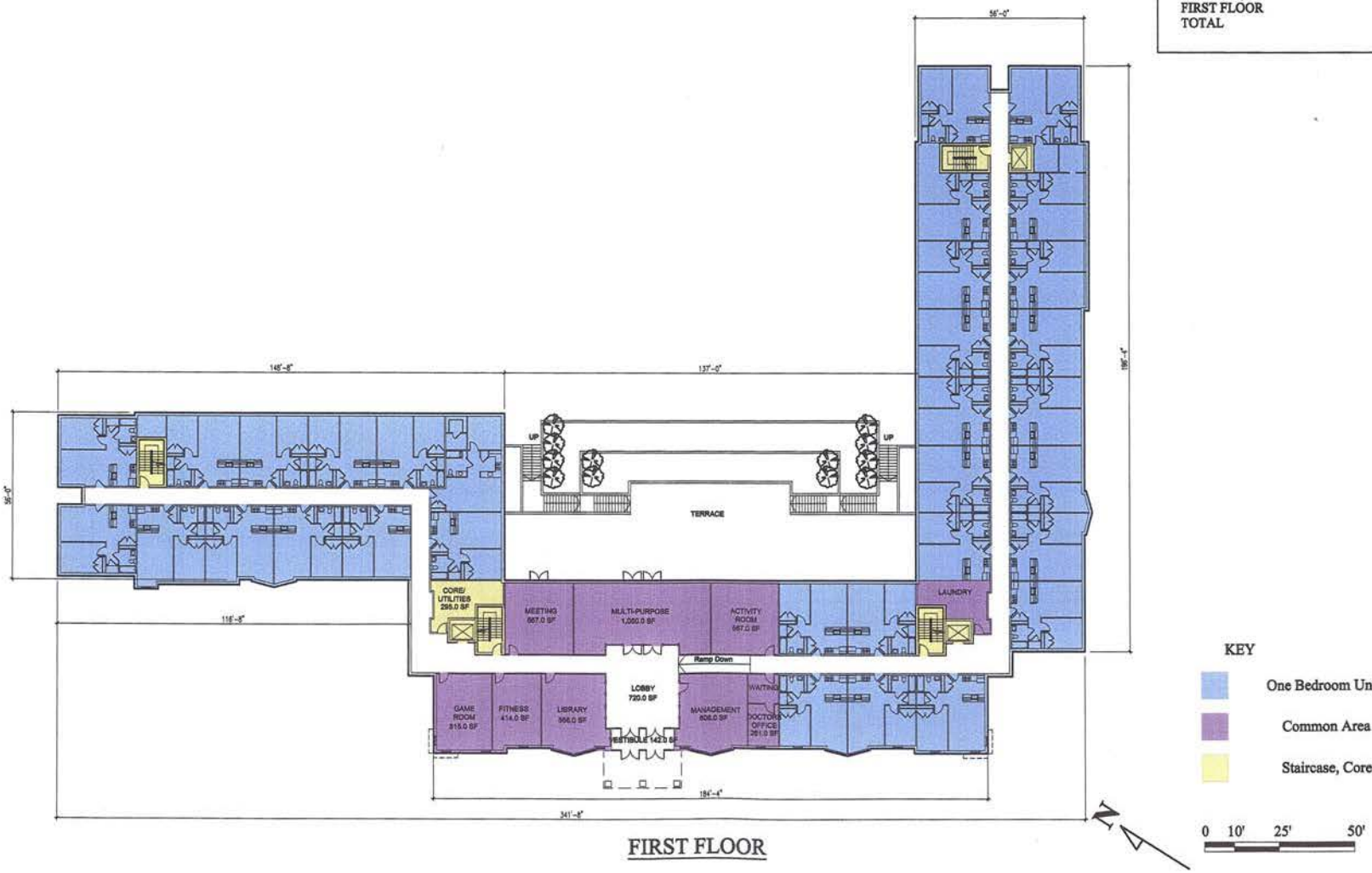
GROSS SQUARE FOOTAGE	128,600 S.F.
TERRACE LEVEL	25 UNITS
TOTAL	150 UNITS



TERRACE FLOOR

SCALE: 1/16" = 1'-0"

