GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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MEMORADUM

TO: Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

DATE: July 16, 2003

SUBJECT: Waiver of Rules for Late Submittal of Final Report on Cases **No. 03-12 and No. 03-13**

The attached Final Report concerning the applications for Case Numbers 03-12 and 03-13 is being submitted less than 10 days prior to the public hearing before the Zoning Commission. The Office of Planning respectfully requests that the Board waive its rule and accept the report into the record.

ZONING COMMISSION
District of Columbia
Case 03-13
Exhibit 26

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.26

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director

SUBJECT: Final Report
Zoning Commission Case No.03-12 and 03-13
Planned Unit Developments and Map Amendment for
Capper/Carrollsburg Hope VI Revitalization Project

DATE: July 14, 2003

I. APPLICATION SUMMARY

On May 12, 2003, the Zoning Commission voted to schedule a public hearing for Case Numbers 03-12 and 03-13. The applicants (Capper/Carrollsburg Venture, LLC, the District of Columbia Housing Authority, and Square 769, LLC) have requested:

- Preliminary review and approval of a Planned Unit Development (PUD) encompassing all or parts of 13 Squares in Southeast Washington (Case No. 03-12). This PUD would include an amendment to the zoning map for two full Squares and portions of a two other Squares;
- Consolidated review and approval of a PUD for a 6-Square sub-set of the Preliminary PUD (Case No. 03-13).

The applicants propose to build a mixed-income, mixed-use development on 33 acres (including rights-of-way and other public space) between the Washington Navy Yard and the Southeast-Southwest freeway. The project includes the demolition of all but one of the existing Capper/Carrolsburg buildings, the retention of one elderly housing building, and the construction of approximately 1,700 new housing units, 702,000 square feet of office space, and approximately 51,000 square feet of retail space.

The project is financed, in part, with a $35 million federal grant under the U.S. Department of Housing and Urban Development's (HUD's) HOPE VI program. It will be one of the largest HOPE VI programs in the country.

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) strongly supports this HOPE VI project. The project is well designed and of considerable social merit. It is consistent with the District's Comprehensive Plan. Its realization is a prime objective for the community, the District government, and the U.S. Department of Housing and Urban Development.

The requested PUD provides an almost-textbook example of how a PUD is supposed to function. It employs zoning flexibility in certain locations in order to achieve the overall goals of the Comprehensive Plan and still respects the existing zoning's average densities. What is unusual about these PUDs is that they would do this on a scale not usually possible in such a central urban location.

There are remaining questions and issues that need to be addressed prior to, or at, the public hearing. They are, with few exceptions, technical and procedural, rather than substantive. They are noted in this report and summarized on the last page.

OP RECOMMENDS:

- That the Commission APPROVE THESE APPLICATIONS SUBJECT TO THE PROVISION OF ADDITIONAL INFORMATION AND THE RESOLUTION OF CERTAIN ISSUES that are noted in this report;
- That the Commission leave the record open for a sufficient period for the applicant to provide the additional information, and for OP to submit a supplemental report.

OP incorporates by reference its May 7 report to the Zoning Commission on these applications.

III. STATUS OF MAJOR ISSUES THAT HAD BEEN RAISED AT THE SETDOWN HEARING BY THE ZONING COMMISSION AND THE OFFICE OF PLANNING

A. The Preliminary PUD Boundary, and Various Jurisdictional Matters

1. Square 881W

The site plan development data has been recalculated to reflect the inclusion of Square 881W. It is listed as Reservation 19 on Sheet S-3.1 of Exhibit A to the May 27, 2003 pre-hearing statement for the preliminary PUD.

2. Reservation 17-A, Canal Street, and Square 739

This had been included in the setdown submission. Questions were raised about whether this land should be included. The applicant, OP, and the National Park Service (NPS) have agreed that this federal reservation will continue to be included within the Preliminary PUD[1].

Before a 2nd stage PUD application, the applicant will need to address the status of the closing of the southern portion of Canal Street, as well as other issues such as agreement on use of land south of the centerline of the projected Eye Street. It is currently anticipated that 25% of the 322 units in the planned apartment building that would occupy Square 739 and a portion of Reservation 17-A would be publicly assisted units. The reservation and street would, thereby, continue to serve public purposes.

[1] Meeting at Office of Planning, June 27, 2003.

3. *Reservations 17-B, C and D*

The applicant, OP, and the National Park Service (NPS) have agreed that these federal Reservations shall be included within the Preliminary PUD and used for recreation[2].

4. *2nd Street East of Reservations 17-B, C and D Between M and I Streets; L Street between Reservation 17 C and D*

At the setdown hearing, the jurisdictional plans for these streets were unclear. In order to re-establish the L'Enfant street grid, the applicant has agreed to either effect a re-opening of these Streets, or to dedicate a permanent easement for use of this land as public streets. The District Department of Transportation has agreed to maintain the streets.

5. *Square 882*

At the preliminary hearing, the Zoning Commission questioned whether Square 882 could legally be part of PUD Application No. 03-12. It cited 11DCMR §2401.3, which states: "All the property included in a PUD shall be contiguous, except that the property may be *separated only by a public street, alley, or right-of-way*" (emphasis added). The Commission noted that Square 882, which is proposed for inclusion in the Preliminary PUD, does not appear to meet the strict interpretation of the above-noted exceptions for a non-contiguous property.

- As of July 11, 2003, the proposed inclusion of this Square in the Preliminary PUD required additional information and resolution.

The applicant believes the Square's inclusion complies with the intention of §2401.3 for the following reasons:

A. §2401.3, according to the applicant, was intended to prevent the aggregation of small parcels of land that would not otherwise comply with the minimum area requirements of a PUD, into a larger parcel that would meet the area requirements;
B. At 33 acres (including public space), the PUD clearly meets the minimum area standards;
C. Square 882, at 85,000 square feet, more than meets the 1 acre minimum area requirement for an R-5-B zone;
D. Square 882 is separated by no more than the width of the right-of-way of a typical avenue from the nearest other part of the PUD;
E. Square 882 is clearly integral to the necessary cross-subsidy the commercial land sale would provide to help make the PUD's primary HOPE VI objective possible.

