GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

D.C. ZONING COMMISSION
2002 JUL -5 PM 6:42

MEMORANDUM

DATE: July 1, 2002

TO: District of Columbia Zoning Commission

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

FROM: David J. McGettigan, AICP

SUBJECT: Zoning Commission Case No. 02-05
New East Capitol – Residential and Community Center
PUD @ Square 5273, Lots 57, and 60-63

Summary

The applicant seeks approval of the first stage of a two-stage Planned Unit Development (PUD) for the development of approximately 40 acres in the eastern corner of the District. The development will consist of a variety of housing types including row houses, single-family detached dwellings, duplexes, and multi-family dwellings. The development will also provide a community center with an integrated child development center and a retail center with office space and a grocery store. The existing streets and alleys will be vacated and new streets and alleys will be created to serve the new development. Open space and passive recreation space will be provided with the development.

The Office of Planning has evaluated the design and feels the site is suitable for use as a planned unit development, that the character, scale, mixture of uses, and design of the proposed uses are appropriate, and that the proposed development is compatible with the Comprehensive Plan, with the goals of the planned unit development regulations and with the PUD evaluation standards.

ZONING COMMISSION
District of Columbia
Case 02-05
Exhibit 23

Recommended Action:
The Office of Planning recommends that the Zoning Commission approve the first-stage application.

ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.23

The first-stage application provides a general site, landscape and development plan that is evaluated for the suitability of the site for use as a planned unit development, the appropriateness of the development and the compatibility with the Comprehensive Plan. More detailed plans are provided with the second-stage application showing how the first-stage plan will be implemented. The Zoning Commission's first-stage approval shall set forth the appropriate zoning classification to apply to the project, and shall state in detail the elements, guidelines, and conditions that shall be followed by the applicant in the second-stage application (11 DCMR 2407.9).

Background

The 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 site is bounded by Watts Branch Park to the north Southern Avenue to the south and 56th Street to the east. The northern part of the site slopes severely towards the Watts Branch while the southern side consists of hilly topography. The surrounding neighborhoods are primarily single-family detached dwellings and duplex units. The existing buildings on the site are public housing developments consisting of a high-rise senior building, walk-up units, and townhouses.

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

The development consists of five major components. The majority of the site is developed in a mix of housing types including single-family detached, semi-detached, and row dwelling housing types as well as the multiple dwelling "Grandhouses". The second is a 120-unit apartment house at the corner of Southern Avenue and East Capitol Street. The third is the 150-unit senior housing building on the northeast corner of Blaine and 58th Streets, NE, which was reviewed separately as ZC Case #02-04. The fourth is the community center/child development center, which occupies the southeast corner of 56th Place, SE and East Capitol Street. The final component is the commercial center, which is located on the north side of East Capitol Street, south of the senior building, this component has been temporarily withheld from the application and an additional submission will be submitted for review at a later date.

As discussed in the initial report, the project has been developed to meet the design objectives of interconnectedness, environmental sensitivity, contextualism and safety. A number of public benefits are included in the project. The main benefit is the project's attempt to uplift the area, already acknowledged as the most impoverished in Ward 7, with the promise of mixed income development along with commercial services that are currently unavailable in this part of the ward.

Urban Design Objectives

The site plan for this 40-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 proposed vehicular and pedestrian network provides new interconnectivity to the existing surrounding street system. This corrects the design mistakes of this public housing development, which developed a series of cul-de-sacs. This major infrastructure rebuilding effort will also provide opportunities for improved utility design. Particularly important in this system is the reconstruction of portions of the sanitary sewer system that have failed and pose an environmental threat to the Watts Branch.

The interconnectivity of the site is important for several reasons. First, major physical barriers that formerly isolated the public housing development will be removed. Better pedestrian and vehicular flows that weave the development into the surrounding neighborhoods provide for more interactions. This increased activity should increase safety and security. The quality of the pedestrian system and its connection to existing pedestrian routes provides critical connections between the community and transit. This encourages the use of transit and limits reliance on automobile transportation.

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 project to the existing street network, open spaces and the future commercial center. Further detailing in the stage 2 plan should include crosswalk, intersection treatments, on-street parking locations, and sidewalk details. Additional attention should be given to how bicycle traffic will be accommodated.

