

ZONING COMMISSION
District of Columbia
Case 02-05
Exhibit 28

NEW EAST CAPITOL

Washington, DC

PUD Submission
June 24, 2002

ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.28

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TABLE OF CONTENTS

I. GENERAL INFORMATION

Introduction
- Background and Site Description
- The Applicant
- Project Overview
- PUD Site Zoning and Existing Zoning
- Existing Site Conditions
- Resident Relocation

Project Location Map
Boundaries
Existing and Proposed Zoning Map
Building Data and Calculations

II. SITE PLAN/LANDSCAPE PLAN

Overview
Site Plan/Landscape Plan
Existing and New Streets
Building Identification Plan
Circulation
Preliminary Landscaping
Recommended Urban Streetscapes

III. RESIDENTIAL

Overview
Streetscapes & Street Sections
Townhouse/Semi-Detached House Floor Plans
Detached House Floor Plans
Grandhouse "A" Floor Plans
Grandhouse "B" Floor Plans
Townhouse/Semi-Detached House Elevations
Detached House Elevations
Grandhouse "A" and "B" Elevations

IV. MULTI-FAMILY APARTMENT BUILDING

Overview
Site Plan
Unit Plans
Floor Plans
Building Section
Elevation

V. SENIOR BUILDING

Overview

VI. EAST CAPITOL COMMUNITY BUILDING

Overview
Site Plan
Floor Plan
Elevations

VII. EAST CAPITOL MARKETPLACE

Overview

VIII. PUBLIC BENEFITS OF THE PUD

Public Plans and Policies
Public Benefits and Project Amenities
Potential Impact on Surrounding Area and City Services

INTRODUCTION

Background and Site Description

This document is the application of the District of Columbia Housing Authority ("DCHA"), the A&R/THC LLC, and the East Capitol Street Gateway LLC to the District of Columbia Zoning Commission for approval of a Planned Unit Development ("PUD") for a site oriented to East Capitol Street near Southern Avenue, S.E. and N.E. Located in the Capitol View and Grant Park neighborhoods of Ward 7 and within the boundaries of Advisory Neighborhood Commissions ("ANC") 7E and 7C, the site serves as a gateway for thousands of people who enter the District of Columbia from Maryland.

The proposed development ("New East Capitol") includes both residential and commercial elements. The residential development consists of a Senior Building and a rental Multi-Family Apartment Building, as well as townhouses, single family detached and semi-detached houses, and "grandhouses" (four walkup units within what appears to be a single home) for rent or for sale. The commercial component of the development is the East Capitol Market Place (the "Market Place"), which includes a full-service supermarket, shopping center, and office space. New East Capitol also will include a community building with a day care center. The Senior Building has been submitted under a separate PUD application (ZC Case 0204C). The East Capitol Market Place will also be submitted under a separate application.

Bisected by East Capitol Street, the site adjoins the Prince George's County, Maryland line. The site is bounded generally by the Watts Branch stream valley and Clay Street, N.E. on the north; 61st Street, N.E. and Southern Avenue, S.E., on the east/southeast; Central Avenue, S.E. on the south; and 56th Place, S.E. and 57th Place, N.E. on the west. The site includes Lots 41-78 in Square 5246; Lot 51 in Square 5272; Lots 57 and 60-63 in Square 5273; Lots 23-121 in Square 5276; Lots 22-33 in Square 5277; Lots 52 and 53 in Square 5279; Lots 99-114 and 118-204 in Square 5280; and Lots 36-92, 96-98, and 101-139 in Square 5281 (the "Property"). The Property comprises approximately 39.33 acres and is currently improved with three public housing developments (consisting of a high-rise Senior Building, walk-up units, and townhouses) and a subsidized high-rise apartment building that has been foreclosed.

The topography of the site is hilly, causing major erosion and settlement problems. Steep slopes create rapid water run-off that destabilizes the slopes. Soil conditions on the site are poor, leading to cracks in the foundation and walls of many of the existing structures. The U.S. Department of Housing and Urban Development ("HUD") has declared the foreclosed apartment building to be distressed and uninhabitable. The public housing developments have major structural and systems problems, including roof leaks, plumbing and heating problems and outdated electrical systems. The area adjacent to Watts Branch Creek is severely affected by sewer backups and discharge of raw sewage onto streets. The site currently is a haven for crime, is densely populated, largely with impoverished people, and suffers from disinvestment, decay and a high vacancy rate. The winding roads that serve East Capitol Dwellings and its site plan create opportunities for crime with hidden areas and easy escape routes.

As a result of this concentration of severe problems, the D.C. Housing Authority and the other applicants successfully applied to HUD for a HOPE VI grant. 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.
In short, HOPE VI aims to achieve success through participatory community planning, a holistic approach to creating a complete new community, public-private sector partnership with market-rate business discipline, and good quality design with a pedestrian environment and other features that encourage social interaction.

New East Capitol will provide high quality housing affordable to people in a wide range of income levels, including home ownership opportunities for low to moderate income and market-rate homebuyers. The Market Place will provide a much-needed supermarket and other retail and service uses that will allow residents to conveniently meet their retail needs within the District of Columbia. The presence of office space will add daytime population to help support the retail uses and animate the site. The Community Building and the social, economic and educational services to be provided therein complete the comprehensive nature of the new community.
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.

The Development Team plans to demolish East Capitol Dwellings, Capitol View Plaza, and Capitol View Plaza II and 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 approximate breakdown of dwelling units by type is as follows:

Senior Apartment Building	150 units
Low-Rise Apartment Building	120 units
Townhouses – some ownership, some rental	102 units
Semi-Detached Houses	92 units
Single-Family Detached Houses	15 units
Grand Houses - 9 buildings with 4 units each	36 units
Total	515 Dwelling Units

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. Since fiscal year 1999, DCHA has invested almost $100 million into housing and has several million dollars' worth of projects in the pipeline. DCHA currently maintains more than 9,000 units of public housing and administers 8,000 Section 8 certificates and vouchers. In October 2001, HUD awarded DCHA a $34.9 million HOPE VI grant to replace aging public housing, bringing the authority's total HOPE VI grants to over $121 million. An experienced and capable DCHA team will help bring New East Capitol to fruition.

Residential and Community Center Developer

The developer for New East Capitol's residential housing and 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.

Commercial Developer

East Capitol Street Gateway LLC, a joint venture of an affiliate of the Jenco Group, the Marshall Heights Community Development Corporation, and Lloyd Smith, will build New East Capitol Market Place – the PUD's commercial component. The Jenco Group is one of the largest urban retail developers in the metropolitan D.C. area. The firm has been an innovator in developing shopping centers that serve urban neighborhoods and has expanded its activities to include development of office space. The Jenco Group has raised over $100 million and has developed in excess of 1,250,000 square feet of urban real estate.

One of the firm's recent projects was the Eastover Shopping Center in Prince George's County, which is anchored by a new 62,000 square foot Giant supermarket. The project created over 150 new jobs, the vast majority of which were filled by area residents. Other recent projects include 2050 Wilson Boulevard, a 15,000 square foot office building in Arlington, Virginia; 730 11th Street, NW, a 25,000 square foot office building at Metro Center; and 35 K Street, NE, a 30,000 square foot building located near Union Station. In addition, the firm is converting 821 Howard Street, SE, a warehouse in Anacostia, into a 25,000 square foot building for District of Columbia government offices.

In 1979, residents of Marshall Heights in northeastern Washington, D.C. founded the Marshall Heights Community Development Organization, Inc., (MHCDO) to improve the area's deteriorating housing and infrastructure. Today, MHCDO is a nationally recognized community development organization working to expand economic opportunities, promote self-sufficiency, and improve the quality of life for Ward 7 residents. Through its for-profit subsidiary, East River Park, Inc., and its membership in a number of partnerships and limited liability companies, MHCDO has developed more than 220,000 square feet of retail and office space and over 20,000 square feet of warehouse/industrial space in Ward 7.

MHCDO's major projects include the East River Park Shopping Center and John Wilson resource center on Minnesota Avenue, NE; the Fort Davis Shopping Center on Alabama Avenue, SE; and the Northeast Business Park on Kenilworth Avenue. MHCDO and its partners have built and sold more than 120 homes to first-time homebuyers and have completed such projects as the Willis P. Greene Manor, a 60-unit supportive housing facility, and Chaplin Woods, a 22-unit market-rate townhouse development. Currently, MHCDO is developing 27 single-family detached homes in the Banneker Ridge subdivision and 7 single-family in-fill houses in targeted Ward 7 neighborhoods.

A former president of MHCDO, Lloyd Smith is a recognized leader in community and economic development. Under his direction, MHCDO's staff grew from 4 to 64 and its annual budget increased from $115,000 to more than $5.1 million. Before his tenure with MHCDO, Mr. Smith held key community services and planning positions in District of Columbia government, including Deputy Director for the Community Services Division and Deputy Director for the Plan Development Division of the Office of Planning and Development. Mr. Smith currently serves as President and CEO of East River Park, Inc., a wholly-owned subsidiary of MHCDO and Burroughs Development Corporation. One of the founders of City First Bank of D.C., Mr. Smith formerly served as the chairman of both the bank and its holding company.

Project Overview

Because of the extreme deterioration of existing buildings and environmental conditions on the site, the master plan calls for the demolition of all of the existing housing on the East Capitol Dwellings, Capitol View Plaza and Capitol View Plaza II sites. The applicant will regrade significant parts of the site, add public improvements and a fresh streetscape setting for 515 new homes, a community and day care center, a 118,850 square foot shopping center with a supermarket, and office space. The goal is a comprehensive revitalization that will eliminate a concentrated, isolated pocket of poverty and replace it with a mixture of housing types for various income levels, renters and homeowners, with on-site social and commercial services. High standards for quality, aesthetics, amenities and energy efficiency are incorporated in the plans. Affordable units and market-rate units will be indistinguishable from each other. The principal physical components of development are described briefly in the following paragraphs.

To the north of East Capitol Street the site is very hilly with a drop across the site of approximately 91 feet. The site slopes steeply into Watts Branch along its south side. The four-story, 150-unit Senior Building will be constructed to the southwest of Watts Branch, to the east of 58 Street and north of Blaine Street, N.E., overlooking a revitalized Watts Branch Creek and Park. The entrance and main vehicular access will be from 58th Street. (See the *Site Plan/Landscape Plan in Division II.*)

The other residential developments north of East Capitol Street are oriented to Blaine Street, 58th Street and new limited access streets to be created between 58th Street and 57th Place, N.E. Residential buildings in these locations will include detached and semi-detached houses, townhouses and "grandhouses."

The East Capitol Market Place will be built on a rectangular, 10.4-acre site located along the north frontage of East Capitol Street, from 60st Street on the east to a point west of 58th Street on the west and south of Blaine Street, N.E. The Market Place development will include a full-size supermarket and a shopping cluster, as well as office space and a restaurant. The retail uses will help alleviate the severe shortage of neighborhood shopping services in a large surrounding area of northeast and southeast Washington.

South of East Capitol Street, the proposed development will include several components. The Multi-Family Apartment Building is sited along East Capitol Street near Southern Avenue and near the Capitol Heights Metrorail station. It will be a low-rise building with 120 units. Extending to the west along the south side of East Capitol Street to 58th Street, S.E. will be three groups of townhouses. South of the townhouses and the Multi-Family building, in the remainder of this large, triangular square is undergoing the renovation of the 92 existing units in the Capitol View Townhouses. These townhouses will be a cooperative, completely separate from this PUD. However, the two developments are compatible and reinforce each other.

The group of city blocks bounded by East Capitol and 58th Streets, Southern Avenue and 56th Place, all S.E., will be developed with several housing types: detached and semi-detached single-family homes, townhouses and "grandhouses." These dwellings will include for-sale and rental units, affordable, moderate and market-rate units. In this area a significant amount of grading and reconfiguring of streets is proposed in order to create more defensible spaces with better street visibility and reduced crime.

The final development component will be the East Capitol Community Building at the corner of East Capitol Street and 56th Place, S.E. This facility will accommodate a day care center for 75-80 children, a large multipurpose room, a large computer lab, a classroom for 25 people, and offices for the East Capitol View CDC and the East Capitol Center for Change. A number of the service programs for residents of New East Capitol will be housed in the building.

PUD Site Zoning and Zoning Relief Requested

The Two-Stage PUD Process. Most of the development proposed in this application could be accomplished as a matter of right (the detached and semi-detached houses) and by special exceptions (the townhouses, apartment buildings, and "grandhouses"). The PUD process is proposed in order to provide for a comprehensive public review of the complex redevelopment plan for this large site. Rather than a series of special exceptions and matter-of-right permits, the Zoning Commission, the Office of Planning, other agencies, and neighborhood residents and organizations will be able to review detailed and comprehensive plans, contribute to adjustments in the plans if needed, and be assured that only the approved plans will be constructed. The applicant gains the advantages of site planning flexibility as intended by the PUD process and a more efficient comprehensive review and approval process, rather than a series of reviews and approvals.

The two-stage PUD process is utilized so that the first stage can address the site planning, land use planning, traffic, and other general issues as a prelude to submission of more detailed architectural plans for review and approval in the second stage of the PUD. In the first stage, the factors to be assessed are the character, scale, types and conceptual design of the proposed uses, as well as the compatibility of the proposed development within city-wide, Ward 7, and area plans and with the District's objectives. The second stage of the PUD process will consist of a detailed review of the design of all proposed buildings to determine compliance with the intent and purposes of the PUD process and compliance with the first stage approval.

DCHA has determined that there is a critical need to immediately begin construction of a new Senior Building to replace the existing, dilapidated Capitol View Plaza. Accordingly, the application includes a request for this project to be approved as a consolidated, or one-step PUD.

Existing Zoning. The residential zone classification north of East Capitol Street is primarily the R-5-A District, plus a small area of R-2 zoning. (See the *Existing and Proposed Zoning Map in Division I.)* 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 various residential building types allowed in R-5-A will accommodate development of the Senior Building, detached and semi-detached single-family houses and "grandhouses" of four units each as discussed previously.

South of East Capitol Street there are three residential zones. The R-5-D district is mapped in a limited area at the eastern end of the site, where development will include the Multi-Family Apartment Building near Southern Avenue and the nearby Capitol Heights Metrorail station. R-5-D is a high-rise, medium-density apartment house zone allowing a maximum height of 90 feet and a maximum density of 3.5 FAR. With a PUD the maximum height remains 90 feet, but the FAR may be increased to a maximum of 4.5.

A "dogleg" of R-5-A zoning extends south of East Capitol Street just to the east of 58th Street, which will be developed with townhouses. The largest and westernmost area (between 56th Place and 58th Street, S.E.) is zoned R-2. This zone allows detached and semi-detached dwellings with a maximum height of 40 feet, three stories, a minimum lot size of 3,000 square feet ("s.f."), and a maximum lot occupancy of 60 percent. With a PUD, the height limit remains unchanged, and a density limit of 0.4 FAR is allowed, with flexibility from the lot size and dimensional standards to allow for clustering of houses (i.e., townhouses) and site plan flexibility generally. In the R-2 area the proposed development is detached and semi-detached houses, "grandhouses" and townhouses, plus the East Capitol Community Building. Two lots near the intersection of Southern and Avenues, S.E. are zoned C-1, a neighborhood convenience retail zone that allows 1.0 FAR of density and a forty foot height for various retail and service uses. Residential uses are also allowed in C-1, so that the semi-detached dwellings proposed on these lots will be a permitted use.

Zoning Relief Requested. Two map amendments are requested as part of this PUD submittal to implement the proposed PUD plan. The site for the Senior Building (Square 5273, Lots 57 and 60-63) is unzoned, former federal property, although this property is located within the R-5-A district as shown on the zoning map. Therefore, this application requests a change in zoning from unzoned to R-5-A in order to allow construction of the Senior Building. (*See Existing and Proposed Zoning Map in Division I.*) Also, because the Senior Building will be the first building constructed and is on an accelerated timetable, this application requests approval of this project as a Consolidated, or one-step PUD. The necessary additional documentation and more detailed level of plans are included herewith in order for this approval to occur.

The second map amendment is requested to allow construction of the proposed East Capitol Market Place 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. (all of Square 5276 and 5277; Lots 41 through 50 and Lots 51 through 66 in Square 5246). The Market Place will accommodate a full-sized supermarket and a shopping cluster, as well as office space, and a restaurant. These uses will help meet a critical need for neighborhood shopping services in the surrounding area of northeast and southeast Washington. A map amendment from the existing R-5-A (predominantly) and R-2 zoning to C-3A is being requested for the Market Place site. C-3-A is a medium-density commercial and mixed-use zone that allows a moderate density of commercial uses and a medium density of residential or mixed residential and commercial uses. Up to 4.0 FAR of residential or mixed use development is allowed as of right, with commercial development limited to 2.5 FAR, together with a maximum building height of 65 feet. The mixed residential-commercial character of this zone and its medium density of permitted development will make it compatible with the surrounding residential neighborhoods. This zone is also designed to add population, pedestrian activity and customer base to neighborhood retail areas, which will be useful effects

in this location. The requested C-3-A zoning is also the zone mapped in several of the other newer neighborhood shopping centers in Ward 7.

Finally, we note that the proposed Community Center located in the R-2 zone would normally require special exception approvals for the community center itself and the day care center located therein. However, under § 2405.7 of the Zoning Regulations, in a PUD, the Zoning Commission has the authority to approve any use which would otherwise require approval by the BZA.

The Surrounding Neighborhoods: Land Use and Zoning Context. To the southwest, southeast and north of New East Capitol, the predominant zoning is R-2 with more limited areas zoned R-5-A. The general standards of these zones have previously been described. To the north there is also a short strip of C-2-A (moderate density commercial) zoning along both frontages of Dix Street extending west from Eastern Avenue, N.E. Three small areas of C-1 (neighborhood convenience commercial) are also in scattered locations in the general area.

To the southwest, towards the Marshall Heights neighborhood, existing development in the predominant R-2 zone includes groups of city blocks improved with semi-detached dwellings together with other areas having a mixture of housing types. The latter include detached dwellings, community houses ("triplexes"), townhouses and various styles of low-density apartment buildings. To the northeast, in Lincoln Heights, Burrville and towards Deanwood, the same residential buildings types exist, but with a greater preponderance of semi-detached and detached dwellings and fewer apartments.

Several public facilities are located in the immediate vicinity of New East Capitol. The Watts Branch Park borders and defines in part the north-northeastern edge of the site; this is reinforced by the Watts Branch Playground, bounded generally by Southern Avenue, 61st Street and Banks Place, N.E. Two public schools flank East Capitol Street immediately to the west of the project site -- the Shadd Elementary School at 5601 East Capitol Street, S.E. and the Evans Middle School. The East Capitol Community Building will be located at the southeast corner of 56th Place and East Capitol Street, S.E., just across these streets from the public schools.