OP acknowledges the logic in all of these reasons. However, it is particularly important for the applicant to establish that the first of these reasons is supported by the zoning record. Acordingly, OP has:

[2] Ibid.

- Asked the applicant to provide information from the legislative or precedential history of §24-1.3 to help the Zoning Commission to determine whether the Square is eligible to be included within the Preliminary PUD.

This applicant has stated its intention of providing this information at the public hearing.

6. Scattered Private Properties Within the Preliminary PUD Boundaries

The Zoning Commission asked whether the applicant's not-yet-having-control of 20 properties included within the Preliminary PUD boundaries would preclude consideration of Application 03-12. The process for acquiring these properties is underway and will be complete before they are included within a 2nd Stage PUD application for this area. Because these properties are in only the Preliminary PUD, and because the applicant has powers of eminent domain, OP feels it is not necessary for these properties to be owned by the applicant at the time of the Preliminary PUD hearing. Control will be necessary for any 2nd Stage application.

The applicant owns all of the property within the Consolidated PUD.

7. The Van Ness School

The Zoning Commission asked why the Van Ness School was not part of the PUD. The Van Ness School has been part of the project planning process since its initiation. The public meetings on the HOPE VI project have been held at the School.

At one time the applicant and OP discussed the land use advantages of including the School within the Preliminary PUD. However, as noted in Section II J of the applicant's May 27 filing, the applicant has determined that, because the school system has no plans for new facilities at the school, it would complicate an already complex project to include the school in the PUD.

OP understands that it might be difficult to include the School System into the PUD at this point.

OP also realizes that, although appearing as if a part of the school grounds, Federal Reservation 19A separates the Van Ness school from Square 882 to the east.

Despite these difficulties:

- OP Recommends the applicant talk to the appropriate parties about inclusion of the school property and Reservation 19A into the PUD.

If the properties were able to be included, the contiguity question about Square 882 would be moot.

B. Tabulation of Development Data, and Project Benefits/Amenities in Relation to Requested Zoning Flexibility

§§2403.11, 24003.12 and 2406.11 require the applicant to submit an annotated table comparing:

- The site's matter-of-right standards and requirements for the development proposed by the PUD;
- The requested relief from (or map amendment to change) these standards and requirements, and;
- How the public benefits enabled by the relief and/or map change are superior to what would be typical development on the site.

The applicant submitted substantial portions of this information in its original application and in its May 27, 2003 pre-hearing statement. This was summarized n OP's May 7, 2003 Preliminary Report. The concepts are clear, and the benefits of the overall project have been adequately explained. However:

- In OP's opinion, the applicant has not consolidated enough information to demonstrate what the shortfall would be, in dollars and in program achievement, if the requested zoning relief and flexibility were not granted.
- For the Consolidated PUD, the applicant will need to submit a table that considers each current and projected future parcel, whether it will and would comport with existing zoning and, if, the nature of the relief that would be required.

The applicant has agreed to provide this in time for the public hearing. This information will include the projected project shortfall without the requested zoning relief and, in particular:

- The degree to which the requested change from C-3-C to CR for Squares 767, 768 and 769 (north) will enable the applicant to provide either additional public housing or subsidies for public housing from the sale or rental of additional market rate units
- The degree to which the requested change from R-5-B to CR for Square 882 will increase the likely sales price of the CR land and how that increase will cross-subsidize other parts of the project.
- How the side yard flexibility for one parcel is necessary to achieve project goals.

C. Concerns About Open Space, Livability, and Possible *De Facto* New Housing Type; Public Access to Playing Fields at the Marine Barracks

1. Residential Open Space Patterns

The Commission expressed concern about the amount of open space that will be provided; about a perceived lack of usable open space in the rowhouse portions of the project, and the new typology for townhouse development in the project.

The applicant addressed these concerns in Section II.B of its May 27, 2003 filing.

- The townhouses are similar to the traditional Washington row house type. Most have 16-foot deep front yards, bays, garages, terraces and decks.

There are, however, two substantial differences from typical Washington row houses:

- Some of the row houses do not have rear yards. In many instances the developer has chosen to provide garages, decks and terraces rather than back yards;
- Some of the inner-block row houses face onto a common landscaped area instead of a front yard.
- The 51-unit per acre density of the residential area allows for the provision of common public space.
- The two Senior Buildings and two of the four apartment buildings flanking the Canal Blocks will have landscaped courtyards. The condominium apartment building will also have a roof deck.

The typical rowhouse development in the Capitol Hill area is in the R-4 zone district. The R-4 zone district "is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families" (11DCMR §330.1).

The PUDs however, are proposing and have been designed for an R-5-B zone district. Section 350.1 of the Zoning Regulations states the intent of the R-5-B zone district:

> The R-5 Districts, are general Residence Districts designed to permit flexibility of design by permitting in a single district, except as provided in §§ 350 through 361, all types of urban residential development if they conform to the height, density, and area requirements established for these districts under chapter 4 of this title. The R-5 Districts shall also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive Residence Districts (11 DCMR §350.1).

The R-5-B zone district anticipates a higher density than the R-4 zone and accommodates the residential "flexibility of design" that this PUD proposes. Overall residential lot occupancy will be approximately 59%, if one subtracts office buildings and private driveways that would more typically considered part of the public space. This compares favorably with the 60% lot coverage permitted as a matter of right in the R-5-B.

With respect to overall residential FAR, OP notes that, even assuming an average of 2000 gross square feet per unit, the residential FAR would be just over 2.0. This also compares favorably with the 1.8 FAR permitted as a matter of right in the R-5-B zone, and is well under the 3.0 permitted for PUDs in the R-5-B and C-3-C zone districts.

- OP has asked the applicant to clarify whether the row house component's lot coverages exceed that permitted under matter of right development

2. *Community Access to the Playing Fields at Marine Barracks Annex*

The applicant states that the project (including streets and driveways) includes 5.5 acres of landscaped parkland or public open space. 5 of these acres are split evenly between the Canal Blocks Park (federal Reservations 17 B, C and D) and the new Marine Barracks playing fields that DCHA is transferring to the Navy Department, but to which the public has been guaranteed access.

