GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: November 29, 2004

TO: Roland F. Dreist, Jr., DC Surveyor

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

FROM: David J. McGettigan, AICP

SUBJECT: Street and Alley Closing S.O. 2002-4088 Revised
Zoning Commission Case No. 02-05 and 03-03
New East Capitol – Residential Housing and Community Center
Square 5246, 5272, 5273, 5277, 5279, 5280, and 5281

Revised Report

The Office of Planning (OP) has completed its review of the revised proposed closing and dedication of streets and alleys in Squares 5246, 5272, 5273, 5277, 5279, 5280, and 5281 The revised plans are consistent with the analysis presented in the initial OP report. The Office of Planning recommends that the application be approved.

ZONING COMMISSION
District of Columbia
CASE NO. 02-05/03-03
EXHIBIT NO. 45

ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.45

GOVE' 'MENT OF THE DISTRICT OF COI 4BIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: June 22, 2004

TO: Roland F. Dreist, Jr., DC Surveyor

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

FROM: David J. McGettigan, AICP

SUBJECT: Street and Alley Closing S.O. 2002-4088
Zoning Commission Case No. 02-05 and 03-03
New East Capitol – Residential Housing and Community Center
Square 5246, 5272, 5246, 5272, 5273, 5276, 5277, 5279, 5280, and 5281

Summary

The Office of Planning (OP) has completed its review of the proposed closing and dedication of streets and alleys in Squares 5246, 5272, 5246, 5272, 5273, 5276, 5277, 5279, 5280, and 5281. The Office of Planning has reviewed the above referenced street closing and dedication application and recommends that the application be approved.

Background

The Stage One Planned Unit Development (PUD) application (ZC 02-05) associated with the application was presented at a public hearing July 11, 2002 before the Zoning Commission with a favorable recommendation from the Office of Planning and no testimony in opposition to the application. The application was subsequently approved. The Stage Two Planned Unit Development application (ZC 03-03) was presented at a public hearing on March 11, 2004 and subsequently approved. In the Stage One PUD process the Office of Planning reported on the suitability of the site for use as a PUD, the appropriateness, character, scale, mixture of uses, and design of the uses proposed for the proposed development, and other identifiable benefits, and the compatibility of the proposed development with the Comprehensive Plan, the goals of the PUD process and the PUD evaluation standards. The Office of Planning reports are provided as attachments to this report.

Analysis

The project represents a superior design. The street closing and dedication will permit a redesigned street system in these squares that will better serve the needs of the community. Additionally, the project will provide needed affordable housing.

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

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

For further discussion of the merits of this project please see the attached staff report prepared for the Zoning Commission.

Recommendation

OP recommends approval of the request for these street and alley closings and dedications.

Cc: Kevin Chavous, Ward 7 Councilmember
Robin Phillips, Neighborhood Planner

Attachments

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

RECEIVED
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MEMORANDUM

DATE: February 17, 2004

TO: District of Columbia Zoning Commission

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

FROM: David J. McGettigan, AICP

SUBJECT: Zoning Commission Case No. 03-03/02-05 – Final Report
Capitol Gateway East – Stage II PUD
PUD @ Square 5401, Lots 24-28, 48 and 49
Square 5402 Lots 5-13, 16-18, 25, 802, 803, 807, 808, and 812

Summary

The applicant seeks approval of the second stage of a two-stage Planned Unit Development (PUD) for the development of approximately 40 acres in the eastern corner of the District. The development will consist of a variety of housing types including row houses, single-family detached dwellings, duplexes, and multi-family dwellings. The development will also provide a community center with an integrated child development center. The existing streets and alleys will be vacated and new streets and alleys will be created to serve the new development. Open space and passive recreation space will be provided with the development. The second stage review is a detailed site plan review to determine compliance with the intent and purposes of the planned unit development process, the first stage approval, and the zoning regulations.

Recommended Action:
Due to the very late submission of information to the Office of Planning (as late as February 6th), OP cannot make a recommendation at the time of this report. However, OP anticipates that any changes that may be requested upon further review of the plans will be minor and can be resolved prior to the public hearing. OP will file a supplemental report with analysis of this information, which includes the landscape plan and a summary of the zoning flexibility requested (which is attached to this report as Attachment 5). At this time additional information regarding the landscaping and design of the two tot lots is the only information outstanding.