Existing Site Conditions

Currently, East Capitol exhibits many of the socio-economic characteristics endemic to distressed neighborhoods: a high crime rate, an impoverished resident population, racial segregation, low education levels, and low property values. The area is severely lacking in retail services. There is no full-size supermarket in the area, and the available stores lack selection and offer low-quality goods. In February 2001, ECV-CDC commissioned Housing Opportunities Unlimited (HOU) to conduct a community needs assessment. That study established that 61.6% of the area's adults were unemployed. Only 10.2% of area residents had attended college at all, 46.6% had a GED or high school diploma, and 40.5% lacked a high school diploma. The study also showed a significant need for childcare and youth services.

Disinvestment in East Capitol can be directly linked to the dismal effects of the area's public housing. Capitol View Plaza II is a 302-unit high rise that is currently vacant. The Federal Housing Authority has foreclosed on the building, and the United States Department of Housing and Urban Development has declared it to be "distressed and uninhabitable." Capitol View Plaza II is isolated and lacks green space and other amenities. The concrete plaza is poorly maintained and unused; it lacks direct access to the street. The building's parking lot suffers major flooding due to storm run-off from adjoining elevate property.

Built in 1955, East Capitol Dwellings is the District of Columbia's largest public housing development. The 577-unit barracks style and walk-up development is isolated form the surrounding community. The development has a high vacancy rate and major structural and systems problems. Leaky roofs have damaged unit interiors, outdated electrical systems need major upgrades, plumbing fixtures need replacement, and windows are in poor condition. Several buildings have cracks that are not related to the site's negative topographical conditions. Kitchen cabinets, countertops, and appliances all need replacing, and bathroom heating units are inoperable.

Despite a targeted increase in police presence at East Capitol Dwellings, the development has the highest crime rate of any DCHA property. Its reputation as a drug market is known throughout the District of Columbia and Prince George's County, Maryland. Through its Crime Prevention Through Environmental Design (CPTED) strategy, DCHA's Office of Public Safety and Police Department has established model criteria considered essential for reducing crime. East Capitol Dwellings meets none of these essential criteria. The open, undefined space in the center of the property is out of sight from public streets. Its winding roads and irregular street pattern provide criminals with escape routes while isolating victims from potential assistance.

Capitol View Plaza is a high rise building built in 1971. The building houses 228 units for senior citizens. The building's elevators frequently do not function, causing significant problems for the frail and elderly. All major systems are original and need replacing. Windows are single-pane, the boilers barely function, and the plumbing needs replacement. The kitchens need all new equipment, and cracks in the walls and balconies require immediate attention. Most units are cramped efficiencies with curtains separating sleeping and living quarters. Steep grades on the site have resulted in extensive run-off, erosion, and structural problems for the existing buildings and have caused major sewage back-up problems. The soil grade is poor. The site needs major regrading and new street layouts to overcome existing environmental problems. East Capitol Dwellings, Capitol View Plaza, and Capitol View Plaza II all require asbestos and lead abatement. Three underground oil tanks are located on the site. Removal and remediation of the tanks are currently underway. The current PUD proposes demolition of all existing structures on the site.

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.

Community involvement in New East Capitol will not end when construction is completed. The Community Resident Association (CRA) will manage the entire New East Capitol community. With the assistance of a professional property manager, the CRA will maintain open spaces and enforce community covenants. ECV-CDC will also play a prominent role in sustaining New East Capitol. The organization will implement a comprehensive Community and Supportive Services Program (CSSP) to help current and future residents achieve economic self-sufficiency and to provide positive activities for youth. A&R/THC will use successful methods

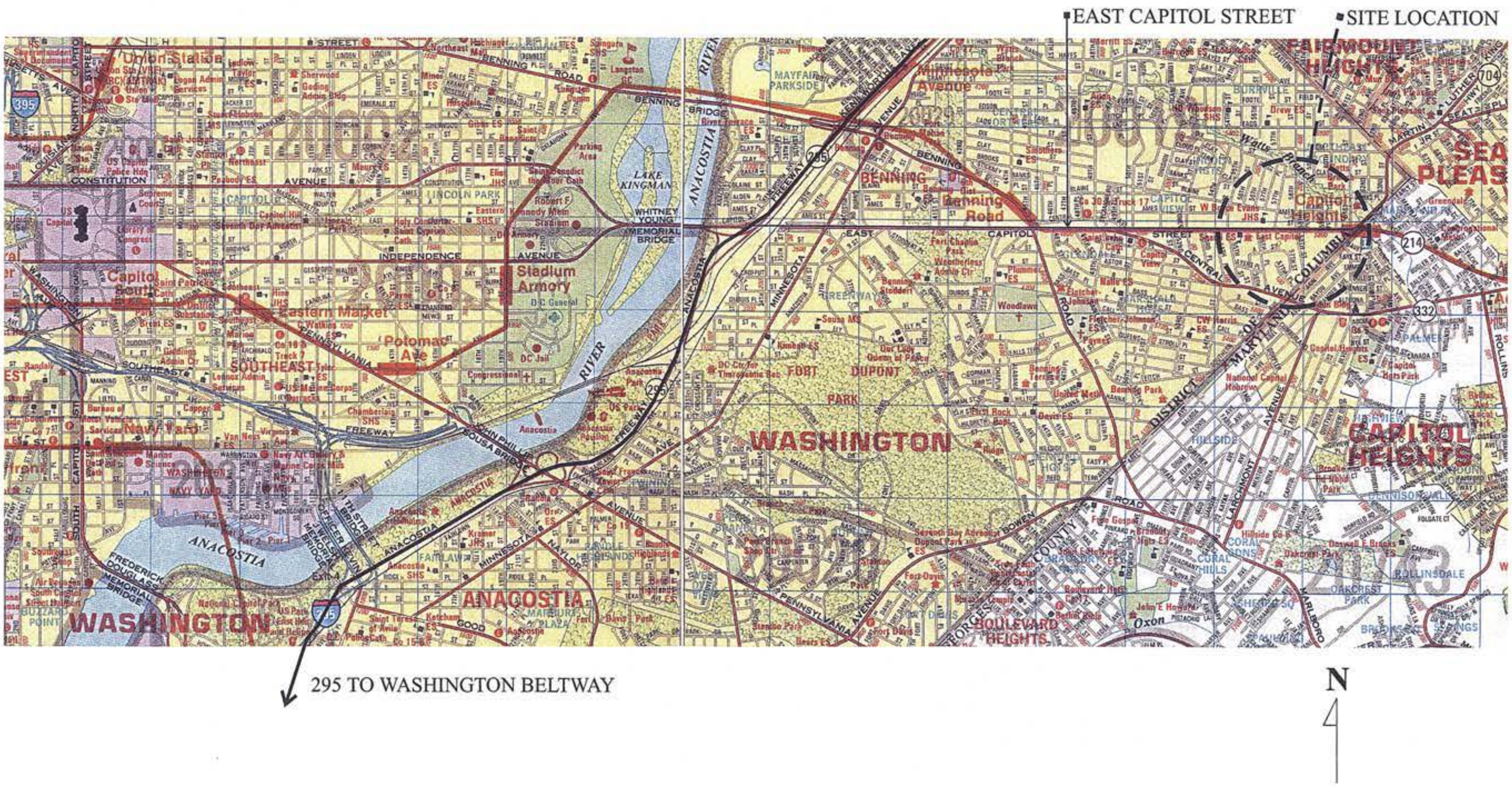
utilized in prior HOPE VI programs to assist ECV-CDC in securing the highest number of Section 3 employment positions possible. Several non-profit organizations have pledged their services. The new community building will be an important locus of resident activity and will serve as CSSP headquarters. The building will house administrative offices for ECV-CDC and the East Capitol Center for Change, a nurse's office, meeting rooms, a conference room, a classroom, and a computer lab, among other uses.

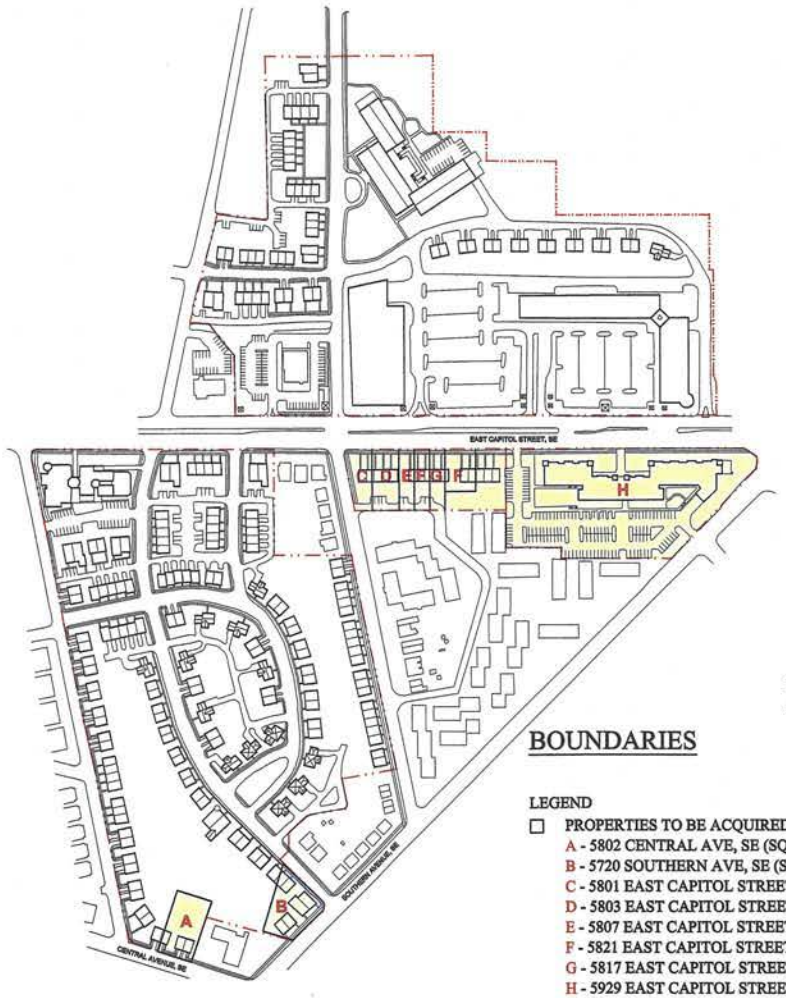
Resident Relocation

Current residents of East Capitol Dwellings and Capitol View Plaza have been informed that redevelopment will require them to vacate the existing structures on the site. Capitol View Plaza II currently is in foreclosure and has no residents. Two re-entry committees have been established, one particularly geared towards the concerns of senior citizens. DCHA has contracted with HOU to assist families that will be moving to accommodate the redevelopment contemplated by New East Capitol. HOU will provide advisory services and financial assistance to make residents' transition as smooth as possible. DCHA will provide each family with moving expense payments.

Pursuant to the current relocation plan, HOU will first concentrate on relocating residents from the northeast section of the East Capitol Dwellings, then will relocate residents from the southeast buildings. The non-elderly residents of Capitol View Plaza will be moved off-site. Qualifying senior citizens will move into the new Senior Building, whose construction will be expedited pursuant to consolidated review in the first-stage PUD application. Eligible families may transfer to a vacant DCHA unit, receive a Section 8 voucher, or move to an unsubsidized private unit. Families who opt for permanent relocation will receive counseling to ensure that they obtain housing that meets their needs. Based on past HOPE VI experience, we anticipate that 66% of the residents will choose Section 8 vouchers for permanent relocation.

Those who wish to return after development is complete will encounter a rejuvenated site with a racially and economically diverse population and both rental and homeownership opportunities. Former East Capitol residents will receive a preference in obtaining housing in New East Capitol. Manna, Inc, a D.C. community-based non-profit housing developer, will operate a mandatory Community and Supportive Services (CSS) program for these residents. This Home Buyers Club will offer homeownership counseling, financial literacy training, and 5:1 dollar-matched individual development accounts (IDAs). The D.C. Housing Finance Agency and D.C. Department of Housing and Community Development will offer interest write-downs, as well as settlement and down-payment assistance.


EAST CAPITOL STREET
SITE LOCATION
295 TO WASHINGTON BELTWAY
N
WASHINGTON
ANACOSTIA
CAPITOL HEIGHTS
LAKE KINGMAN
FORT DUPONT PARK
Stadium Armory
Eastern Market
Potomac Ave
Union Station

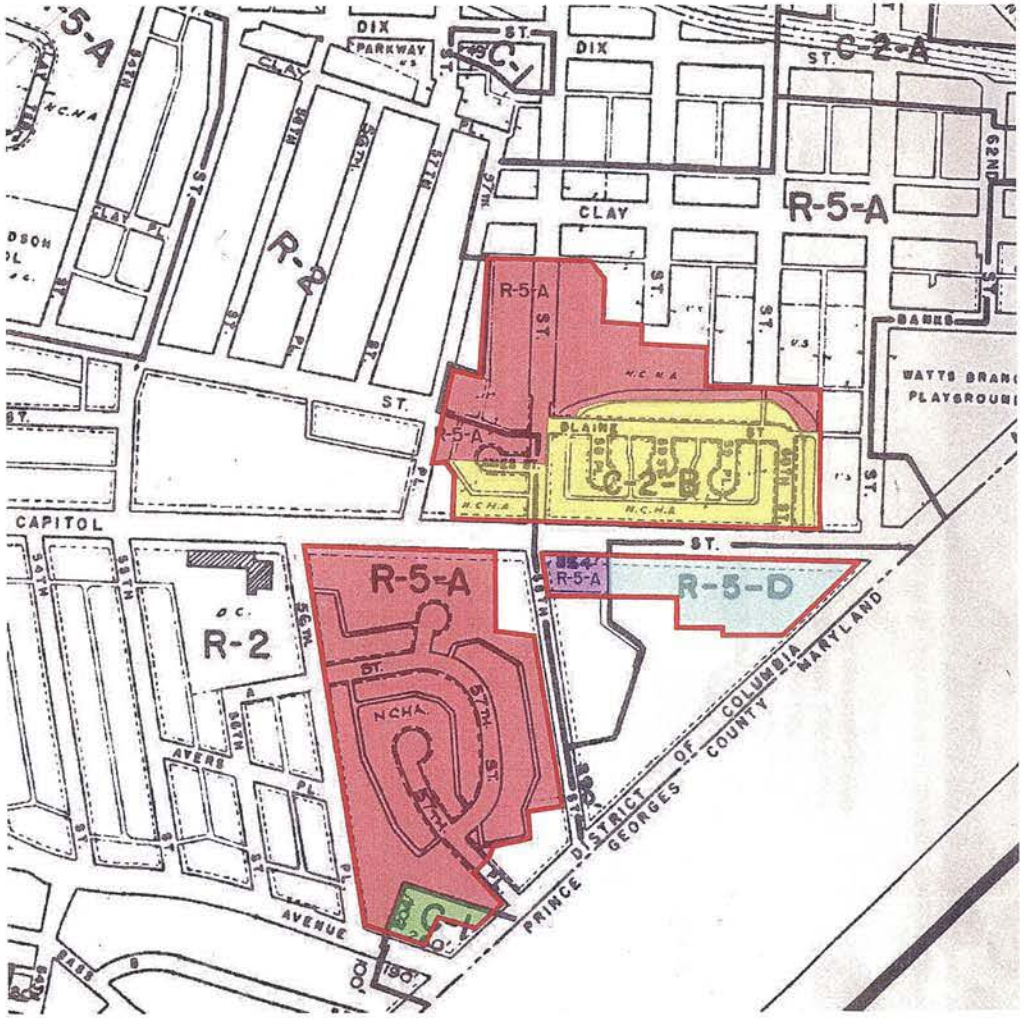


N

BOUNDARIES

LEGEND

- ☐ PROPERTIES TO BE ACQUIRED
  - A - 5802 CENTRAL AVE, SE (SQUARE 5281, LOT 801)
  - B - 5720 SOUTHERN AVE, SE (SQUARE 5281, LOT 812)
  - C - 5801 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 25)
  - D - 5803 EAST CAPITOL STREET, SE (SQUARE 5279, LOTS 26 & 19)
  - E - 5807 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 27)
  - F - 5821 EAST CAPITOL STREET, SE (SQUARE 5279, LOTS 28 & 29)
  - G - 5817 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 29)
  - H - 5929 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 52)
- BOUNDARY



LEGEND

- C-2-B (PROPOSED)
- R-5-A (PROPOSED
- R-5-A (EXISTING)
- R-5-D (EXISTING)
- C-1 (EXISTING)
- NEW EAST CAPITOL BOUNDARY
- ZONING BOUNDARY (EXISTING)

BUILDING TYPE: / BUILDING DATA AND CALCULATIONS:	2 STORY TOWNHOUSE	3 STORY TOWNHOUSE	2 STORY SEMI-DETACHED HOUSE	3 STORY SEMI-DETACHED HOUSE	SINGLE FAMILY DETACHED HOUSE	GRANDHOUSE "A" (4 UNITS)	GRANDHOUSE "B" (4 UNITS)	MULTI-FAMILY APARTMENT BUILDING (120 UNITS)	EAST CAPITOL COMMUNITY BUILDING	TOTAL BUILDINGS
Quantity	28	74	24	68	15	7	2	1	1	-
Number of Stories	2	3	2	3	2	2	2	5	1	-
Building Height	30'	40'	30'	40'	30'	30'	30'	50'	24'	-
Gross Floor Area	1,479 SF	2,190 SF	1,479 SF	2,190 SF	1,800 SF	3,412 SF	3,893 SF	127,000 SF	15,500 SF	589,808 TOTAL SF
Floor area Ratio	0.82	1.21	046	0.65	0.28	0.47	0.51	0.17	0.32	-
Lot Occupancy Percentage	41%	41%	23%	22%	16%	24%	27%	71%	32%	-
Average Lot Area	1,800 SF	1,800 SF	3,200 SF	3,350 SF	6,600 SF	7,200 SF	7,600 SF	177,564 SF	52,272 SF	39.33 ACRES TOTAL

II. SITE PLAN/LANDSCAPE PLAN

Site Plan Design

The hilly, 40 acre site for New East Capitol is bisected by East Capitol Street, a major east-west thorough fare. Just east of the site is a Metro Rail Station and to the north of the site is Watts Branch, a wooded stream that brings a breath of nature to this urban site. Other major streets, Southern Avenue and Central Avenue are boundaries on the southeast and southwest.

The goal of this project is to create a new community to accommodate people of various ages and income levels, and to provide commercial facilities and a community center conveniently located for the residents. Development of the new site plan for this community began with an analysis of the existing conditions.

The existing streets on the site are primarily cul de sac streets. Although this feature minimizes the amount of street traffic, it also results in a community that is isolated from neighboring streets. A new site plan was created which eliminates the cul de sacs and links the community with the neighborhoods beyond. Existing streets and alleys were retained to the greatest extent possible to minimize grading, loss of mature trees, and replacement of infrastructure. Where the grade permits, alleys are used to provide access from the rear to a garage or parking pad.