To enable the construction of the Annex, DCHA agreed to transfer property to the U.S. Marines/Department of the Navy. DCHA was aware of its plans for the Hope VI project at the time and made public access to the planned playing fields an integral part of the land transfer agreement. The 2.5 acres at the Marine Barracks annex are the primary area for active recreation within the Arthur-Capper neighborhood. They are intended to be used in conjunction with the adjacent Community Center.

It is particularly important that the public be ensured reasonable access to this land after the transfer to the Marines is complete. Section II. B of the applicant's May 27, 2003 filing with the Commission states: "...the fields will remain open to the public. A written agreement will ensure that the fields will remain open for public use". Section II. G. 7 of the May 27 filing quotes a March 1999 agreement between the marine Corps and DCHA as stating that the shared community/Marine Corps use of the sports fields will be "jointly coordinated by the Marine Corps and the appropriate local governmental organization" The May 27 filing further states that "It is contemplated by both parties that the community shall have access to the sports field for structured and unstructured recreational use, subject to security considerations".

OP has reviewed both the 1999 Memorandum of Understanding (MOU) between DCHA and the Navy/Marines and the 2002 covenants transferring jurisdiction from the NPS to the Navy.

The MOU specifies:

...the Marine Corps intends to make substantial improvements to the parcel of land commonly known as Lincoln Playground as a sports complex and share its use with the Community. Such shared use will be on a non-interference basis and jointly coordinated by the Marine Corpos and the appropriate local governmental organization.

As soon as practicable after the signing of this MOU, the Marine Corps agrees to use the outdoor facilities at the Site for activities intended to bring a meaningful Marine Corps presence to the Community, including drilling, recreational activities, shared use with the Community and active participation in programs designed by the Marine Corps to be mutually beneficial for the Community and the Marine Corps.

The covenants state:

The realigned recreation field will remain dedicated to that purpose [recreation] and shall be available for public use in perpetuity.

The MOU makes the intention for community use clear. OP is encouraged that the NPS/Navy covenants reiterated this intention even after September 11, 2001.

OP recognizes that there many details of access, timing and programming remain to be finalized, but is satisfied that the 2.5 acres will be substantially available to the public.

3. Canal Blocks Park

There will be a public competition for the design and programming of the 2.5-acre Canal Blocks Park. The process will have extensive public input. OP will have a principal role and will seek to ensure that family-oriented recreation needs are incorporated into the design.

The applicant has pledged $137,000 towards the park, in addition to removing school busses and weeding and seeding the land. Approximately $5.5 million has already been pledged for the Park's development by various nearby property owners, developers and public agencies. One of these property owners is also a co-applicant in the current PUDs.

4. Other Open Space

The remaining half-acre (approximately) of open space is divided among the Community Center's (.29 acres), a small park at L and 3 ½ Street (.18 acre), and another park and Virginia Avenue between 3rd and 4th Streets (.2 acres).[3] There are also small landscaped areas around which some of the townhouses are grouped, and courtyards in the apartment buildings and elderly housing.

In sum, OP feels that the amount of open space that will be provided is adequate, and that much of its effectiveness will depend on:

- The design of the Canal Blocks Park;
- The details of public access to the Marine Barracks playing fields;
- The design of and type of family-oriented recreation equipment at the Community Center and the remaining "vest pocket" courtyards, parks and open spaces.

The applicant plans to discuss all of these matters at the public hearing.

D. Congruence of the Application with the Comprehensive Plan Land Use Map; Inclusion of Office Buildings Within the PUDs

The Zoning Commission noted discrepancies on a square-by-square basis between the PUD's land use and the Comprehensive Plan's Generalized Land Use map. The Map shows a rigid segregation of land uses as being appropriate. The only area where the Map shows mixed- uses as being appropriate in Near Southeast is at Buzzard Point, on either side of South Capitol Street.

The applicant has stated that, when the project area for both PUDS is viewed as a whole, they achieve the type and scale of uses the Land Use Map supports for this area. OP agrees with this view and refers the Commission to the applicant's explanation in Section II. D of its May 27 filing.

The Commission particularly questioned the consistency with the Comprehensive Plan of the two office buildings proposed for Square 882.

The relationship of the buildings to the overall plan has been discussed above. The applicant also notes, in Section II. Eye of the May 27 filing, "The construction of the office space [in the 200 and 600 blocks of M Street, SE] will be the economic engine for the community redevelopment". The applicant estimates that the office site will generate $16 million of the total $33 million that will be by the overall sale of DCHA land within the project area. "The multiplier effect of having a commercial component as part of the HOPE VI project allows DCHA to maximize the value of the land, generating a large portion of the funds required for public housing replacement". At the public hearing, the applicant will discuss

[3] Based on figures supplied by applicant and rounded upward.

further the cross-subsidy, the multiplier effect and the larger context of the Generalized Land Use Map as it pertains to the PUD area.

E. Roads, Utilities and Streetscape Design

OP had previously asked the applicant to be more specific about the planned design and construction of roads, utilities and streetscape. The construction of new roads, the reconstruction of existing roads, and the replacement of a significant portion of the water and sewer infrastructure would constitute considerable public benefits from this project.

Section III E of the applicant's May 27 filing discusses matters such as the condition-paving-index, coordination of street improvements and utility installation, etc. The applicant will definitely be constructing a new 3rd Place and a new 6th Place. The applicant will be constructing new sidewalks throughout the project and installing street furniture.

Given existing street conditions, DDOT had no plans for rebuilding any of the streets within the project area. However, DDOT has expressed skepticism to OP about whether the streets will remain in acceptable condition after the applicant's planned demolition and major construction project.

The following matters are unresolved and will need to be addressed at the hearing:

- The status of applicant discussions with WASA about utility re-construction, particularly the needs for, and responsibility for, any replacement of combined sewers with separate stormwater and wastewater sewers. These are costly items and the determination of need and assignment of responsibility could bear significantly on the project. Resolution of this is particularly important for the Consolidated PUD;
- A statement noting that the applicant will be responsible for any street reconstruction necessitated by the impact of project demolition or construction;

Because the new streetscape has been proffered by the applicant as one of the project amenities, OP feels that the application would benefits from:

- Additional discussion of how the applicant proposes to give special emphasis to particularly important streets in the Consolidated PUD, such as 3rd Place;
- Explanation of whether any sidewalks in the Consolidated PUD will paved in anything other than concrete, or, if not, whether there will be ornamental materials edging the concrete on any sidewalks;
- Clarification of street lighting fixtures throughout the Consolidated PUD;
- Because of the important of 2nd Street along the Canal Blocks in the Preliminary PUD, the streetscape guidelines for the Preliminary PUD should indicate a commitment to higher level of materials and details for these blocks;
- The applicant should address whether it will be replacing curbs in the project area, and if so, with what material.