GROSS SQUARE FOOTAGE	128,600 S.F.
FIRST FLOOR	32 UNITS
TOTAL	150 UNITS



FIRST FLOOR

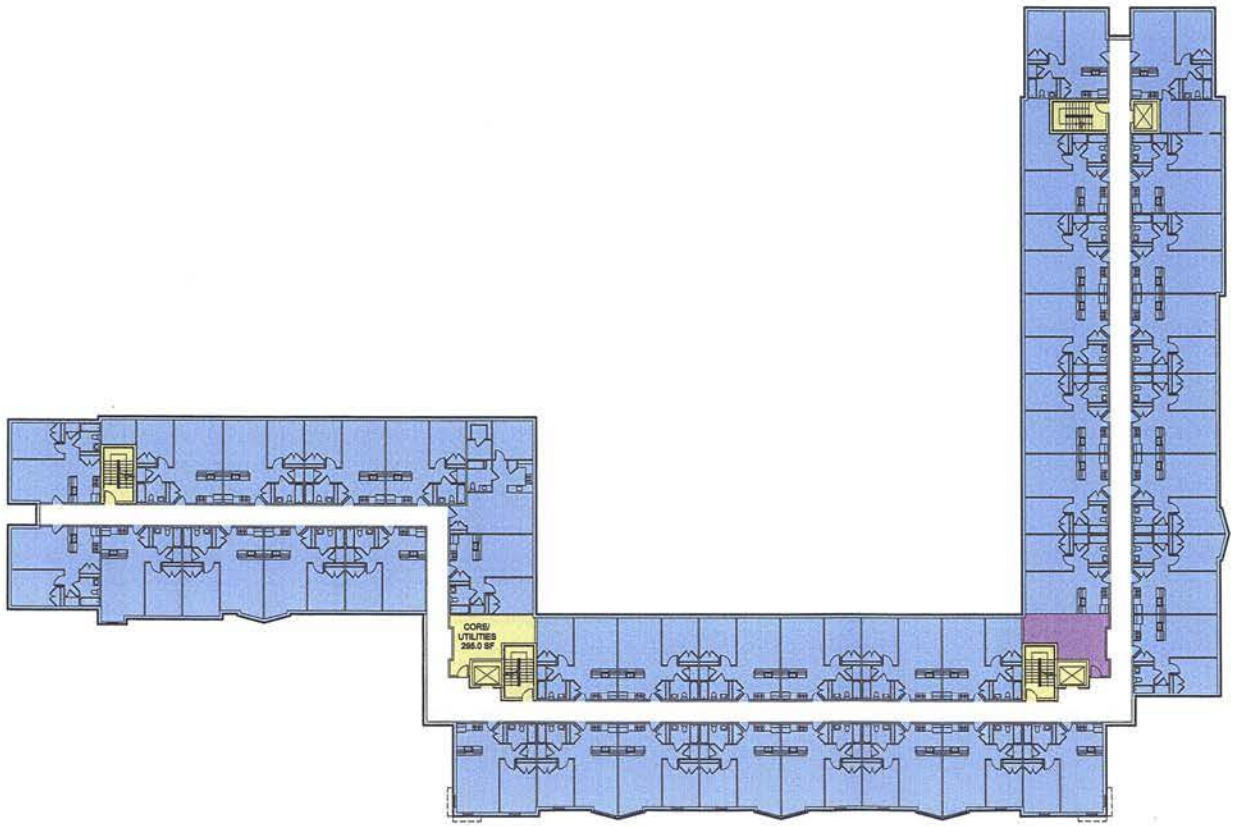
SORG ARCHITECTS

FLOOR PLAN
SCALE: 1/16" = 1'-0"

NEW EAST CAPITOL - Senior Apartment Building
Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
02/21/02