The site plan for New East Capitol recognizes the importance of East Capitol Street as a gateway to the city from Prince George's County and as the heart of the new community. Along this street are located the Multi-Family Apartment Building, East Capitol Market Place (a new commercial center), East Capitol Community Center, and several new townhouses and "grandhouses".

The community center, located adjacent to two schools, is the first view of the site when approaching from the west. It is prominently located for visibility and easy access by the residents. East Capitol Market Place occupies approximately 10 acres on the north side of East Capitol Street with a parking lot accessed from both East Capitol Street and Blaine Street. Anchoring the west end of the site is the Multi-Family Apartment Building. The apartment building, with 120 units, is conveniently located for access to the metro and the shopping center.

In locating the residential units, a decision was made to create the greatest density along East Capitol Street, with density decreasing as one moves away from this busy street. Effort was also made to mix the residential unit types, so that apartment buildings, townhouses, semi-detached houses, and detached houses are intermingled. On the southwest quadrant of the site an elliptical shaped park was created to provide an open green area for the residents with a gazebo and landscaping. Other amenities are two tot lots for the community, one on the northern portion of the site and another on the southern portion of the site.

The senior apartment building was located in the northern portion of the site in close proximity to the shopping center. A pedestrian path to the shopping center is provided. The large site for the Senior Building allows for ample landscaped outdoor space that can be enjoyed by the residents. The dense trees above Watts Branch provide a buffer to the north and east. A porch along the southeast face of the building will provide the residents a place from which to observe the activity in the neighborhood, to prevent the feeling of isolation.

Surface Materials

The design of the sidewalks and public right-of-way should be an essential visual element of the urban streetscape within the New East Capitol Development Plan. Its importance increases with the ever growing trend towards more open spaces and wider sidewalks in Washington, D.C. Texture can be given to the ground through the use of a wide variety of materials, each having its own values and uses. For example, fine-textured ground cover or closely mown grass within the residential areas can accentuate the shape and contours of the ground itself and can help call attention to it. On the other hand, surfaces such as the used of brick pavers within selected areas, e.g., along East Capitol Street, would be more dominant and tend to attract attention to the more commercial public street. Moreover, the creative mixture of surface materials and limiting the use of endless yards of concrete and asphalt would be not only desirable; but in design terms, would be interesting and pleasing to the eye.

By varying the materials used on the "ground" of the community, a great deal of interest can be conveyed. The choice of materials can go far in creating a unique character not only for the commercial district along East Capitol Street, as a whole, but for individual sectors within it, such as the residential areas. Much of the present day character of the "East Capitol Street streetscape", has been established by the use of primarily concrete along the sidewalks, at the intersection, and in the street median.

The surface materials should be integrated into the overall design concept for the overall Community; and their selection coordinated with the choice of lighting equipment, street furniture, fencing, etc., as well as, with the buildings themselves. The texture, color, and pattern of materials should be coordinated and woven carefully into the overall fabric of the streets.

Lighting

Lighting must serve an essential function along East Capitol Street by enabling the community to be seen, as well as, used at night. In addition, it serves a number of other purposes, each of which should be considered when determining the adequacy of existing or proposed lighting along this heavily used transportation corridor, within the commercial sector of the community, or around any proposed new development. Lighting is intended to make significant contributions throughout the new development plan in accordance with the following goals:

[ ] Providing for the safe movement of traffic, both vehicular and pedestrian, especially within problematic traffic intersections;

[ ] Providing security and crime prevention along the streets perpendicular to East Capitol Street;

[ ] Enhancing the viewer's appreciation of the East Capitol Street Corridor at night;

[ ] Accentuating and highlighting various features, qualities, and landmarks within the local community;

[ ] Allowing the use of buildings at all times of day or night; and

[ ] Providing directions and information to users of the public right-of-way and the organization of its streets and circulation.

Only a portion of these functions have been currently utilized along East Capitol Street or within the neighboring community. Typically, the public decisions regarding neighborhood lighting in the District of Columbia have normally been made on the basis of traffic movement and crime prevention, with the chosen lighting coming from sources mounted high in the air. However, the New East Capitol Development Plan proposes to explore the possibilities for architectural (building facades) and pedestrian scale lighting to be mounted at lower heights. Furthermore, pedestrian movement can be visually optimized with much lower light standards and a more variable level of illumination recommended for visual enhancements of particular public spaces.

Landscaping

In addition to creating interest and upgrading the environmental quality of the community, these improvement standards recommends the use of landscaping to perform a number of important functions within the community. For example, when planted between vehicular and pedestrian areas, along East Capitol Street and then adjoining secondary streets, shade trees can potentially absorb and muffle the sounds of traffic. Trees and shrubbery invariably do absorb noxious gases, act as receptors of dust and dirt particles, and cleanse the air of pollution, which is critically important for the residential areas in proximity to the heavily traveled East Capitol Street. When properly placed, shade trees will also control glare not only from natural sources but also from automobiles, building materials, signs, and other manmade objects. From the standpoint of climate control, trees and shrubs would provide shade in the summer, building insulation in summer and winter, and perform as an effective shield against strong winds. Plants of all varieties, from grasses to large trees, could also be used to direct, guide, and/or deter pedestrian traffic.

Aesthetics and costs, however, will be the principal factor governing the use and application of plants within the proposed development plan. When designed appropriately, plants of all varieties can become an effective tool with which to reinforce the desired imagery of the neighborhood or various local features by providing a visual linkage to unify the community's as a whole.

Success with plantings within the community will largely be determined by the local conditions of soil and micro-climate (i.e., exposure to winds, annual rainfall, extreme cold, sun, etc.). Proper planting and maintenance practices are also prerequisites to that success, which means once established, the plantings must be adequately maintained. Too often, low maintenance programs are interpreted to mean no maintenance.

Street Furniture

While the term "street furniture" might apply to all outdoor stationary objects, except buildings and vegetation, the term is more logically restricted to all those manmade objects which have potential for enlivening and giving variety to the sidewalks and other outdoor spaces open to, and used by, the public. The following are normally considered street furniture: lighting equipment, plant containers, tree grates, outdoor seating, sculpture, trash receptacles, kiosks, fountains, telephone booths, information signs, and bus shelters.

Guidelines

The general principle that should be followed in selecting, placing, and maintaining street furniture is that it should contribute positively to the community's image and do so as part of an comprehensive design scheme. Street furniture should serve a utilitarian function, as well as, an aesthetic one especially along East Capitol Street; if indiscriminately chosen, it can become just another urban eyesore as seen in many unplanned locations in Washington, D.C. Trash receptacles, for example, are a part of just about every community's landscape, but are too often a detrimental element. However, if the design and placement of street furniture is carefully considered as components in a comprehensive system of street furniture, then they potentially become visually significant assets.

The following are other considerations which should go into making decisions about the selection of street furniture:

[ ] Function - It should be predetermined that the furnishing is actually needed, both in general and specifically where it is placed. Examples would be locations within public spaces, courtyards, public streets, building entrances, gateways, and traffic intersections. In selecting the proper equipment, all of the functions to be served by the furniture should be kept in mind as part of the overall comprehensive public improvement / street furniture plan that has been maintained by the District of Columbia's Dept. of Transportation. These functional considerations would be placed in a form of a list and prioritized before making a selection.

[ ] Durability - Equipment should be appropriate for the climatic conditions of the area as well as for the amount of exposure it is to receive. It could be potentially subjected to intensive use, vandalism, and other abuse especially at intersections, and proposed public spaces such as plazas and courtyards. The period of years over which the furniture is expected to be used will be an additional factor in determining the durability required.

[ ] Cost would be considered in terms of not only acquisition, but also local availability, life-cycle, transportation, installation, maintenance, efficiency, and anticipated life.

Coordination of Design

The selection, siting, and layout of different elements of street furniture should ideally be the responsibility of a single design entity and collectively approved by the local Advisory Neighborhood Committee (ANC), and the District of Columbia Public Space Division and Dept. Of Transportation. This will assure that each article selected will be designed and situated so as to be sympathetic with both surrounding furnishings, if any, and the area as a whole. If, however, different items of street furniture will be the responsibility of different parties (such as the Advisory Neighborhood Committee, the D.C. Dept. Of Public Works, local merchants association or clubs, individual businesses, etc.), then it is very important that their selection and placement be controlled and coordinated by the design guidelines of the development team.

The clutter of traffic signs, lamp posts, trash receptacles, etc. along the neighborhood sidewalks not only can be ugly but frequently uses up valuable pedestrian circulation space. The elimination of unnecessary items (such as redundant signs), repositioning of other equipment, and where practical, the consolidation of equipment into multi-purpose units will all play a role in enhancing the pedestrian experience, circulation, and unifying the community's streetscape. Overall, imagination, good design, and cooperation should be considered in adapting these general principles to the New East C.

NEW EAST CAPITOL - Site Plan
Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
06/24/02



SORG ARCHITECTS EGI LANDSCAPE ARCHITECTS

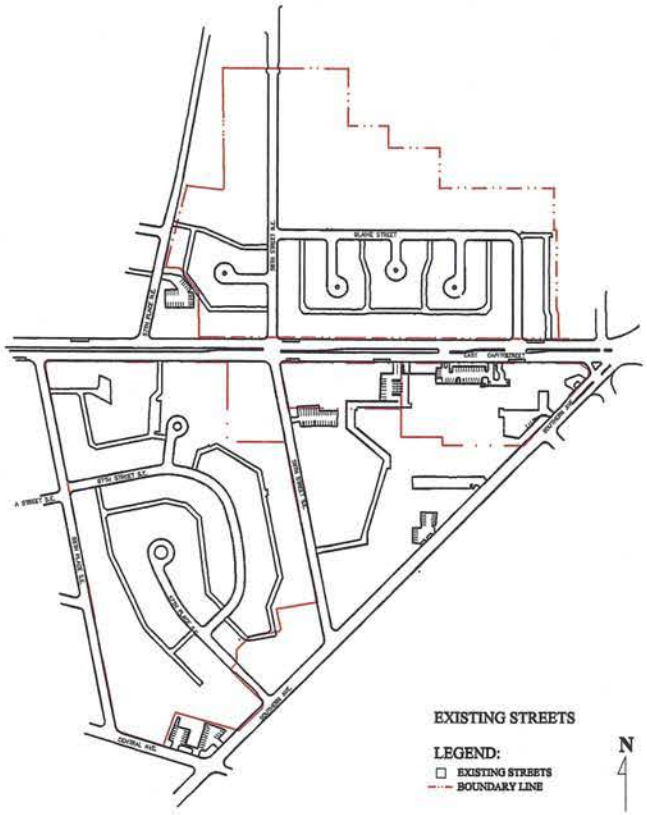
SITE PLAN/LANDSCAPE PLAN
NOT TO SCALE

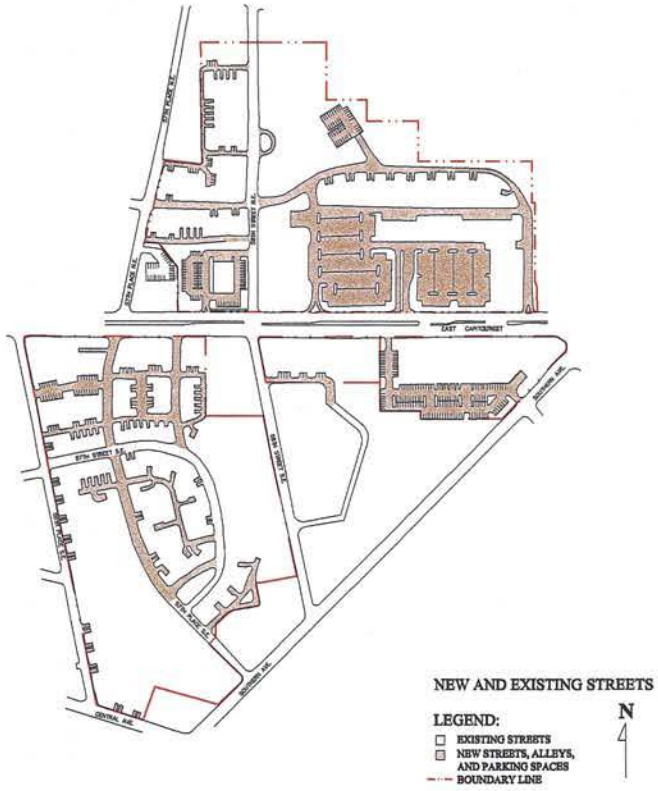
NEW EAST CAPITOL - Site Plan Diagram

Washington, D.C.

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

06/24/02





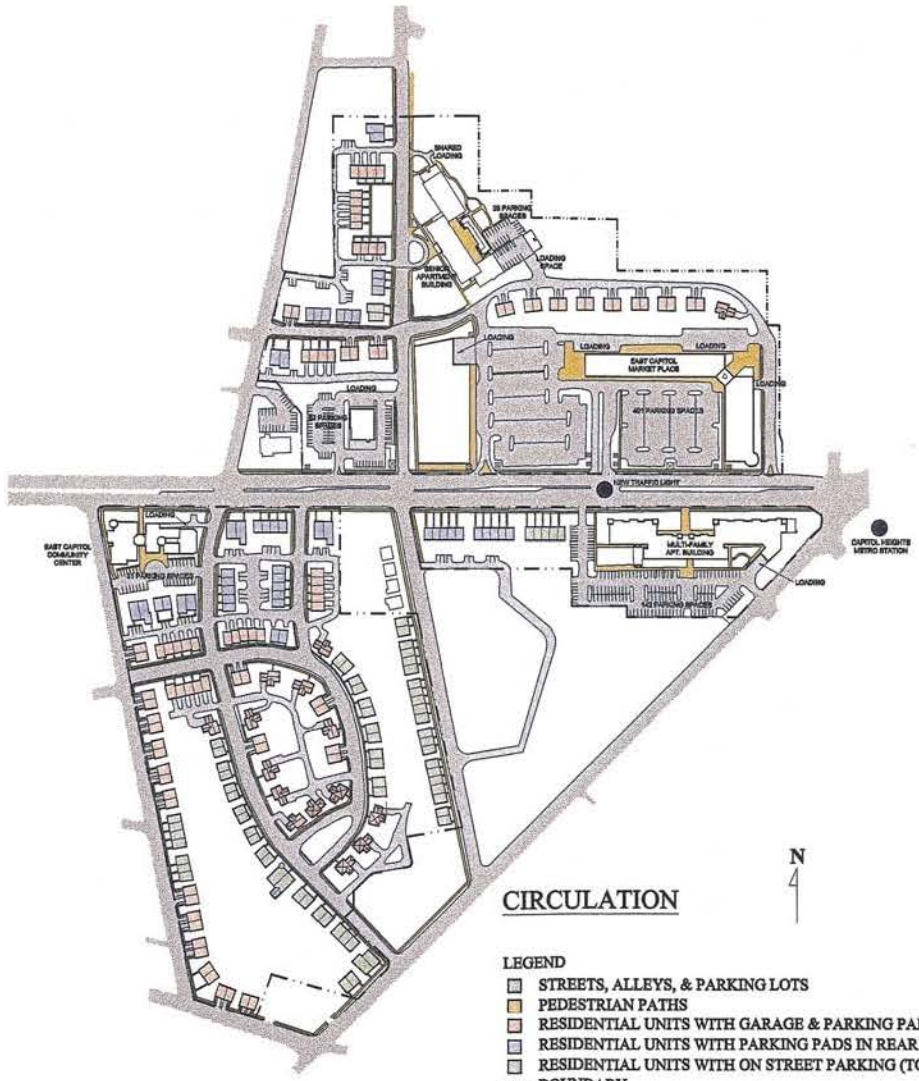
SORG ARCHITECTS

EXISTING AND NEW STREETS
NOT TO SCALE

NEW EAST CAPITOL - Site Plan Diagram

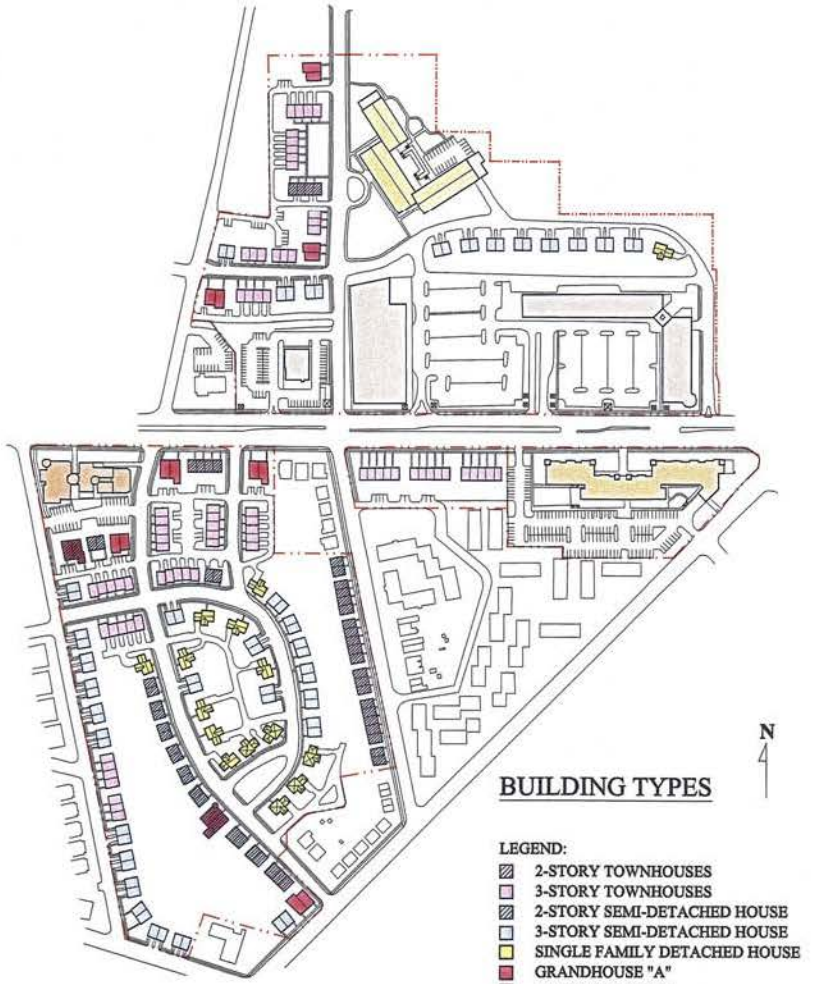
Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
06/24/02



SORG
ARCHITECTS

CIRCULATION
NOT TO SCALE


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

Plant Elements

- shade trees
- ornamental trees
- mid-sized shrubs
- low shrubs
- perennials
- ground covers