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 fabric of the surrounding neighborhoods is characterized by duplexes, single-family homes and some garden apartments. The proposed development will provide a mix of

housing types to encourage a mixed income community. The architectural style of the various project components is designed to be compatible with the neighborhood. The residential density of the project is in keeping with the surrounding neighborhood. The dwelling units and community center proposed would not be unduly burdensome on the existing infrastructure, much of which will be reconstructed with the HOPE VI project.

Safety

The proposed development will provide well-defined, protected public open spaces and pedestrian connections to the rest of the community. Buildings are 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. Adequate lighting will be provided, a detailed lighting plan should be provided with the Stage 2 submission.

Public Benefits

Public benefits attributable to the project include:

1. Housing and affordable housing;
   - ◊ The project will 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 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 project provides a community center, daycare center, tot-lot and an open green space to serve the neighborhood.
3. Urban design, architecture, landscaping, creation or preservation of open spaces
   - ◊ The architecture, landscaping, and urban design of the various buildings in the project 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 park and preserve opens space along the project border of the site. This open space provides a buffer of approximately 100 feet (in some cases over 200 feet) between the Watts Branch stream and proposed hardscape. Vegatative buffers along streams help to remove pollutants from surface runoff.
4. Site planning, efficient and economical land utilization
   - ◊ East Capitol Hope VI project 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. Provision of open space along streams provides a natural filter for surface runoff, which removes pollutants in addition surface runoff is slowed by vegetation, which can decrease stream velocities and reduce erosion.
   ◊ In addition, substantial open space is provided between 56th Place, SE and 57th Place, SE and between 57th Street, SE and 58th Street, SE. Providing these open spaces respects the existing steep topography of the site and provides opportunities for tree preservation and planting.
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 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 majority of the development. This reflects an appropriate zone for the uses 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 R-2 to R-5-A. A portion of the development is R-5-A and will remain R-5-A. The residential apartment component is in the R-5-D zone, which permits such use as a matter-of-right.

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, the most restrictive zone that is a subject of this application, a PUD has a 2-acre minimum lot area; this project meets that standard.

The PUD proposes a variety of uses that are appropriate for the proposed zoning and complimentary to the zone map and the intent of the zoning regulations. The PUD proposes single-family detached, semi-detached, row, and multi-family dwellings. These residential uses along with the community center and daycare center uses provide a mix of uses that will develop into a stable and strong community. The R-5 zone district is appropriate for accommodating these uses. Further detailing in the Stage 2 plans should include dimensioned lots and building envelopes, detailed parking calculations and location and adequate information to determine that the proposed structures meet the height, bulk, yard and court requirements of the proposed zone district. The R-5-A zoning district is consistent with nearby zoning and the Generalized Land Use Map designation.

Residential Component

The following table summarizes the R-5-A zoning regulations as they apply to the four different housing types proposed in the application:

Table 1 2-Story Row Dwelling[1]

	Permitted/ Required	Permitted/ Required	Permitted/ Required	Proposed	Difference

	R-2	R-5-A	R-5-A w/PUD		
Height	40'[2]	40'[2]	60'	30'	-10'
Min. Lot Area (sq.ft.)	2,000[3]	1,800[4]	1,800[4]	1,800	-200
Min. Lot Width	20'[3]	14'	14'	22'	2'
FAR	None	0.9	1.0	0.82	-0.08
Lot Occupancy	40%	40%	40%	41%	1%
Rear Yards	20'	20'	20'	TBD[5]	--
Side Yards	8'	8'	8'	TBD[5]	--
Parking	1	1	1	TBD[5]	--

[1] Row dwellings are not permitted uses in the R-2 zone and, as new structures, are special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] These are the requirements of the R-3 zone for comparison, since no R-2 requirements exist for row dwellings
[4] This may be reduced if the difference is accumulated into common spaces
[5] To be determined after platting lots and building footprint locations in the second-stage PUD

Table 2 3-Story Row Dwelling[1]