Background

The Development is located at the eastern corner of Washington, 5 miles east of the U.S. Capitol and across from the Capital Heights Metro Station (Blue line). The site is bounded by Watts Branch Park to the north Southern Avenue to the south and 56th Street to the east. The northern part of the site slopes severely towards the Watts Branch while the southern side consists of hilly topography. The surrounding neighborhoods are primarily single-family detached dwellings and duplex units. The existing buildings on the site are public housing developments consisting of a high-rise senior building, walk-up units, and townhouses.

The Federal Department of Housing and Urban Development (HUD) has granted funding for this project through the HOPE VI program, which provides planning and demolition funds. The HOPE VI application set forth design goals, uses, housing types and other criteria for the development. The applicants, the District of Columbia Housing Authority ("DCHA"), the A&R/THC LLC, and the East Capitol Street Gateway LLC, seek to establish a new community with a mix of housing types and with an improved urban design for the subject properties.

The applicant obtained approval of the first stage PUD as part of ZC Case No. 02-05. The development consists of five major components. The majority of the site is developed in a mix of housing types including single-family detached, semi-detached, and row dwelling housing types as well as the 4-unit, multiple dwelling "Grandhomes". The second component is the renovation of existing apartment buildings at the corner of Southern Avenue and East Capitol Street. The third is the 150-unit senior housing building on the northeast corner of Blaine and 58th Streets, NE. This component has been approved in a separate combined PUD application, ZC 02-04. The fourth is the community center/child development center, which occupies the southeast corner of 56th Place, SE and East Capitol Street. The final component is the commercial center, which is located on the north side of East Capitol Street, south of the senior building. The commercial component was excluded from the first stage PUD to allow additional time to secure a major grocery store tenant and finalize the design. The subject components of the current case are the mixed residential portion and the community center. The existing high-rise apartment complex, which was initially in the Stage 1 PUD as a demolition and construction of a low-rise apartment building, will be renovated and will be the subject of a separate PUD application (03-19/03-03/02-05).

Project Description

The applicant is requesting a PUD with related map amendment from a mixture of unzoned and R-2 to R-5-A. A portion of the PUD area will remain zoned R-5-A and R-5-D. The project has been developed to meet the design objectives of interconnectedness,

environmental sensitivity, contextualism and safety. A number of public benefits are included in the project. The main benefit is the project's attempt to uplift the area with the promise of a well-designed mixed income development. The provision of a more interconnected street system, by replacing the cul-de-sac street pattern, will help create spaces that are more defensible and aid safety patrol. The replacement of failing sanitary sewer systems, tree planting, stormwater quantity and quality controls, and slope stabilization will further environmental goals. The general infusion of infrastructure improvements and the proposed community center, child development center, and commercial development will benefit the surrounding area and encourage reinvestment in the area.

The Stage II PUD application provides more detailed architectural design of the Grandhome architecture and floor plan, and some changes to the single-family dwelling designs. A more detailed site plan includes proposed grading, utilities and landscaping. The site plan differs from the Stage I PUD approval in the following areas:

1. The park on the southern portion of the property has been relocated.

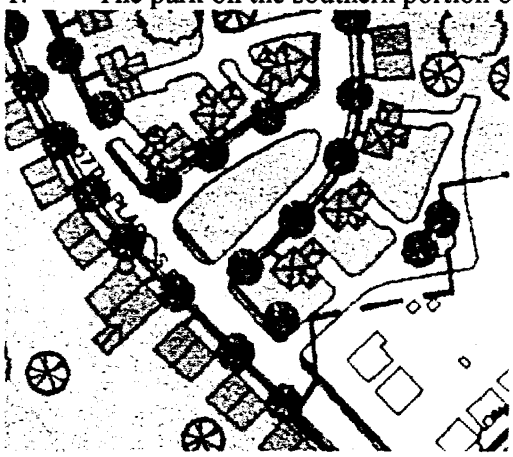


Figure 1 Stage I PUD

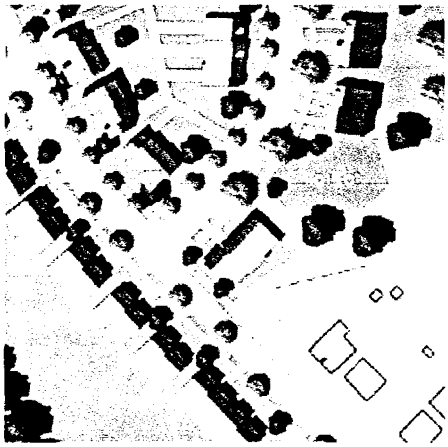


Figure 2 Stage II PUD

The park will now be developed as a tot lot and its location is more protected from vehicular traffic in keeping with the younger population it would serve.

2. Portions of the initially proposed alley system have been removed due to steep topography or other site constraints.
3. In some cases the Stage I PUD dwelling units did not have a parking space. In Stage II all lots have a garage or parking pad.

Comprehensive Plan

In evaluating the Capitol Gateway Estates development for consistency with the Comprehensive Plan, the Zoning Commission should consider compliance with major

themes of the Comprehensive Plan, compliance with the objectives and policies of the major elements of the Comprehensive Plan, and consistency with the Generalized Land Use Map. Major themes within the Comprehensive Plan relevant to this development are:

1. Stabilizing and improving the District's neighborhoods, and;
   - ◊ The goal of the HOPE VI program and this project is to stabilize and improve this neighborhood. The replacement and new construction of new infrastructure and the provision of new mixed income housing opportunities will stabilize the surrounding neighborhood and create a new, stable and improved neighborhood.
2. Preserving and Promoting Cultural and Natural Amenities
   - ◊ The project respects the Watts Branch, which is being restored as part of a separate project and promotes natural amenities through the provision of attractive landscaping and open spaces. Provision of open space along streams provides a natural filter for surface runoff, which removes pollutants in addition surface runoff is slowed by vegetation, which can decrease stream velocities and reduce erosion.
   - ◊ In addition, substantial open space is provided between 56th Place, SE and 57th Place, SE and between 57th Street, SE and 58th Street, SE. Providing these open spaces respects the existing steep topography of the site and provides opportunities for tree preservation and planting.
3. Respecting and improving the physical character of the district;
   - ◊ The extensive construction and reconstruction of roads, sewers, and open spaces will improve the physical character of this neighborhood.
4. Preserving and ensuring community input
   - ◊ As mentioned below, community input has been an essential part of the program.

The development of the Hope VI project with a variety of residential uses should fit into the character of the community and should be in conformance with the Generalized Land Use Map. The Office of Planning finds that the proposed PUD is not inconsistent with the Comprehensive Plan. The General Land Use Map designates the area as Moderate Density Residential. The Comprehensive Plan also designates the area as a Housing Opportunity Area.

Zoning

Residential Component

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

Table 1 2-Story Row Dwelling[1] – Unit A – 40 Units

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	30'	None
Min. Lot Area (sq.ft.)	1,800[2]	1,800[2]	2,500[3]	As noted
Min. Lot Width	14'	14'	22'	None
FAR	0.9	1.0	0.60[3]	As noted
Lot Occupancy	40%	40%	30%[3]	As noted
Rear Yards	20'	20'	20'[3]	As noted
Side Yards	8'	8'	8'[3]	As noted
Parking	1	1	1[3]	As noted

[1] Row dwellings, as new structures, require a special exception in the R-5-A zone.
[2] This may be reduced if the difference is accumulated into common spaces
[3] Calculations for each lot are provided in Attachment 5.

Table 2 3-Story Row Dwelling[1] – Unit B – 65 Units

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	40'	None
Min. Lot Area (sq.ft.)	1,800[2]	1,800[2]	3,000[3]	As noted
Min. Lot Width	14'	14'	22'	None
FAR	0.9	1.0	0.79[3]	As noted
Lot Occupancy	40%	40%	26%[3]	As noted
Rear Yards	20'	20'	20'[3]	As noted
Side Yards	10'	10'	8'[3]	As noted
Parking	1	1	1[3]	As noted

[1] Row dwellings, as new structures, are special exception uses in the R-5-A zone.
[2] This may be reduced if the difference is accumulated into common spaces
[3] Calculations for each lot are provided in Attachment 5.