F. Alignment and Classification of the New Block of 6th Street

OP and DDOT had been concerned about 6th Street's (a.k.a. 6th Place's) alignment, its offset from 6th Street on the south side of M Street, and its future ownership. These issues have not yet been settled. It is clear that the applicant will build the new street. However,

- The applicant and DDOT need to agree on whether the new street's offset from the existing 6th Street is acceptable, and;
- Whether the street will be a public street, or a private street over which a permanent easement will be granted

G. Low Impact Development

The applicant has stated that it intends to use low impact development techniques throughout the development. Drawing C-2- a of the Consolidated PUD utility plan, and Section III F of the May 27 submission state that stormwater management alternatives "have been selected with low impact techniques in mind..." and that the applicant will use "best management practices or other low impact development practices as determined to be feasible on each individual square". While the applicant discusses bioretention areas, filtera structures and storm filters, the submission does not discuss the feasibility of techniques such as minimization of impervious service in driveways, green roofs on high-rise buildings, or the recycling of materials from the existing structures on-site.

OP believes:

- The applicant should be prepared to discuss specific goals for low impact development at the public hearing.
- The applicant should, for the Consolidated PUD, explain the criteria that will be used to determine the square by square determination of the feasibility of implementing low impact development practices, as is indicated on page 32 of the May 27 report.

H. LSDBE/First Source Implementation

The applicant has stated it will meet federal requirements under the Section 3 program and will employ the LSDBE and First Source techniques typical of other PUDs.

The scope and duration of this project affords a significant possibility for the development of new skills among current Arthur Capper residents. The applicant understands this, has made plans for this and:

- At the public hearing, the applicant will discuss its commitment to neighborhood-resident-targeted employment and training programs based on those that have been used on other large public construction projects in the District.

M. Ground Floor Retail Space

In its set-down report, OP recommended 14-foot floor-to-finished-ceiling heights for ground floors of buildings flanking the Canal Blocks, and the office buildings in Square 882. The applicant's guidelines show 11'8".

This is of serious concern to OP. In its research for the Capital Gateway Overlay that has been given preliminary approval by the Zoning Commission, and in its work on the upcoming Mount Vernon retail overlay, retailers have consistently told OP that 14' is the minimum acceptable floor-to-finished-ceiling height for quality retail. Some of the retailers interviewed have preferred 18' and 20' ceiling heights.

This matter has not yet been resolved. The applicant has committed to exploring whether the additional height can be provided without compromising the HOPE VI program.

OP continues to believe that, even though the relevant buildings are in the Preliminary PUD, not the Consolidated PUD, the applicant needs to commit now to providing the 14' ground floor to finished ceiling heights, and making whatever changes may be needed to accommodate both the heights and the PUD program. Therefore:

- OP recommends that the design guidelines for the Preliminary PUD be amended to provide for minimum 14' floor-to-finished-ceiling height for all areas proposed for CR zoning, or otherwise planned for ground floor retail or commercial space.

N. Senior Housing, K Street Frontage:

OP had noted that the pre-hearing statement for the Consolidated PUD application should address architectural and landscaping changes that could enliven the design of the first floor of the K Street façade. This has been done.

O. Parking

OP and the Commission had asked the applicant to resolve the inconsistency between the on-street parking shown on Sheets T-2.0 and T.3.0, as well as the minor inconsistencies between the off-street parking numbers shown on Sheet T-3.0 and page 24 of the O.R. George traffic and parking study. They also asked that the pre-hearing statement address the operation of the off-street stacked parking shown on sheet T-3.0, given the multi-unit nature of the row housing served. This has been done satisfactorily

P. Traffic

OP had noted a need to update the background development assumptions for the Southeast Federal Center build-out, and the impacts that might have on the 2007 Level of Service (LOS) projections for two intersections projected for Level of Service D in 2007. This was done in the May 27 submission. The two intersections are still projected for LOS D in 2007.

IV. COMMUNITY COMMENTS

Two ANC's have reviewed these applications. The project is located in ANC 6D and is adjacent to ANC 6B.

ANC 6-B voted unanimously to recommend approval to the Zoning Commission based on the project's design, its one-for-one replacement for existing residences, and the prospect of its helping to reconnect Capitol Hill to the Anacostia waterfront.

ANC 6-D voted 4-0-2 against the applications, citing concerns about 1) the level of compensation for private homes that will be removed by the project and the lack of guarantees on owners of these properties being able to be included in newly constructed homes; 2) the relocation of residents before the assessment of eligibility to return is complete, and community support programs have begun, and; 3) the overall density of the PUDs.

V. SUMMARY

The Office of Planning (OP) strongly supports this HOPE VI project. The project is well designed and of considerable social merit. It is consistent with the District's Comprehensive Plan. Its realization is a prime objective for the community, the District government, and the U.S. Department of Housing and Urban Development.

