GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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.

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.26

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.

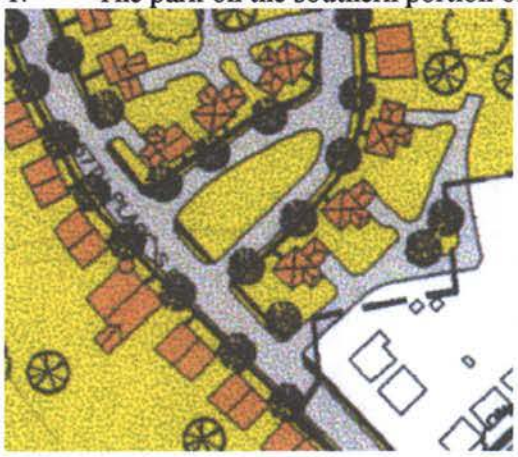


Figure 1 Stage I PUD



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

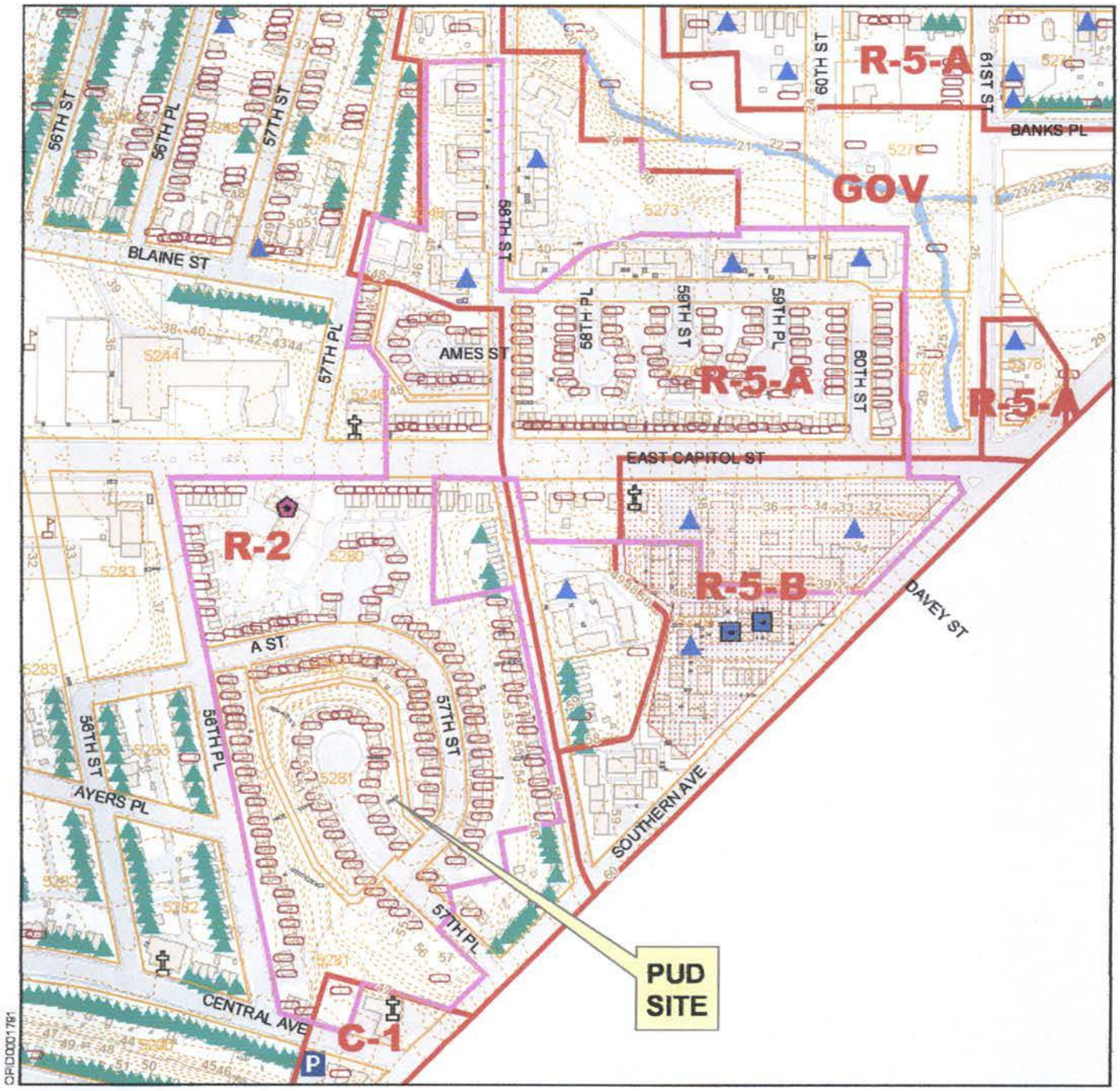
The applicant has a comprehensive community outreach and involvement plan that keeps the community informed of the project. At the time of this report there is no report on file from ANC 7C or 7E.

