GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: March 1, 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 – Supplemental 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

Supplemental Report

This is a supplemental report providing additional analysis of the above referenced case, which was not provided in the original report due to the late receipt of information at the Office of Planning. This report is divided into two major sections: 1) an analysis of the PUD requirements of §2400; and, 2) a review of the additional flexibility required for curb cuts and parking pads. The PUD analysis includes review of final design and minor design changes that have been made since the Stage I PUD. These changes fall into five broad categories:

1. The addition of curb cuts and parking pads or garages for every unit;
2. Changes to the alley system;
3. Relocation and redesign of the neighborhood park south of East Capitol Street;
4. Changes to the tree preservation objectives of the Stage I PUD;
5. Review of additional information provided with this application regarding stormwater management, grading, retaining walls and zoning flexibility requested.

The Office of Planning's final report on the Stage I PUD discusses the urban design objectives of the development and how they meet the policies and objectives of the Comprehensive Plan and the goals of the PUD regulations. The Office of Planning supports this major redevelopment. This report focuses on the relatively minor changes from the Stage I PUD and the additional detail that has been provided in the Stage II PUD application.

ZONING COMMISSION
District of Columbia
Case No. 03-03
Exhibit No. 28

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.28

Recommended Action:
The Office of Planning finds that this Planned Unit Development meets the PUD evaluation standards outlined in §2403 and is in accordance with the intent of the Zoning Regulations, the PUD process and the first-stage PUD. Therefore, the Office of Planning recommends approval of the PUD.

PUD Analysis

As outlined in §2400 of the Zoning Regulations, "*The planned unit development (PUD) process is designed to encourage high quality developments that provide public benefits. The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number or quality of public benefits and that it protects and advances the public health, safety, welfare, and convenience.*"

Public review of the PUD application by the Zoning Commission "*is required in order to evaluate the public benefits offered in proportion to the flexibility or incentives requested and in order to establish a basis for long-term public control over the specific use and development of the property. While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, nor to result in action that is inconsistent with the Comprehensive Plan.*" In general, OP feels that the PUD is generally consistent with Zoning Regulations, and is not inconsistent with Comprehensive Plan objectives.

The objectives of a PUD are to promote sound project planning, efficient and economical land utilization, attractive urban design and the provision of desired public spaces and other amenities. The PUD proposes a variety of uses that are appropriate for the proposed zoning and complimentary to the zone map and the intent of the zoning regulations. The PUD proposes single-family detached, semi-detached, row, and multi-family dwellings. These residential uses along with the community center and daycare center uses provide a mix of uses that will develop into a stable and strong community. The R-5 zone district is appropriate for accommodating these uses. The R-5-A zoning district is consistent with nearby zoning and the Generalized Land Use Map designation.

Title 11DCMR§2400 establishes specific requirement and evaluation standards for a PUD application, as follows.

a) Area Requirements (§2401.1(c))

The minimum area included within the proposed development, including the area of public streets or alleys proposed to be closed, shall be a total of 2-acres in an R-5-A zone.

Conforms – the most restrictive zone that is a subject of this application is R-5-A;

therefore, this 50-acre project meets that standard.

b) Development Standards (§2405)

No building or structure shall exceed the following maximums:

ZONE DISTRICT	Maximum Height (feet)	FAR
R-5-A	60 feet	1.0
R-5-D	90 feet	4.5

c) PUD Evaluation Standards (§2403)

2403.3 The impact of the project on the surrounding area and on the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.

Impact of the project on the surrounding area: The project is anticipated to have a positive impact on the surrounding area. A blighted and poorly designed public housing project will be replaced with new housing, in a mix of housing types that will promote a stable and attractive community. The addition of the community center, day care center, and neighborhood parks will provide positive services to the neighborhood.

Impact of the project on the operation of city services: The proposed project will provide needed infrastructure repairs, particularly to sanitary sewer services and transportation systems.

2403.4 The Commission shall find that the proposed PUD is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site.

As indicated in the original report this project is not inconsistent with the Comprehensive Plan and furthers the public policies established through the HOPE VI program and the DC Housing Authority.

2403.5 In the context of the Comprehensive Plan, the Commission shall also evaluate the specific public benefits and project amenities of the proposed development, which features may in some instances overlap.