OP recommends that the applications be approved subject to the applicant providing the following information in a timely manner, and to the resolution of the following issues:

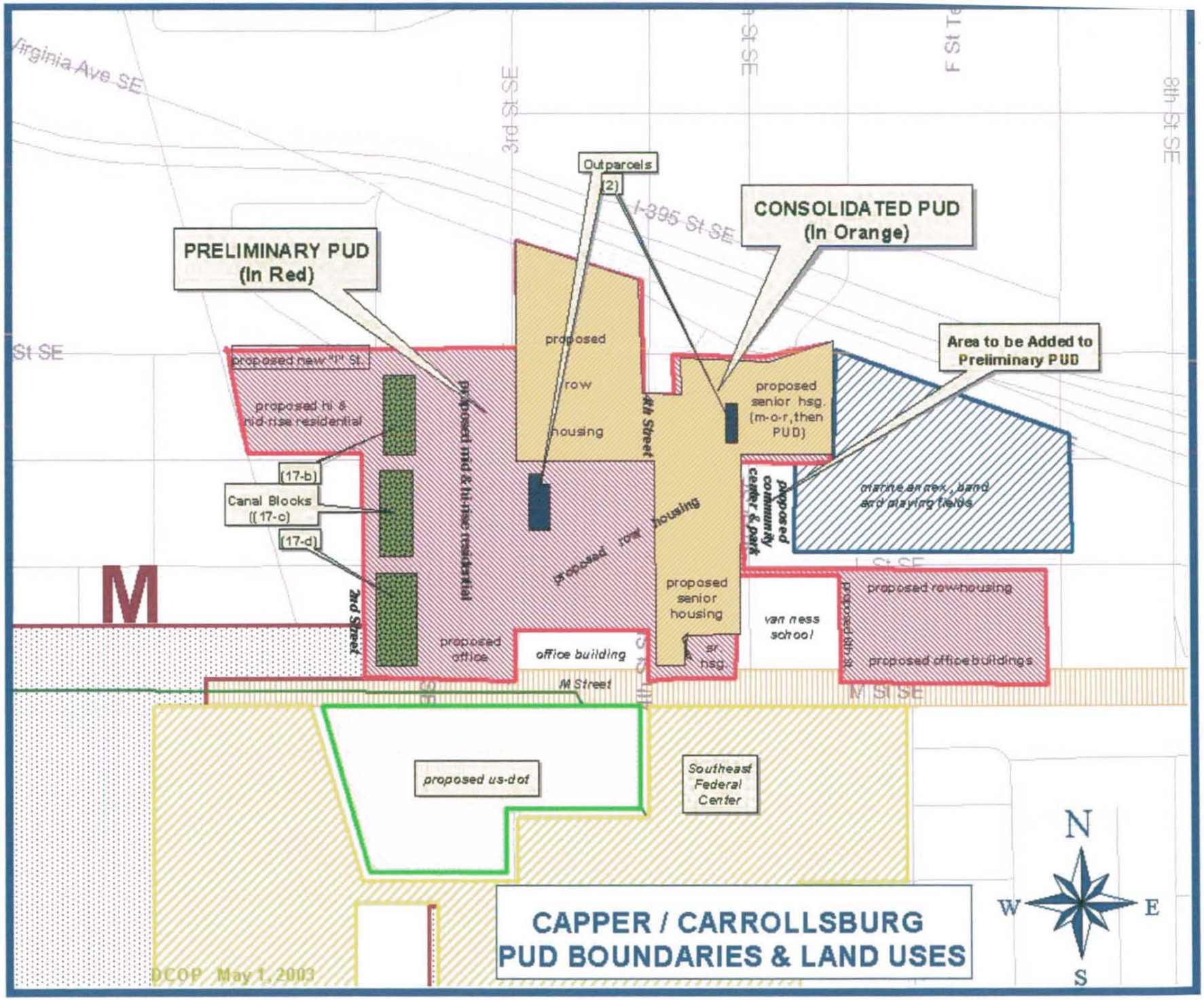
a. That the applicant provide rationale for the Commission on why Square 882 meets the requirements of 11DCMR §2403.1;
b. That the applicant discuss with the appropriate parties the possibility of including the Van Ness School and Reservation 19-A in the Preliminary PUD;
c. That the applicant supply an expanded tabulation of development data, cross-subsidies, and project benefits/amenities in relation to the requested zoning flexibility, as discussed in Section III. B of this report;
d. That the applicant provide the required table showing the conformance with existing and/or proposed zoning for each lot in the Consolidated PUD, and any relief that may be required;
e. That the applicant supply additional information about the lot-coverage of the row house components;
f. That the applicant provide additional information about its discussions with WASA concerning utility-construction requirements;
g. That the applicant present additional information about streetscape plans for 3rd Street and 2nd Street;
h. That the applicant address other streetscape concerns noted in Section III. G of this report, including sidewalk and curbing materials, streetscape design hierarchies, and clarification of proposed lighting standards;
i. That the applicant present additional information about the status of discussion with DDOT concerning the proposed new block of 6th Street;
j. That the applicant present information about the applicant's commitment to remediation of existing streets that may be necessary due to the possible impacts of project construction;
k. That the applicant present specific goals for low impact development and additional information on the criteria for determining the square-by-square feasibility of low impact development practices within the Consolidated PUD;

l. That the applicant present additional information on its plans for training and employing neighborhood residents during the construction phase of the project;
m. That the applicant commit to providing 14' floor-to-finished-ceiling heights for the ground floors of buildings in the proposed CR zones, or otherwise proposed for commercial or retail space on the ground floor.

