Government of the District of Columbia
OFFICE OF ZONING

OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES
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MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

DATE: February 4, 2002

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on February 15, 2001:

1. Zoning Commission Notice of Filing (Z.C. Case No. 02-04)

Received By

Date 2/6/02

Attachments

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ZONING COMMISSION
District of Columbia
CASE NO.02-04
EXHIBIT NO.3

ZONING COMMISSION NOTICE OF FILING
Case No. 02-04
(PUD & Map Amendments @ New East Capitol)
February 6, 2002

On January 31, 2002, the Office of Zoning received an application from the Department of Housing Authority (the "Applicant"), requesting consolidated review and approval of a Planned Unit Development ("PUD") and related Zoning Map Amendments in accordance with District of Columbia Zoning Regulations, 11 DCMR (July 1996).

The property that is the subject of this application consists of all or significant parts of the land in Squares 5246, 5272, 5273, 5276, 5277, 5279, 5280, and 5281 and is bisected by East Capitol Street and is bounded by 61st Street, N.E. and Southern Avenue, S.E. to the east; Central Avenue, S.E. to the south; 56th Place, S.E. and 57th Place, N.E. to the west; and Clay Street, N.E. and the Watts Branch stream valley to the north. The residential part of the site north of East Capitol Street is currently zoned R-5-A; the commercial site fronting on East Capitol Street is zoned C-2-A; the portion of the site south of East Capitol Street and between 56th Place, S.E. and 58th Street, S.E. is zoned R-2; the remainder of the site south of East Capitol Street is zoned R-5-D; and the site proposed for the senior apartment building is unzoned due to prior federal government ownership. The site consists of approximately 49.6 acres of land area.

The Applicant proposes to redevelop the site with 515 dwelling units, a community building center, which will include a day care center, and a new shopping center. The proposed buildings will have a maximum height ranging from 30-50 feet and will include approximately 900 parking spaces.

The Applicant will also seek amendments to the Zoning Map to rezone the Senior Building from unzoned to R-5-A and the proposed development along the north frontage of East Capitol Street from 60th Street to a point between 57th Place and 58th and south of Blaine Street, all N.E. from R-5-A and R-2 to C-3-A. This request is consistent with the medium-density designation for the site on the Generalized Land Use Map of the Comprehensive Plan.

The development manager for the residential and community building is A&R/THC, LLC and the development team the commercial portion of this proposal are East Capitol Street Gateway, LLC, the Marshall Heights Community Development Corporation, and Lloyd Smith; the architect is Sorg/EGI; and the land use counsel is Arnold & Porter.

For additional information, please contact, the Alberto P. Bastida, AICP, Secretary to the Zoning Commission at (202) 727-6311.