GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: February 5, 2003

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 – Setdown 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:
The Office of Planning recommends that the second-stage PUD application be set down for a public hearing.

Case 03-03
Exhibit 14

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.14

Background

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 multiple dwelling "Grandhomes". The second is a 120-unit apartment house at the corner of Southern Avenue and East Capitol Street. The third is the 150-unit senior housing building on the northeast corner of Blaine and 58th Streets, NE. 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.

Project Description

The applicant is requesting a PUD with map amendment from a mixture of unzoned, R-2, and R-5-A to R-5-A. A portion of the PUD area will remain zoned 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 multi-family housing unit, a redesign 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.

Planning And Zoning Issues

Comprehensive Plan

The comprehensive plan issues remain substantially the same as discussed in the Stage I PUD. The General Land Use Map designates the area as Moderate Density Residential. The Comprehensive Plan also designates the area as a Housing Opportunity Area.

Residential Component

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

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

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed	Flexibility Required
Height	40'[2]	60'	30'	None
Min. Lot Area (sq.ft.)	1,800[3]	1,800[3]	2,500	None
Min. Lot Width	14'	14'	22'	None
FAR	0.9	1.0	0.60	None
Lot Occupancy	40%	40%	30%	None
Rear Yards	20'	20'	TBD[4]	--
Side Yards	8'	8'	TBD[4]	--
Parking	1	1	TBD[4]	--

[1] Row dwellings, as new structures, are special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] This may be reduced if the difference is accumulated into common spaces
[4] To be determined after platting lots and building footprint locations

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'[2]	60'	40'	None
Min. Lot Area (sq.ft.)	1,800[3]	1,800[3]	3,000	None
Min. Lot Width	14'	14'	22'	None
FAR	0.9	1.0	0.79	None
Lot Occupancy	40%	40%	26%	None
Rear Yards	20'	20'	TBD[4]	--
Side Yards	10'	10'	TBD[4]	--
Parking	1	1	TBD[4]	--

[1] Row dwellings, as new structures, are special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] This may be reduced if the difference is accumulated into common spaces
[4] To be determined after platting lots and building footprint locations

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'[2]	60'	40'	None
Min. Lot Area (sq.ft.)	1,800[3]	1,800[3]	3,500	None
Min. Lot Width	14'	14'	22'	None
FAR	0.9	1.0	0.74	None
Lot Occupancy	40%	40%	25%	None
Rear Yards	20'	20'	TBD[4]	--
Side Yards	10'	10'	TBD[4]	--
Parking	1	1	TBD[4]	--

[1] Row dwellings, as new structures, are special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] This may be reduced if the difference is accumulated into common spaces
[4] To be determined after platting lots and building footprint locations

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'[1]	60'	30'	None
Min. Lot Area (sq.ft.)	3,000[2]	3,000[2]	2,400	See Note 2
Min. Lot Width	30'[2]	30'[2]	30'	See Note 2
FAR	0.9	1.0	0.46	None
Lot Occupancy	40%	40%	23%	None
Rear Yards	20'	20'	TBD[3]	--
Side Yards	8'	8'	TBD[3]	--
Parking	1	1	TBD[3]	--

[1] Limited to 3 Stories
[2] 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.
[3] To be determined after platting lots and building footprint location

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'[1]	60'	40'	None
Min. Lot Area (sq.ft.)	3,000[2]	3,000[2]	3,400	See Note 2
Min. Lot Width	30'[2]	30'[2]	30'	See Note 2
FAR	0.9	1.0	0.66	None
Lot Occupancy	40%	40%	22%	None
Rear Yards	20'	20'	TBD[3]	--
Side Yards	10'	10'	TBD[3]	--
Parking	1	1	TBD[3]	--

[1] Limited to 3 Stories
[2] 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.
[3] To be determined after platting lots and building footprint location

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'[1]	60'	40'	None
Min. Lot Area (sq.ft.)	3,000[2]	3,000[2]	3,400	See Note 2
Min. Lot Width	30'[2]	30'[2]	22'	See Note 2
FAR	0.9	1.0	0.70	None
Lot Occupancy	40%	40%	23%	None
Rear Yards	20'	20'	TBD[3]	--
Side Yards	10'	10'	TBD[3]	--
Parking	1	1	TBD[3]	--

[1] Limited to 3 Stories
[2] 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.
[3] To be determined after platting lots and building footprint location

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'[1]	60'	30'	None
Min. Lot Area (sq.ft.)	4,000[2]	4,000[2]	7,000	See Note 2
Min. Lot Width	40'[2]	40'[2]	TBD[3]	See Note 2
FAR	0.9	1.0	0.28	None
Lot Occupancy	40%	40%	16%	None
Rear Yards	20'	20'	TBD[3]	--
Side Yards	10'	10'	TBD[3]	--
Parking	1	1	TBD[3]	--

[1] Limited to 3 Stories
[2] 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.
[3] To be determined after platting lots and building footprint location

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'[2]	60'	35'	None
Min. Lot Area (sq.ft.)	TBD[3]	TBD[3]	6,000	See Note 2
Min. Lot Width	30'	30'	TBD[4]	See Note 2
FAR	0.9	1.0	0.63	None
Lot Occupancy	40%	40%	32%	None
Rear Yards	20'	20'	TBD[4]	--
Side Yards	10'	10'	TBD[4]	--
Parking	4	4	TBD[4]	--

[1] Multiple dwellings are special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] This may be prescribed by the Board as part of the special exception.
[4] To be determined after platting lots and building footprint location

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'[2]	60'	35'	None
Min. Lot Area (sq.ft.)	TBD[3]	TBD[3]	6,500	See Note 2
Min. Lot Width	30'	30'	TBD[4]	See Note 2
FAR	0.9	1.0	0.67	None
Lot Occupancy	40%	40%	34%	None
Rear Yards	20'	20'	TBD[4]	--
Side Yards	10'	10'	TBD[4]	--
Parking	4	4	TBD[4]	--

[1] Multiple dwellings are special exception uses in the R-5-A zone.
[2] Limited to 3 Stories
[3] This may be prescribed by the Board as part of the special exception.
[4] To be determined after platting lots and building footprint location

The applicant should provide details of the specific flexibility required for each proposed lot.

Apartment House Component

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

Table 10 Apartment House – 120 Units

	Permitted/ Required R-5-D	Permitted/ Required R-5-D w/PUD	Proposed	Flexibility Required
Height	90'	90'	42'	None
Min. Lot Area (sq. ft.)	None	None	177,533	None
Min. Lot Width	None	None	TBD[1]	None
FAR	3.5	4.5	0.71	None
Lot Occupancy	75%	75%	17.9%	None
Rear Yards	4"/ft. Ht.	4"/ft. Ht.	TBD[1]	--
Side Yards	None	None	TBD[1]	--
Parking	40	40	147	None

[1] To be determined after platting lot and building footprint location

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

Community Building Component

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

Table 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.

The Zoning Commission as part of a PUD can approve lot width and area requirements and the uses that normally would require approval of the Board of Zoning Adjustment. Specific relief from any yard requirements needs to be requested by the applicant when the lots and building footprints have been platted before the public hearing.

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).

Community Outreach and Involvement

The applicant continued community outreach and involvement by presenting its plans to ANC 7C. The applicant will continue to work with ANC 7C and is pursuing

communication with ANC 7E.

Recommendation

The Office of Planning recommends that the application for Stage 2 Planned Unit Development of Capitol Gateway Estates be setdown for public hearing.