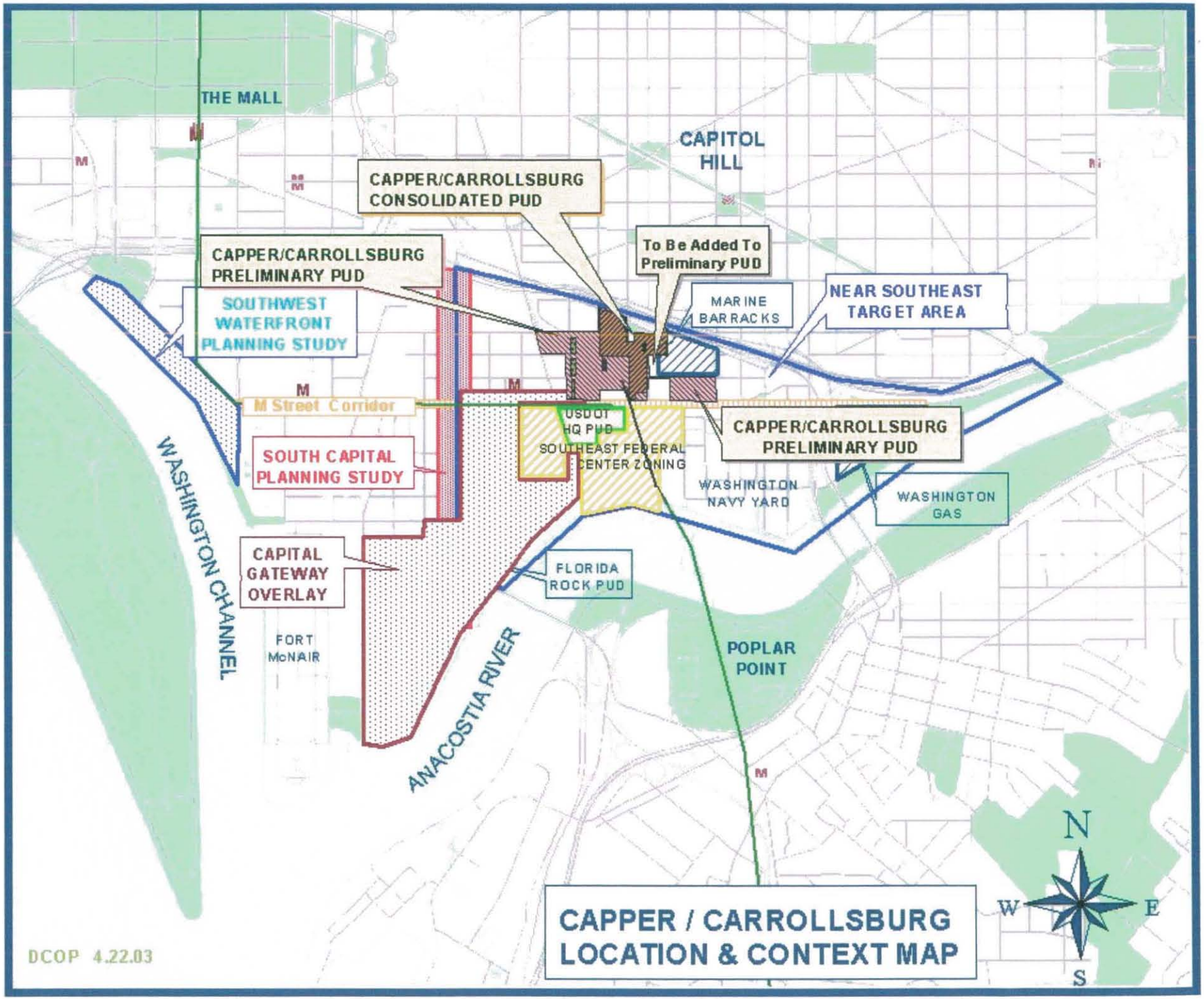
OP suggests the Commission consider:

n. That the record be kept open for 21 days after the public hearing;
o. That the applicant be asked to supply any information the Commission deems necessary within 14 days of the public hearing;
p. That OP, DDOT and other public agencies be asked to respond to new information and given final recommendations within 21 days of the public hearing;
q. That the Commission consider the additional information in early September.

