G ERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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RECEIVED
D.C. ZONING COMMISSION

Office of the Director

MEMORADUM

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

DATE: April 15, 2002

SUBJECT: Waiver of Rules for Late Submittal of Final Report on Case No. 02-04C

The attached Final Report concerning the application for Station Place is being submitted less than 10 days prior to the Zoning Commission's consideration of the item and scheduled public hearing. The Office of Planning respectfully requests that the Commission waive its rule and accept the report into the record.

Attachments

AA/djm

ZONING COMMISSION
District of Columbia
Case 02-04
Exhibit 21

ZONING COMMISSION
District of Columbia
CASE NO.02-04
EXHIBIT NO.21

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: April 15, 2002

TO: District of Columbia Zoning Commission

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Zoning Commission Case No. 02-04C
New East Capitol – Senior Housing
PUD @ Square 5273, Lots 57, and 60-63

Summary

The District of Columbia Housing Authority in partnership with A & R/THC LLC seeks approval of a combined PUD for an apartment building in a proposed R-5-A zone. The application requires approval of a zoning map amendment from unzoned (the property was formerly owned by the U.S. Government under the control of the Department of Housing and Urban Development) to R-5-A. The purpose of the apartment building will be to provide affordable housing for senior citizens. The building is part of a larger project to redevelop this former public housing site.

Recommended Action:
The Office of Planning recommends that the combined PUD for the Senior Housing application be approved.

Background

The New East Capitol Hope VI Development is located at the eastern corner of Washington, 5 miles east of the U.S. Capitol and across from the Capital Heights Metro Station (Blue line). The Senior Building site is located on the northern part of this development and is bounded by Watts Branch Park to the north Blaine Street to the south and 58th Street to the west. The site slopes severely towards the Watts Branch. The

surrounding neighborhoods are primarily single-family detached dwellings and duplex units. A number of mature trees remain along the street frontages and along the edge of the site near Watts Branch Park. The majority of the existing site is currently cleared and was formerly occupied by multifamily buildings that served as public housing.

HUD has granted funding for this project through the HOPE VI program, which provides planning and demolition funds. The HOPE VI application set forth design goals, uses, housing types and other criteria for the development.

Project Description

A&R/THC LLC is developing this site under contract to the DC Housing Authority with a combination of public and private funds. The development will consist of a 150-unit senior housing apartment building. This long, low, L-shaped building is roughly aligned with 58th and Blaine Streets and takes up some of the steep slope of the site in the structure. This allows a series of terraces inside the "L" that permit views of the wooded Watts Branch Park and provide outdoor active and passive recreation space. At the north end of the building along 58th Street is a vehicular entrance provided for loading operations. At the east end along Blaine Street is a vehicular entrance to the parking lot serving the facility. The main entrance to the building, located along 58th Street provides access to the central services of the building, which include a nurse's office, library, fitness room, game room, meeting room and multipurpose room.

Urban Design Objectives

The site plan for this 3.85-acre site strives to meet four main urban design goals. First is to provide integration into the existing urban fabric by providing appropriate connections to the surrounding neighborhoods. Second, is to provide an environmentally sensitive site design. Third, is to develop an architecture that complements the surrounding context. Fourth, improve the safety and defensibility of the site. To meet these design goals the applicant has provided the following design features:

Interconnectedness

- The site maintains the interconnectivity provided by 58th and Blaine Streets.
- The applicant has provided details of the landscaping, fencing and street furniture to be used throughout the Hope VI project area. These will provide a common theme to knit the various components together.
- Sidewalks are proposed with the development that connect the building to the existing street network, open spaces and the future commercial center.

Environmental Sensitivity

- Although the applicant proposes to preserve a number of mature trees, the Urban Forestry Administration in their comments recommended preserving additional trees.
- The positioning of the structure on the site provides some presence and anchor to

this part of the overall development, yet is respectful of its relationship to Watts Branch Park.

- This project includes methods of controlling the quantity and quality of stormwater runoff. This includes the construction of new drainage systems and a large sand filter.