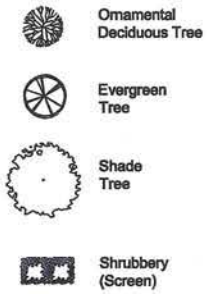
Construction Elements

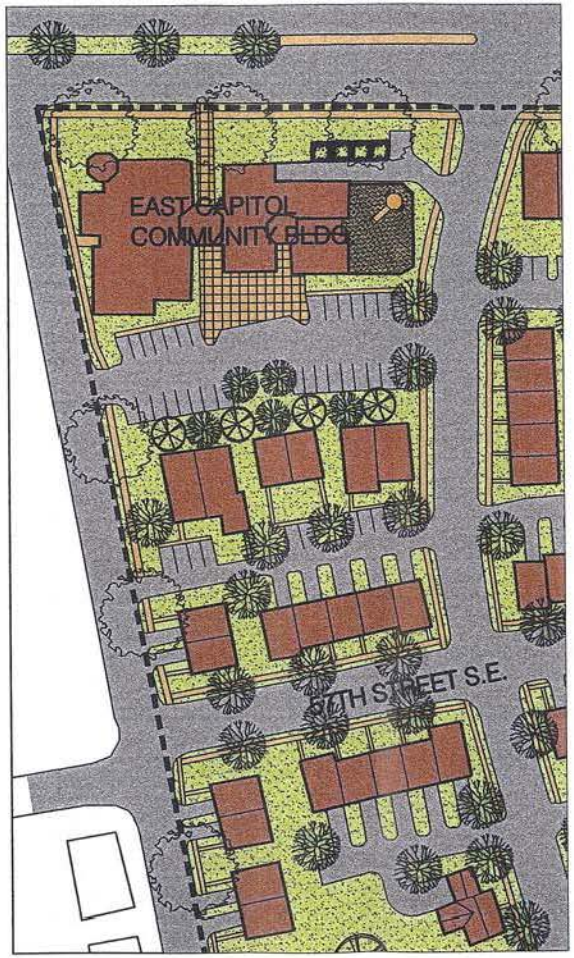
- low walls
- retaining walls
- low fences
- high fences
- gates
- bollards / pedestrian control
- paving materials and textures
- slopes and berms
- stairs and ramps

Manufactured Elements

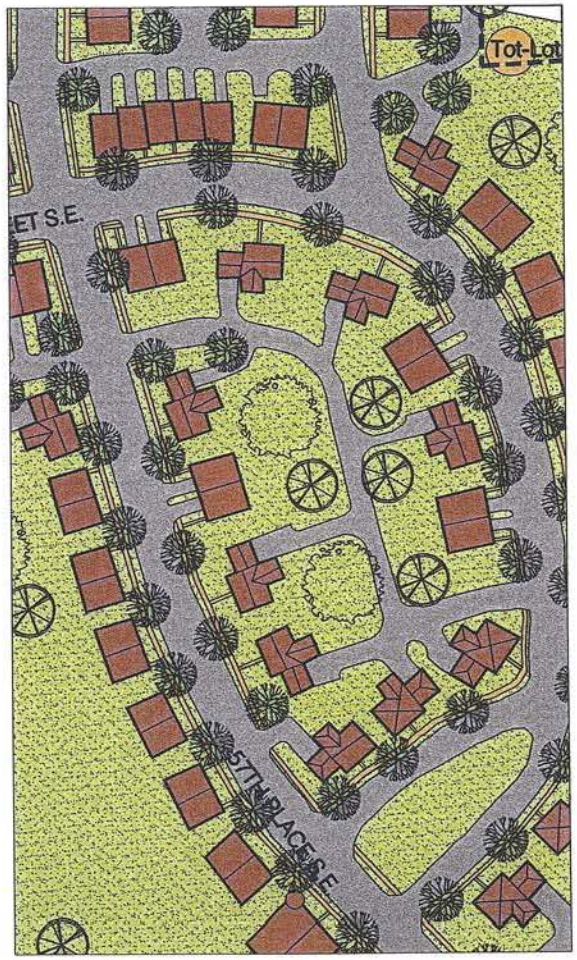
- benches
- litter receptacles
- concrete planters
- play equipment structures
- site lighting

Legend





New East Capital Community Building and Local Residential Area Landscape Plan



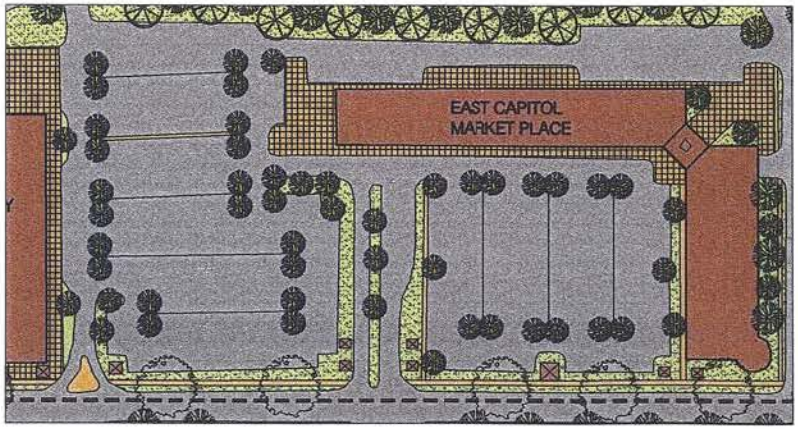
Residential Area and Open Space Landscape Plan



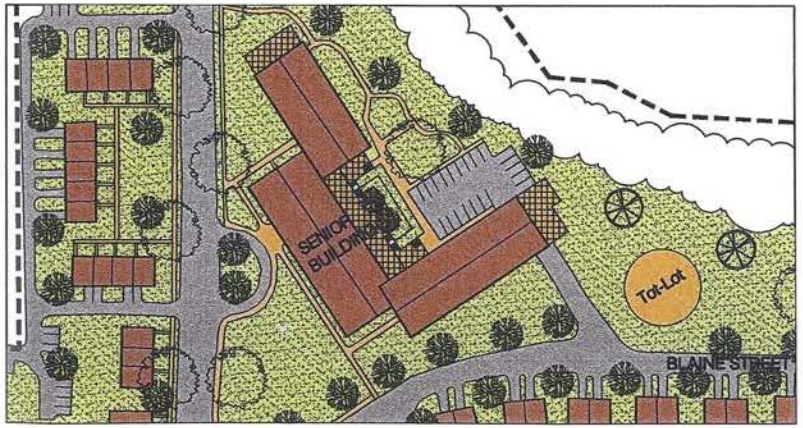
Multi-Family Housing
Landscape Plan



East Capitol Street
Landscape Plan



East Capitol Market Place
Landscape Plan



Senior Building
Landscape Plan


Ribbon Bench


Ribbon Litter Receptacle


Tubular Steel Fencing


Concrete Planters


Gazebo


Alternating Wood Fence

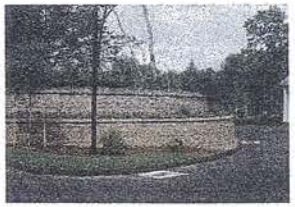

Site Lighting


Brick Pavers


Exposed Aggregate Concrete


Stamped Concrete


Precast Concrete Crosswalk with
Stamped Concrete Walking Surface


Gravity Retaining Wall System

NEW EAST CAPITOL - Shade Trees, Ornamental Trees, and Shrubs in Public Space

Washington, D.C.

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

06/24/02



Use: Shade Tree
Height: 40 ft.
Spread: 40 ft.
Hardiness: -15 F
Shape: Vase
Foliage: Dark Green
Fall Color: Rusty Red

Location:
East Capitol Street

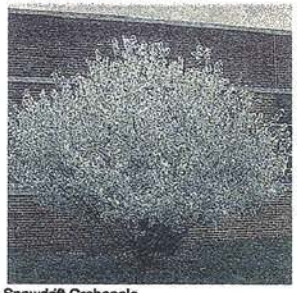
Village Green Zelkova
Zelcova serrata 'Village Green'



Use: Shade Tree
Height: 55 ft.
Spread: 35 ft.
Hardiness: -15 F
Shape: Upright, Arching
Foliage: Deep Green
Fall Color: Yellowish

Location:
East Capitol Street

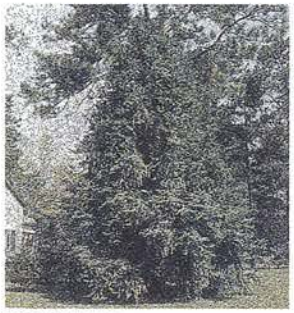
Homestead Elm
Ulmus carpinifolia 'Homestead'



Use: Ornamental
Height: 20 ft.
Spread: 20 ft.
Hardiness: -25 F
Shape: Upright
Foliage: Green, glossy
Flower: White
Fruit: 3/8", Orange

Location:
Residential Yards
Median

Snowdrift Crabapple
Malus 'Snowdrift'



Use: Screen / Buffer
Height: 40 ft.
Spread: 40 ft.
Hardiness: -30 F
Shape: Oval to Round
Foliage: Medium Green
Fall Color: Yellowish

Location:
Delivery Areas

Leyland Cypress
x Cupressocyparis leylandii



Use: Shade Tree
Height: 45 ft.
Spread: 35 ft.
Hardiness: -30 F
Shape: Upright, Oval
Foliage: Dark Green
Fall Color: Orange-Red

Location:
Residential Streets
Parking Lots

Red Sunset Maple
Acer rubrum 'Red Sunset'



Use: Shade Tree
Height: 40 ft.
Spread: 30 ft.
Hardiness: -35 F
Shape: Pyramidal
Foliage: Dark Green
Fall Color: Yellowish

Location:
Residential Streets
Parking Lots

Greenspire Linden
Tilia cordata 'Greenspire'



Use: Shade Tree
Height: 55 ft.
Spread: 40 ft.
Hardiness: -25 F
Shape: Pyramidal
Foliage: Green
Fall Color: Orange-Red

Location:
Residential Streets

Pin Oak
Quercus palustris



Use: Shade Tree
Height: 40 ft.
Spread: 25 ft.
Hardiness: -30 F
Shape: Oval
Foliage: Dark Green
Fall Color: Yellow

Location:
New Residential Streets

Parkway Maple
Acer platanoides 'Parkway'



Use: Ornamental
Height: 30 ft.
Spread: 20 ft.
Hardiness: -15 F
Shape: Vase
Foliage: Dark Green
Fall Color: Orange-Red
Flowers: Rosy Pink

Location:
Residential Yards
Median

Kwanzan Cherry
Prunus serrulata 'Kwanzan'



Use: Screen
Height: 10-15 ft.
Spread: 3-4 ft.
Hardiness: -20 F
Shape: Narrow, Pyramidal
Foliage: Dark Green

Location:
Delivery Areas
Edge of Parking Lots

Gold Tip Arborvitea
Thuja occidentalis 'Elegantissima'



Use: Groundcover
Height: 1-2 ft
Spread: 6-9 ft
Hardiness: -10 F
Foliage: Bluish Green

Location:
Median

Shore Juniper
Juniperus conferta



Use: Groundcover
Height: 6-8 inches
Hardiness: -30 F
Foliage: Dark Green

Location:
Residential Lawns

English Ivy
Hedera helix



Use: Screen
Height: 8-10 ft.
Spread: 6-8 ft.
Hardiness: -30 F
Shape: Mounded
Foliage: Medium Green
Flower: Brilliant Yellow

Location:
Residential Yards
Delivery Areas

Showy Border Forsythia
Forsythia x intermedia 'Spectabilis'

EGI
LANDSCAPE ARCHITECTS

RECOMMENDED URBAN LANDSCAPES
NOT TO SCALE

III. RESIDENTIAL

The residential component of the community, in addition to the Multi-Family Apartment Building and the Senior Apartment Building, consists of 102 townhouses, 92 semi-detached houses, 15 detached houses, and 9 "grandhouses" (small walk-up apartments with four units each). Although the greatest density of residential population is located closest to East Capitol Street, an effort was made to mix the residential types through out the site.

The townhouses and semi-detached houses are 22 feet wide, 32 to 34 feet long, mostly three bedroom, with some four-bedroom units. Although the majority of the units are either three stories slab on grade or two stories with a basement walk-out, some of the units are two stories in height with an unfinished basement. The three story semi-detached houses have a single car garage accessed from the street, and many of the three story townhouses have rear garages on the lowest level. Where garages are not provided, the townhouses and semi-detached houses have a parking pad in the rear, unless not possible because of the grade.

The semi-detached houses and townhouses have a living room, an enclosed dining room, eat-in kitchen, and an optional deck. The three story units have either a family room or a fourth bedroom. There are typically two bathrooms and a powder room, with a third bathroom when there is a fourth bedroom. Walk-in closets have been provided in all of the master bedrooms, which also have their own bathrooms. The handicap accessible townhouse, similar in layout to the four-bedroom townhouse, is 24 feet wide and 36 feet long in order to accommodate a small elevator.

The fifteen single family detached houses are three bedroom houses with an optional fourth bedroom in the unfinished space over the garage. The two car garages are typically accessed from the rear, but occasionally have a side entry. On the ground floor of these houses are a living room, enclosed dining room, eat-in kitchen, family room, laundry room, and powder room. Three bedrooms and two bathrooms are located on the second floor, with the option for a porch off of one of the rear bedrooms. The three bedroom single family detached houses are approximately 1,850 square feet, and the four bedroom houses are approximately 2,125 square feet.

There are two sizes of "grandhouses". The largest "grandhouses" have one three-bedroom unit and three two-bedroom units. Smaller "grandhouses" have two one-bedroom units and two two-bedroom units. Each unit in the "grandhouses", has its own entry, and all grandhouse units will have a stacked washer and dryer.

Although the residential architecture is not intended to be an historical replica of any particular style, the houses will be designed to be compatible with the neighboring communities, which consist of late nineteenth and early twentieth century houses mingled with residential construction from the World War II housing boom era. There will be two or three different architectural types for the "grandhouses", four duplex types, and five- townhouse types that can be either two story or three story. There are three architectural styles for the single-family houses.

Approximately 50% of the houses will have brick veneer on at least the front façade, with siding used on the other elevations, while the remaining houses will be siding only. Residential units along East Capitol Street will primarily be brick, which will help to achieve the reduction in sound transmission required by HUD.

The design goal is to create distinct neighborhoods within New East Capitol, by varying the architectural components. The detached houses located around the elliptical park on the southwest quadrant of the site will be a distinct style, slightly more formal in appearance than the detached houses in the areas beyond. Some neighborhoods will have two story houses, others will have three story houses, while some will have a mix of two and three story houses, which will add variety to New East Capitol and a sense of place, rather than the existing monotonous repetition of units that all look the same.



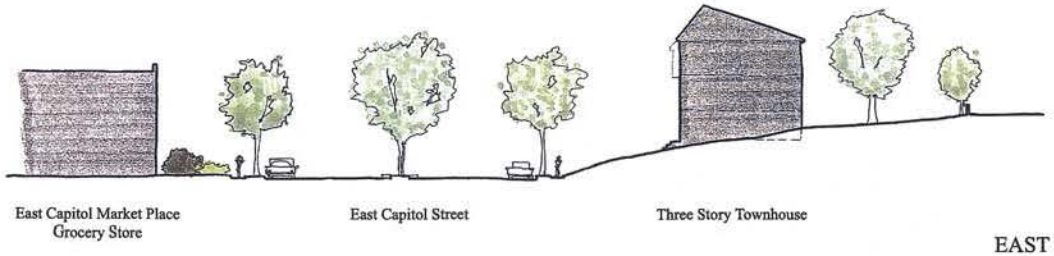
EAST CAPITOL STREET



56th STREET



EAST CAPITOL STREET



EAST CAPITOL STREET SECTION



58th PLACE



NEW STREET IN SW QUADRANT

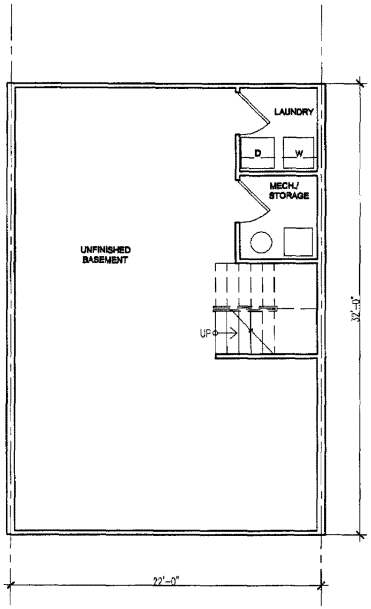
NEW EAST CAPITOL - Townhouse/Semi-Detached House - Option 1

Washington, D.C.

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

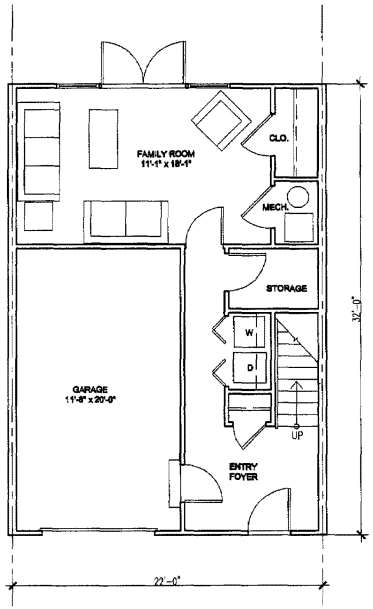
06/24/02

TWO STORY SQUARE FOOTAGE: 1439 S.F.
THREE STORY SQUARE FOOTAGE: 2190 S.F.