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. 03-03

N

Feet

0 250 500

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Anthony A. Williams, Mayor

Office of Planning ~ February 17, 2004

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Note: Land Use Info based on OTR records.

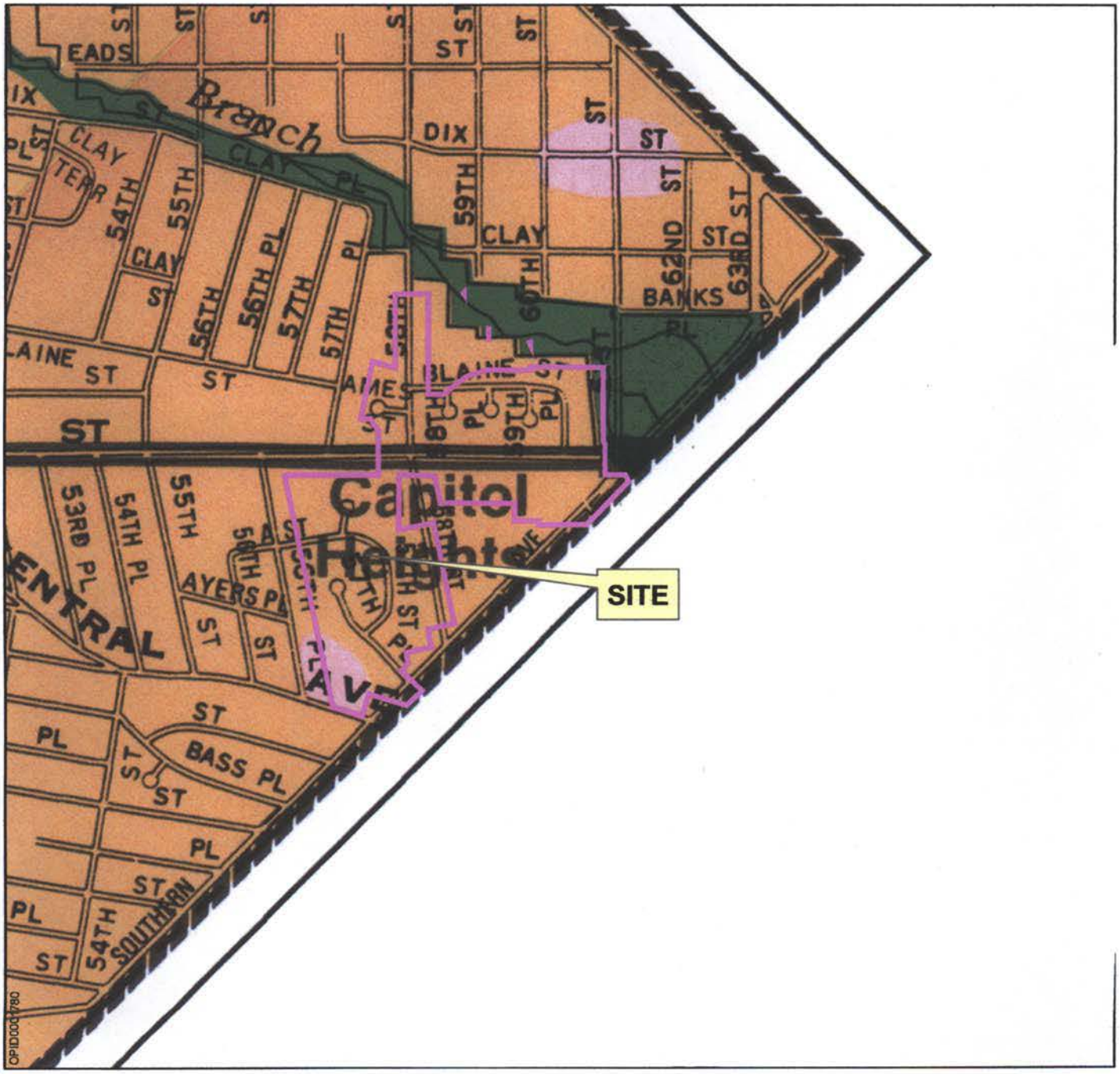
Legend

- Zoning
- PUDs
- Property Squares
- Elevation Contours - 1m
- Buildings
- Sidewalks
- Roads
- Parks
- Capitol Gateway Estates