Table 3 3-Story Row Dwelling[1] – Unit HC – 1 Unit

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	40'	None
Min. Lot Area (sq.ft.)	1,800[2]	1,800[2]	3,500[3]	As noted
Min. Lot Width	14'	14'	22'	None
FAR	0.9	1.0	0.74[3]	As noted
Lot Occupancy	40%	40%	25%[3]	As noted
Rear Yards	20'	20'	20'[3]	As noted
Side Yards	10'	10'	8[3]	As noted
Parking	1	1	1[3]	As noted

[1] Row dwellings, as new structures, are special exception uses in the R-5-A zone.
[2] This may be reduced if the difference is accumulated into common spaces
[3] Calculations for each lot are provided in Attachment 5.

Table 4 2-Story Semi-detached Dwelling – Unit F – 18 Units

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	30'	None
Min. Lot Area (sq.ft.)	3,000[1]	3,000[1]	2,400	As noted[1]
Min. Lot Width	30'[1]	30'[1]	30'	As noted[1]
FAR	0.9	1.0	0.46	As noted
Lot Occupancy	40%	40%	23%	As noted
Rear Yards	20'	20'	20'[2]	As noted
Side Yards	8'	8'	8[2]	As noted
Parking	1	1	1[2]	As noted

[1] This is the minimum for this use in the R-4 zone. Min. lot requirements are as prescribed by the Board under its review in accordance with §410.
[2] Calculations for each lot are provided in Attachment 5.

Table 5 3-Story Semi-detached Dwelling – Unit G – 38 Units

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	40'	None
Min. Lot Area (sq.ft.)	3,000[1]	3,000[1]	3,400	As noted[1]
Min. Lot Width	30'[1]	30'[1]	30'	As noted[1]
FAR	0.9	1.0	0.66	As noted
Lot Occupancy	40%	40%	22%	As noted
Rear Yards	20'	20'	20'[2]	As noted
Side Yards	10'	10'	8[2]	As noted
Parking	1	1	1[2]	As noted

[1] This is the minimum for this use in the R-4 zone. Min. lot requirements are as prescribed by the Board under its review in accordance with §410.
[2] Calculations for each lot are provided in Attachment 5.

Table 6 3-Story Semi-detached Dwelling – Unit H – 36 Units

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	40'	None
Min. Lot Area (sq.ft.)	3,000[1]	3,000[1]	3,400	As noted[1]
Min. Lot Width	30'[1]	30'[1]	22'	As noted[1]
FAR	0.9	1.0	0.70	As noted
Lot Occupancy	40%	40%	23%	As noted
Rear Yards	20'	20'	20'[2]	As noted
Side Yards	10'	10'	8[2]	As noted
Parking	1	1	1[2]	As noted

[1] This is the minimum for this use in the R-4 zone. Min. lot requirements are as prescribed by the Board under its review in accordance with §410.
[2] Calculations for each lot are provided in Attachment 5.

Table 7 Single Family Detached Dwelling – 15 Dwellings

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	30'	None
Min. Lot Area (sq.ft.)	4,000[1]	4,000[1]	7,000	As noted[1]
Min. Lot Width	40'[1]	40'[1]	TBD[2]	As noted[1]
FAR	0.9	1.0	0.28	As noted
Lot Occupancy	40%	40%	16%	As noted
Rear Yards	20'	20'	20'[2]	As noted
Side Yards	10'	10'	8[2]	As noted
Parking	1	1	1[2]	As noted

[1] This is the minimum for this use in the R-4 zone. Min. lot requirements are as prescribed by the Board under its review in accordance with §410.
[2] Calculations for each lot are provided in Attachment 5.

