GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

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D.C. FIRE DEPT.
FIRE PREVENTION
2002 MAR 29 PM 2:00

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Bruce Cowan BC
Fire Marshal

DATE: March 29, 2002

SUBJECT: Zoning Case No. 02-04C

The D.C. Fire and EMS Department has reviewed your application for a senior apartment building at 58th and Blaine Streets, N.E.

The Department agrees to approve your project to construct a 150 unit, four-story apartment building for senior citizens if the applicant agrees to the following terms:

1. Install a fire sprinkler system throughout, equipped with residential sprinklers inside of each dwelling unit.

2. Provide fire department access to the rear of the building by installing a paved roadway at least 18 feet wide as per plans submitted to our office by the applicant and constructed in accordance with the Fire Lanes and Fire Hydrants Act of 1977. The applicant has submitted information on the use of structural soil as an alternative to providing a paved fire lane due to environmental concerns. This is a new concept in the District, therefore we have little knowledge on this product. The Department does agree to consider this product as an alternative to a paved fire lane if the following conditions are met:

   a. A registered professional engineer certifies that this surface will support the imposed load of the department's heaviest fire apparatus under any type of weather conditions.

District of Columbia
Case 02-04C
Exhibit 42

ZONING COMMISSION
District of Columbia
CASE NO.02-04
EXHIBIT NO.42

b. The roadway must be clearly designated as a fire lane and continuously maintained for such purposes.

A copy of the Fire Lanes and Fire Hydrants Act, plans and structural soil report is enclosed for incorporation in this approval.

If you have any questions, please contact my office at 727-3659.

Enclosures

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY
5000 OVERLOOK AVENUE, S.W., WASHINGTON, D.C. 20032

D.C. OFFICE OF ZONING
2002 APR 26 PM 12:00

MEMORANDUM

April 17, 2002

TO: **Andrew Altman, Director**
Office of Planning

FROM: **James J. Shabelski, Supervisor**
Water and Sewer Design Section
DC Water & Sewer Authority

SUBJECT: ZC Case No. 02-04C – New East Capitol HOPE IV, Application by A & R/THC LLC for the DC Housing Authority, for a Planned Unit Development for a Senior Apartment Building

The District of Columbia Water and Sewer Authority (DC WASA) has reviewed the submittal for the above referenced project as transmitted by your office on March 11,2002. DCWASA has been working with the design consultant for this project. The DC WASA requirements for this new development are as follows:

- The building will have a new water service therefore; the applicant must abandon the existing 3"and 4" water services in Blaine Street.
- Abandon the existing 4" water service in 58th Street.
- Abandon a 15" storm sewer service in 58th Street.

All water and sewer facilities designed for public space must meet the DC WASA design criteria and specifications. The design consultant already submitted a conceptual design of this facility through my office to facilitate the permitting process. If you have any questions, please call my office at (202) 787-2379 or send e-mail to jshabels@dcwasa.com.