GROSS SQUARE FOOTAGE	128,600 S.F.
SECOND FLOOR	41 UNITS
TOTAL	150 UNITS



KEY

- One Bedroom Units
- Common Area
- Staircase, Core

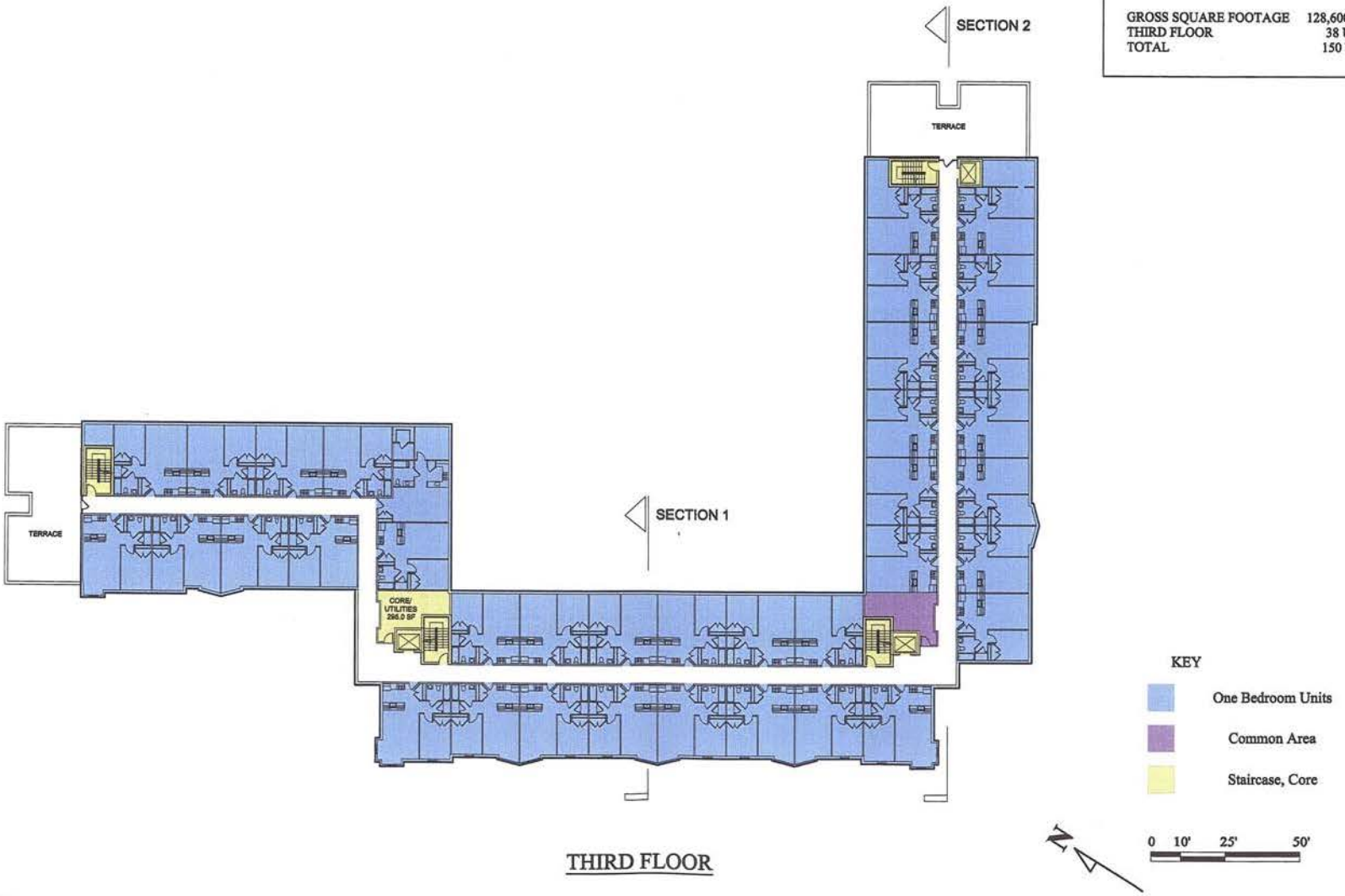
0 10' 25' 50'

SECOND FLOOR

SORG
ARCHITECTS

FLOOR PLAN
SCALE: 1/16" = 1'-0"