Table 8 Multiple Dwelling (Grandhome)[1] – Unit M – 5 Lots (20 Units)

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	35'	None
Min. Lot Area (sq.ft.)	TBD[2]	TBD[2]	6,000	As noted
Min. Lot Width	30'	30'	TBD[2]	None
FAR	0.9	1.0	0.63	As noted
Lot Occupancy	40%	40%	32%	As noted
Rear Yards	20'	20'	20'[3]	As noted
Side Yards	10'	10'	8[3]	As noted
Parking	4	4	1[3]	As noted

[1] Multiple dwellings are special exception uses in the R-5-A zone.
[2] This may be prescribed by the Board as part of the special exception.
[3] Calculations for each lot are provided in Attachment 5.

Table 9 Multiple Dwelling (Grandhome)[1] – Unit N – 3 Lots (12 Units)

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'/3 Stories	60'	35'	None
Min. Lot Area (sq.ft.)	TBD[2]	TBD[2]	6,500	As noted
Min. Lot Width	30'	30'	TBD[3]	None
FAR	0.9	1.0	0.67	As noted
Lot Occupancy	40%	40%	34%	As noted
Rear Yards	20'	20'	20'[3]	As noted
Side Yards	10'	10'	8[3]	As noted
Parking	4	4	1[3]	As noted

[1] Multiple dwellings are special exception uses in the R-5-A zone.
[2] This may be prescribed by the Board as part of the special exception.
[3] Calculations for each lot are provided in Attachment 5.

The applicant has provided a detailed lot-by-lot zoning tabulation that can be found in Attachment 5. Some units that could not be provided with alley service due to steep topography and require relief from the parking location and access regulations of Chapter 21 of the zoning regulations. Of the 204 lots, 111 require some form of relief. The applicant has identified that the relief required is from one or more of §§401, 402, 403, 404, 405, 2116.4, 2117.8 and 2117.9.

Community Building Component

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

Table 11 Community Center/Child Development Center

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'	60'	24'	None
Min. Lot Area (sq. ft.)	TBD[2]	TBD[2]	52,455	See Note 2
Min. Lot Width	TBD[2]	TBD[2]	TBD[1]	See Note 2
FAR	0.9	1.0	0.32	None
Lot Occupancy	40%	40%	32%	None
Rear Yards	20'	20'	TBD[1]	--
Side Yards	8'	8'	TBD[1]	--
Parking	TBD[3]	TBD[3]	33	None

[1] To be determined after platting lot and building footprint location
[2] This may be prescribed by the Board as part of the special exception.

[3] To be determined based on occupancy load and number of teachers

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

Agency Referrals

This application is being referred to the following District government agencies for review and comment:

1. Department of Public Works;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration
5. D.C. Board of Education
6. Department of Housing and Community Development; and
7. Department of Consumer and Regulatory Affairs (DCRA).

Due to the late submission of information these reports have not been completed at the time of this report. As these reports are received they will be forward to the Zoning Commission.