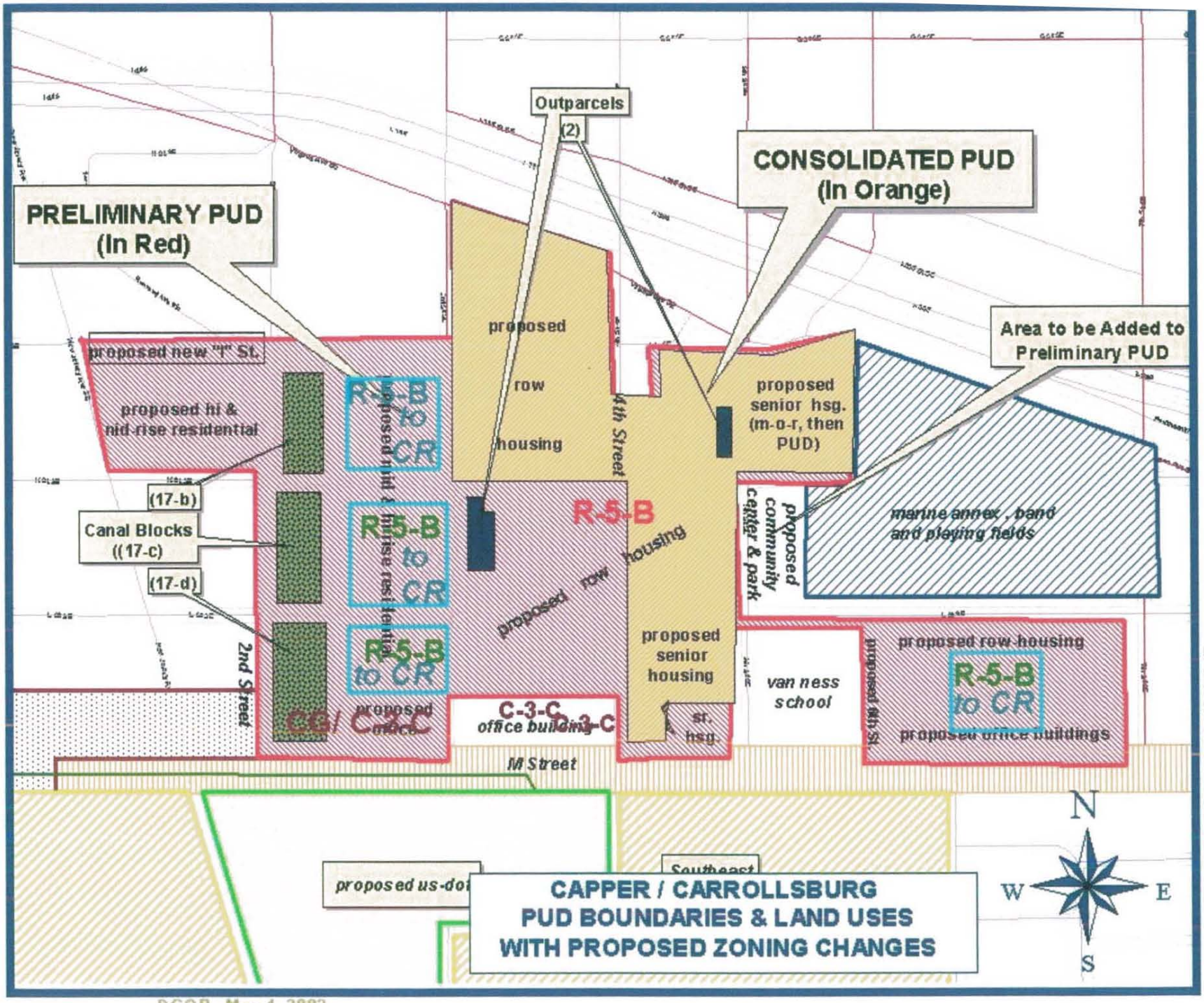
AA/slc
6 attachments



Attachment 1

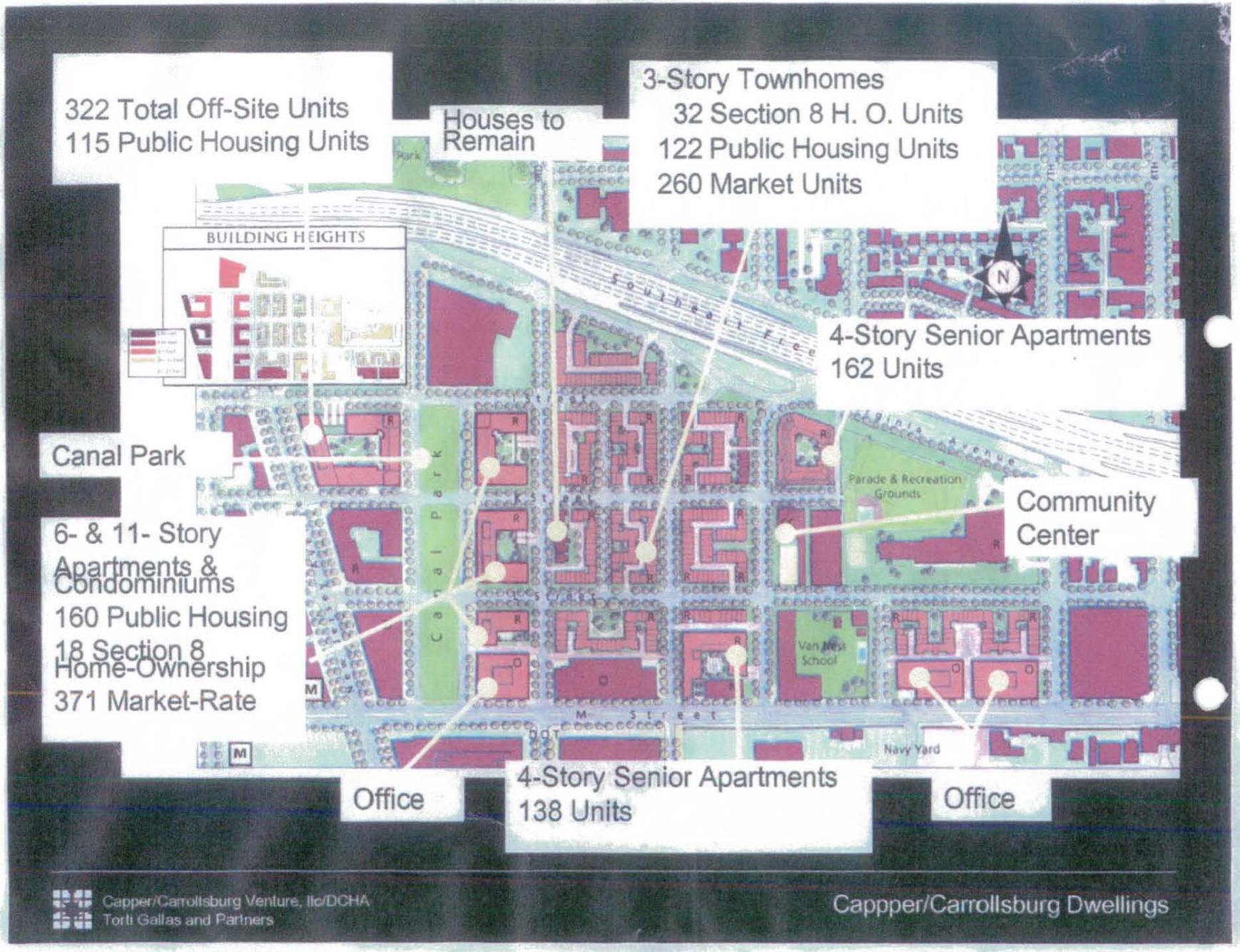


Attachment 2



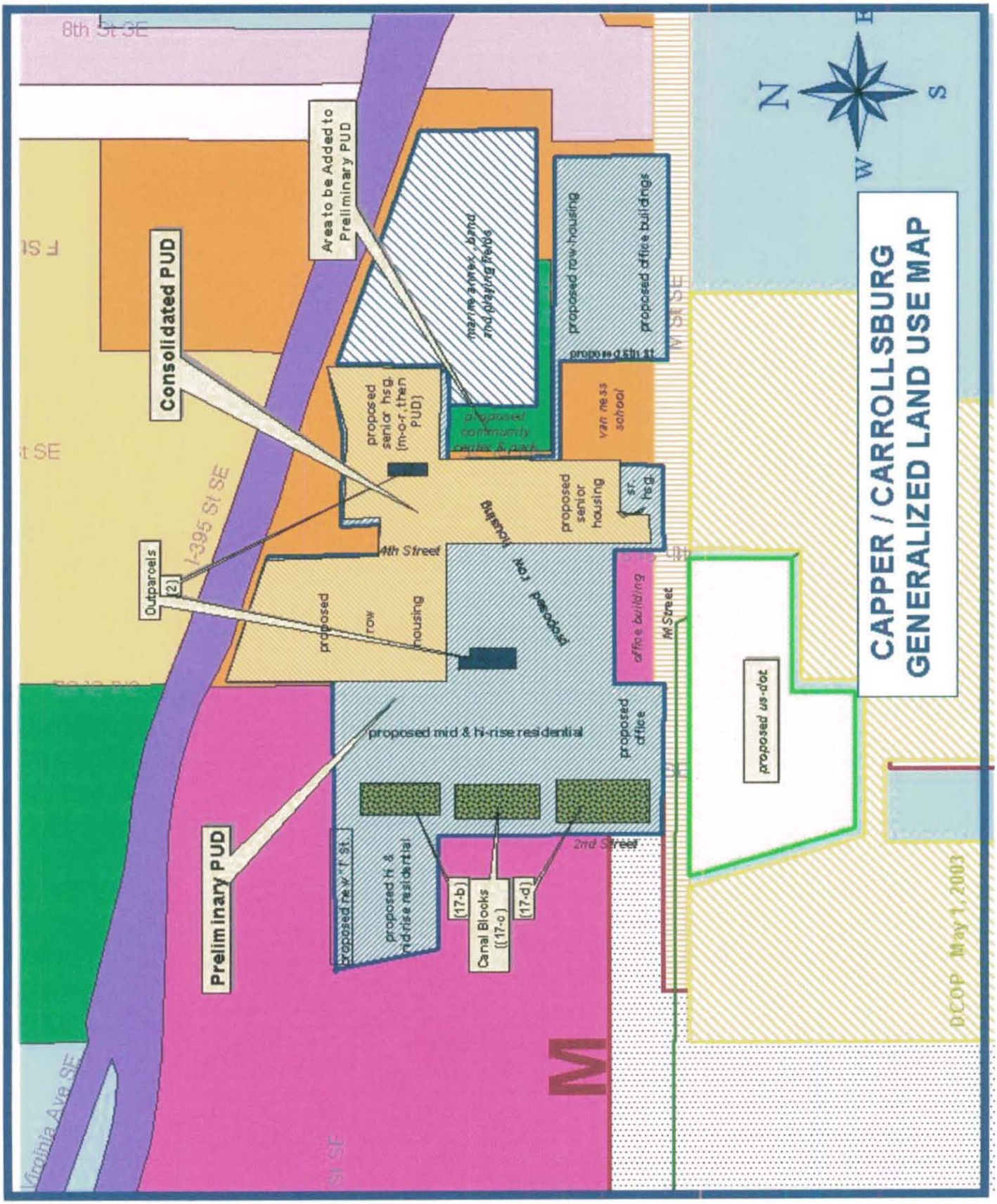
DCOP May 1, 2003

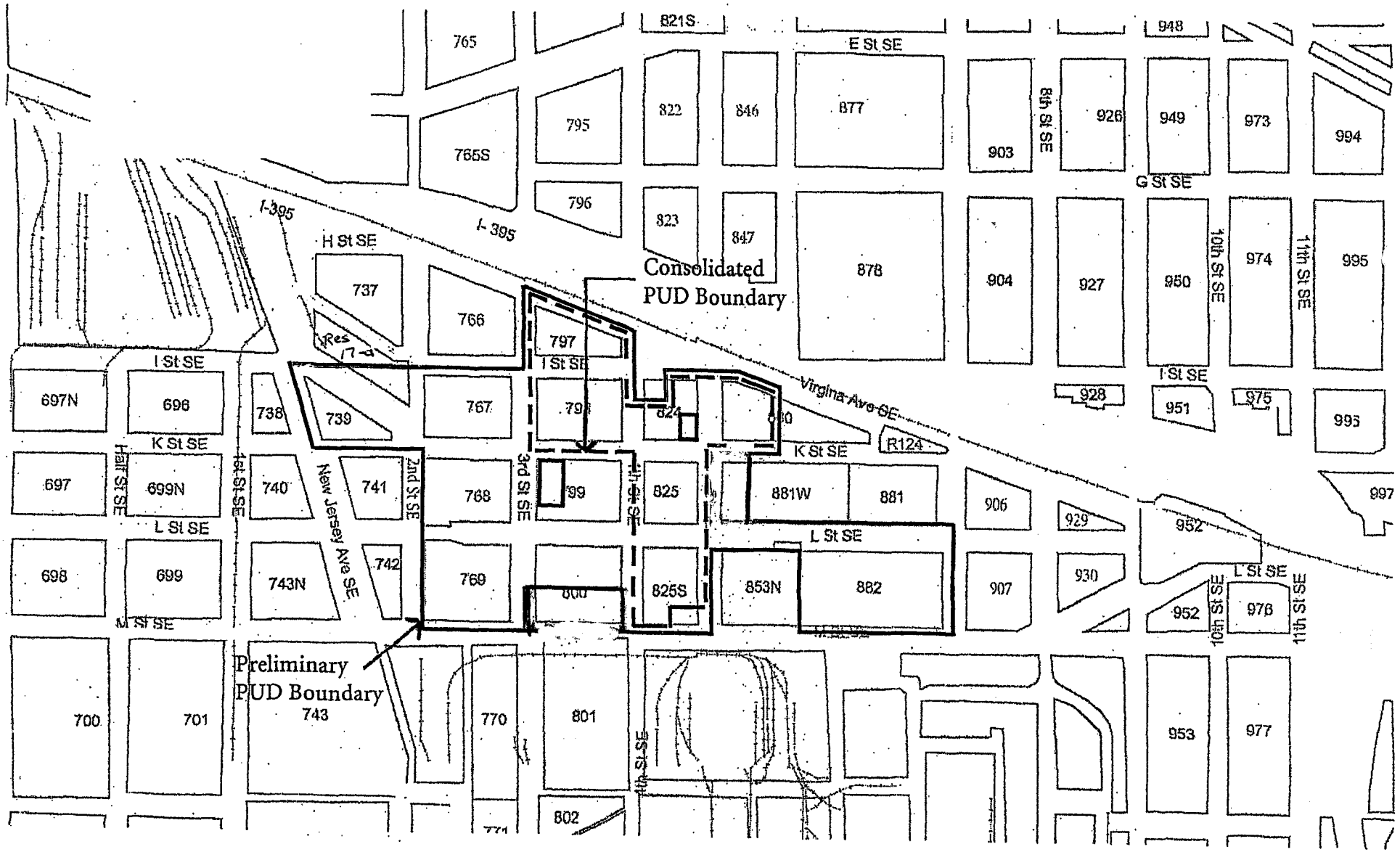
Attachment 3
Proposed Zoning Changes
are Boxed in Blue and Italicized



ATTACHMENT 4

Attachment 5
Orange = Medium Density Residential
Purple = Medium-High Density Commercial
Green = Park/Open Space





SQUARE INDEX

ATTACHMENT 6