GROSS SQUARE FOOTAGE	128,600 S.F.
THIRD FLOOR	38 UNITS
TOTAL	150 UNITS

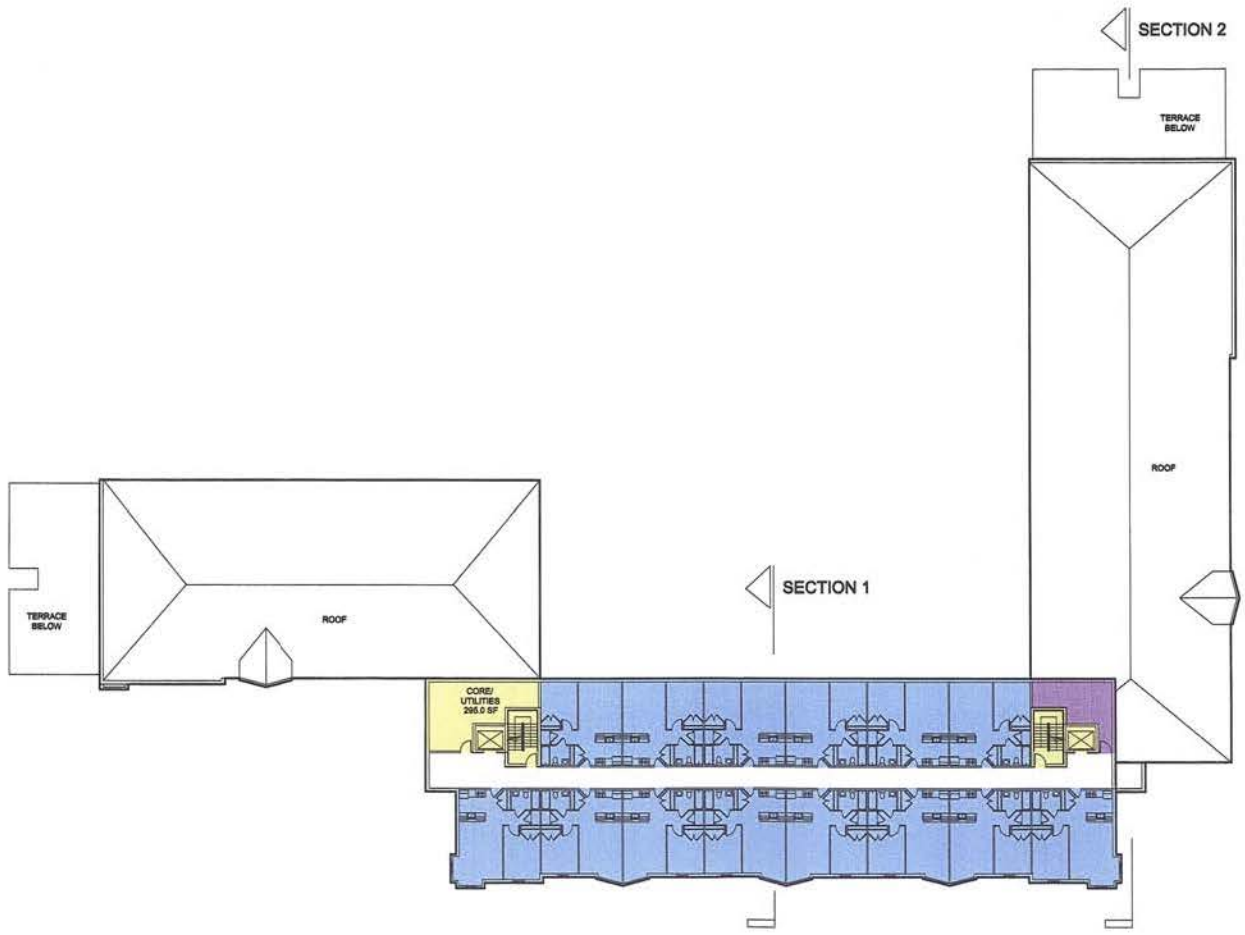


THIRD FLOOR

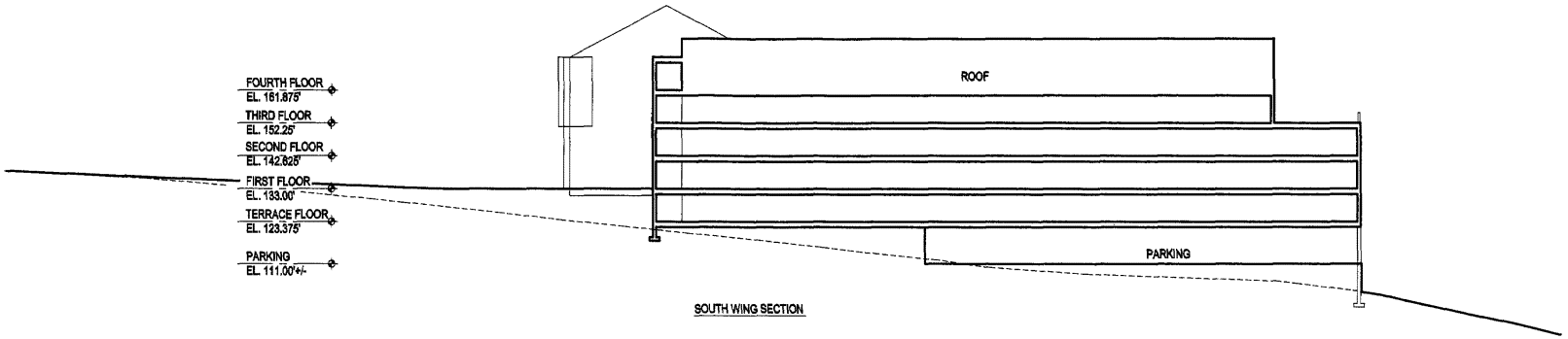
SORG
ARCHITECTS

FLOOR PLAN
SCALE: 1/16" = 1'-0"