Community Outreach and Involvement

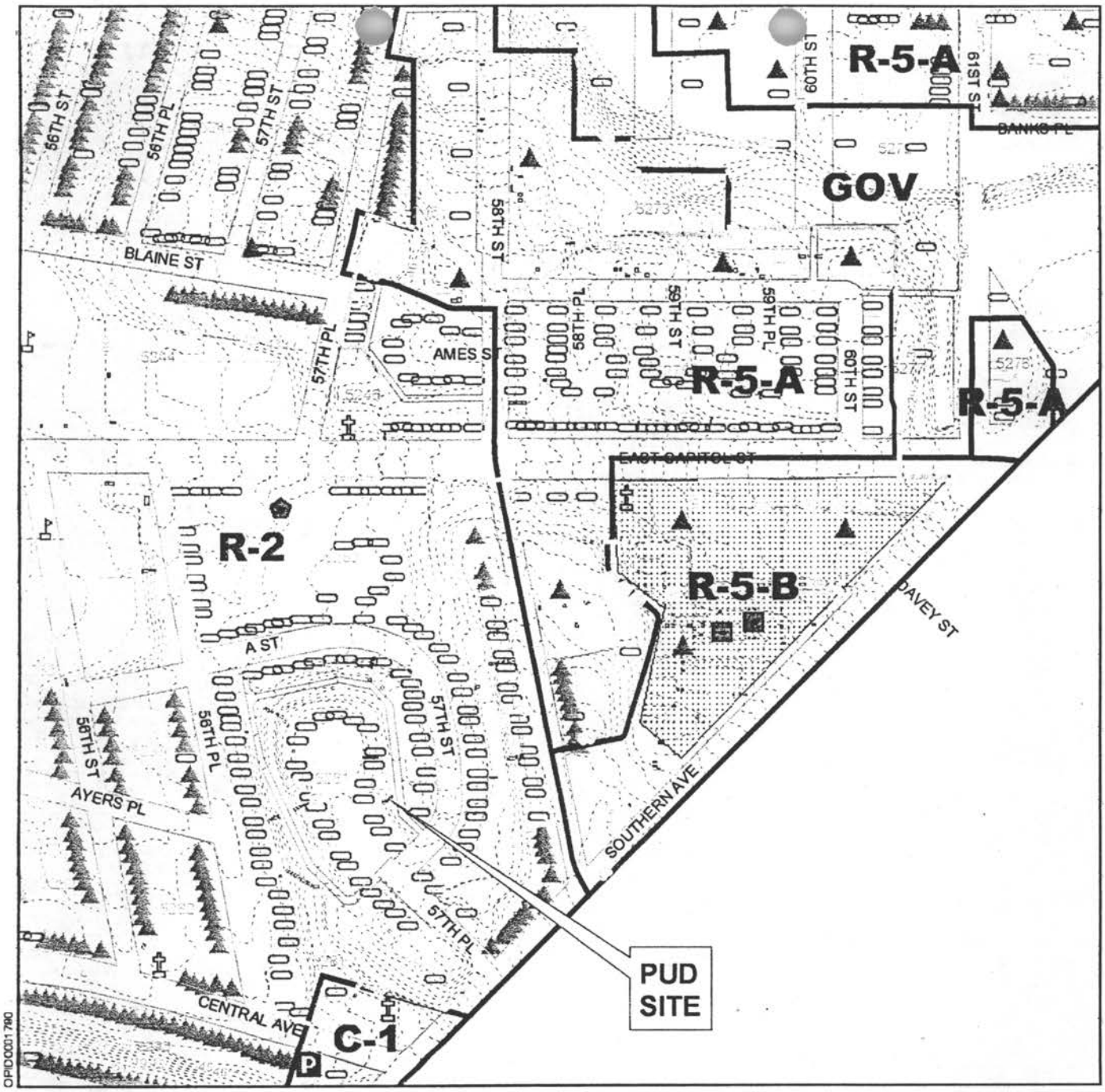
The applicant has a comprehensive community outreach and involvement plan that keeps the community informed of the project. At the time of this report there is no report on file from ANC 7C or 7E.

Recommendation

Due to the very late submission of information to the Office of Planning (as late as February 6th), OP cannot make a recommendation at the time of this report. However, OP anticipates that any changes that may be requested upon further review of the plans will be minor and can be resolved prior to the public hearing. OP will file a supplemental report with analysis of this information, which includes the landscape plan and a summary of the zoning flexibility requested (which is attached to this report as Attachment 5). At this time additional information regarding the landscaping and design of the two tot lots is the only information outstanding.

Attachments:

1. Zoning and Land Use Map
2. Comprehensive Plan Map
3. Aerial Photo
4. Aerial Oblique Photos
5. Zoning Matrix



Zoning and Land Use
Zoning Commission Case No. 03-29

N

Feet

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Anthony A. Williams, Mayor

Office of Planning – February 17, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Note: Land Use Info based on OTR records.