New East Capitol Senior Building PUD – ZC#02-04C

Office of Planning Report
By
David McGettigan

RECEIVED
D.C. OFFICE OF ZONING
2002 APR 26 PM 12: 01

Overview

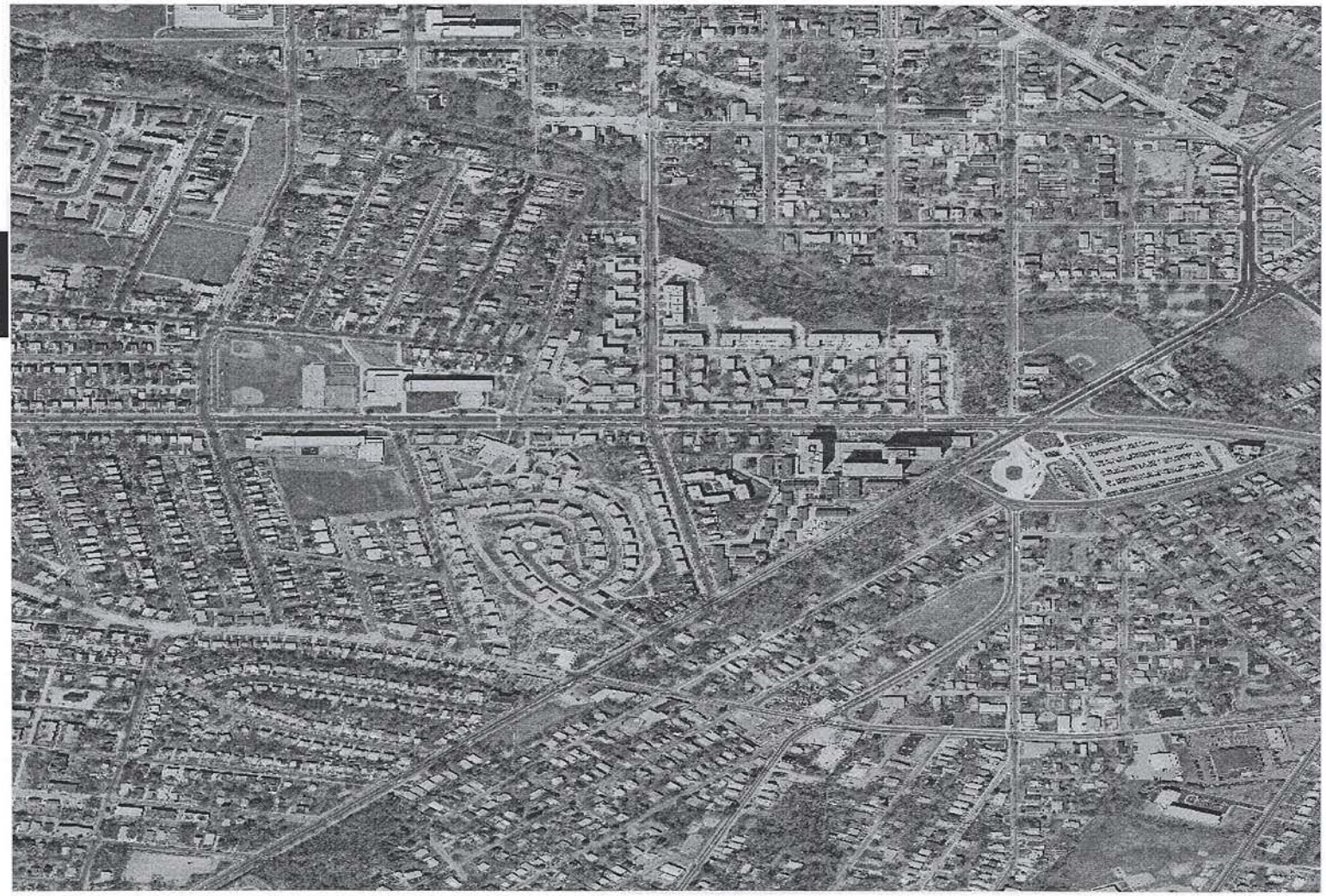
- Urban design components
- Benefits and amenities
- Comprehensive plan
- Zoning

Urban Design Components

- Interconnectedness
- Environmental sensitivity
- Contextualism
- Safety

Interconnectedness

- Part of the overall grid pattern
- Connections to pedestrian network
- Common streetscape



Environmental Sensitivity

- Tree preservation
- Relationship to watts branch park
- Stormwater management



Contextualism

- Architecture
- Residential density
- Landscaping

Safety

- Well-defined, protected public open spaces
- Building is sited close to the street edge
- "Defensible spaces"

Benefits and Amenities

- Housing and affordable housing
- Uses of special value to the neighborhood or District of Columbia as a whole
- Urban design, architecture, landscaping, creation or preservation of open spaces

Benefits and Amenities

- Site planning, efficient and economical land utilization
- Environmental benefits
- Effective and safe vehicular and pedestrian access

Comprehensive Plan

- Stabilizing and improving the District's neighborhoods
- Preserving and promoting cultural and natural amenities
- Respecting and improving the physical character of the district
- Preserving and ensuring community input

Zoning

- R-5-A is appropriate
- Objectives of PUD
  - Sound project planning
  - Efficient and economical land utilization
  - Attractive urban design
  - Provision of desired public spaces
- Flexibility

Recommendation

- Continued community involvement
- Tree preservation, landscaping, SWM
- Quality of materials