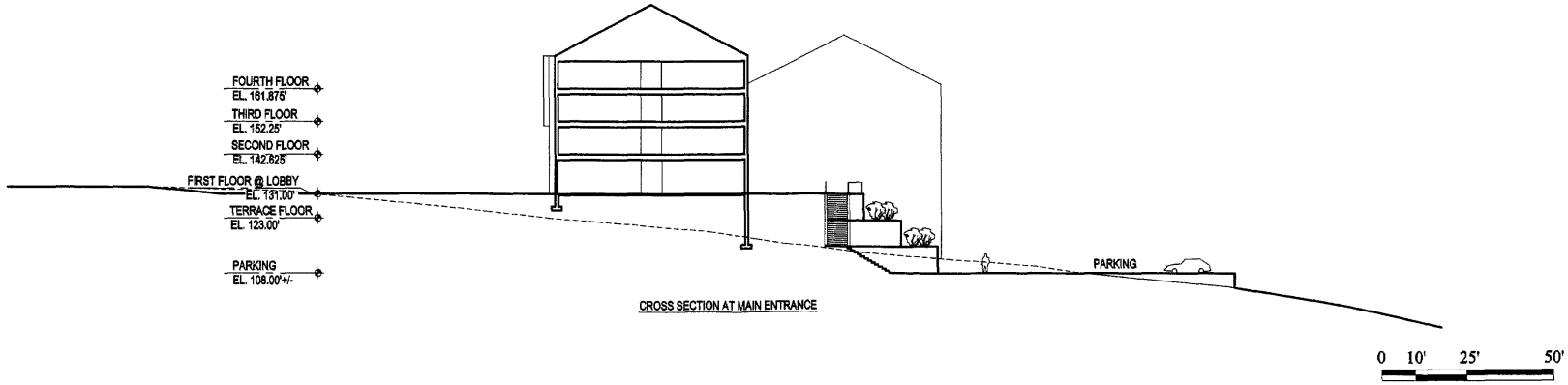
GROSS SQUARE FOOTAGE	128,600 S.F.
FOURTH FLOOR	14 UNITS
TOTAL	150 UNITS



FOURTH FLOOR



SOUTH WING SECTION

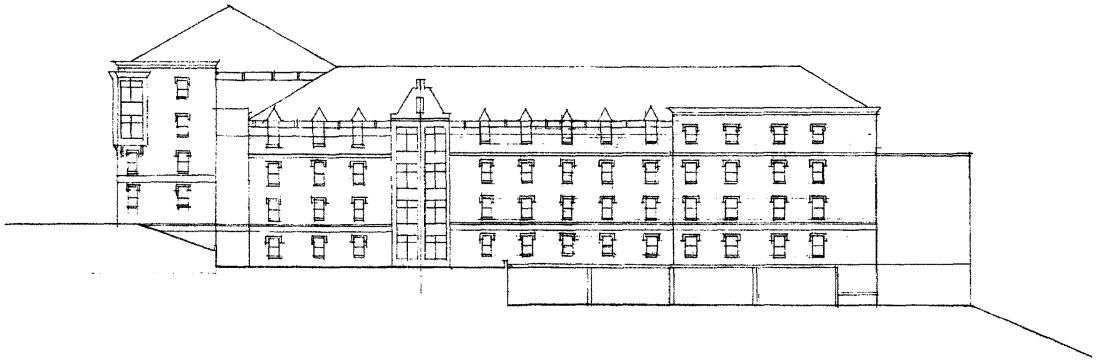


CROSS SECTION AT MAIN ENTRANCE

0 10' 25' 50'



58TH STREET



BLAINE STREET ELEVATION

LIST OF WITNESSES AND ESTIMATE OF TIME REQUIRED TO PRESENT CASE

Witnesses:

District of Columbia Housing Authority:

Kim Kendrick and/or Lawrence Dwyer

A & R Development Corporation,
Residential Developer:

Cheryl Hamilton and/or John Kirkland

Sorg and Associates Architects

Suman Sorg, AIA
Catherine Moore, AIA

The Edgecombe Group, Landscape Architects

Leland Edgecombe, A.S.L.A.