The public benefits and amenities package (described in more detail below and in the applicant's submissions) includes the following major items:

1. A community center
2. Two tot-lots
3. Substantial improvements to public infrastructure, including:
    a. Restoration of a grid street pattern which improves access and safety
    b. Construction of a new storm water management system, which controls flooding and improves water quality

c. Reconstruction of the existing sanitary system, which had deteriorated in parts to the detriment of the environment
4. Housing and affordable housing
5. Superior design and architecture
6. Substantial streetscape and landscape plantings.

2403.9 Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

(a) Urban design, architecture, landscaping, or creation or preservation of open spaces;

The fabric of the surrounding neighborhoods is characterized by duplexes, single-family homes and some garden apartments. The proposed development will provide a mix of housing types to encourage a mixed income community. According to the applicant, the architectural style of the various project components is designed to be compatible with the neighborhood.

The residential density of the project is in keeping with the surrounding neighborhood. The dwelling units and community center proposed would not be unduly burdensome on the existing infrastructure, much of which will be reconstructed with the HOPE VI project.

The proposed development will provide well defined, protected public open spaces and pedestrian connections to the rest of the community. Buildings are sited close to the street edge to promote intimacy and to promote more "eyes on the street." The open spaces and street pattern are arranged to provide "defensible spaces" and deter criminal activities. Adequate lighting will be provided.

(b) Site planning, and efficient and economical land utilization;

The site plan for this 40-acre site strives to meet four main urban design goals. First is to provide integration into the existing urban fabric by providing appropriate connections to the surrounding neighborhoods. Second, is to provide an environmentally sensitive site design. Third, is to develop an architecture that complements the surrounding context. Fourth, improve the safety and defensibility of the site.

(c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

The proposed vehicular and pedestrian network provides new interconnectivity to the existing surrounding street system. This corrects security and access problems of this public housing development, which was 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.

The applicant has provided details of the landscaping, fencing and street furniture to be used throughout the Hope VI project area. These will provide a common theme to knit the various components together. Sidewalks are proposed with the development that connect the project to the existing street network, open spaces and the future commercial center.

(d) Historic preservation of private or public structures, places, or parks;

There are no historically significant resources in the development area.

(e) Employment and training opportunities;

The applicant is engaged in formal agreements with the Local Business Opportunity Commission and the Department of Employment Services on plans for first source hiring for District of Columbia and East Capitol neighborhood residents, and for participation by small, local and disadvantaged businesses in the development of the project. The private developers in this application are African-American-owned enterprises. A First Source Employment Agreement and a Memorandum of Understanding for the Use of Local, Small or Disadvantaged Business Enterprises are being prepared by the applicant, and will be provided to the Zoning Commission prior to final action.

(f) Housing and affordable housing;

The development provides housing and affordable housing in accordance with the HOPE VI guidelines and the policies and goals of the DC Housing Authority. Currently, the project will provide 226 units, 140 ownership units and 86 rental units. Of the 140 ownership units 56 are affordable with 30 available for purchase by public housing residents and the remainder available to buyers at 40 to 80% AMI. Of the 86 rental units 25 are tax credit and 61 are public housing.

(g) Social services/facilities;

The community center will provide recreation and meeting space for the community, as well as, providing facilities for job training and other programs.

(h) Environmental benefits, such as storm water runoff controls and preservation of open space or trees;

The proposed development creates a complete new community with attractive urban design, new landscaping, major environmental improvements and renewed street connections with the surrounding neighborhood. The open space at Watts Branch stream and park will be restored and upgraded. An improved street network will be created, and a balanced mixture of housing types and densities are proposed according to planning principles. The plans carefully address storm water runoff, slope stability, open spaces and related matters. Numerous entrenched soil erosion, sewage backup, site planning, structural faults in buildings, and similar problems that are exhibited in the existing buildings and site conditions will be removed and replaced by carefully planned new development.

Although the applicant proposes to preserve a number of mature trees, the Urban Forestry Administration in their earlier comments recommended preserving additional trees. This project includes methods of controlling the quantity and quality of stormwater runoff. This includes the construction of new drainage systems and a large sand filter. This application has been referred to the Department of Health and no comments have been received. The tree preservation and stormwater management engineering will be reviewed again during the building permit review.

(i) Uses of special value to the neighborhood or the District of Columbia as a whole;

The applicant states that a public benefit of the project is that a new, high-quality, mixed-income residential community will replace the existing multiple public housing complexes that have endemic and widespread social, physical and environmental problems. The revitalization plan features a housing mix tailored to homeowners and renters with a wide spectrum of incomes and physical abilities. New East Capitol is a Hope VI project with major funding from HUD and represents a major policy initiative and commitment of resources by the D.C. Housing Authority in partnership with private developers and nonprofit organizations. The project was developed with substantial community participation, including a full relocation plan. A full network of social and economic services will be provided to help residents reach educational, job, homeownership and personal achievement goals.