	Permitted/ Required R-2	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference
Height	40'[2]	40'[2]	60'	40'	0'
Min. Lot Area (sq.ft.)	2,000[3]	1,800[4]	1,800[4]	1,800	-200
Min. Lot Width	20'[3]	14'	14'	22'	-2'
FAR	None	0.9	1.0	1.21	0.31[6]
Lot Occupancy	40%	40%	40%	41%	1%
Rear Yards	20'	20'	20'	TBD[5]	--
Side Yards	8'	10'	10'	TBD[5]	--
Parking	1	1	1	TBD[5]	--

[1] Row dwellings are not permitted uses in the R-2 zone and, as new structures, are special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] These are the requirements of the R-3 zone for comparison, since no R-2 requirements exist for row dwellings
[4] This may be reduced if the difference is accumulated into common spaces
[5] To be determined after platting lots and building footprint locations in the second-stage PUD
[6] In R-5 districts the group of row dwellings may be treated as a single structure for the purposes of meeting this requirement.

Table 3 2-Story Semi-detached Dwelling

	Permitted/ Required R-2	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference
Height	40'[1]	40'[1]	60'	30'	-10'
Min. Lot Area (sq.ft.)	3,000	3,000[2]	3,000[2]	3,200	200
Min. Lot Width	40'	30'[2]	30'[2]	22'	-18'
FAR	None	0.9	1.0	0.46	-0.44
Lot Occupancy	40%	40%	40%	23%	-17%
Rear Yards	20'	20'	20'	TBD[3]	--
Side Yards	8'	8'	8'	TBD[3]	--
Parking	1	1	1	TBD[3]	--

[1] Limited to 3 Stories
[2] This is the minimum for this use in the R-4 zone
[3] To be determined after platting lots and building footprint location in the second-stage PUD

Table 4 3-Story Semi-detached Dwelling

	Permitted/ Required R-2	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference
Height	40'[1]	40'[1]	60'	40'	0'
Min. Lot Area (sq.ft.)	3,000	3,000[2]	3,000[2]	3,350	350
Min. Lot Width	40'	30'[2]	30'[2]	22'	-18'
FAR	None	0.9	1.0	0.65	-0.25
Lot Occupancy	40%	40%	40%	22%	-18%
Rear Yards	20'	20'	20'	TBD[3]	--
Side Yards	8'	10'	10'	TBD[3]	--
Parking	1	1	1	TBD[3]	--

[1] Limited to 3 Stories
[2] This is the minimum for this use in the R-4 zone
[3] To be determined after platting lots and building footprint location in the second-stage PUD

Table 5 Single Family Detached Dwelling

	Permitted/ Required R-2	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference
Height	40'[1]	40'[1]	60'	30'	0'
Min. Lot Area (sq.ft.)	4,000	4,000[2]	4,000[2]	6,600	2,600
Min. Lot Width	40'	40'[2]	40'[2]	TBD[3]	--
FAR	None	0.9	1.0	0.28	-0.62
Lot Occupancy	40%	40%	40%	16%	-24%
Rear Yards	20'	20'	20'	TBD[3]	--
Side Yards	8'	10'	10'	TBD[3]	--
Parking	1	1	1	TBD[3]	--

[1] Limited to 3 Stories
[2] This is the minimum for this use in the R-4 zone
[3] To be determined after platting lots and building footprint location in the second-stage PUD

Table 6 Multiple Dwelling (Grandhouse 'A')[1]

	Permitted/ Required R-2	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference
Height	40'[2]	40'[2]	60'	30'	-10'
Min. Lot Area (sq.ft.)	4,000	TBD[3]	TBD[3]	7,200	--
Min. Lot Width	40'	30'	30'	TBD[4]	--
FAR	None	0.9	1.0	0.47	-0.43
Lot Occupancy	40%	40%	40%	24%	-16%
Rear Yards	20'	20'	20'	TBD[4]	--
Side Yards	8'	10'	10'	TBD[4]	--
Parking	4	4	4	TBD[4]	--

[1] Multiple dwellings are not permitted uses in the R-2 zone and special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] This may be prescribed by the Board as part of the special exception or by the Zoning Commission through a PUD.
[4] To be determined after platting lots and building footprint location in the second-stage PUD

Table 7 Multiple Dwelling (Grandhouse 'B')[1]