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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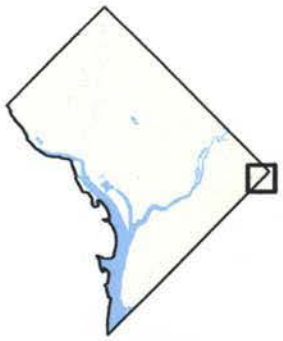
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Generalized Land Use Key

- 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



Aerial Photo
Zoning Commission Case No. 03-03

N

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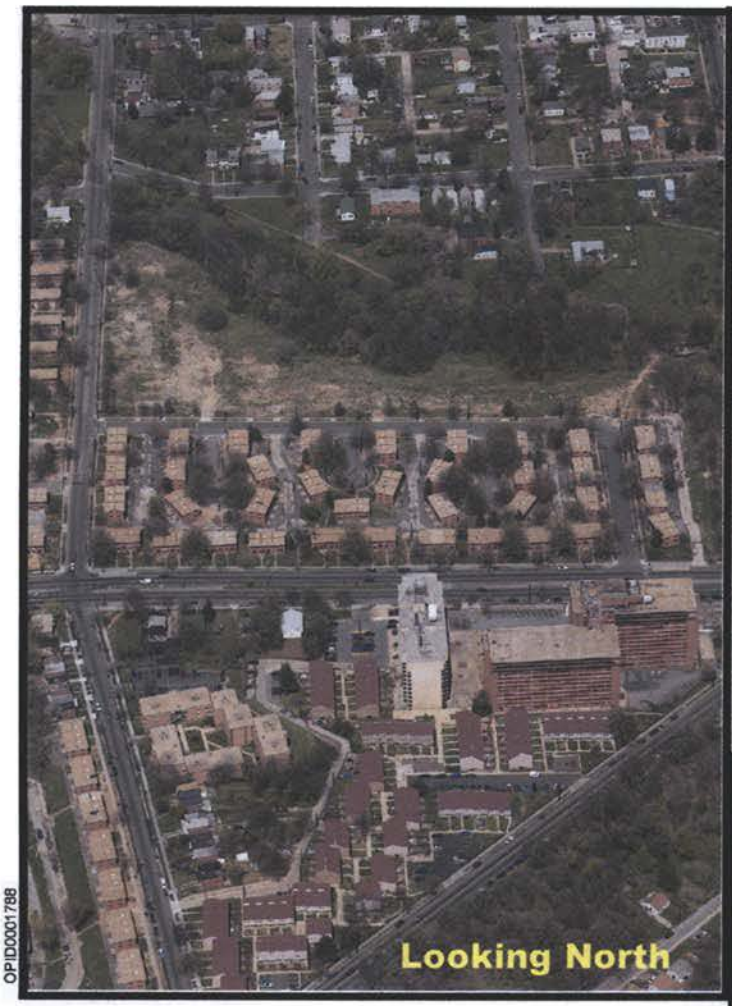
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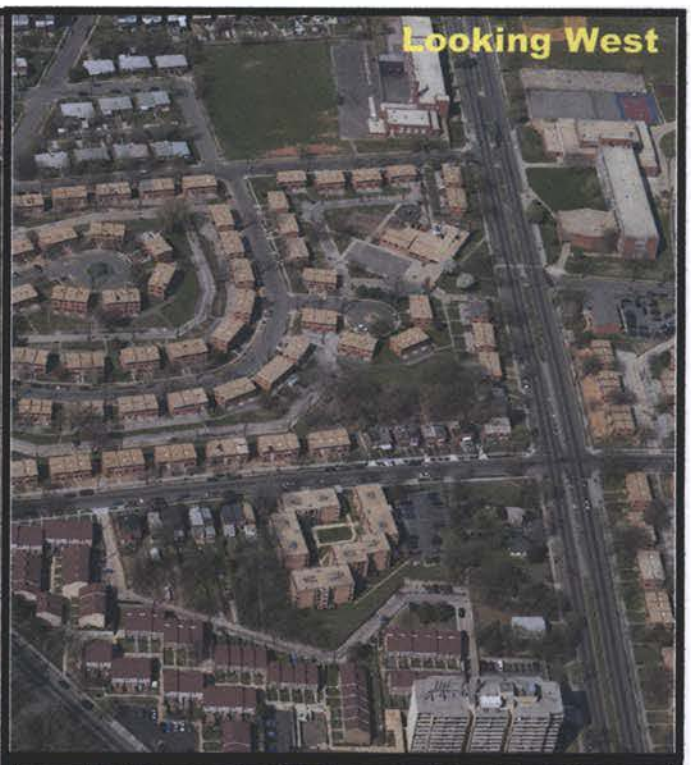
Office of Planning ~ February 4, 2004