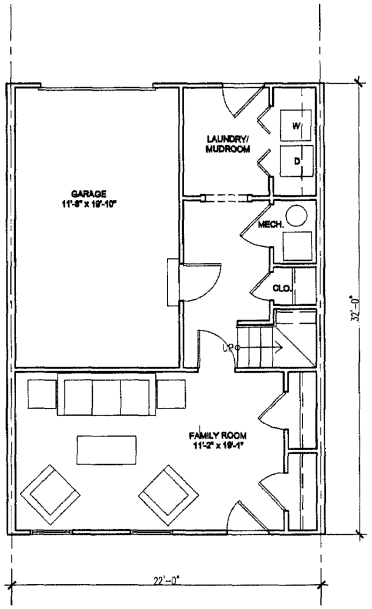
BASEMENT FLOOR

(UNFINISHED BASEMENT)



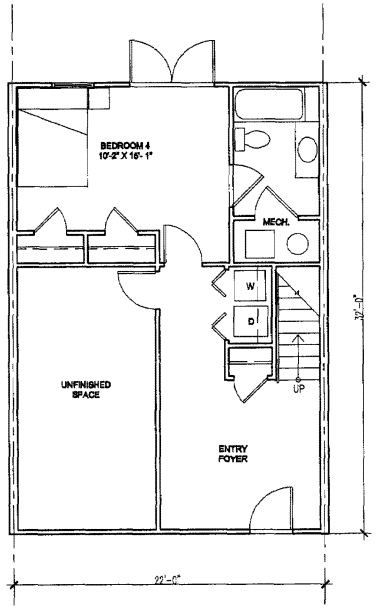
GROUND FLOOR

WITH FRONT GARAGE



GROUND FLOOR

WITH REAR GARAGE



GROUND FLOOR

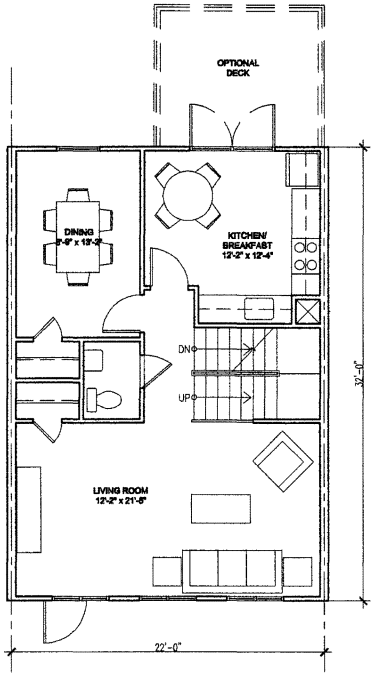
WITH FOURTH BEDROOM

0 2' 4' 8'

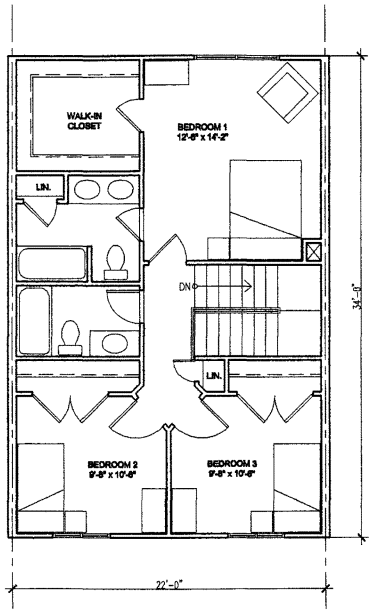
SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"

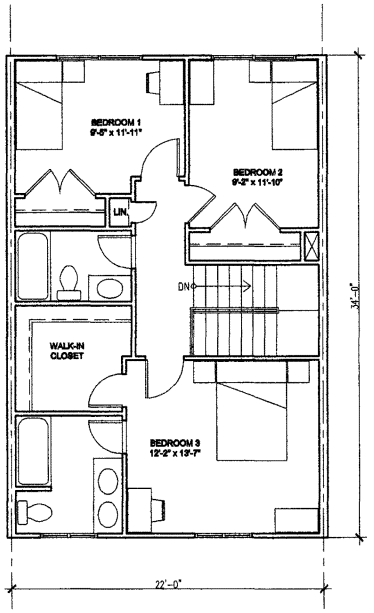
TWO STORY SQUARE FOOTAGE: 1439 S.F.
THREE STORY SQUARE FOOTAGE: 2190 S.F.



FIRST FLOOR



SECOND FLOOR
OPTION 1



SECOND FLOOR
OPTION 2

0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"

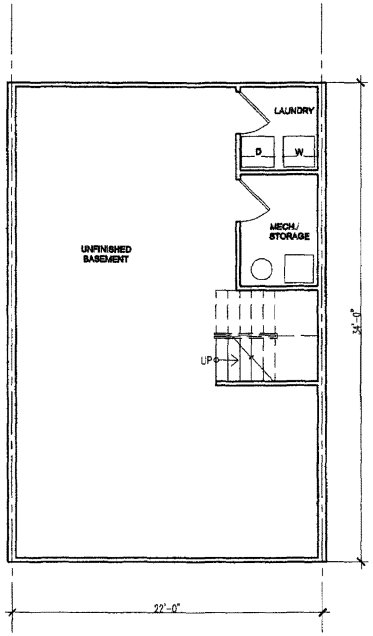
NEW EAST CAPITOL - Townhouse/Semi-Detached House - Option 2

Washington, D.C.

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

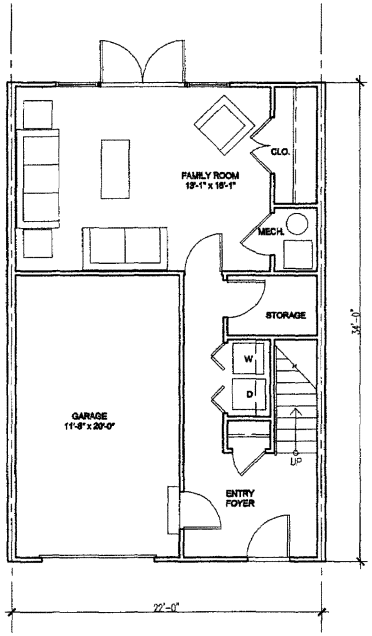
06/24/02

TWO STORY SQUARE FOOTAGE: 1439 S.F.
THREE STORY SQUARE FOOTAGE: 2190 S.F.



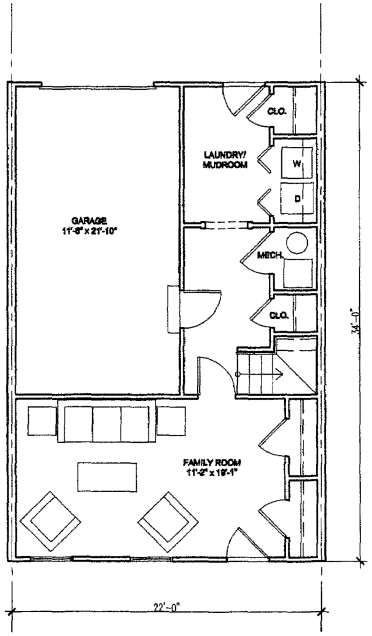
BASEMENT FLOOR

(UNFINISHED BASEMENT)



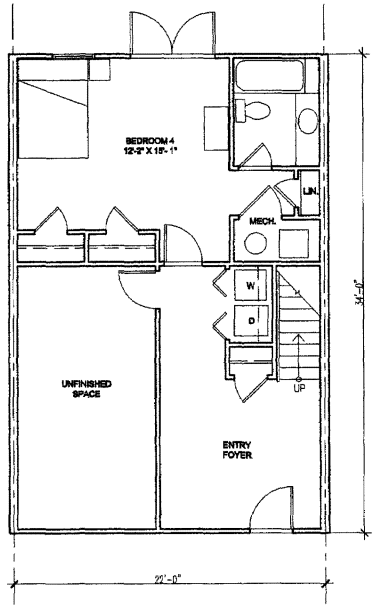
GROUND FLOOR

WITH FRONT GARAGE



GROUND FLOOR

WITH REAR GARAGE



GROUND FLOOR

WITH FOURTH BEDROOM

0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"

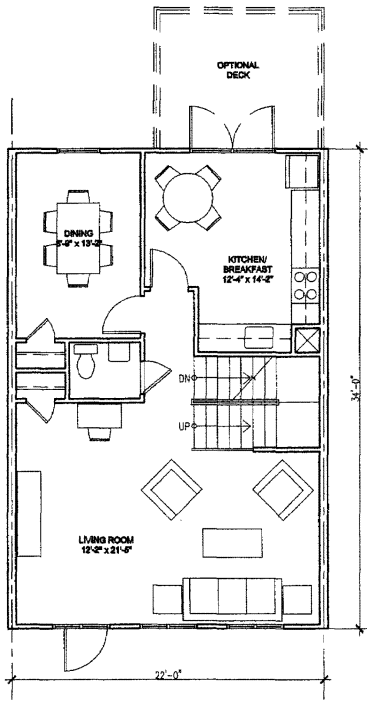
NEW EAST CAPITOL - Townhouse/Semi-Detached House - Option 2

Washington, D.C.

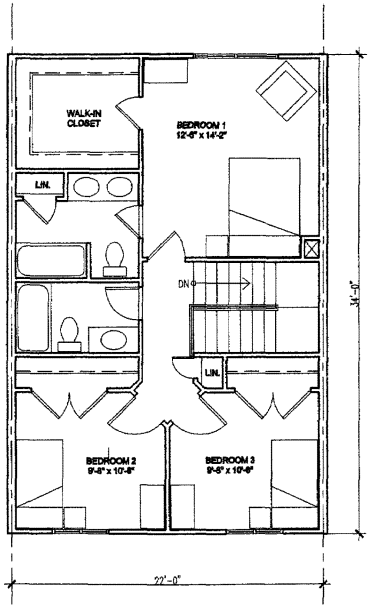
A & R/THC, LLC. for the District of Columbia Housing Authority

06/24/02

TWO STORY SQUARE FOOTAGE: 1439 S.F.
THREE STORY SQUARE FOOTAGE: 2190 S.F.

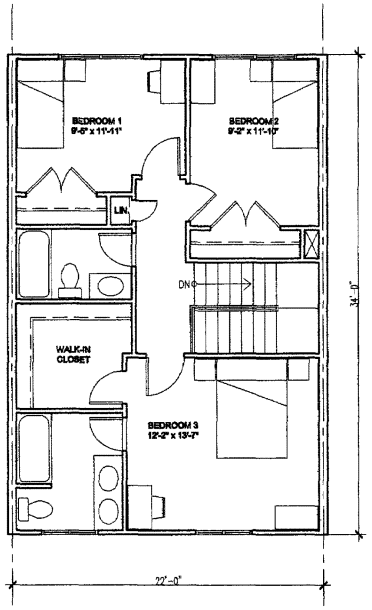


FIRST FLOOR



SECOND FLOOR

OPTION 1



SECOND FLOOR

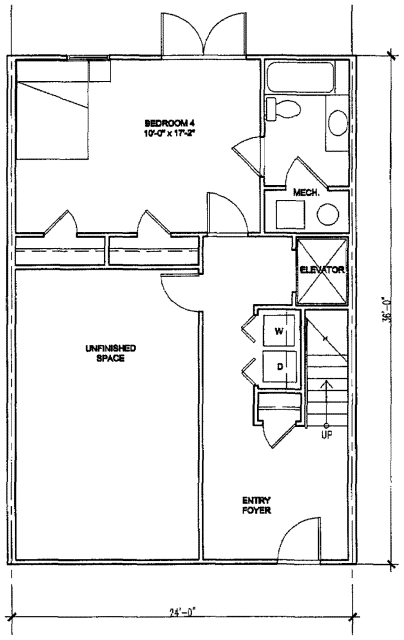
OPTION 2

0 2' 4' 8'

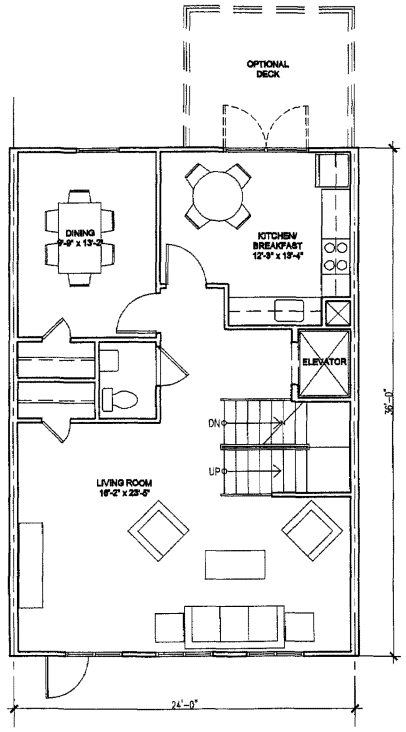
SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"

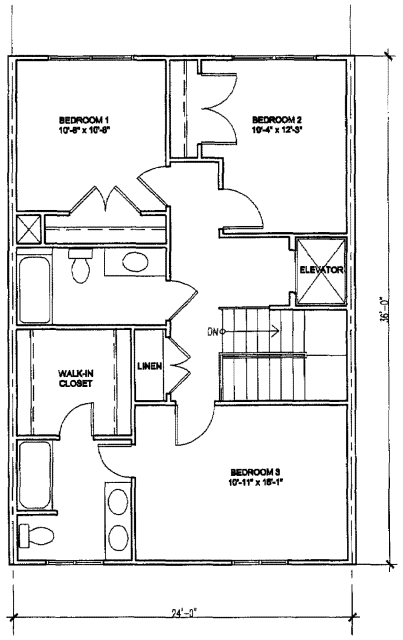
SQUARE FOOTAGE: 2261 S.F.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"

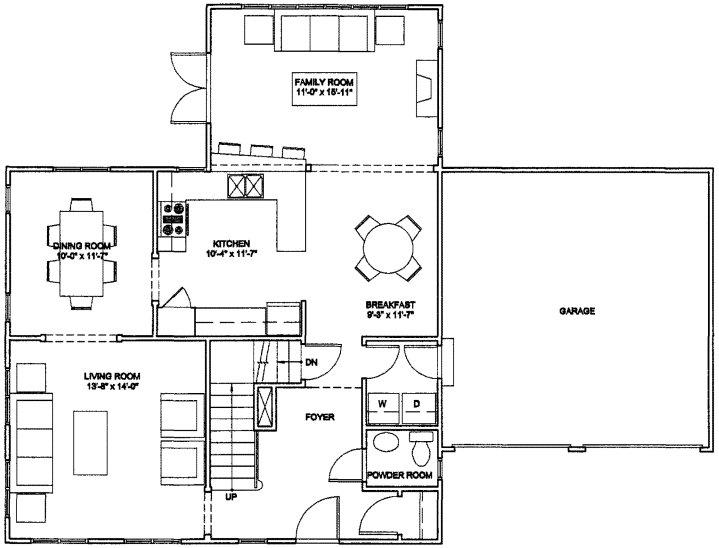
NEW EAST CAPITOL - Single Family Detached House

Washington, D.C.

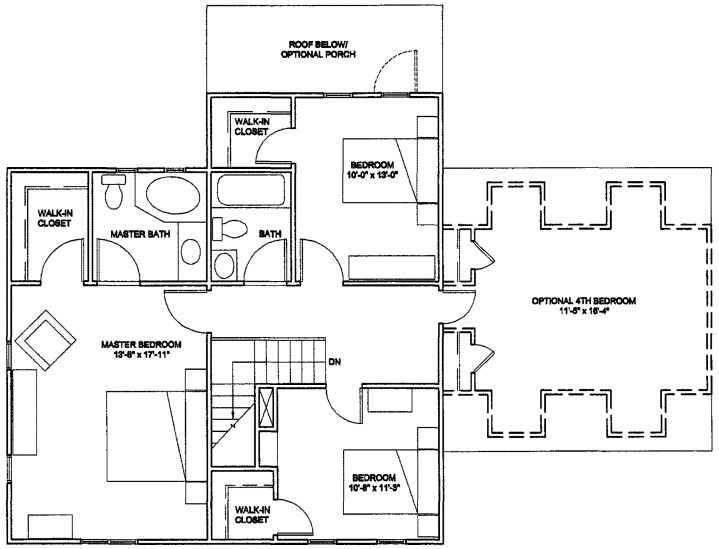
A & R/THC, LLC. for the District of Columbia Housing Authority

06/24/02

SQUARE FOOTAGE, THREE BEDROOMS: 1849 S.F.
SQUARE FOOTAGE, FOUR BEDROOMS: 2125 S.F.



FIRST FLOOR



SECOND FLOOR

0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"

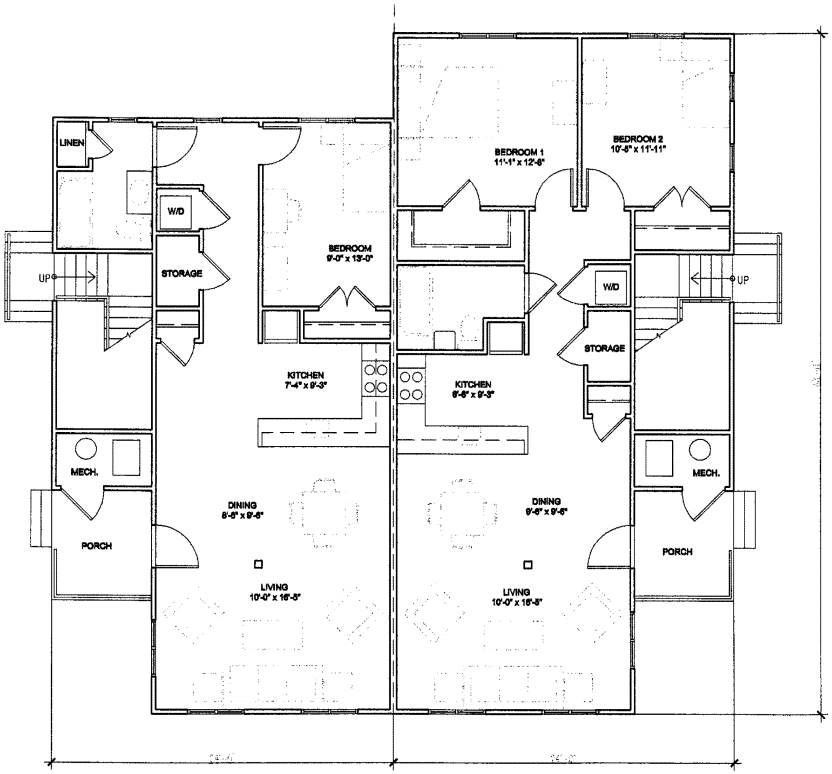
NEW EAST CAPITOL - Grandhouse "A" with 1 & 2 Bedroom Units

Washington, D.C.

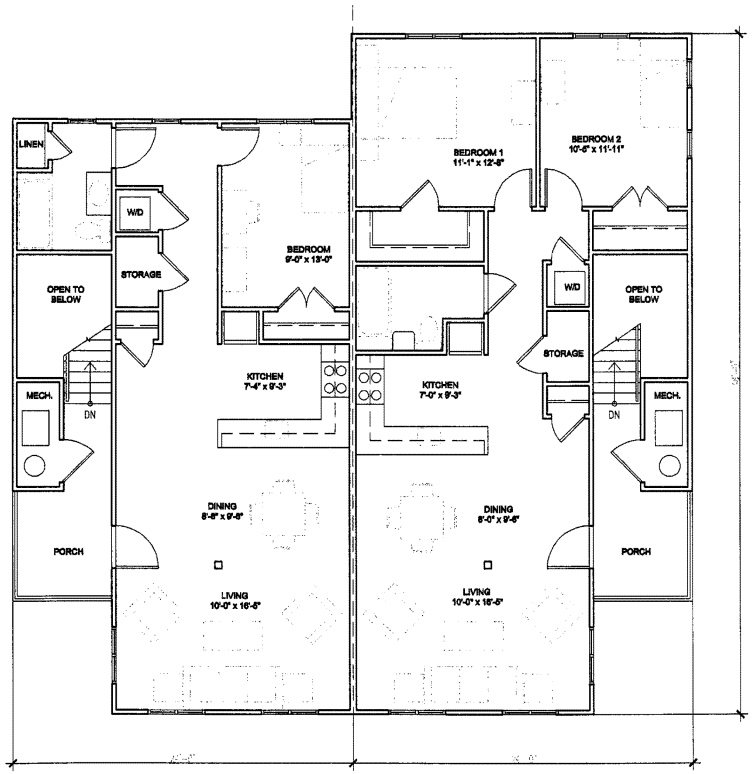
A & R/THC, LLC. for the District of Columbia Housing Authority

06/24/02

ONE BEDROOM SQUARE FOOTAGE: 781 S.F.
TWO BEDROOM SQUARE FOOTAGE: 925 S.F.



