NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A. Williams

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The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 02-05

SEP 6 2002

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I reviewed the proposed Planned Unit Development for the New East Capitol – Residential and Community Center components and related amendments to the Zoning Map of the District of Columbia, which involve areas located to the north and south of East Capitol Street, NE adjacent to the Maryland border and found that the proposals would not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
Case 02-05
Exhibit 38

ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.38

NCPC File No. ZC 02-05

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

CONSOLIDATED PLANNED UNIT DEVELOPMENT AND AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA FOR THE NEW EAST CAPITOL PLANNED UNIT DEVELOPMENT – RESIDENTIAL & COMMUNITY CENTER COMPONENT, LOCATED ON 56TH, 58TH AND EAST CAPITOL STREETS, NEAR THE MARYLAND BORDER

Delegated Action of the Executive Director

August 29, 2002

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed First Stage Planned Unit Development for the New East Capitol – Residential and Community Center components and related Zoning map amendments, which involve areas located to the north and south of East Capitol Street, NE adjacent to the Maryland border, would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The proposed Planned Unit Development (PUD) is the residential and community portion of a larger redevelopment project known as the New East Capitol. This project consists of three components, a senior building with 150 units (case number: ZC 02-04), the current residential and community center proposal, and a retail component, which has yet to be referred to the Commission for review.

The goal of this redevelopment project is to provide high quality, affordable housing as well as retail and community facilities in one of the most distressed areas of the District of Columbia. The site to be redeveloped is currently owned by the District of Columbia Housing Authority and consists of the East Capitol Dwellings, Capitol View Plaza, and the Capitol View Plaza II public housing projects, which are all proposed to be demolished and redeveloped as the New East Capitol.

The residential portion of this proposed PUD consists of approximately 365 units that are being constructed in various housing types. A 127,000-square-foot apartment building, located on the south side of East Capitol Street adjacent to the Maryland border will contain 120 residential units. The remaining units will be offered in townhome, semi-detached, single family, and grandhouse style residences. The Community Center aspect of the proposed PUD is located at the southeast corner of 56th Place and East Capitol Street and entails the development of a Community Center building which will house a day care center designed for 70-80 children, a multipurpose room, a computer lab, a classroom for community programs, as well as offices for the East Capitol View Community Development Corporation and East Capitol Center for Change. Various social services being offered to the residents of the New East Capitol community will be held in this facility.

The site under review currently has a mix of zoning designations, as some portions of it are not officially zoned and other portions are designated as R-2 (Residential). The proposed Zoning Commission action will rezone the entire project area to R-5-A/PUD (Residential with a Planned Unit Development overlay). This zoning designation allows residential uses at a low density, with a maximum height of 60 feet and a Floor-to-Area Ratio of 1.0.

The federal interest related to this proposed action includes East Capitol Street, as it is a designated Special Street in the Federal Elements of the Comprehensive Plan. Situated at the District of Columbia border with the State of Maryland on a major thoroughfare leading to the National Capital, the site's function as a gateway is of federal interest.

The majority of the proposed developments are located off of East Capitol Street on 56th and 58th Streets and therefore do not affect the identified federal interests. However, the 120-unit apartment building, several two- and three-story townhomes and grandhouses, as well as the proposed Community Center front directly on East Capitol Street. These projects as designed will present a positive redevelopment opportunity for a very distressed and unsightly gateway area to the National Capital. The proposed apartment building's attractive design, appropriate setback and massing, and 50-foot height will not present a negative impact to East Capitol Street and will enhance this eastern gateway to the Capital. In addition, I encourage the Zoning Commission to pursue a consistent type of design on the northern side of East Capitol Street when reviewing that component of the New East Capitol development. It is my conclusion that this proposed first stage Planned Unit Development and related text amendments will not adversely affect the federal interests.

Patricia E. Gallagher, AICP
Executive Director