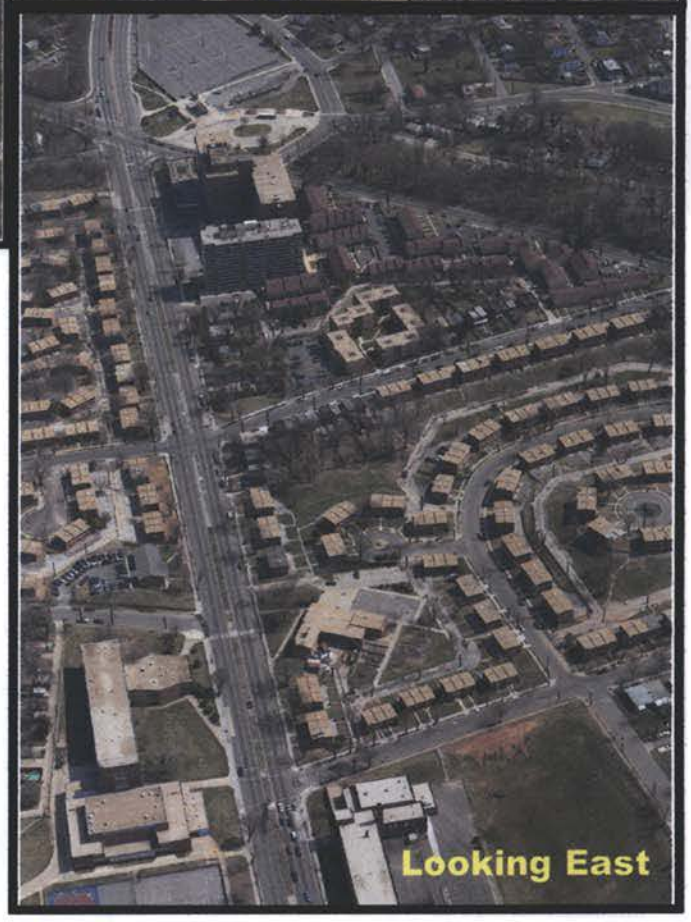
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Attachment 3







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Aerial Oblique Photos
ZC Case No. 03-03

002/013

Capitol Gateway Estates
January 21, 2004
J-A99130

1. Variance for maximum driveway/parking pad width SECTION 2117.9(a)
   Maximum per zoning 7 ft.
   Requested maximum 10 ft.

2. VARIANCE TO SEC. 2116.4
3. VARIANCE TO SEC. 2117.B(d)
4. VARIANCE TO SEC. 2117.B(c)(1).

*5. Variance to the requirement for adjoining curb cuts. (SECTION 2117.9(a)

PHASE 1B

* Variance Required

LOT NO.	UNIT TYPE	MINIMUM SIDE YARD	LOT AREA	MINIMUM REAR YARD FT	% LOT COVERAGE	FAR	PARKING VARIANCE
0	Duplex	8 ft.	4478 sf.	20	17	0.6	
1	Duplex	8 ft.	4478 sf.	20	17	0.6	
2	Townhome (TH) End Unit	8 ft.	2250 sf.	20	34	1.007*	
3	(TH)	–	1650 sf.	20	46*	1.35*	
4	(TH)	–	1650 sf.	20	46*	1.35*	
5	(TH) End Unit	8 ft.	2250 sf.	20	34	1.007*	
6	(TH) End Unit	8 ft.	2550 sf.	20	31	0.91*	
7	(TH)	–	1870 sf.	20	42*	1.23*	

