NCPC File Nos. ZC 03-03/02-05 and 6461

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

SECOND STAGE PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL PROJECT, CAPITOL GATEWAY ESTATES
East Capitol Street and 58th Street
Washington, D.C.

ZONING COMMISSION
District of Columbia
CASE NO. 03-03
EXHIBIT NO. 38

Delegated Action of the Executive Director
April 29, 2004

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed Second Stage Planned Unit Development for a residential project bounded by 61st Street and Southern Avenue, SE on the east; Central Avenue, SE on the south; 56th Place, SE and 57th Place NE on the west; and Clay Street, NE and the Watts Branch stream valley on the north, on Lots 41-78 in Square 5246; Lot 51 in Square 5272; Lot 53 in Square 5279; Lots 99-114 and 118-204 in Square 5280; and Lots 36-92, 96-98 and 101-139 in Square 5281 would not adversely affect the identified federal interest or be inconsistent with the Federal Elements of the Comprehensive Plan, and pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the preliminary and final site and building plans for the project as shown on NCPC Map File No. 81.10(38.00)-41361.

* * *

The District of Columbia Zoning Commission has referred a proposed second stage Consolidated Planned Unit Development (PUD) to the National Capital Planning Commission for federal interest review and comment. In addition, the District of Columbia Housing Authority has requested that the Commission review and approve preliminary and final site and building plans for the proposed housing project which the PUD designation would encompass. The first stage consolidated PUD for this project was approved by the Commission on August 29, 2002.

The site is bounded by 61st Street and Southern Avenue, SE on the east; Central Avenue, SE on the south; 56th place, SE and 57th Place NE on the west; and Clay Street, NE and the Watts

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Branch Stream Valley on the north, on Lots 41-78 in Square 5246; Lot 51 in Square 5272; Lot 53 in Square 5279; Lots 99-114 and 118-204 in Square 5280; and Lots 36-92, 96-98 and 101-139 in Square 5281. The site is approximately 23.14 acres and will be zoned R-5-A. Land uses surrounding the area are characterized by a mix of detached and semi-detached houses, triplexes, row houses, garden apartments, and neighborhood convenience commercial buildings. Several public facilities are in the immediate vicinity of the proposed PUD including the Capitol Heights Metrorail Station, the Watts Branch Park, the Watts Branch Playground, and two public schools.

This development is a HOPE VI mixed income residential community. At completion it will contain 226 units at varying prices for sale and rent. The project will consist of 14 single family homes, 68 semi-detached units, 166 town homes, and 7 buildings which contain 4 units each. Although the residential buildings will not be replicas of any historical style from the surrounding neighborhood, they are designed to be contextual and compatible with the surrounding neighborhoods. The project will also include a community center.

Approval of this proposal would grant relief from driveway and parking requirements of the proposed R-5-A zoning. However, the PUD designation will create significant public benefits, including the replacement of public housing that has endemic social, physical, and environmental problems with a new community designed to incorporate numerous quality of life initiatives, including social and economic assistance services.

The identified federal interest in this project is the designation of East Capitol Street as a Special Street in the Federal Elements of the Comprehensive Plan. However, as addressed in the Commission's approval of the first stage consolidated PUD for this project, the proposed PUD designation would not be inconsistent with the Comprehensive Plan and would not have an adverse impact on a federal interest. In its capacity as advisor to the project's design under Section 5 of the National Capital Planning Act, the Commission has determined that the proposed action will have no adverse impact on a federal interest.

The Coordinating Committee reviewed the proposal on April 14, 2004 and forwarded it to the Commission with the statement that the project has been coordinated by all agencies present.

Patricia E. Gallagher, AICP
Executive Director

COMMISSION ACTION

NCPC File No. Z.C. 03-29

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

GEORGE WASHINGTON UNIVERSITY RESIDENCE HALL
CONSOLIDATED PLANNED UNIT DEVELOPMENT
in Square 103 and Lot 817, 2025 F Street, NW
Washington, D.C.

Submission by the Zoning Commission of the District of Columbia

May 6, 2004

Commission Action Requested by Applicant

Approval of comments pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724(a)) and D.C. Code § 2-1006(a).

Commission Action

The Commission:

Concludes that the proposed Consolidated Planned Unit Development for the George Washington University-Square 103 Residence Hall at 2025 F Street, NW, **would not adversely affect** the identified federal interest and is consistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Deborah B. Young
Secretary to the National Capital Planning Commission