New East Capitol

Zoning Commission Case #02-05

Presentation by

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D.C. Office of Planning

ZONING COMMISSION
District of Columbia
Case 02-05
Exhibit 33

ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.33

Overview

- Existing Conditions
- Urban Design
- Comprehensive Plan
- Zoning Analysis
- Benefits and Amenities
- Recommendations





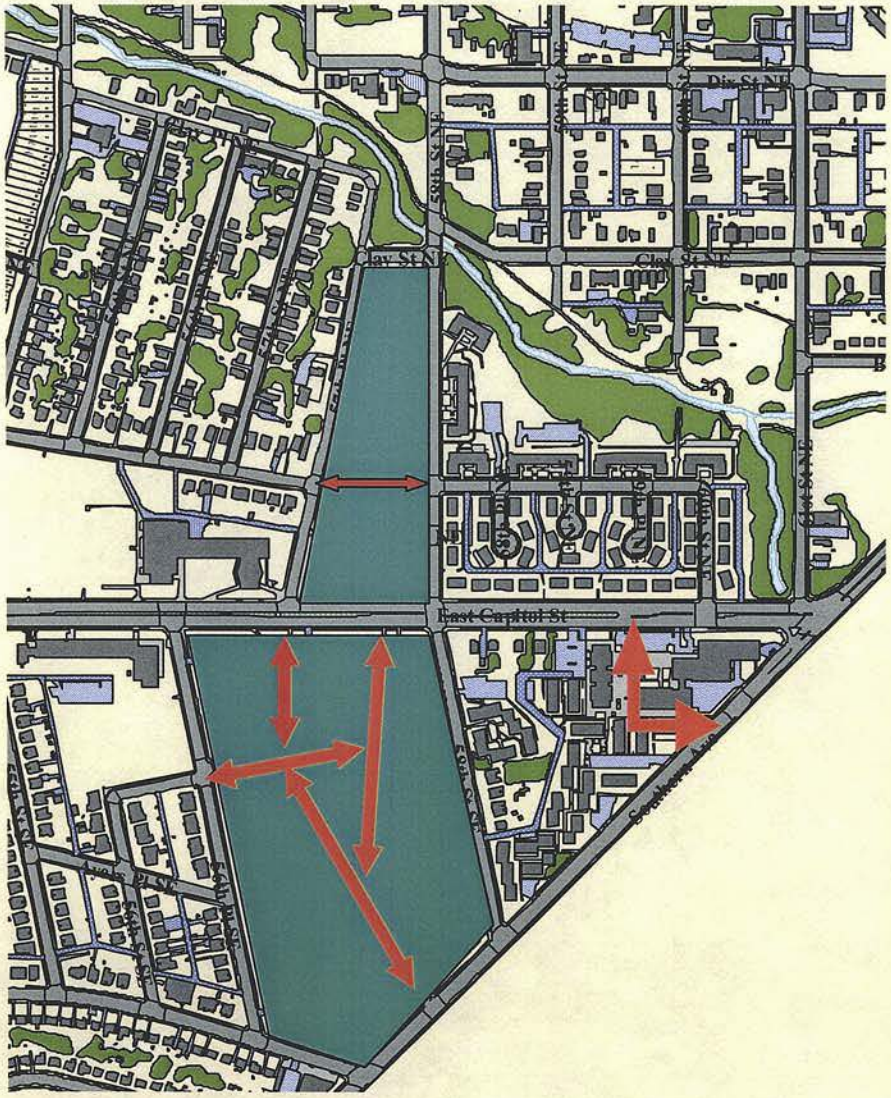




Urban Design

- Interconnectedness
- Environmental Sensitivity
- Contextualism
- Safety

Interconnectedness



Environmental Sensitivity



Contextualism



Contextualism



Contextualism



58th PLACE

Contextualism