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ATTACHMENT 5 ZONING MATRIX

8	(TH)	–	1870 sf.	20	42*	1.23*	
9	(TH) End Unit	8 ft.	2550 sf.	20	31	0.91*	
10	(TH) End Unit	8 ft.	2250 sf.	20	35	1.032*	
11	(TH)	–	1650 sf.	20	47*	1.39*	
12	(TH)	–	1650 sf.	20	47*	1.39*	
13	(TH) End Unit	8 ft.	2250 sf.	20	35	1.032*	
14	(TH) End Unit	8 ft.	3637.5 sf.	20	22	0.7	(1.)(3.)(5.)
15	(TH)	–	2750 sf.	20	29	0.9	(1.)(3.)(5.)
16	(TH)	–	2750 sf.	20	29	0.9	(1.)(3.)(5.)
17	(TH)	–	1584 sf.	20	49*	1.45*	(1.)(3.)
18	(TH)	–	1663 sf.	20	45*	1.36*	(1.)(3.)
19	(TH) End Unit	8 ft.	4909 sf.	20	16	0.5	(1.)(3.)(5.)
20	Duplex	8 ft.	3030 sf.	20	25	0.8	(1.)(3.)(5.)
21	Duplex	8 ft.	2967 sf.	20	26	0.8	(1.)(3.)(5.)
22	(TH) End Unit	8 ft.	2760 sf.	20	28	0.9	
23	(TH)	–	2024 sf.	20	39	1.13*	
24	(TH) End Unit	8 ft.	2760 sf.	20	28	0.9	
25	(GH)	5 ft. *	6899 sf.	20	36	0.7	
26	(GH)	3 ft. *	6531 sf.	20	38	0.7	
27	Duplex	8 ft.	2475 sf.	20	31	0.92*	
28	Duplex	8 ft.	2475 sf.	20	32	0.94*	

29	(TH) End Unit	8 ft.	2475 sf.	20	32	0.94*
30	(TH)	–	1815 sf.	20	43*	1.26*
31	(TH)	–	1815 sf.	20	43*	1.26*
32	(TH)	–	1815 sf.	20	43*	1.26*
33	(TH) End Unit	8 ft.	2475 sf.	20	32	0.94*
34	Duplex	8 ft.	2475 sf.	20	31	0.92*
35	Duplex	8 ft.	3002.5 sf.	20	26	0.8

PHASE 2A

36	(TH) End Unit	8 ft.	4276 sf.	20	19	0.6	
37	(TH)	–	2420 sf.	20	32	0.95*	
38	(TH)	–	2420 sf.	20	32	0.95*	
39	(TH)	–	2420 sf.	20	32	0.95*	
40	(TH)	–	2420 sf.	20	32	0.95*	
41	(TH) End Unit	8 ft.	4130 sf.	20	19	0.6	
42	(TH) End Unit	6 ft. *	3450 sf.	20	23	0.7	(3.)
43	(TH)	–	2750 sf.	20	23	0.9	(3.)
44	(TH) End Unit	5.5 ft. *	3438 sf.	20	23	0.7	(3.)
45	(TH) End Unit	6 ft. *	2170 sf.	20	36	1.07*	(1.)(3.)(5.)
46	(TH)	–	1705 sf.	20	46*	1.34*	(1.)(3.)(5.)
47	(TH)	–	1705 sf.	20	46*	1.34*	(1.)(3.)(5.)
48	(TH)	–	1705 sf.	20	46*	1.34*	(1.)(3.)(5.)

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49	(TH)	–	1705 sf.	20	46*	1.34*	(1.)(3.)(5.)
50	(TH) End Unit	6 ft. *	2170 sf.	20	36	1.07*	(1.)(3.)(5.)
51	(TH) End Unit	8 ft.	2538 sf.	20	30	0.9	
52	(TH)	–	1870 sf.	20	40	1.19*	
53	(TH)	–	1870 sf.	20	40	1.19*	
54	(TH)	–	1870 sf.	20	40	1.19*	
55	(TH) End Unit	8 ft.	2538 sf.	20	30	0.9	
56	(TH) End Unit	8 ft.	3107 sf.	20	25	0.8	
57	(TH)	–	1884 sf.	20	41*	1.22*	
58	(TH)	–	1862 sf.	20	42*	1.23*	
59	(TH) End Unit	8 ft.	2564 sf.	20	31	0.906*	
60	(GH)	2 ft. *	6282 sf.	20	40	0.7	
61	(TH) End Unit	8 ft.	2538 sf.	20	31	0.915*	
62	(TH)	–	1870 sf.	20	42*	1.23*	
63	(TH)	–	1870 sf.	20	42*	1.23*	
64	(TH)	–	1869 sf.	20	42*	1.23*	
65	(TH) End Unit	7 ft. *	2471 sf.	20	32	0.94*	
66	(GH)	3 ft. *	8641 sf.	20	30	0.5	
67	(GH)	3 ft. *	8830 sf.	20	32	0.6	
68	Duplex	8 ft.	2765 sf.	20	28	0.9	(1.)(3.)(5.)
69	Duplex	8 ft.	2765 sf.	20	28	0.9	(1.)(3.)(5.)