Contextualism

- The architectural style of the project is designed to be compatible with the neighborhood and the overall HOPE VI development.
- The residential density of the project is in keeping with the surrounding neighborhood. The 150 units proposed would not be unduly burdensome on the existing infrastructure, much of which will be reconstructed with the HOPE VI project.
- The project provides an architectural statement and presence that befits this part of the overall development. The proposed green at the corner of 58th and Blaine Streets should be developed to function as a village green or plaza for the northern portion of the development. A completed landscape plan was not available at the time of this report and comments on this area will be provided in a supplemental report.

Safety

- The proposed development will provide well-defined, protected public open spaces and pedestrian connections to the rest of the community.
- The building is sited close to the street edge to promote intimacy and to promote more "eyes on the street."
- The open spaces and street pattern are arranged to provide "defensible spaces" and deter criminal activities.

Public Benefits

Public benefits attributable to the project include:

1. Housing and affordable housing;
   - ◊ The project will be providing one component of an overall project to provide housing and affordable housing to meet the goals of the District of Columbia Housing Authority, HUD, and the Housing Opportunity Areas policies of the Comprehensive Plan.
2. Uses of special value to the neighborhood or District of Columbia as a whole;
   - ◊ Affordable housing for senior citizens is of special value to the neighborhood and the District of Columbia in meeting an important housing need. It is an important component of the overall East Capitol Hope VI development, which seeks to meet a variety of housing needs.
   - ◊ The Senior Building will also provide on-site amenities for seniors including a multi-purpose room, game room, fitness room, library, meeting

room, medical office, terraces, garden, and outdoor game area. The multi-purpose room could also serve the community for meetings and events.

3. Urban design, architecture, landscaping, creation or preservation of open spaces
   - ◊ The architecture, landscaping, and urban design of the Senior Building meets the urban design goals set forth in the set down report as discussed above under urban design. The project creates new landscaped open spaces and seeks to minimize impacts on the Watts Branch stream and park and preserve opens space along the project border of the site.
4. Site planning, efficient and economical land utilization
   - ◊ As an important component of the overall design of the East Capitol Hope VI project, the Senior Building meets the urban design goals set forth in the set down report as discussed above under urban design.
5. Environmental benefits, such as stormwater runoff controls and preservation of open space or trees
   - ◊ The project will provide new stormwater runoff controls, correct sanitary sewer infrastructure problems, and stabilize soils and curb erosion on the existing site.
6. Effective and safe vehicular and pedestrian access
   - ◊ A comprehensive pedestrian circulation system is proposed throughout the development and safe vehicular access system to the building is proposed.

Planning And Zoning Issues

Comprehensive Plan

In evaluating the New East Capitol development for consistency with the Comprehensive Plan, the Zoning Commission should consider compliance with major themes of the Comprehensive Plan, compliance with the objectives and policies of the major elements of the Comprehensive Plan, and consistency with the Generalized Land Use Map. Major themes within the Comprehensive Plan relevant to this development are:

1. Stabilizing and improving the District's neighborhoods, and;
   - ◊ The goal of the HOPE VI program and this project is to stabilize and improve this neighborhood. The replacement and new construction of new infrastructure and the provision of new mixed income housing opportunities will stabilize the surrounding neighborhood and create a new, stable and improved neighborhood.
2. Preserving and Promoting Cultural and Natural Amenities
   - ◊ The project respects the Watts Branch, which is being restored as part of a separate project and promotes natural amenities through the provision of attractive landscaping and open spaces.
3. Respecting and improving the physical character of the district;
   - ◊ The extensive construction and reconstruction of roads, sewers, and open spaces will improve the physical character of this neighborhood.

4. Preserving and ensuring community input
   ◊ As mentioned below, community input has been an essential part of the program.

The development of the Hope VI project with a variety of residential uses should fit into the character of the community and should be in conformance with the Generalized Land Use Map. The Senior Building is an important component in this overall goal. The Office of Planning finds that the proposed PUD is not inconsistent with the Comprehensive Plan.