FIRST FLOOR



SECOND FLOOR

0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"

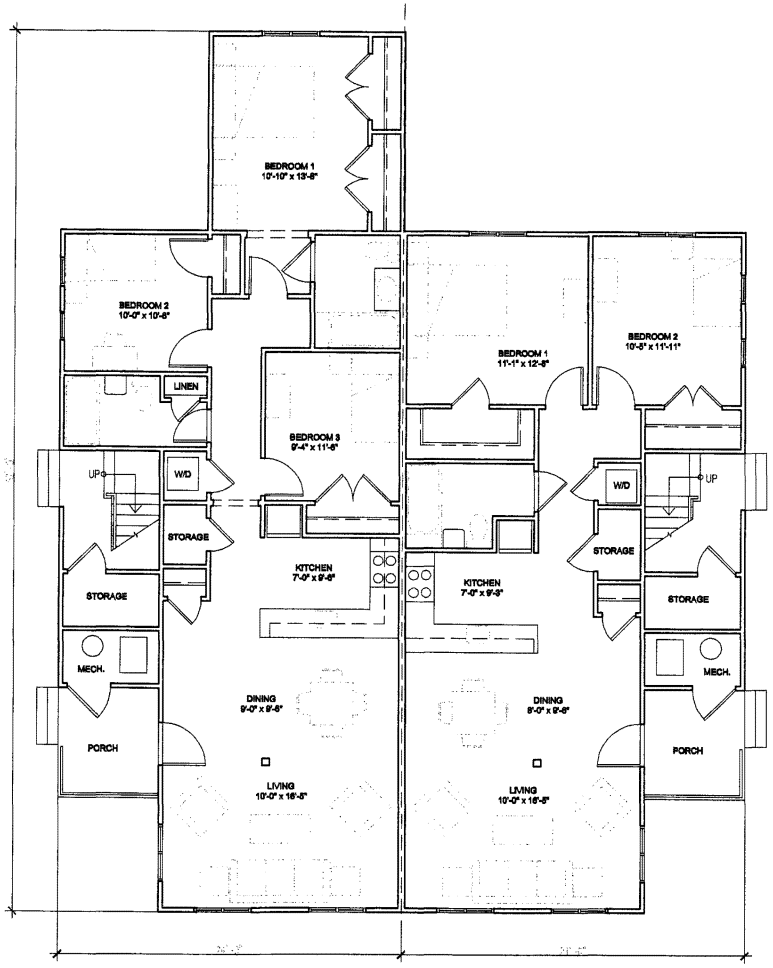
NEW EAST CAPITOL - Grandhouse "B" with 2 & 3 Bedroom Units

Washington, D.C.

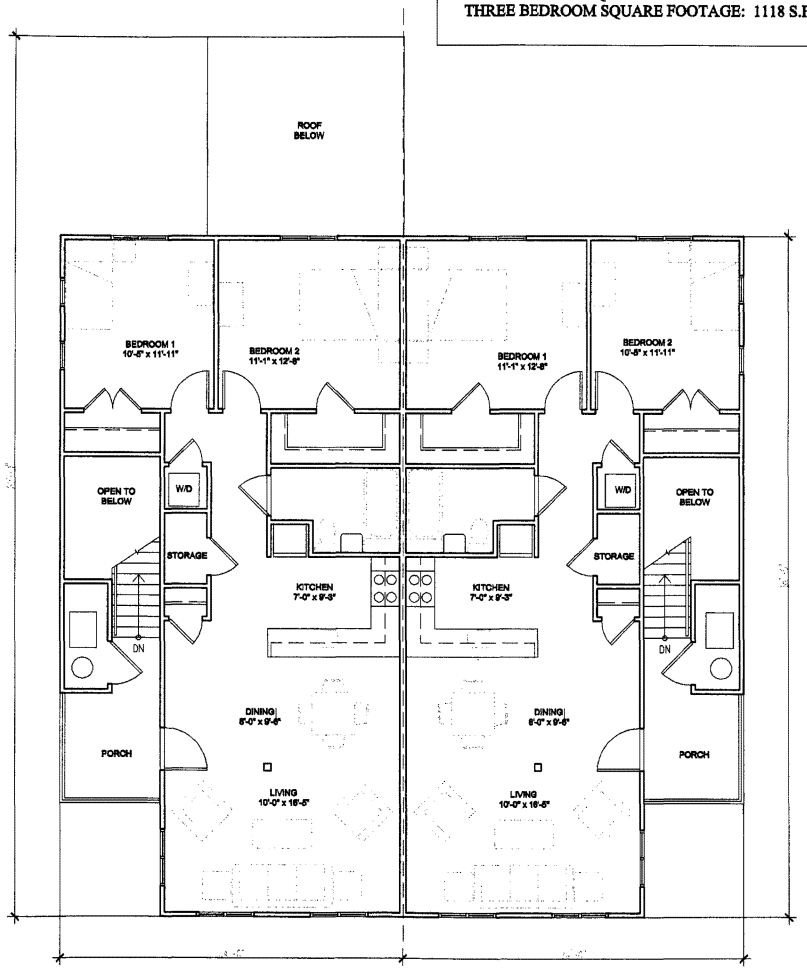
A & R/THC, LLC. for the District of Columbia Housing Authority

06/24/02

TWO BEDROOM SQUARE FOOTAGE: 925 S.F.
THREE BEDROOM SQUARE FOOTAGE: 1118 S.F.



FIRST FLOOR



SECOND FLOOR

0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/4" = 1'-0"









0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC ELEVATIONS
SCALE: 3/16" = 1' - 0"



0 2' 4' 8'

SCHEMATIC ELEVATIONS
Scale: 3/16" = 1' - 0"









0 2' 4' 8'

SORG
ARCHITECTS

SCHEMATIC ELEVATIONS
SCALE: 3/16" = 1' - 0"







0 2' 4' 8'

SCHEMATIC ELEVATIONS

SCALE: 3/16" = 1' - 0"

SORG
ARCHITECTS





IV. MULTI-FAMILY APARTMENT BUILDING

Located at the intersection of East Capitol Street and Southern Avenue, the Multi-Family Apartment Building will be convenient to the existing Metro Rail System and to East Capitol Market Place, which will provide a new grocery store, retail shopping, and offices.

This 127,000 square foot apartment building will have 120 units, of which 86 will be one-bedroom units and 34 will be two-bedroom units. The linear massing of this four story building is broken up by a large entry courtyard, and by the sloping topography to which the form of the building responds, as it "steps" down the hill.

On site parking is in the rear of the building with approximately 147 parking spaces provided. Although the lobby of the building is entered from East Capitol Street and is located on the first floor, entry from the parking lot is at the rear of the building on the second floor. A retaining wall and bridge from the parking area to the building, allows for light to enter the first floor units on the rear. There are two driveways entering the parking lot, one of East Capitol Street and the other on Southern Avenue. The driveway on East Capitol Street is directly opposite the main driveway into the commercial shopping center. There will be a new traffic light at this location that will make access to the apartment building safer from this busy street.

A retaining wall will be required at the south and east perimeter of the parking lot. The wall will vary in height, but will be approximately 18 feet at the highest point. Special attention will be directed to the design and landscaping of this wall so that it is not a negative feature.

The site for the Multi-Family Apartment Building will allow space for two garden areas in the rear, one of which may also be used as a tot-lot. A terrace on the northeast corner of the building will be accessed from a multi-purpose room on the lowest level of the building.

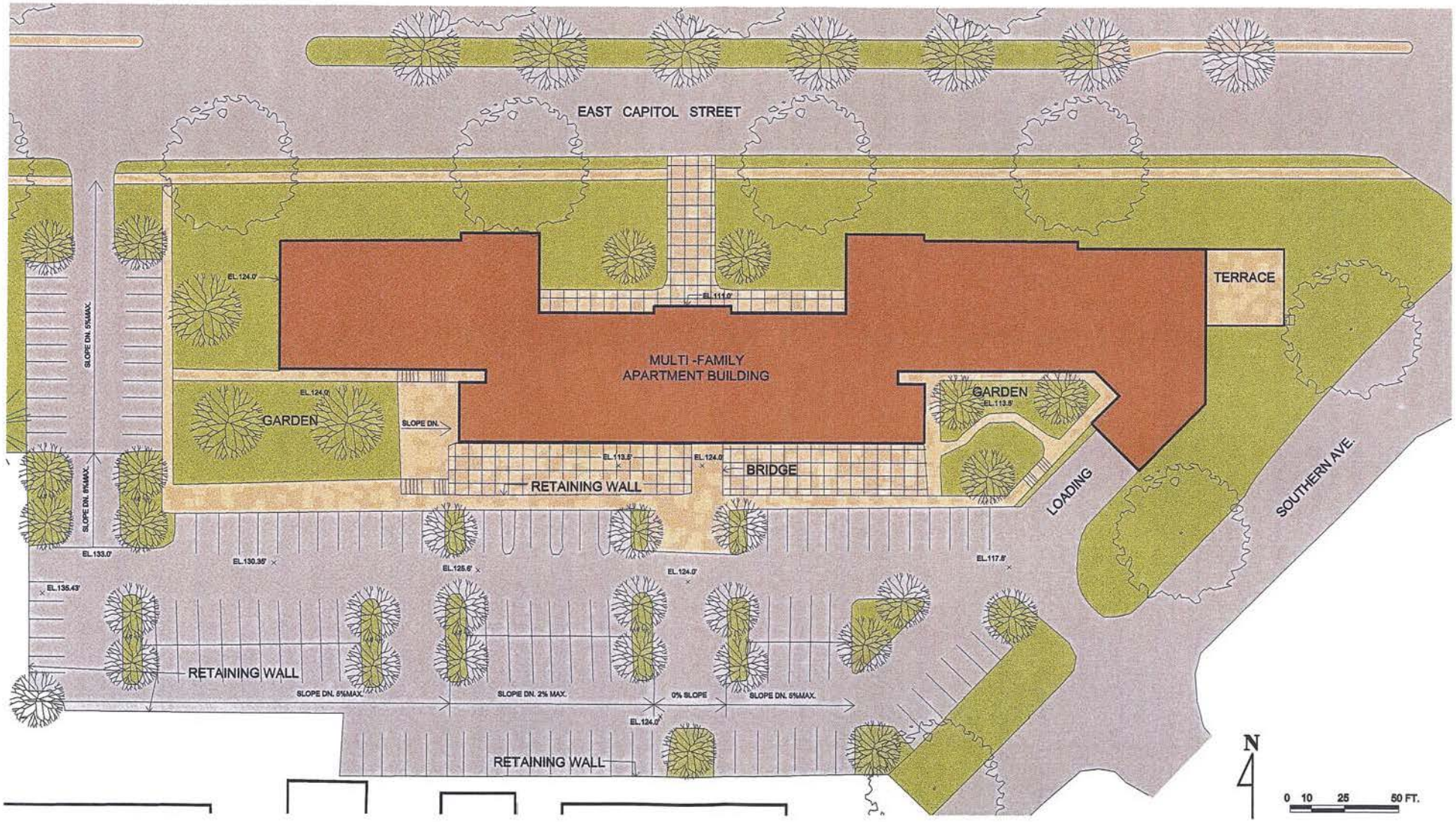
On the first floor of the building are located another multi-purpose room, the management office, the business center, the maintenance area, and the loading area (on the east end of the building).
On the lowest level of the building, are the second multi-purpose room, the fitness area, and storage area for the residents. The building will have three fire egress stairs and two centrally located elevators. A third elevator will be provided on the east end of the building to provide access to the terrace level and to facilitate moving furniture from the loading dock to the units.
Trash chutes and laundry rooms will be provided on each floor.

The one bedroom units are approximately 670 square feet and will have a hook-up for a stacked washer-dryer. High efficiency split package mechanical systems will be located in the units. The spacious two bedroom units are approximately 1000 square feet, with walk-in closets and a large master bathroom.

Along East Capitol Street, the facade of the Multi-Family Apartment Building will be primarily brick veneer with some siding. Due to heavy traffic on East Capitol Street, the building will be designed to reduce the decibel level as required by HUD. The elevation shown is schematic in nature, and is primarily intended to show the massing of the building.

NEW EAST CAPITOL - Multi-Family Apartment Building
Washington, D.C.

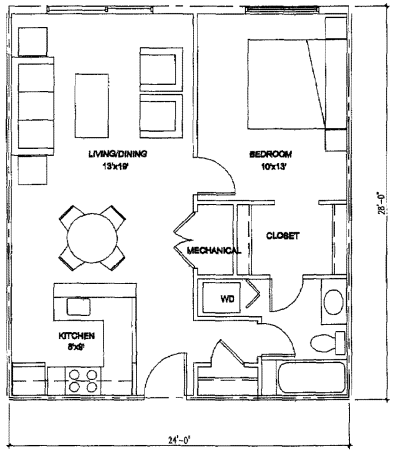
A & R/THC, LLC. for the District of Columbia Housing Authority
06/24/02



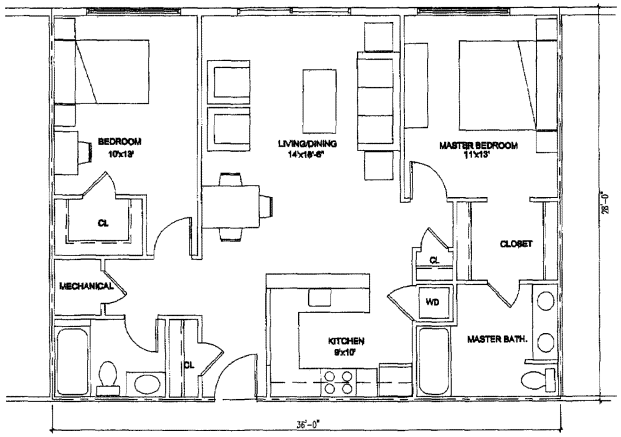
SORG
ARCHITECTS

SCHEMATIC SITE PLAN
SCALE: 1:20

ONE BEDROOM UNIT TYPE A SQUARE FOOTAGE: 670 S.F.
TWO BEDROOM UNIT TYPE B SQUARE FOOTAGE: 1000 S.F.

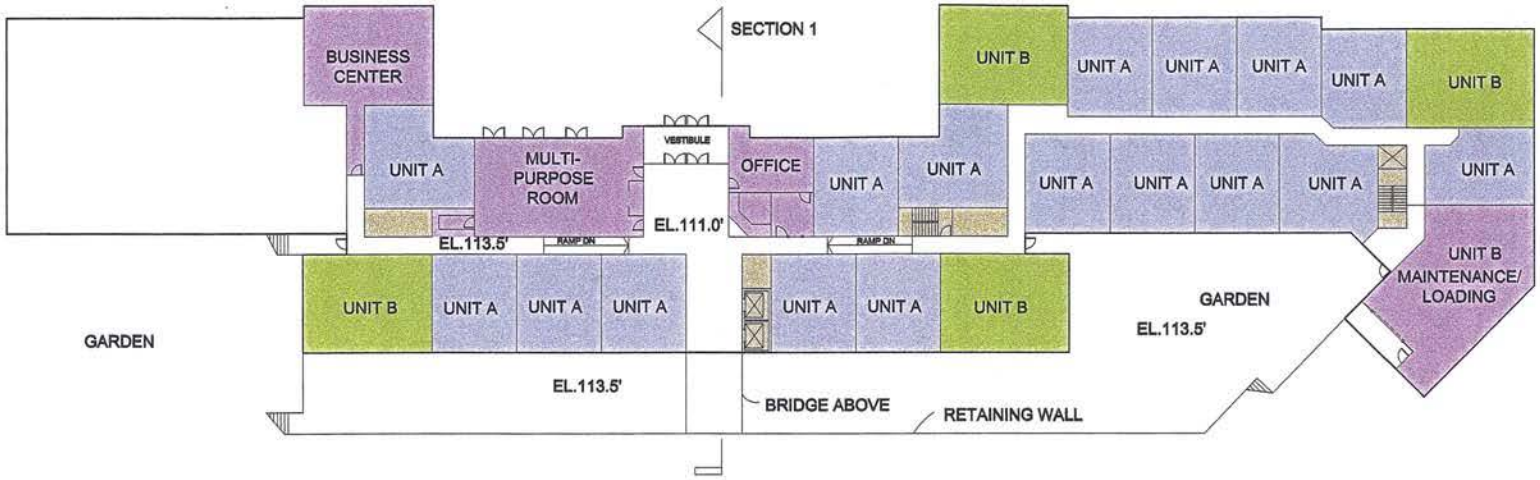


ONE BEDROOM UNIT - TYPE A

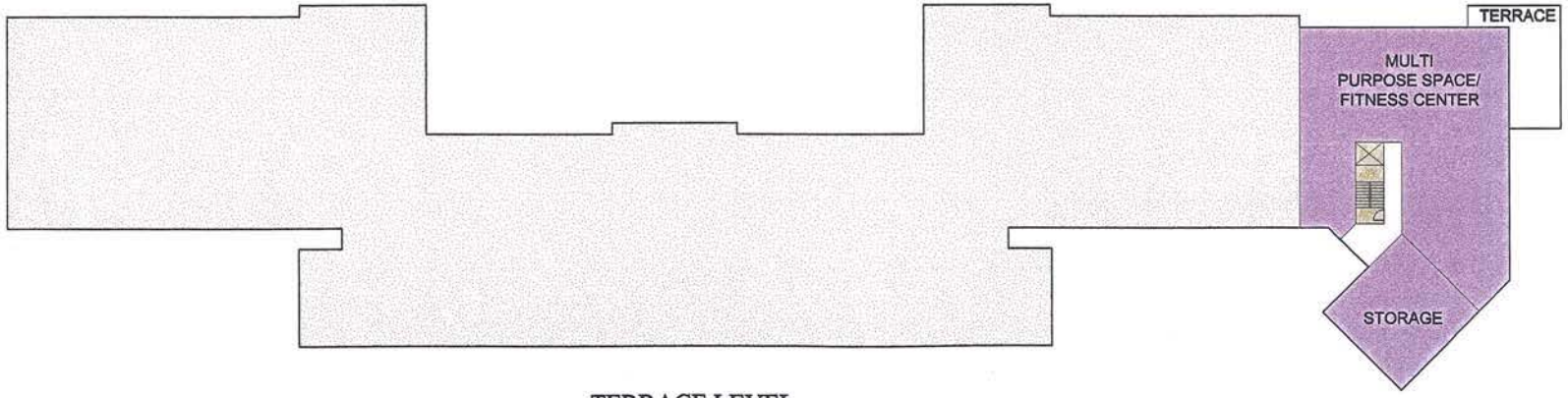


TWO BEDROOM UNIT - TYPE B

0 2' 4' 8'