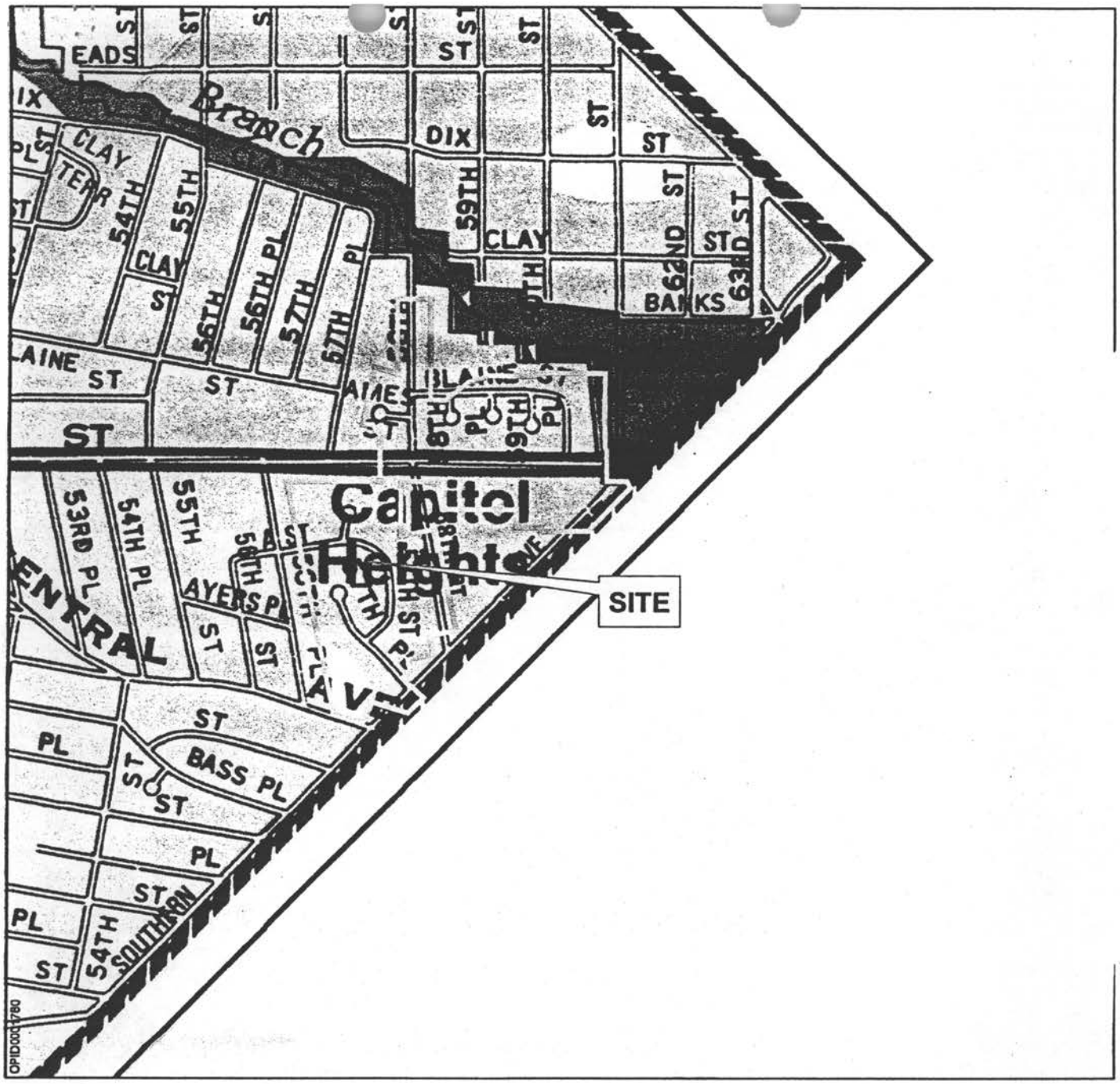
Legend

- Zoning
- PUDs
- Property Squares
- Elevation Contours - 1m
- Buildings
- Sidewalks
- Roads
- Parks
- property

Land Use Legend

- Row house
- Club-Private
- Theater
- Hotel
- Resid. - Transient
- Fraternity/Sorority
- Dormitory
- Condo
- Non-conforming use
- Multi-family Dwelling
- Office
- Retail
- Parking Garage/Lot
- Religious
- Educational
- Embassy, Chancery
- Museum, Library
- Recreational
- Public Service
- Special Purpose
- Vacant

Attachment 1



Comprehensive Plan Map
Zoning Commission Case No. 03-03

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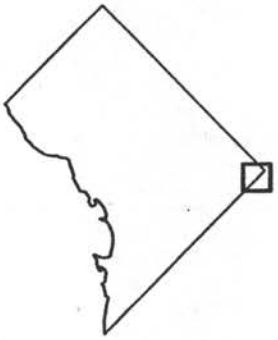
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Office of Planning ~ February 17, 2004