70	(TH) End Unit	8 ft.	2100 sf.	20	38	1.11*
71	(TH)	–	1540 sf.	19*	51*	1.49*
72	(TH)	–	1540 sf.	18*	51*	1.49*
73	(TH) End Unit	8 ft.	2773 sf.	19*	28	0.9
74	(TH) End Unit	8 ft.	2350 sf.	20	33	0.99*
75	(TH)	–	1760 sf.	20	44*	1.3*
76	(TH)	–	1760 sf.	20	44*	1.3*
77	(TH) End Unit	8 ft.	2480 sf.	20	32	0.94*
78	Duplex	8 ft.	4246 sf.	20	19	0.6 (1.)(3.)(5.)
79	Duplex	8 ft.	2548 sf.	20	30	0.9 (1.)(3.)(5.)
80	Duplex	8 ft.	2548 sf.	20	31	0.91* (1.)(3.)(5.)
81	Duplex	8 ft.	2548 sf.	20	30	0.9 (1.)(3.)(5.)
82	Duplex	8 ft.	2925 sf.	20	27	0.8 (1.)(3.)(5.)
83	Duplex	8 ft.	3611 sf.	20	21	0.7 (1.)(3.)(5.)
84	Duplex	8 ft.	3611 sf.	20	22	0.7 (1.)(3.)(5.)
85	Duplex	8 ft.	2925 sf.	20	26	0.8 (1.)(3.)(5.)
86	Duplex	8 ft.	2925 sf.	20	27	0.8 (1.)(3.)(5.)
87	Duplex	8 ft.	2925 sf.	20	26	0.8 (1.)(3.)(5.)
88	(TH) End Unit	8 ft.	2925 sf.	20	27	0.8 (1.)(3.)(5.)
89	(TH)	–	2145 sf.	20	36	1.07* (1.)(3.)(5.)
90	(TH)	–	2145 sf.	20	36	1.07* (1.)(3.)(5.)

91	(TH) End Unit	8 ft.	4669 sf.	20	17	0.5	(1.)(3.)(5.)
92	(TH) End Unit	8 ft.	4673 sf.	20	17	0.5	(1.)(3.)(5.)
93	(TH)	–	2276 sf.	20	34	1.01*	(1.)(3.)(5.)
94	(TH)	–	2459 sf.	20	32	0.93*	(1.)(3.)(5.)
95	(TH) End Unit	8 ft.	3855 sf.	20	20	0.6	(1.)(3.)(5.)
96	Duplex	8 ft.	4237 sf.	20	18	0.6	(1.)(3.)(5.)
97	Duplex	8 ft.	4517 sf.	20	17	0.6	(1.)(3.)(5.)
98	(TH) End Unit	8 ft.	4880 sf.	20	16	0.5	(1.)(3.)(5.)
99	(TH)	–	3684 sf.	20	21	0.7	(1.)(3.)(5.)
100	(TH)	–	3867 sf.	20	20	0.6	(1.)(3.)(5.)
101	(TH)	–	4050 sf.	20	20	0.6	(1.)(3.)(5.)
102	(TH) End Unit	8 ft.	6017 sf.	20	13	0.4	(1.)(3.)(5.)
103	Duplex	8 ft.	2833 sf.	20	27	0.8	(1.)(3.)(5.)
104	Duplex	8 ft.	3677 sf.	17*	21	0.7	(1.)(3.)(5.)
105	Duplex	8 ft.	3541 sf.	20	22	0.7	(1.)(3.)(5.)
106	Duplex	8 ft.	4028 sf.	20	19	0.6	(1.)(3.)(5.)
107	Duplex	8 ft.	4512 sf.	20	17	0.5	(1.)(3.)(5.)
108	Duplex	8 ft.	4290 sf.	20	18	0.6	(1.)(3.)(5.)
109	Duplex	5 ft. *	4740 sf.	20	17	0.5	
110	Duplex	8 ft.	3130 sf.	20	24	0.8	
111	Duplex	8 ft.	3130 sf.	20	24	0.8	