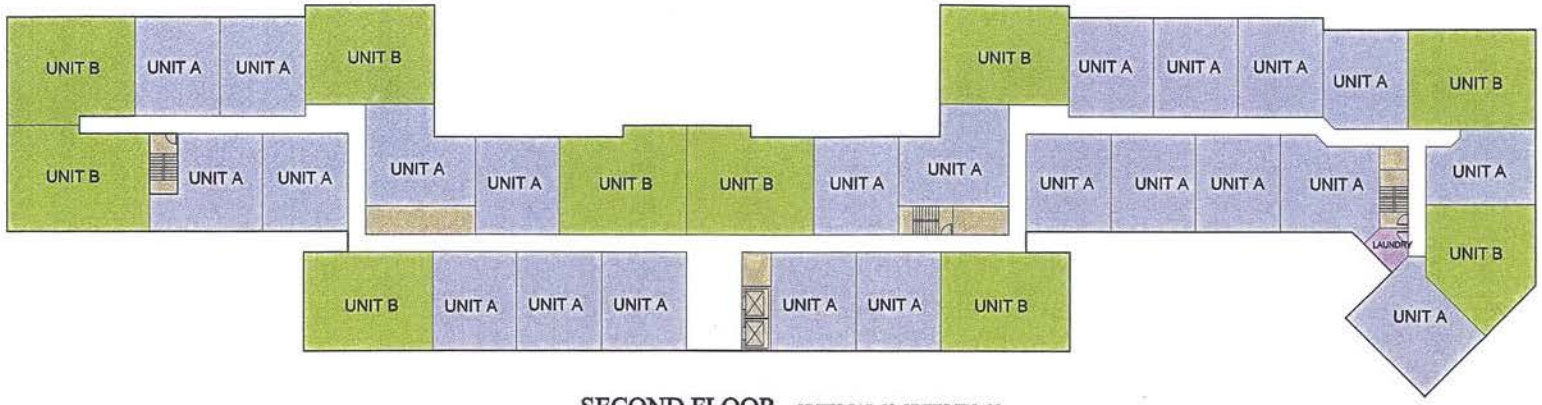


GROUND FLOOR UNITS "A": 17, UNITS "B": 4

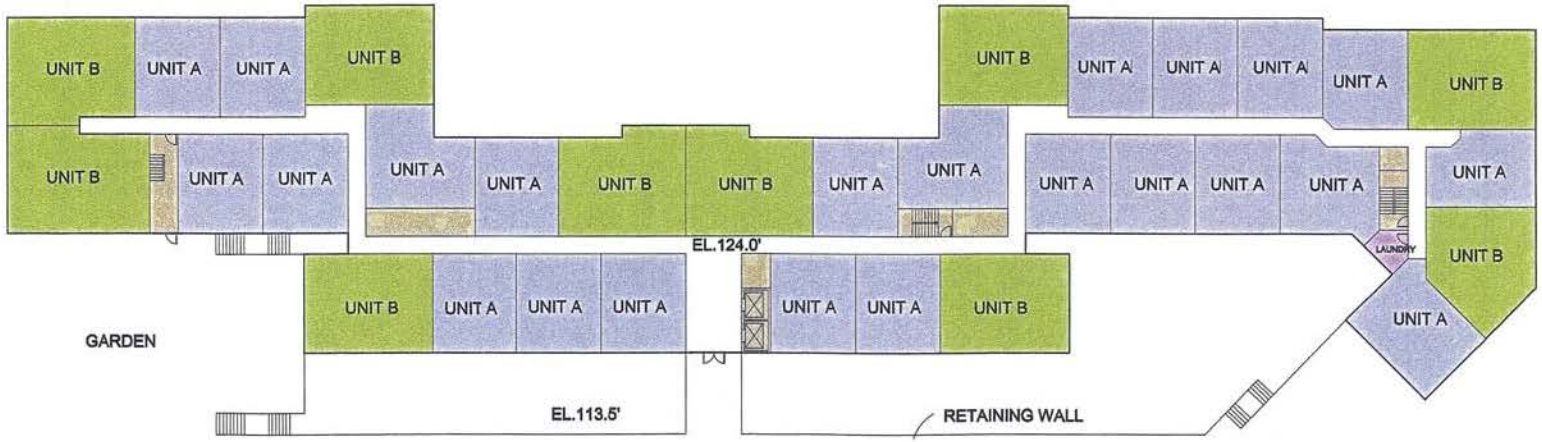


TERRACE LEVEL

GROSS SQUARE FOOTAGE	120 000 S.F.
TOTAL ONE BEDROOM	86 UNITS
TOTAL TWO BEDROOM	34 UNITS



SECOND FLOOR UNITS "A": 23, UNITS "B": 10



FIRST FLOOR UNITS "A": 23, UNITS "B": 10

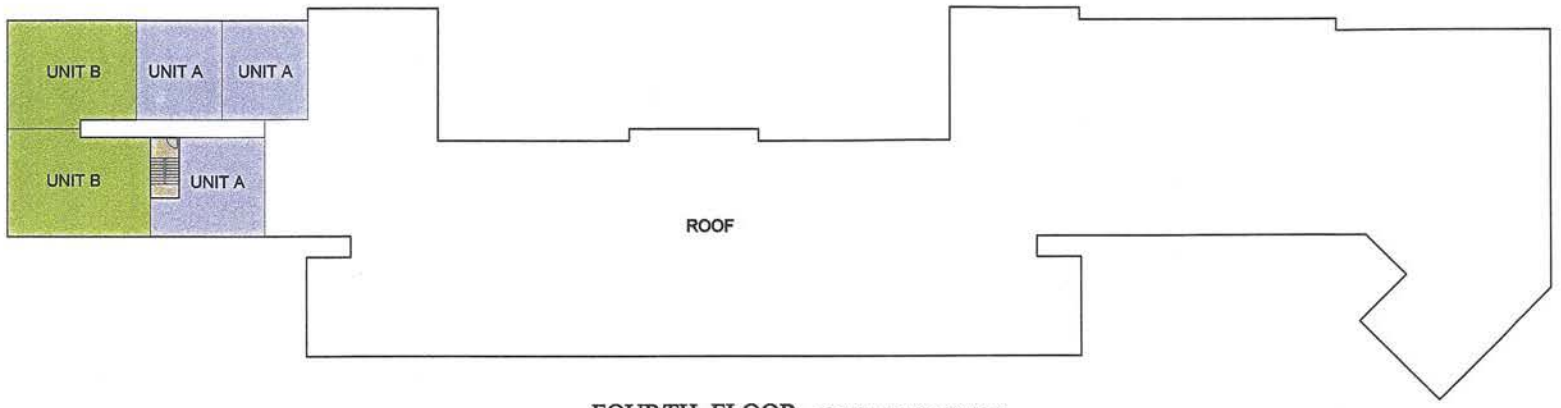
N

LEGEND

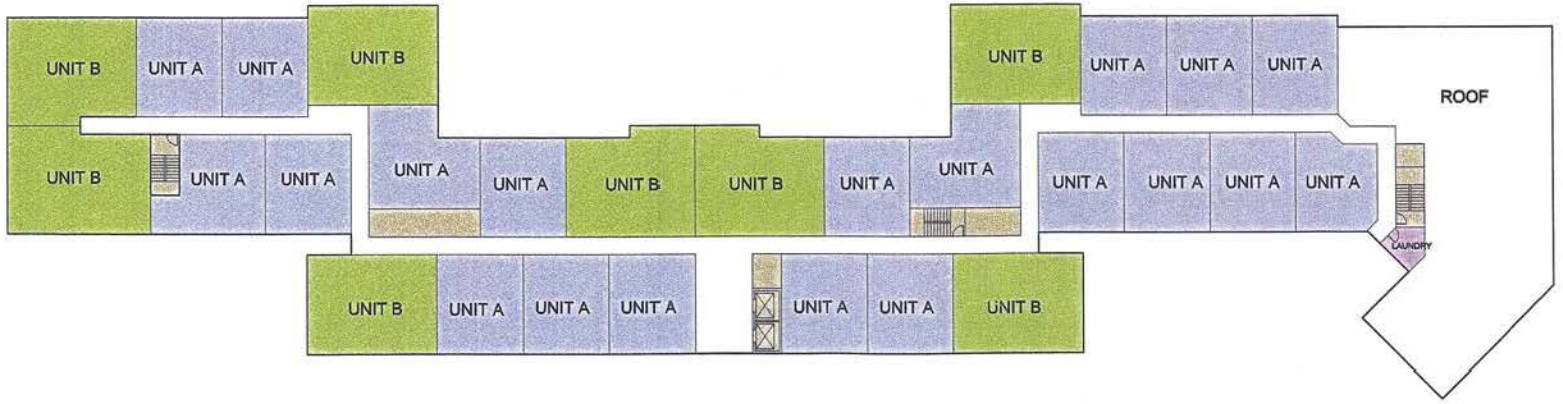
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- COMMON AREA
- STAIRCASE, CORE

0 10' 25' 50'

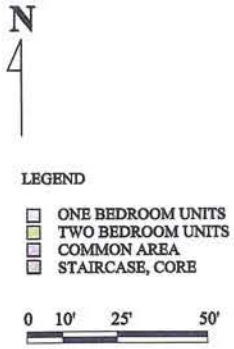
GROSS SQUARE FOOTAGE	120 000 S.F.
TOTAL ONE BEDROOM	86 UNITS
TOTAL TWO BEDROOM	34 UNITS



FOURTH FLOOR UNITS "A": 3, UNITS "B": 2



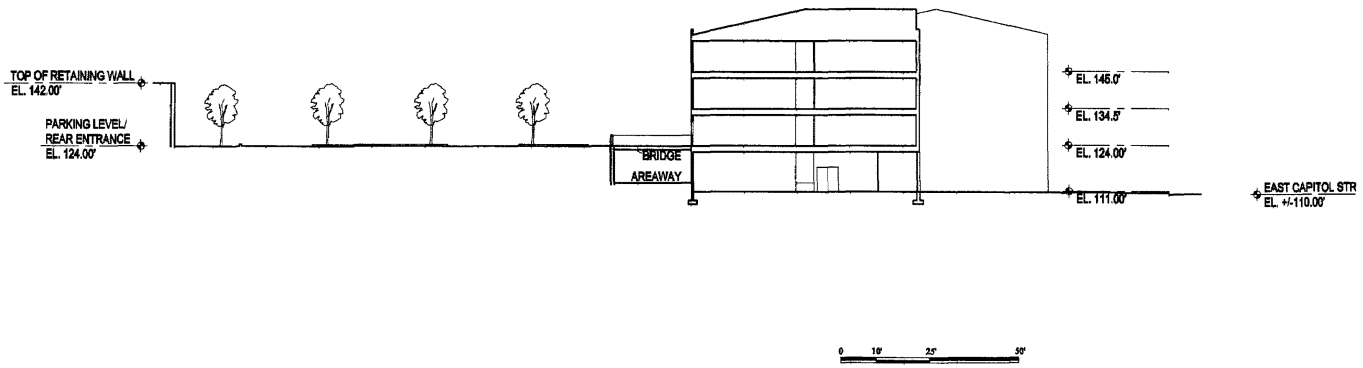
THIRD FLOOR UNITS "A": 20, UNITS "B": 8



GROSS SQUARE FOOTAGE	120 000 S.F.
TOTAL ONE BEDROOM	86 UNITS
TOTAL TWO BEDROOM	34 UNITS

SORG ARCHITECTS

SCHEMATIC FLOOR PLANS
SCALE: 1/16" = 1'-0"


TOP OF RETAINING WALL
EL. 142.00'
PARKING LEVEL/
REAR ENTRANCE
EL. 124.00'
BRIDGE
AREAWAY
EL. 146.0'
EL. 134.5'
EL. 124.00'
EL. 111.00'
EAST CAPITOL STR
EL. +/-110.00'
0
10'
25'
50'



EAST CAPITOL STREET ELEVATION

V. SENIOR BUILDING

The Senior Building (submitted under a separated PUD application) is located on the northern portion of the site, at the intersection of Blaine and 58th Street, just north of East Capitol Market Place. This 119,000 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.

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 is sloping 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 which "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 two wings to the north and east of this front portion are also four stories high, but are dropped down one story from the front portion of the building because of the slope. 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 terraced courtyard and garden at the rear of the building provides 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.

The units are approximately 680 square feet, with one bedroom, a walk-in closet, one bathroom, a small kitchen, open space living/dining area, and a storage closet. 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 two 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 are still being determined, but will most likely be a combination of brick and siding. Although the form of the building works well with the site, the appearance of the building is still being studied.

VI. EAST CAPITOL COMMUNITY BUILDING

Project Description

The East Capitol Community Building is a significant element of the New East Capitol development project. The facility will accommodate a flexible utilization with multi generational potential. The building and its attendant on site uses will be constructed on a strategically selected one-acre site along the western boundary of the new East Capitol project.

Site and Environs

The Community Building will be located at the southeast corner of the intersection of East Capitol Street and 56th Place. Directly across East Capitol Street is a junior high school and across 56th Place, to the west, is an elementary school. Both facilities will remain to become part of the newly unfolding fabric generated by the New East Capitol Development.

Zoning and Street Alignment

The project site is currently zoned R-2 and primarily surrounded by residential and attendant uses that do not contribute to an optimum quality of life for the occupants, a circumstance the new East Capitol Development Plan will rectify. Changes in the existing street network will be necessary to extend 57th Place across East Capitol to the south and create a new east-west street to the south, resulting in a parcel for the Community Building with roadways on all four sides.

Program

The Community Building proposed uses are multifaceted. The facility will provide the space needs for:

- Community Meetings
- Recreation / Entertaining
- Training and Outreach Programs, and
- Child Care and Development.

Design Concept

The architectural design objective is to generate an attractive built-form for the Community Building that will make a noticeable visual statement as the initial element of the New East Capitol Development as one approaches from the west along East Capitol Street and to create a harmony of form, color and textures with the overall new developmental fabric.

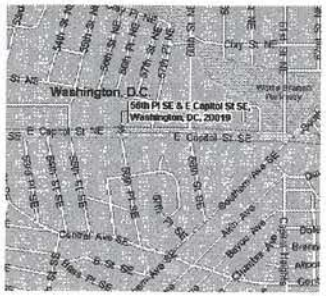
The building is one story with lot coverage of 32 percent. Pedestrian access to the building is via a North (secondary) entrance and a South (primary) entrance, both arriving at a central building point of control in the main lobby. A separate entry from the South accesses the child care center east wing of the building. Automobile drop-off for all building functions is on the south side and 33 parking spaces are allocated there. Up to 45 spaces are provided with the inclusion of adjacent on-street spaces. The building service entrance is located at the northeast edge of the site near the newly proposed extension of 57th Place and is artfully landscaped to minimize its visibility. The color palate will have a brick compatibility with finish-textured variations. Metal windows or other visible metal in accent color and masonry units with attention to scale detailing will be provided. Introduction of octagonal elements to appropriately profile building spaces, where logical, will introduce visual impact interest in an otherwise very horizontal and low building on a slope. Landscaping is esthetically and functionally a key consideration because of the prominent location of this building on East Capitol Street.

NEW EAST CAPITOL - East Capitol Community Building

Washington, D.C.