Zoning

The R-5-A zone district is proposed for the subject site. This reflects an appropriate zone for the use proposed and is compatible with abutting zoning designations. The R-5-A zone is a low to moderate density general residential zone that permits residential apartments with the special exception approval of the Board of Zoning Adjustment. This zone is generally mapped in moderate density residential areas as identified in the Comprehensive Plan General Land Use Map. The subject site as well as surrounding area is designated as moderate density residential on the General Land Use Map. Based on this the Office of Planning recommends approval of the map amendment from unzoned to R-5-A.

PUD Area Requirements and Development Standards

The objectives of a PUD are to promote sound project planning, efficient and economical land utilization, attractive urban design and the provision of desired public spaces and other amenities. In an R-5-A zone, a PUD has a 2-acre minimum lot area; this project meets that standard.

The Senior Building portion of the development, which is currently unzoned and is requested with the application to be zoned R-5-A is addressed in the following chart:

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference	Zoning Relief Required
Min. PUD Area (acres)	N/A	2.0 Acres	3.85 Acres	+1.85	0
FAR	0.9	1.0	0.83	-0.17	0
Height	40'	60'	41'	+1'	1'
Min. Lot Area (sq. ft.)	N/A	N/A	167,706	N/A	N/A
Min. Lot Width	N/A	N/A	535'	N/A	N/A
Lot Occupancy	40%	40%	19.2%	-20.8%	0
Side Yards	3"/ft. ht.	3"/ft. ht.	15 ft.	0'	0
Rear Yards	20'	20'	35'	+15'	0
Parking	25	25	60	+35	0

As can be seen above the Senior Building will meet or exceed the requirements of the R-5-A zone except in building height, which is over the matter-of-right requirement of 40 feet, but below the R-5-A/PUD limit of 60 feet.

Agency Reports

The following agencies have provided reports:

- Metropolitan Police Department (Attachment 4)
- Urban Forestry Administration (Attachment 5)

Community Outreach and Involvement

The HOPE VI planning process began in June 1999 when DCHA convened the resident leadership of East Capitol Dwellings. Once the development team was in place, a series of charettes and larger community meetings were conducted. The developer and the District of Columbia Housing Authority (DCHA) continue to host Community Task Force meetings every quarter, which are open to the general public, and monthly Steering Committee meetings, which include the Resident Advisory Board of DCHA.