Contextualism







Contextualism

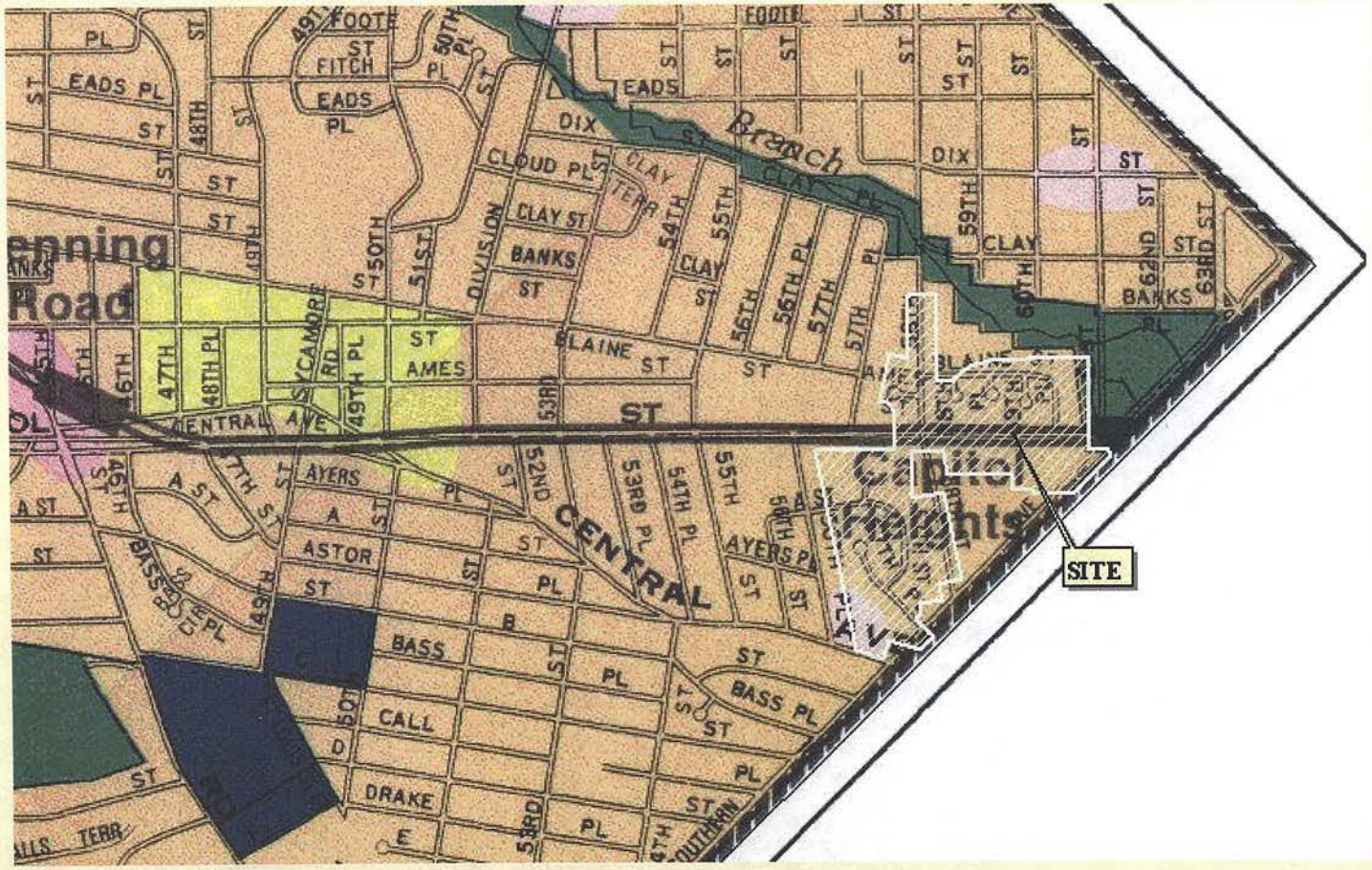


56th STREET

Safety


CLAY STREET
BANKS PLACE
BLAKE STREET
EAST CAPITOL STREET
METRO

Comprehensive Plan



Zoning Analysis



Benefits and Amenities

- Housing and affordable housing
- Uses of special value
- Urban design, architecture, landscaping, creation and preservation of open space
- Site planning
- Environmental benefits
- Effective and safe vehicular and ped. access

Recommendations

- Preliminary subdivision plat
- Grading plan
- Utility plan
- Landscaping plan
- Architectural detailing
- Pedestrian and vehicular systems
- Maintenance and operations plans