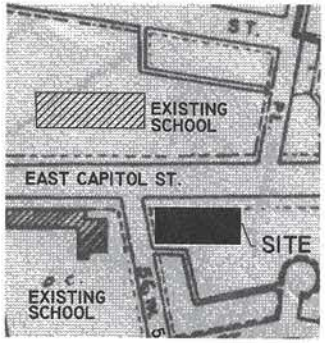
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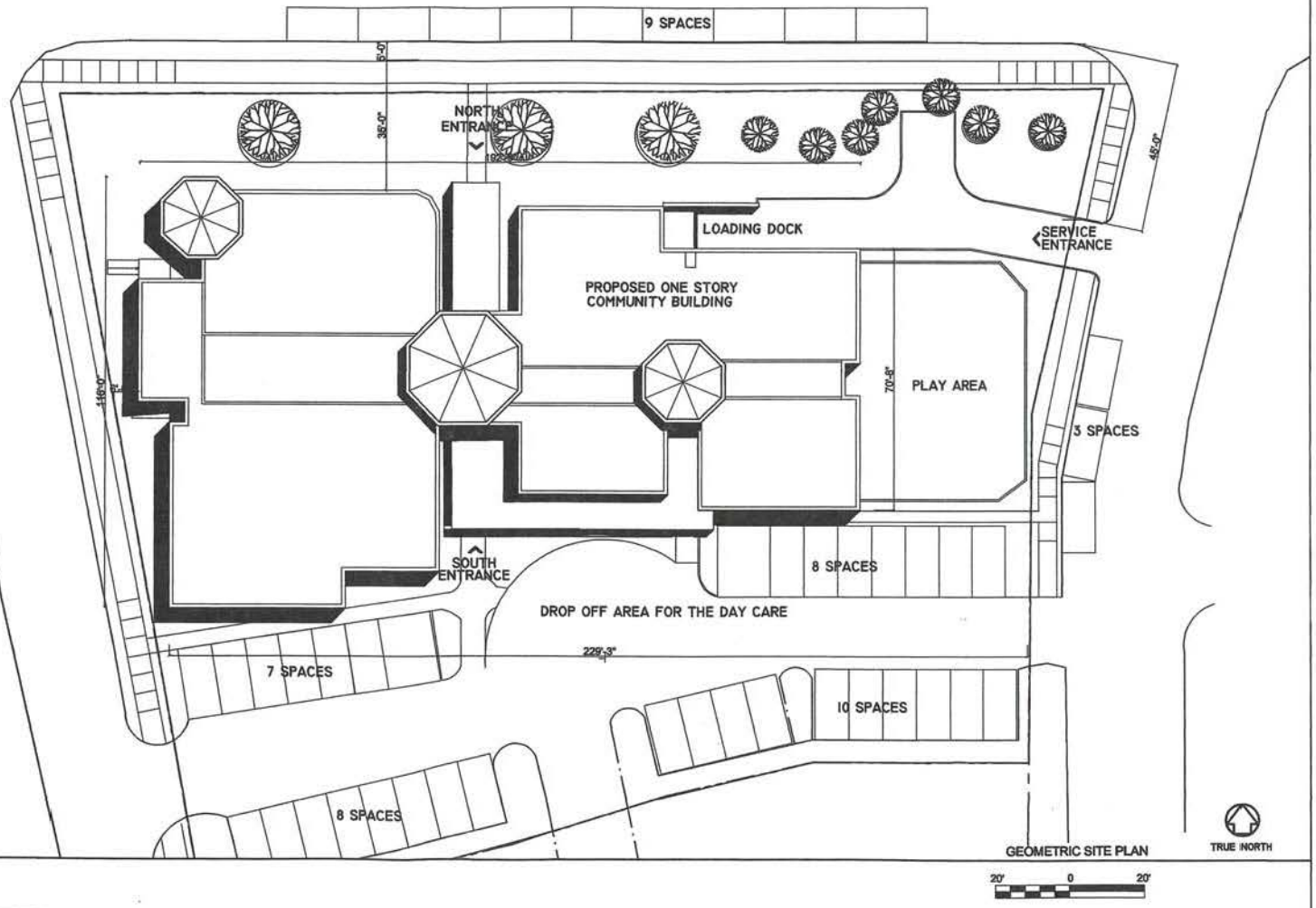
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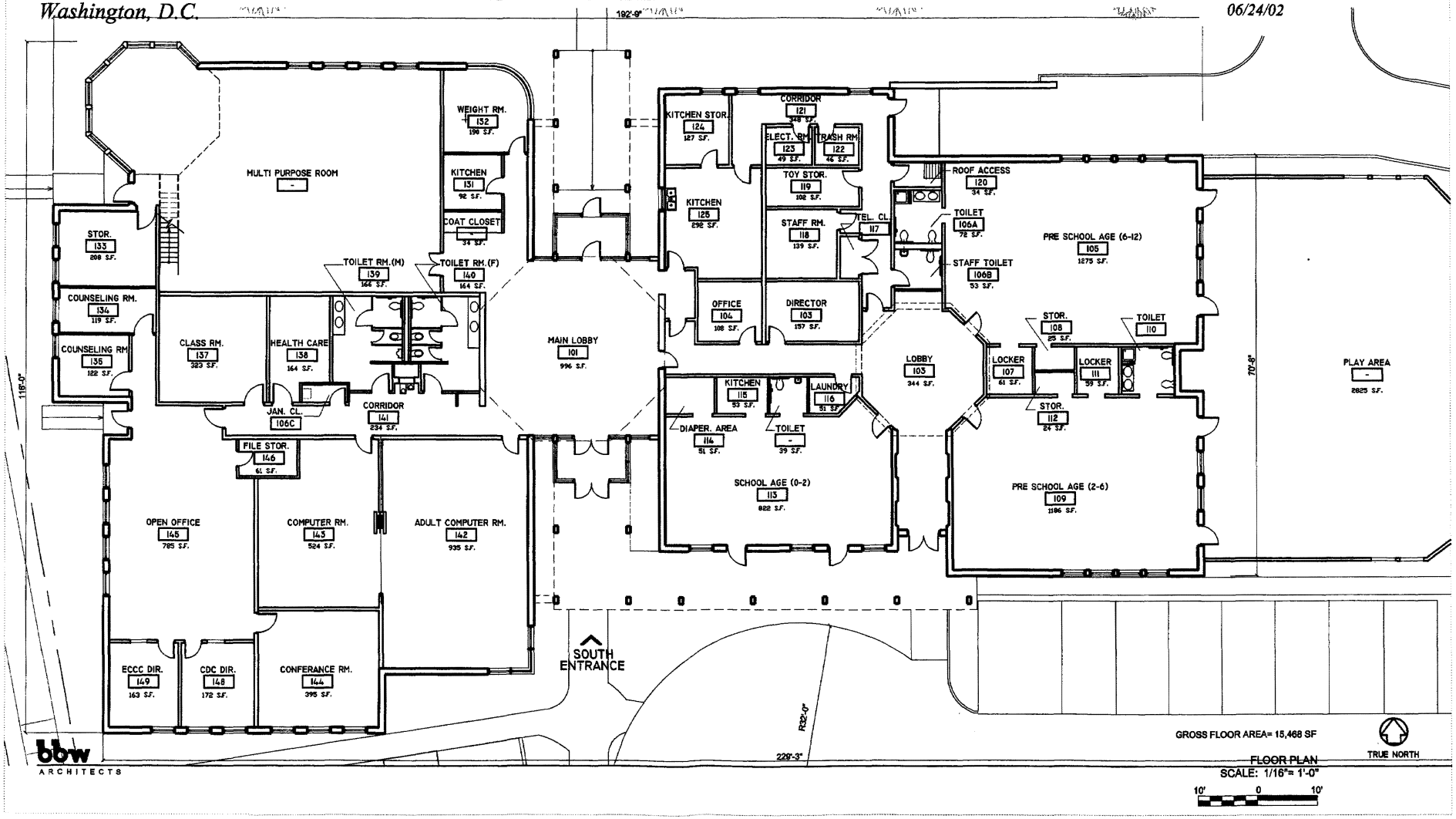
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ARCHITECTS

NEW EAST CAPITOL - East Capitol Community Building

Washington, D.C.

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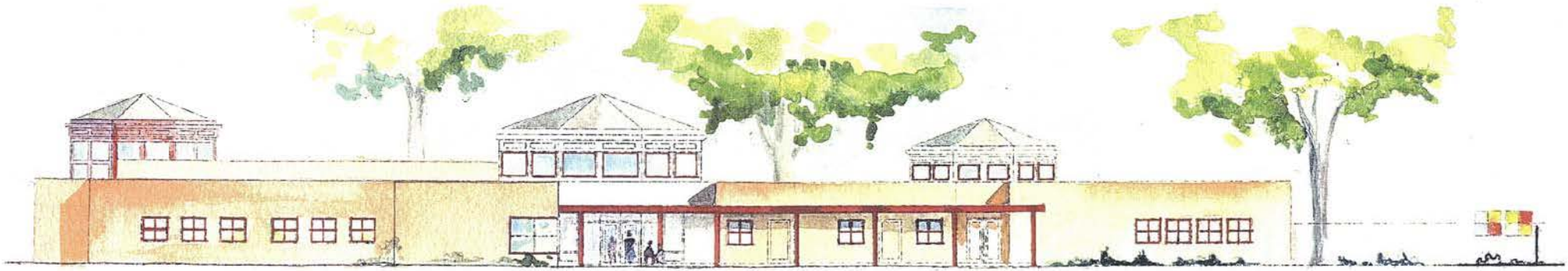
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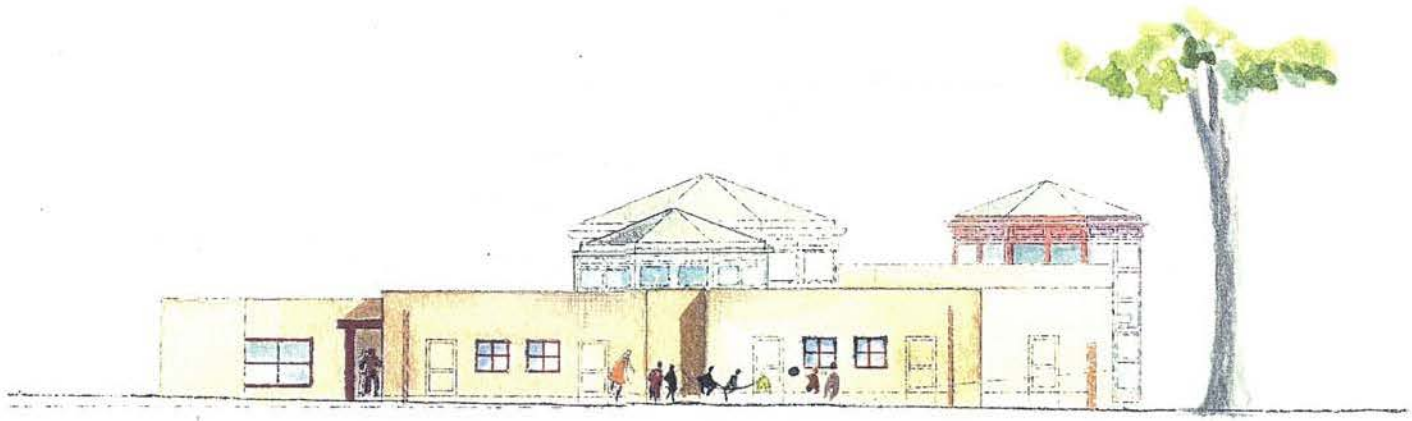
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

VII. EAST CAPITOL MARKETPLACE

The goal of the New East Capitol Market Place (which will be submitted under a separate PUD application) is to provide a safe, festive, and enjoyable shopping environment with emphasis on enhancing the neighborhood by creating a focal point of activity, and by facilitating pedestrian circulation to and from the Market Place. The Architecture, circulation patterns and landscaping and hardscaping work in concert to achieve this goal.

Pedestrian Circulation

The pedestrian walkway in front of the site along East Capitol Street is articulated with a knee wall of brick punctuated with low landscaping on the interior side and by the existing great Elms on the street side. The effect is a visually open walkway where both landscaping and hardscaping combine to offer spatial protection to pedestrians from the automobiles on the Street and in the parking area. At the driveway entry to the retail site the brick knee wall is terminated with two ground mounted monument signs where the name of the project and key tenants are displayed. Adjacent is a pedestrian kiosk that marks the main pedestrian entry and continues toward the retail buildings with a tree lined walkway. Once at the retail buildings the pedestrian circulation connects the retail buildings with the office building at a plaza, crosses the parking field with a tree lined walkway to connect to the grocery store, and then continues north to the Senior Housing and South to East Capitol Street.

To the west side of 58th street is the proposed restaurant site. The brick knee wall continues along East Capitol Street with a kiosk at the walkway to the restaurant where a small plaza is planned for possible utilization as an outdoor dining area.

Where the retail and office uses share a lot line with residential uses effective screening is utilized in the form of a 6' high board on board wooden fence, and planting of alternating evergreen and deciduous trees of varied species, and low flowering bushes.

Building Architecture

The retail buildings sit on a base of brick from which rises a light colored filed that frames each storefont with accent bands and moldings in complementary colors capping the parapets. The rhythm of storefonts is punctuated with feature retail elements at the center and ends of the buildings. The feature elements are of contrasting color and their parapets rise above the adjacent stores to act as anchor and accent. Each storefront has large display and entry windows and a colorful fabric awning to provide shelter from rain and sun with a sign area above. The sidewalk and building pilasters have alternating street lamps and wall sconces to illuminate and decorate. The combined effect of these elements creates a safe and welcoming environment for shopping. Wide sidewalks and a plaza area at the intersection in front of buildings A and B provide opportunities at several locations for outdoor seating and dinning areas for various tenants. At the south east corner of the site and along East Capitol Street is a round retail feature element that anchors the corner of the site and acts as a marquee that announces the new neighborhood and invites visitors as they drive west into Washington DC.

The office building is of a more formal design that sets it apart from the retail buildings while maintaining the overall scale and color pallet of the whole. It is a three story building with a barrel vaulted transitional element at the intersection with retail building B that connects the main lobby and office parking area with the retail buildings creating a strong hub of pedestrian activity.

The grocery store building anchors the corner of East Capitol Street and 58th street. The corner of the building is a decorative architectural feature that incorporates a monument sign announcing "New East Capitol Market Place" and the major tenant names. The facade on both streets is animated with large display windows that will be provided for the use of community groups to display community announcements and information, and artwork etc. The brick base of the building falls and rises with the sloping road to maintain a human scale relationship between the building and the pedestrians. The display cases continue along East Capitol Street to a quarter barrel vault that covers the pedestrian walkway to the entrance of the grocery store. The main entrance to the grocery store has a monumental entry feature decorated with moldings and indents of complementary colors. The remainder of the front elevation has a full length colorful pedestrian canopy and facade articulated into bays with pilasters and cornices. On the north side of the building the Loading area is effectively screened from the adjacent Senior Housing and other residential units by a wall matching the materials of the Grocery Building.

VIII. PUBLIC BENEFITS OF THE 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.

PUBLIC PLANS AND POLICIES

1. ***Major Local Development Initiative: Hope VI.*** Clearly the proposed replacement of multiple public housing complexes that have endemic and widespread social, physical and environmental problems with a new, high-quality mixed-income residential community with associated retail and social services is a high priority planning objective for the District of Columbia. New East Capitol is a Hope VI project with major funding from HUD, represents a major policy initiative and commitment of resources by the D.C. Housing Authority, and brings together private sector residential and commercial 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)[1] The proposed PUD exhibits virtually all of the indicated criteria and in that respect can be considered a beneficial implementation of the Housing Opportunity Areas policies.

3. ***Comprehensive Plan: Compliance with Major Themes.*** The New East Capitol residential and mixed-use community strongly exemplifies fully seven of the ten Major Themes set forth in the Comprehensive Plan in Chapter 1, including:

Stabilizing and Improving the District's Neighborhoods (§ 102). The proposed new community will completely transform the affected properties and will help stabilize and improve the surrounding neighborhoods by providing a high quality, affordable and mixed-income housing project with commercial and social services. The result will be an attractive and stable community. The housing plan is designed so that the units occupied by market-rate renters or buyers will be identical to units in the same building category occupied by subsidized renters or buyers.

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. As to natural amenities, the Watts Branch stream valley and park 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.

Increasing the Quantity and Quality of Employment Opportunities In the District (§103) and *Providing for Diversity and Overall Social Responsibilities (§111).* The East Capitol Market Place, which will include a neighborhood shopping center, supermarket and office space, will provide much-needed retail services to a seriously underserved part of the city. Retail jobs are especially accessible to neighborhood residents in term of geography and moderate skill requirements. As indicated previously in this statement, the developer team is substantially minority-owned. Also, the developers of the shopping center have a track record of securing a high percentage of minority businesses in the shopping centers they have previously developed in Washington. In The East Capitol Market Place, they have made a commitment that at least 60 percent of the businesses will be minority-owned. In addition to the permanent jobs and business development noted above, the entire redevelopment process will create a significant number of construction and related jobs over a period of years.

Promoting Enhanced Public Safety (§110). The site plans and building plans consciously include principles of defensible space, designed to eliminate places of congregation out of public visibility and replacing these with a new street and building layout in some locations so as to maximize safety. The curtailment of the current crime pattern on parts of the site by a complete redevelopment and a new mixed-income residential community is expected to reduce the crime rate in the surrounding neighborhoods as well as on-site.

4. ***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, as well as housing for homeownership. 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 the New East Capitol community will help implement on a major scale.

The Ward 7 Objectives for Housing in §1808.1 also emphasize affordable housing, homeownership, improvements to public and assisted housing, elderly housing and public regulatory and financial actions in furtherance of the housing objectives.

5. ***Comprehensive Plan: Economic Development.*** The 10.4-acre East Capitol Market Place will provide a shopping center and a supermarket to serve the new community as well as residents and workers of surrounding neighborhoods. The extreme shortfall of retail services generally and supermarkets specifically in Ward 7 and

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

areas east of the Anacostia River is a well-documented fact. The proposed commercial center will be well-integrated into the comprehensive plans for the new residential community, will improve the quality of life in the neighborhood, and will enhance the marketability of the dwelling units.

The location of the Market Place near a Metrorail station and on a major arterial street are favorable conditions as well. The proximity to the border with the state of Maryland means that, in contrast to the typical situation of Washington residents shopping at nearby suburban shopping centers, the District of Columbia may capture significant purchases, tax revenues and related economic benefits from suburban customers. Jobs, business development and minority business development are also clearly public benefits supported by a wide variety of public policies and plans.

Section 200.11 of the Economic Development Element states that economic development outside the CEA will "expand the economic base of the District, create jobs, enhance residential neighborhoods, and attract businesses and consumers from the entire region."

Although the Generalized Land Use Map of the Comprehensive Plan includes all of the PUD site within the Moderate Density Residential category without specifically indicating the goal of a commercial center, the Plan does include formal policies specifically supporting a retail center at this location. Section 206 (Economic Development Policies Outside the Central Employment Area) includes the following:

> *206.1 . . . Expand economic activity and employment centers in target areas outside the Central Employment Area.*
>
> *206.2(a) ...Stimulate well-planned economic centers . . . at the neighborhood level.*
>
> *206.2(b) Support the appropriate economic development of the New York Avenue Industrial corridor . . . the Capitol View (East Capitol Street) area, . . .making these redevelopment efforts priority items on the working agenda of the economic development entity.* (Emphasis added.)

The policies for Housing Opportunity Areas in the Land Use Element are also explicit regarding an economic development component. The criteria in §1118.7 include Paragraph (e): "Areas that represent unrealized employment and economic development potential, such as regional or other shopping areas." In terms of straightforward, good development practices, it is clearly beneficial to include retail services as an integral part of redeveloping an entire new community. The "Strategic Areas" policies in §209.6 of the Economic Development element include Sub-Paragraph (b)(6), which directly supports not only the commercial component but the New East Capitol redevelopment as a whole:

> *Action 32: Rebuild East of the River With Major Stores and Homeownership – Produce a comprehensive development plan for East of the River neighborhoods promoting community and regional retail and office space around Metro stations and other large sites . . . combined with a strong focus on increasing homeownership and reducing the concentration of blighted and vacant apartment buildings.*

Finally, as to the support in the Comprehensive Plan for inclusion of the Market Place and the proposed rezoning in part from residential to commercial, Section 112 indicates that the policies in the Plan are inherently overlapping, and that various policies within and between elements must be balanced and interpreted together to reach specific policy decisions. Moreover, §112.2 states:

The interpretation of the District elements of the Plan should also be guided by the major themes set forth in §101.1, which establish the overall priorities of the District elements of the Plan.

As was discussed previously, the New East Capitol PUD exemplifies the great majority of the Plan's themes, including "strengthening employment opportunities in the District (§101.1(b)) and "reaffirming and strengthening the District's role as the economic hub of the National Capital Region." (101.1(h))

6. Comprehensive Plan: Human Services Element, Transportation Element, Environmental Protection Element, and Urban Design Element. Numerous policies in the foregoing elements of the Comprehensive Plan can be cited in support of the proposed PUD. In the interests of brevity, these will not be cited in the application, but may be included in the Pre-Hearing Submission and/or testimony at the public hearing, if granted.

PUBLIC BENEFITS AND 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 public to a significantly greater extent than would likely result from matter-of-right development of the site. The applicable project benefits and amenities from 11 DCMR §2403.9 are indicated below. Because many of these items have been discussed above under public policies and plans, little or no commentary is included. The PUD's public benefits and amenities include the following:

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, and a new elliptical shaped park will be created along Central Avenue and 57th Place, S.E.. An improved street network will be created, and a balanced mixture of housing types and densities are proposed according to planning principles.

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 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 are exhibited in the existing buildings and site conditions. These adverse environmental conditions will be removed and replaced by carefully planned new development.

4. "Effective and Safe Vehicular and Pedestrian Access" (2403.9(c)). The New East Capitol community will have approximately half as many dwelling units as currently exist on the site, so that automobile trip

generation will be reduced. The Capitol Heights Metrorail station and bus lines are convenient to the site. An improved street network will be created. The most effective way of accommodating traffic into and out of the Market Place is substantially resolved. The report of the applicant's traffic consultant will be submitted with the Pre-Hearing Submission.

POTENTIAL IMPACT ON SURROUNDING AREA AND CITY SERVICES

The surrounding neighborhoods are expected to benefit from the development of the New East Capitol community 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. The applicant believes that the affect of the built PUD on surrounding neighborhoods and city facilities will be entirely positive.

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 that the Zoning Commission schedule a public hearing to consider adopting the PUD. Adoption as requested herein would include adopting the proposed Senior Building as a Consolidated PUD and the remainder of the proposal as the first stage of a two-stage PUD.