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112	Duplex	8 ft.	3652 sf.	20	22	0.7	
113	(TH) End Unit	8 ft.	7464 sf.	20	10	0.3	(1.)(2.)
114	(TH)	–	4342 sf.	20	18	0.6	(1.)(2.)(3.)
115	(TH)	–	4606 sf.	20	17	0.5	(1.)(2.)(3.)(5.)
116	(TH) End Unit	8 ft.	6436 sf.	20	12	0.4	(1.)(2.)(3.)(5.)
117	Duplex	8 ft.	6233 sf.	20	12	0.4	(1.)(2.)
118	Duplex	8 ft.	6025 sf.	20	13	0.4	(1.)(2.)
119	Duplex	8 ft.	5818 sf.	20	13	0.4	(1.)(2.)
120	Duplex	8 ft.	5610 sf.	20	14	0.4	(1.)(2.)
121	Duplex	8 ft.	5420 sf.	20	14	0.5	(1.)(2.)
122	Duplex	6 ft. *	5739 sf.	20	13	0.4	(1.)(2.)
123	Duplex	6 ft. *	5508 sf.	20	14	0.5	(1.)(2.)
124	Duplex	6 ft. *	5370 sf.	20	14	0.5	(1.)(2.)
125	Duplex	6 ft. *	5318 sf.	20	15	0.5	(1.)(2.)
126	Duplex	8 ft.	5172 sf.	20	15	0.5	(1.)(2.)(3.)
127	(TH) End Unit	8 ft.	4325 sf.	20	18	0.6	(1.)(2.)(3.)(5.)
128	(TH)	–	3010 sf.	20	25	0.8	(1.)(2.)(3.)
129	(TH) End Unit	7 ft.*	4174 sf.	20	13	0.6	(1.)(2.)
130	Duplex	7 ft.*	3806 sf.	20	20	0.6	(1.)(2.)
131	Duplex	7 ft.*	3422 sf.	20	22	0.7	(1.)(2.)(3.)
132	Single Family	7 ft.*	6660 sf.	20	19	0.5	(1.)(3.)

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133	Single Family	8 ft.*	6125 sf.	20	21	0.6
134	Single Family	7 ft.	5464 sf.	20	24	0.6
135	Duplex	7 ft.*	3254 sf.	20	24	0.7
136	Duplex	6 ft.*	3255 sf.	20	23	0.7
137	Single Family	5 ft. *	7375 sf.	20	18	0.5
138	Single Family	5 ft. *	7204 sf.	20	18	0.5
139	Single Family	5 ft. *	6853 sf.	20	19	0.5
140	Single Family	6 ft. *	6547 sf.	20	20	0.5
141	Single Family	6 ft *	6072 sf.	20	21	0.6
142	Single Family	8 ft.	5874 sf.	15'*	22	0.6
143	(TH) End Unit	8 ft.	3521 sf.	20	22	0.7
144	(TH)	–	1744 sf.	20	45*	1.31*
145	(TH) End Unit	8 ft.	2540 sf.	20	30	0.92*
146	Single Family	8 ft.	5937 sf.	20	22	0.6
147	Single Family	8 ft.	6423 sf.	20	20	0.5
148	Single Family	8 ft.	6586 sf.	20	20	0.5
149	Single Family	8 ft.	6279 sf.	20	20	0.6
150	Single Family	8 ft.	5659 sf.	20	23	0.6
151	Duplex	8 ft.	2636 sf.	20	30	0.9
152	Duplex	6 ft. *	2517 sf.	20	30	0.9006*
153	(GH)	6 ft. *	6332 sf.	20	39	0.7

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154	(GH)	5 ft *	10502 sf.	20	24	0.5	(3.)
155	Duplex	7 ft *	5306 sf.	20	15	0.5	(1)(3)(5)
156	Duplex	8 ft.	6522 sf.	20	12	0.4	(1)(3)(5)
157	Duplex	8 ft.	5158 sf.	20	15	0.5	(1)(3)(5)
158	Duplex	8 ft.	4355 sf.	20	18	0.6	(1)(3)(5)
159	Duplex	6 ft. *	3481 sf.	20	23	0.7	(1)(3)(5)
160	Duplex	7 ft. *	3296 sf.	20	24	0.7	(1)(3)(5)
161	Duplex	7 ft. *	3206 sf.	20	24	0.8	(1)(3)(5)
162	Duplex	7 ft. *	3156 sf.	20	25	0.8	(1)(3)(5)
163	Duplex	7 ft. *	3146 sf.	20	25	0.8	(1)(3)(5)
164	Duplex	7 ft. *	3176 sf.	20	25	0.8	(1)(3)(5)
165	Duplex	8 ft.	3246 sf.	20	24	0.8	(1)(3)(5)
166	Duplex	8 ft.	3357 sf.	20	23	0.7	(1)(3)(5)
167	Duplex	8 ft.	3510 sf.	20	22	0.7	(1)(3)(5)
168	Duplex	8 ft.	3531 sf.	20	22	0.7	(1)(3)(5)
169	Duplex	8 ft.	4243 st.	20	18	0.6	(1)(3)(5)
170	Duplex	8 ft.	4132 sf.	20	19	0.6	(1)(3)(5)
171	(TH) End Unit	8 ft.	3231 sf.	20	24	0.8	(1)(3)(5)
172	(TH)	–	1988 sf.	20	39	1.15*	(1)(3)(5)
173	(TH) End Unit	8 ft.	3759 sf.	15'*	21	0.7	(1)(3)(5)
174	Duplex	8 ft.	3324 sf.	20	23	0.7	(1)(2)