	Permitted/ Required R-2	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference
Height	40'[2]	40'[2]	60'	30'	-10'
Min. Lot Area (sq.ft.)	4,000	TBD[3]	TBD[3]	7,600	--
Min. Lot Width	40'	30'	30'	TBD[4]	--
FAR	None	0.9	1.0	0.51	-0.39
Lot Occupancy	40%	40%	40%	27%	-13%
Rear Yards	20'	20'	20'	TBD[4]	--
Side Yards	8'	10'	10'	TBD[4]	--
Parking	4	4	4	TBD[4]	--

[1] Multiple dwellings are not permitted uses in the R-2 zone and special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] This may be prescribed by the Board as part of the special exception or by the Zoning Commission through a PUD.
[4] To be determined after platting lots and building footprint location in the second-stage PUD

The applicant should provide details of the specific flexibility required for each proposed lot in the second-stage PUD.

Apartment House Component

The following table summarizes the R-5-D zoning regulations as it applies to the apartment house component proposed in the application:

Table 8 Apartment House

	Permitted/ Required R-5-D	Permitted/ Required R-5-D w/PUD	Proposed	Difference
Height	90'	90'	50'	-40'
Min. Lot Area (sq. ft.)	None	None	177,564	N/A
Min. Lot Width	None	None	TBD[1]	N/A
FAR	3.5	4.5	0.17	-3.33
Lot Occupancy	75%	75%	71%	-4%
Rear Yards	4"/ft. Ht.	4"/ft. Ht.	TBD[1]	--
Side Yards	None	None	TBD[1]	--
Parking	40	40	147	+107

[1] To be determined after platting lot and building footprint location in the second-stage PUD

The applicant does not indicate that any relief is required from these requirements.

Community Building Component

The following table summarizes the R-5-A zoning regulations as it applies to the community building proposed in the application:

Table 9 Community Center/Child Development Center

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Difference
Height	40'	60'	24'	-16'
Min. Lot Area (sq. ft.)	TBD[2]	TBD[2]	52,455	--
Min. Lot Width	TBD[2]	TBD[2]	TBD[1]	--
FAR	0.9	1.0	0.32	-0.58
Lot Occupancy	40%	40%	32%	-8%
Rear Yards	20'	20'	TBD[1]	--
Side Yards	8'	8'	TBD[1]	--
Parking	TBD[3]	TBD[3]	33	--

[1] To be determined after platting lot and building footprint location in the second-stage PUD
[2] This may be prescribed by the Board as part of the special exception or by the Zoning Commission through a PUD.
[3] To be determined based on occupancy load and number of teachers

The applicant does not indicate that any relief is required from these requirements, though some relief from parking requirements may be needed. Child Development Centers and Community Centers are permitted with a special exception in the R-5-A zone.

Agency Reports

The following agencies have provided reports:

- Department of Health (Attachment 4)
- Fire and Emergency Medical Services Department (Attachment 5)
- Water and Sewer Authority (Attachment 6)
- Department of Housing and Community Development (Attachment 7)

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 residential and community center components were presented in public meetings of ANC 7C and 7E and were well received. Major community concerns such as security, safety and building height are adequately addressed by the proposed design. The developer has pledged to continue the dialog with the community and the ANC throughout the development of this project.

Recommendation

The Office of Planning finds that the proposed project's site is suitable for use as a planned unit development, that the character, scale, mixture of uses, and design of the proposed uses are appropriate, and that the proposed development is compatible with the Comprehensive Plan, with the goals of the planned unit development regulations and with the PUD evaluation standards. Therefore, the Office of Planning recommends approval of Stage 1 of the proposed planned unit development. The proposed streets, alleys, parking and structures create a contextual, interconnected, environmentally sensitive and safe development that will be an asset to the District. More detailed plans of the proposed development should be prepared and submitted for the Stage 2 approval. These plans at a minimum should provide the following plans and information:

1. A preliminary subdivision plat showing dimensions of proposed lots, centerlines and widths of proposed streets and alleys.
2. A rough grading plan showing the proposed grading of lots, location of retaining walls and areas of critical slope.
3. A utility plan showing the general location of utilities, including stormwater management and BMP devices.
4. A more detailed landscape plan

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Comprehensive Plan Map
4. DOH Environmental Health Administration Report
5. Fire and Emergency Medical Services Department Report
6. DC Water and Sewer Authority Report
7. Department of Housing and Community Development Report