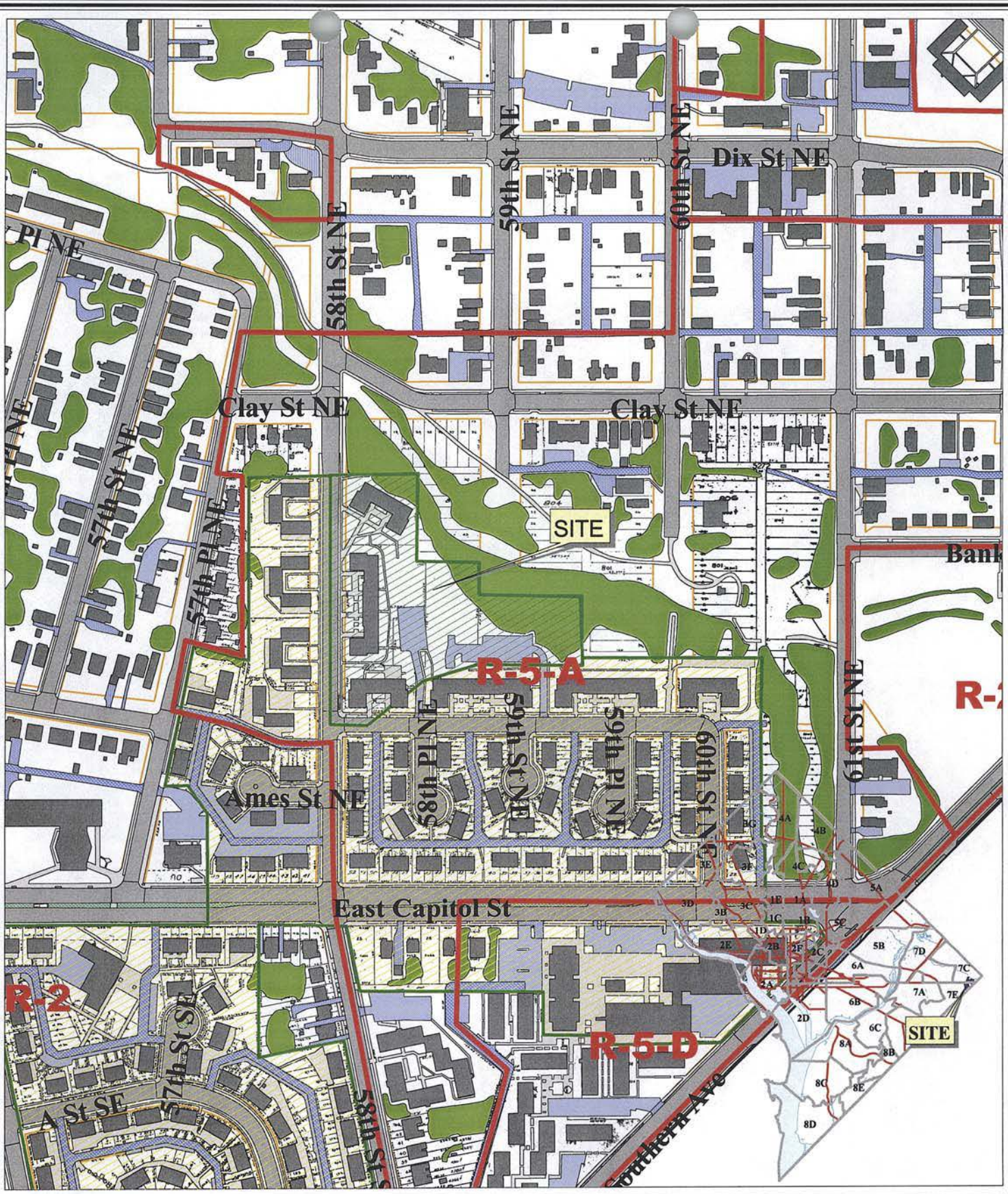
The senior building was presented in a public ANC 7C meeting and was well received. Major community concerns such as security, safety and building height are adequately addressed by the proposed design. The building also provides for a multipurpose room, which could host community events. The developer has pledged to continue the dialog with the community and the ANC throughout the development of this project. The ANC is scheduled to take a vote formally endorsing the project during its April 11, 2002 meeting.

Recommendation

The Office of Planning finds that the proposed project's impacts on the surrounding area and on public facilities and services are acceptable commensurate with the public benefits of the PUD and recommends that ZC 02-04C be approved.

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Comprehensive Plan Map
4. MPD Report
5. Urban Forestry Administration Report