175	Duplex	8 ft.	2700 sf.	20	28	0.9	(1)(2)
176	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9	(1)(2)(3)(5)
177	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)
178	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)
179	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)(5)
180	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9	(1)(2)(3)(5)
181	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9	(1)(2)(3)
182	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)
183	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9	(1)(2)(3)(5)
184	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9	(1)(2)(3)(5)
185	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)
186	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)
187	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)
188	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9	(1)(2)
189	(TH) End Unit	8 ft.	2700 sf.	20	28	0.9	(1)(2)
190	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)
191	(TH)	–	1980 sf.	20	38	1.12*	(1)(2)(3)(5)
192	(TH) End Unit	8 ft.	2925 sf.	20	26	0.8	(1)(2)(3)(5)
193	Duplex	8 ft.	2925 sf.	20	26	0.8	(1)(2)
194	Duplex	8 ft.	3607 sf.	20	21	0.7	(1)(2)

PHASE 3A

012/013

195	(TH) End Unit	8 ft.	5812 sf.	20	14	0.4
196	(TH)	–	2948 sf.	20	27	0.8
197	(TH)	–	2948 sf.	20	27	0.8
198	(TH)	–	2948 sf.	20	27	0.8
199	(TH) End Unit	8 ft.	4020 sf.	20	20	0.6
200	(TH) End Unit	8 ft.	4020 sf.	20	20	0.6
201	(TH)	–	2948 sf.	20	27	0.8
202	(TH)	–	2948 sf.	20	27	0.8
203	(TH)	–	2948 sf.	20	27	0.8
204	(TH) End Unit	8 ft.	4020 sf.	20	20	0.6

ON-STREET PARKING

Phase 1B On-Street Parking

Blaine Street NE	26 Spaces
58th Street NE	19 Spaces
Total	**45 Spaces**

Phase 2A

56th Place SE	20 Spaces
Central Ave. SE	3 Spaces
Southern Ave. SE	4 Spaces
57th Place SE	37 Spaces

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57th Street SE	29 Spaces
A Street SE	7 Spaces
58th Street SE	13 Spaces
East Capitol Street	18 Spaces
Total	**131 Spaces**

Phase 3A

East Capitol Street	15 Spaces
Total	**15 Spaces**

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Gary L. Palmer, Jr.
Battalion Fire Chief

DATE: February 12, 2004

SUBJECT: Zoning Commission Case No. 03-03 -- Application by A & R/THC LLC For the D.C. Housing Authority, for a Planned Unit Development for Housing and Community Center

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The D.C. Fire and EMS Department has reviewed the above application.

The applicant is requesting to make minor modifications to the alley system and relocation of the neighborhood park (tot lot). We have no objection to this request, provided all International Fire Codes and D.C. Law 2-90 are complied with.

If you have any questions concerning this review, please contact my office at 727-3659.

METROPOLITAN POLICE DEPARTMENT
Regional Operations Command-East
Sixth District

February 9, 2004

MEMORANDUM

TO: Charles E. Brown
Chief of Staff
Office of Organizational Development

THRU: Commander
Sixth District

SUBJECT: Zoning Commission Case Number 03-03 Regarding Application by A & R/THC LLC for the DC Housing Authority, for a Planned Unit Development for Housing and Community Center

The proposed site plan affecting the subject properties located at the north and south side of East Capitol Street, SE between 56th Place, SE, and Southern Avenue, SE, would not adversely affect traffic, parking, or public safety in the immediate vicinity.

It is anticipated that the delivery of police services in the area would not be encroached with the addition of the proposed multi-family dwellings. Additionally, this development should prove instrumental in the revitalization and restoration of the proposed site and its surrounding environs.

It is further recommended that major construction during this project be restricted to non-rush hour and low volume traffic periods as the site is located between three major arterial roadways entering the District of Columbia.

Thurston Genies
Lieutenant