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Health
Environmental Health Administration
Bureau of Environmental Quality

Office of the Bureau Chief

l l l

[redacted]

MEMORANDUM

TO: Andrew Altman, Director
Office of Planning

FROM: James R. Collier, P.E.
Chief

DATE: May 23, 2002

SUBJECT: ZC Case No. 02-05 New East Capitol Hope VI

We have conducted a preliminary review of the information submitted. This project is adjacent to Watts Branch and we have a number of projects underway to improve the water quality and habitat value of Watts Branch. There is a need to provide storm water management for the project that will protect Watts Branch. Vegetated buffers are needed between the development and the park. This area has a history of sanitary sewer problems and the Water And Sewer Authority should be consulted to insure that all issues are resolved such that Watts Branch is protected.

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

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Bruce Cowan BC
Fire Marshal

DATE: May 30, 2002

SUBJECT: Zoning Commission Case No. 02-05 - New East Capitol HOPE VI

The D.C. Fire and EMS Department has reviewed the above application.

This request is approved, provided the applicant installs an approved fire sprinkler system in each building in accordance with the D.C. Building Code. Additionally, residential sprinklers shall be installed within all dwelling units.

If you have any questions regarding this review, please contact Lieutenant William F. Guffey of my staff at 727-1614.

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

MEMORANDUM

June 3, 2002

TO: **Andrew Altman, Director**
Development Review Division

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

SUBJECT: New East Capitol HOPE VI Large Tract Review – Case No. 02-05

The District of Columbia Water and Sewer Authority (DC WASA) reviewed the information for the above referenced project as transmitted by your office on May 20,2002. The DC WASA requirements for this new development are as follows:

- Where the applicant will abandon street, DCWASA will require the applicant to abandon the water mains and sewers according to DC WASA specifications.
- All new streets must have water mains, separate sanitary, and storm sewers to provide service to the front of new lots.
- The applicant will be required to pay all DC WASA fees and charges associated with the razing of existing buildings and the inspection costs for new construction.
- If any water mains and sewers are kept for service and the streets are closed then right-of-ways will be required for DC WASA.
- The water flow requirements for fire protection will be needed to evaluate the impact of the new development on the water system.

All water and sewer facilities designed for public space must meet the DC WASA design criteria and specifications. The design consultant must request a pre-design meeting through my office to facilitate the permitting process for this development. DC WASA presented design requirements to the design consultants on May 31, 20002. If you have any questions, please call my office at (202) 787-2379 or send e-mail to jshabels@dcwasa.com.

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

Office of the Director

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: June 5, 2002

SUBJECT: Zoning Commission Case No. 02-05
Stage 1 Review of New East Capitol HOPE VI, Application by A&R/THC LLC for the Housing Authority, a Planned Unit Development for Mixed Unit Residential Housing and a Community Center