Feature Key

- Zoning Boundaries
- Square Index
- Site

Zoning Commission
Case No. #02-04

DC Office of Planning
April 15, 2002

Scale 1:3600

N

100 0 100 200 Feet

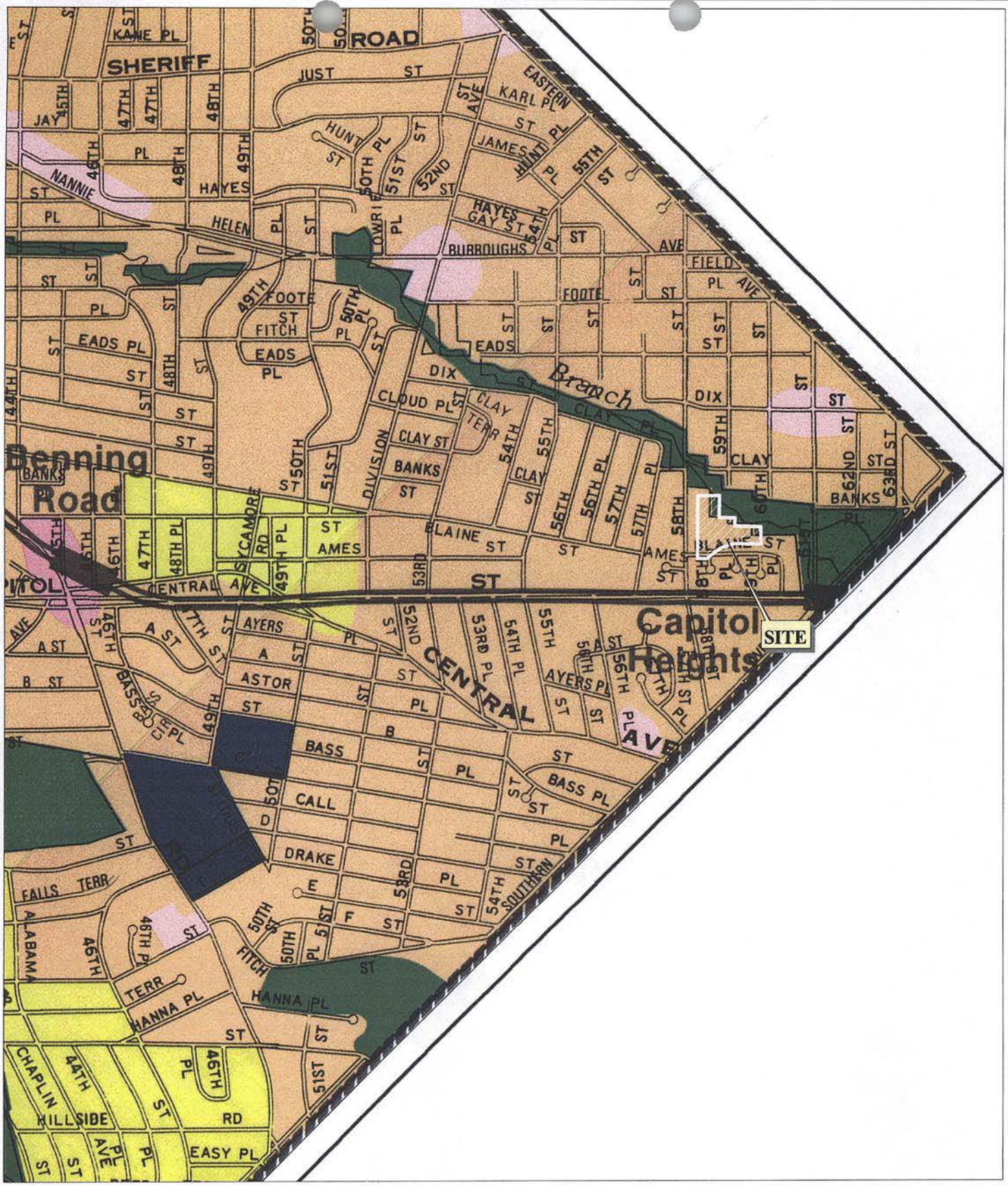
Attachment 1



Aerial Photograph

DC Office of Planning
April 15, 2002

Attachment 2


SITE
Capitol Heights
Benning Road
Branch
CENTRAL
SHERIFF ROAD
EASTERN AVE
FIELD PL
Generalized Land Use
Residential Low Density
Residential Moderate Density
Residential Medium Density
Residential High Density
Water
Commercial Low Density
Commercial Moderate Density
Commercial Medium Density
Commercial Med.-high Density
Commercial High Density
Federal
Institutional
Local Public
Parks, Recreation and Open Space
Production and Technical Employment
Comprehensive Plan Landuse
N
Scale 1:14400
1200 0 1200 Feet
DC Office of Planning
January 31, 2002
Attachment 3

METROPOLITAN POLICE DEPARTMENT
Regional Operations Command-East
Sixth District

March 27, 2002

MEMORANDUM

TO: **Chief of Staff**
Office of Organizational Development

SUBJECT: **Recommendations Concerning the Application for Zoning Case No. 02-04C**

I have reviewed the site plan and inspected the site location. The 7-C Advisory Neighborhood Commissioners, the Northeast Boundary Civic Association and citizens in the community were interviewed and they all welcome this development to the area.

In addition, I have met with the architects and planners of this development and discussed my concerns of public safety and quality of life. This planned development meets the expectations of the community and will enhance the quality of life. In conclusion this new development will require a low demand for police presence.

I strongly recommend that this application be approved.
If you have any questions, please contact me at (202) 727-4531.