(j) Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.

The surrounding neighborhoods are likely to benefit from the development of the New East Capitol community in numerous ways. According to the applicant, these include: reduced crime; improved building and site aesthetics, enhanced property values and

enjoyment of neighborhood life; improved social services; restoration of Watts Branch steam bed and park; improved street pattern; and no adverse effect on local school capacity because of reduced population and households. DC Public Schools has not commented on the application, but the Office of Planning agrees these are reasonable assertions. No significant adverse effects on surrounding neighborhoods or public facilities are likely to occur.

2403.10 A project may qualify for approval by being particularly strong in only one or a few of the categories in §2403.9, but must be acceptable in all proffered categories and superior in many.

OP believes that the public benefits and amenities package, overall, is strong and appropriate to the minor relief requested through the PUD process.

2403.11 To assist the Commission in applying the evaluation standards of this section, the applicant shall prepare and submit to the record of the case an annotated table that shows:

(a) The extent to which the proposed development would comply with the standards and requirements that would apply to a matter-of-right development under the zone district classification of the site at the time the application is filed;

(b) The specific relief that the applicant requests from the matter-of-right standards and requirements; and

(c) If the applicant requests a map amendment, the extent of compliance with, and the requested relief from, the matter-of-right standards and requirements of development under conventional zoning.

This table is provided as Attachment 1.

2403.12 The annotated table required by §2403.11 shall also show how the public benefits offered are superior in quality and quantity to typical development of the type proposed and the duration of the operational or grant programs.

The applicant has provided considerable detail related to the amenity package.

2403.13 Public benefits other than affordable housing, such as public facilities or public open space, may be located off-site; provided, that:

(a) There is a clear public policy relationship between the PUD proposal and the offsite benefit; and

(b) The off-site benefit shall be located within one-quarter mile of the PUD site or within the boundaries of the Advisory Neighborhood Commission for the area that includes the PUD site.

The applicant is not proposing any off-site amenities.

2403.14 If the off-site public benefit is housing, it shall be provided according to the requirements of §2404.

Off-site housing is not required and is not proposed as an amenity.

Zoning Analysis

Curb cuts and parking pads

Due to steep slopes between 56th Place and 57th Place an alley system was not proposed to serve the homes fronting these two streets. Consequently, parking for those dwelling had to be provided from the front. This created a need for flexibility from the following provisions:

2116.4 Required parking spaces shall not be located in the area between a building line and lot line abutting a street.

2117.8 A driveway that provides access to required parking spaces shall meet the following standards:

(b) A driveway serving a one-family dwelling or flat or that otherwise serves only one parking space shall be not less than seven feet (7 ft.) in width;

(c) A driveway serving any use other than a one-family dwelling or flat or serving more than one (1) parking space shall be as follows:

(1) Not less than twenty-five feet (25 ft.) from a street intersection as measured from the intersection of the curb line extended;

(2) Not less than twelve feet (12 ft.) in width if designed for one-way circulation or fourteen feet (14 ft.) if designed for two-way circulation; and

(3) Not more than twenty-five feet (25 ft.) in width.

(d) A driveway that provides access directly from a street to a row dwelling or a flat shall be a minimum of twenty-eight feet (28 ft.) from all adjacent driveways that provide access directly from a street to a row dwelling or a flat, as measured from the nearest edge of each such driveway opening.

2117.9 Driveways and parking for row dwellings shall be governed by the following special provisions:

(a) In the case of two (2) or more row dwellings that are constructed concurrently on adjacent lots and that have direct access only from the street, each two (2) row dwellings shall provide access to the required off-street parking spaces through adjacent driveways that share one (1) driveway opening. The width of each driveway shall not exceed seven feet (7 ft.) on each lot;

Those lots needing relief from these provisions are enumerated in Attachment 1. Due to the topographic constraints the Office of Planning believes the requested flexibility is acceptable.

Recommendation

The Office of Planning finds that this Planned Unit Development meets the PUD evaluation standards outlined in §2403 and is in accordance with the intent of the Zoning Regulations, the PUD process and the first-stage PUD. Therefore, the Office of Planning recommends approval of the PUD.

Attachments:

1. Zoning Matrix

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*	

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*

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. 2117.8(d)
4. VARIANCE TO SEC. 2117.8(c)(1)

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

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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*	

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.)

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.)

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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),[redacted](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

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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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