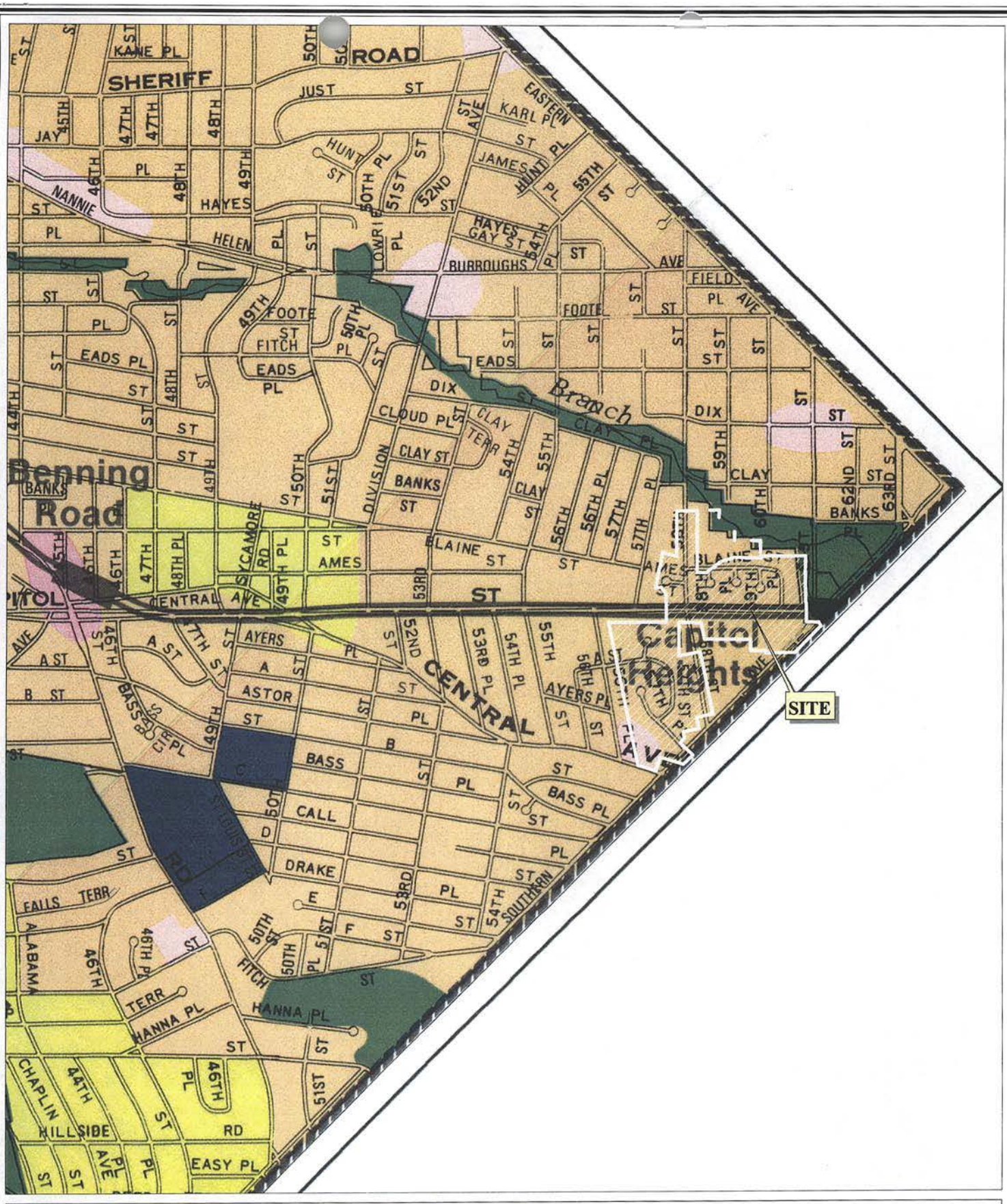
---

Pursuant to the Office of Planning request of May 20, 2002, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Zoning Commission PUD Case, and supports the Application based on the preliminary project concept plans submitted with the application. DHCD has the following statements to make regarding the streets, alleys, other site infrastructure and buildings proposed on the concept site plans:

1. The proposed plan is good in that it reintroduces the existing street system from the adjoining neighborhoods by adding several new through streets on the project site. The previous public housing construction had many dead-end cul-de-sac streets that created confusion, public safety problems and drug dealing opportunities.
2. The proposed higher density multi-family and senior citizen apartment buildings are clustered on or near East Capitol Street in the vicinity of the Metro station which will create quicker easier access for these residents that use the Metro system more often.
3. The proposed shopping center and community center is located on East Capitol Street near the Metro station which provides easy access for shoppers from the

Metro system and for residents to shop on their way to or from the Metro system on their daily commutes.

4. The proposed senior citizen and multi-family apartment buildings are located directly adjacent to the shopping center and community center in order to provide quick easy access by these residents who are not likely to have automobiles.
5. The mixture of proposed housing types, ranging from senior citizen and multi-family apartment buildings to homeowner townhouses, semi-detached houses and single family houses, will create a diverse income community and prevent the creation of a concentration of low-income households.
6. DHCD is providing substantial funds to support the design and construction of this HOPE VI project.



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
July 1, 2002

Attachment 3



Aerial Photograph

200 0 200 400 600 Feet

DC Office of Planning
July 1, 2002

N
W E
S

Attachment 2



Feature Key

Zoning Boundaries

Site

Zoning Commission
Case No. #02-05

DC Office of Planning
July 1, 2002

Scale 1:6000

N

100 0 100 200 300 400 500 Feet

Attachment 1