Jude Waddy
Lieutenant

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION
URBAN FORESTRY ADMINISTRATION
1105 O STREET, S.E.
WASHINGTON, D.C. 20003



REPLY TO:
(202) 698-8359

MEMORANDUM

TO: David McGettigan
DC Office of Planning

DATE: April 5, 2002

FROM: Mark Buscaino, Chief
Urban Forestry Division, OSDS

SUBJECT: New East Capitol HOPE IV
ZC Case 02-04C

RE: Request for comments/recommendations regarding potential tree preservation and landscaping for this ZC case.

This review is based upon a site visit conducted on April 4, 2002; a single site plan sheet dated March 15, 2002, entitled: "New East Capital – Retirement home Site Plan 30% Submission," and; a conceptual landscape plan dated March 5, 2002 by EGI Architects. These plans show development of the "senior buildings" located at the corner of Blaine and 58th Streets NE.

Site Description:

The site is a mowed field with a low quality woodland located to the north/northeast. The composition of the tree cover is primarily locust/maple/elm/cherry/ailanthus, and other species that are generally moderate to poor in quality. In addition to the woodland, there are some planted oaks and Austrian pines located along 58th and Blaine Street of varying quality and sizes, and some isolated trees in the field. Specific comments/recommendations are as follows:

1. **Comment:** The topography generally slopes downward to the woodland at the north/northeast where the limits of clearing are located. Overland flow during construction may lead to siltation of the woodland if adequate controls are not provided.

   Recommendation: Attempt to secure a commitment from the applicant to install super silt fence along the entire limits of clearing and grading bordering the woodland to the north/northeast, and install the fence before any clearing and grading of the site begins to reduce damage to any trees shown outside of the clearing limits. In addition, provide a standard super silt fence detail on the final plan to ensure correct installation.

2. **Comment:** Along 58th Street from the proposed turnaround south, and along Blaine Street from the proposed drive heading west, are several oaks and Austrian pines in good condition. Saving these trees would compliment the proposed structure and add greenery to the newly developed site other than that proposed by planted stock.

   Recommendation: Attempt to secure a commitment from the applicant to alter the grading in this area to save these trees by leaving their critical root zones undisturbed.

3. **Comment**: At the northwest corner of the site is a proposed bio-retention pond. These ponds may be planted with water tolerant trees to reduce the stark landscape produced by these ponds.

   Recommendation: Attempt to secure a commitment from the applicant to reforest the bio-retention pond with appropriate tree species.

4. **Comment:** The concept landscape plan is not to scale, and exaggerates the canopies of the trees proposed to be planted. This plan therefore does not give a realistic view of what this site will look like after construction.

   Recommendation: Provide a to-scale landscape plan showing the projected 10-year canopies of the trees proposed to be planted. Ten year canopy projections may be found in Fairfax County's Public Facilities Manual, Chapter 12.

5. **Comment:** The landscape plan shows a different layout for Blaine Road than the site plan.

   Recommendation: Provide plans with identical layouts so a more thorough review may be conducted regarding the landscaping..

6. **Comment:** The landscape plan does not specify sizes or quantities of proposed trees to be planted.

   Recommendation: Specify plant details so a review may be made of these elements.

7. **Comment:** Barberry is a proposed ornamental shrub. This species is highly invasive and not recommended.

   Recommendation: Remove barberry from the species list.

8. **Comment:** Cornus florida and Cornus kousa are proposed small trees. These species are susceptible to anthracnose and will not survive in the long term.

   Recommendation: Remove dogwoods from the plant list, and substitute with another appropriate species, or increase the numbers of already proposed species, such as goldenraintree.

9. **Comment:** The tree planting details provided have several problems. Use of tree wrap is no longer an industry standard practice, the soil mix proposed provides only 1/3rd soil, and the root balls are not shown to be set on undisturbed earth.

   Recommendation: Use the planting detail (Plates) provided in Fairfax County's Public Facilities Manual, Chapter 12.

Please contact me at 202-698-8359 if you have any questions.

MRB/

cc: Dan Tangherlini, Director, DDOT
Kevin Anderson, Chief of Staff, DDOT
Ellen McCarthy, OP
File