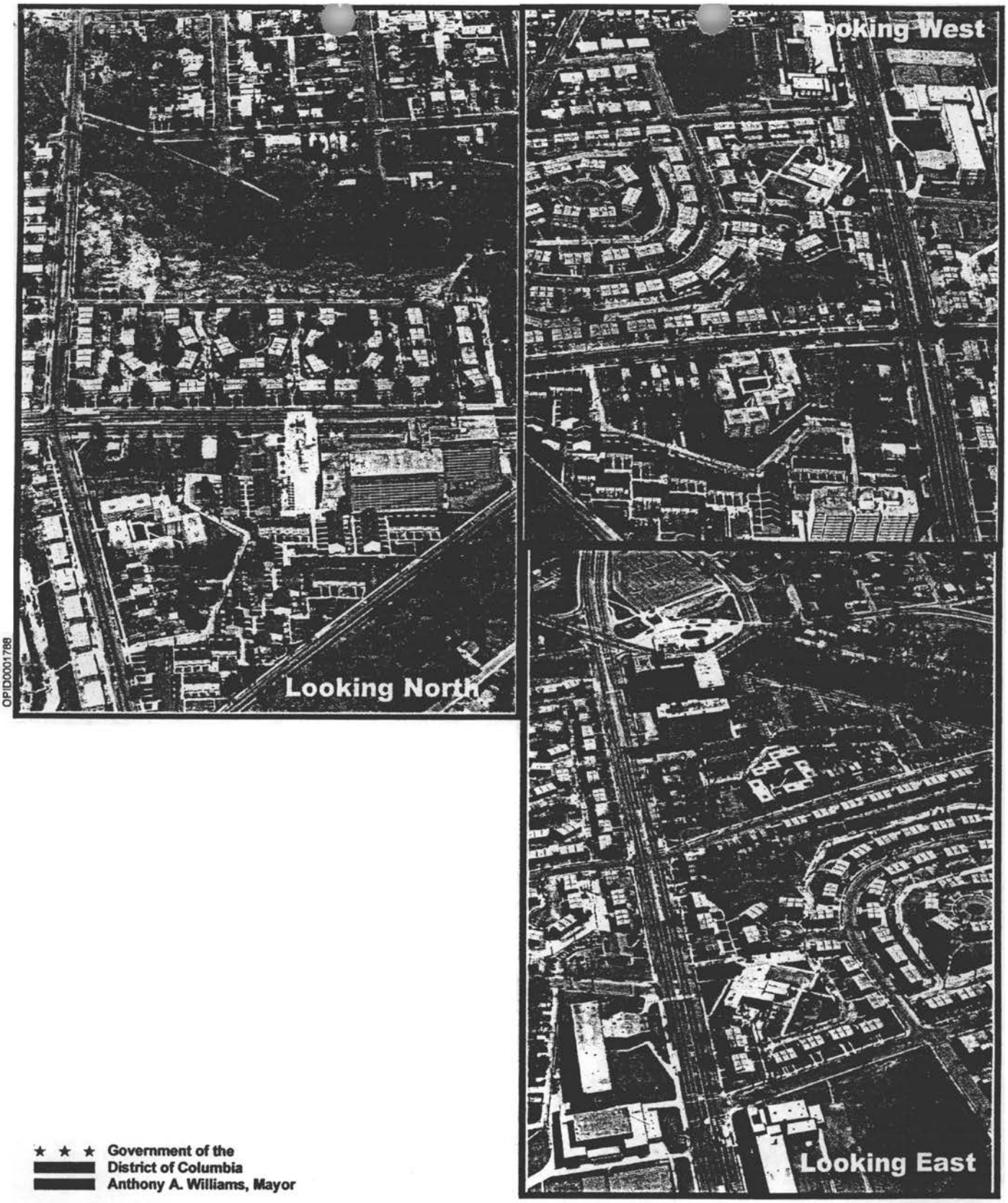
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Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment



Attachment 2



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Office of Planning ~ February 17, 2004

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Aerial Oblique Photos
ZC Case No. 03-03