Arnold & Porter, Land Use Counsel

Nathan W. Gross, AICP, City Planner

Estimated Time Required to Present Case: 1.0 to 1.5 hours

Summary of Testimony of the D.C. Housing Authority and A & R Development Corporation Residential Developers:

Lawrence Dwyer, Director, Office of Planning and Development, DCHA
Kim Kendrick, Regional Administrator, DCHA:

I. Hope VI Development

II. Redevelopment of Public Housing

III. Affordable and Quality Housing for Seniors

Cheryl Hamilton, Regional Director, A & R Development
John Kirkland, A & R Development:

I. Summary of Development Experience in Similar Projects

II. Project Background and Goals

III. Development Planning, Financing, Timetable

IV. Community Involvement in PUD Planning

Summary of Testimony of Sorg and Associates Architects, P.C.:

I. Identification of the Firm and Its Practice

II. Presentation of Site and Architectural Plans for the PUD

III. Review of Necessary Areas of Flexibility for the Project

V. Building Materials

Summary of Testimony of Leland Edgecombe, Principal
The Edgecombe Group, Landscape Architects:

I. Identification of Firm and Its Practice

II. Site Characteristics and Landscape Plan

III. Storm Water Retention Area, Site Contouring

Summary of Testimony of Nathan W. Gross, AICP
City Planner, Arnold & Porter:

I. Identification of Firm and Its Practice

II. Assessment of Key Planning Issues and Benefits of Proposed Project

III. Consistency of Project with Comprehensive Plan and PUD Evaluation Standards

Z.C. Form #3 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for Final Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.
5273	57, 60-63

Address or description of the premises: Proposed Senior Apartment building at 58th & Blaine Streets, N.E.

Area of the Site: ~~116,755~~ 153,748 square feet or 3.85 ~~4.98~~ acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: Four-story, 150-unit apartment house for senior citizens. Map amendment from unzoned to R-5-A.

Date of Preliminary Approval: _____ Case No.: _____

Zoning Commission Order No.: _____

Concurrent change of zoning requested (check one): X Yes ___ No Unzoned to R-5-A

The above information and attached documents are true to the best of my knowledge.

Lawrence Dwyer
Owner's Signature

11/24/2002
Date

LAWRENCE DWYER
Owner's Printed Name

Sorg and Associates, P.C.
Name of Architect

202-393-6345
Telephone Number

2000 S Street, N.W.
Washington, D.C.
Address

20009
Zip Code

Person to be notified of all actions:

Cynthia Giordano
Name

202-942-5840
Telephone Number

Arnold & Porter
555 12th Street, N.W.
Washington, D.C.
Address

20004-1206
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

February 13, 2002

Ms. Carol Mitten
Chairperson
D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Waiver of Hearing Fees – New East Capitol (Hope VI)
Planned Unit Development (PUD)

Dear Ms. Mitten:

The purpose of this letter is to request that the Zoning Commission grant a waiver of hearing fees for the Planned Unit Development (PUD) application for the New East Capitol residential community. Section 3042 of the Zoning Regulations states that the Department of Housing and Community Development (DHCD) may request that the Zoning Commission waive the normal hearing fee for PUD applications which involve "low and moderate income subsidized housing development." Under these regulations, a "subsidized housing development" is defined as a housing development that receives funding from a recognized District of Columbia or Federal Government subsidy program. The site to be developed is located in the East Capitol area of Ward 7.

The New East Capitol project has been granted a $35 million Hope VI grant from HUD, which will leverage an additional $74 million in funding and services to replace the existing deteriorated subsidized public housing on the site with a high-quality, mixed income residential community. All development components (senior apartments, low-rise apartments, townhouses, detached and semi-detached houses and multi-unit "grand houses") will include affordable units.

It has been determined that the subject project is a "subsidized housing development" that meets the requirements of the applicable regulations and is therefore eligible for a waiver of the normal hearing fees. DHCD has found the project to be consistent with housing and community development needs and strategies of the District of Columbia, which emphasizes:

1. Creating homeownership and rental housing opportunities for low and moderate income families, while also increasing the real estate tax revenue base;

2. Building stable and livable neighborhoods, thereby decreasing crime; and

3. Creating mixed-income neighborhoods.

The Department of Housing and Community Development respectfully request that the Zoning Commission grant a waiver of all applicable hearing fees. Thank you for your consideration of this request.

Sincerely,

Stanley Jackson
Director