THE ARTHUR CAPPER/CARROLLSBURG DWELLINGS

STATEMENT OF
CAPPER/CARROLLSBURG VENTURE, LLC
IN CONJUNCTION WITH THE
DISTRICT OF COLUMBIA HOUSING AUTHORITY AND
SQUARE 769, LLC
IN SUPPORT OF APPLICATIONS
FOR PRELIMINARY AND CONSOLIDATED REVIEW OF A PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT

March 21, 2003

HOLLAND & KNIGHT LLP
2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000
Whayne S. Quin, Esq.
Mary Carolyn Brown, Esq.
Steven E. Sher, Director of Zoning and
Land Use Services

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.4

PREFACE

This statement and the attached documents are submitted to the Zoning Commission of the District of Columbia in support of an application for a major new redevelopment project at the site of the Arthur Capper/Carrollsburg Dwellings, a public housing community owned by the District of Columbia Housing Authority ("DCHA"). Located just north of the Washington Navy Yard in Southeast Washington, the redevelopment site is bounded by 2nd Street on the east, 7th Street on the west, Virginia Avenue on the north and M Street on the south. Capper/Carrollsburg Venture, LLC, together with the District of Columbia, DCHA, and Square 769, LLC (collectively the "Applicant"), seeks preliminary and consolidated review and approval of a Planned Unit Development ("PUD") and a related zoning map amendment in order to implement this revitalization plan funded in major part by the HOPE VI Program of the U.S. Department of Housing and Urban Development. HOPE VI funding is targeted to the replacement and revitalization of severely distressed public housing and includes supportive services for residents to help them achieve self-sufficiency.

Consisting of approximately 908,000 square feet of land area, the PUD site includes all property in Squares 739, 767, 768, 769, 797, 798, 800, 825, 825S and 882 and portions of Squares 737, 799, 824, and 880. The site is presently zoned R-5-B, except for Squares 737 and 739, and the southern half of Square 769, which are zoned C-3-C. The Applicant is seeking preliminary review and approval for the entire PUD site, consolidated review and approval for Squares 797, 798, 824, 825, 825S, and 880, and an amendment to the zoning map to rezone Squares 767, 768, 882 and the northern portion of Square 769 to the CR District. This request is consistent with the mixed-use nature of

the proposed development allowing for high-rise multi-family apartment buildings and high-rise office buildings along the western edge and southeast corner of the site, respectively.

The Applicant proposes to build a mixed-income, mixed-use development composed of approximately 1,650 residential units, including 707 public housing replacement units, home ownership units under the Housing Choice Voucher Program (formerly known as "Section 8" housing), and market rate units for rent and sale. The project also includes approximately 732,000 square feet of office building space, of which approximately 30,000 square feet will be devoted to first floor retail uses. Approximately 21,000 square feet of additional neighborhood retail space will be located in the high-rise residential buildings along the former canal reservations at 2nd Street, S.E.

As set forth below, this statement and the attachments meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

DEVELOPMENT TEAM

Applicant/Developer:	Capper/Carrollsburg Venture, LLC 8403 Colesville Road, Suite 400 Silver Spring, Maryland 20910
Owners:	District of Columbia Housing Authority 1133 North Capitol Street, N.E. Washington, D.C. 20002-7599 Square 769, LLC c/o William C. Smith & Co., Inc. 1220 L Street, N.W., Suite 300 Washington, D.C. 20005
Developer of 250 M St., S.E.:	William C. Smith & Co., Inc. 1220 L Street, N.W., Suite 300 Washington, D.C. 20005
Master Planner:	Torti Gallas & Partners, Inc. 1300 Spring Street, 4th Floor Silver Spring, Maryland 20910
Architect of Low-Rise Residential:	The Lessard Architectural Group 8603 Westwood Center Drive Vienna, Virginia 22182
Architect of Senior Buildings:	Torti Gallas & Partners, Inc. 1300 Spring Street, 4th Floor Silver Spring, Maryland 20910
Landscape Architect:	Edaw, Inc. 601 Prince Street Alexandria, Virginia 22314
Civil Engineers:	VIKA 8180 Greensboro Drive, suite 200 McLean, Virginia 22102
Traffic Consultant:	O.R. George & Associates 10210 Greenbelt Road, Suite 310 Lanham, Maryland 20706-2218
Land Use Counsel:	Holland & Knight LLP 2099 Pennsylvania Avenue, N.W., Suite 100 Washington, D.C. 20006

TABLE OF CONTENTS

Page

PREFACE ii
DEVELOPMENT TEAM iv
LIST OF EXHIBITS vi
INTRODUCTION 1
Summary of Project 2
The Applicant 3
PROJECT DESCRIPTION 4
Site Location and Description 4
Proposed Redevelopment Under the HOPE VI Program 5
Description of Project Components 8
Project Design 10
Matter of Right Development Under Existing Zoning 13
Matter of Right Development Under Proposed Zoning 14
Tabulation of Development Data 15
Flexibility Under PUD Guidelines 17
THE PROJECT MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENT 17
PUD Process is Appropriate Mechanism for the Project 17
PUD Requirements Under Chapter 24 of the Zoning Regulations 18
Public Benefits and Project Amenities 20
COMPLIANCE WITH COMPREHENSIVE PLAN 25
Purposes of the Comprehensive Plan 25
Generalized Land Use Map and Policies Map 26
Compliance with Major Themes of the Comprehensive Plan 26
Compliance with Major Elements of the Comprehensive Plan 28
Compliance with Ward 6 Elements of the Comprehensive Plan 34
CONCLUSION 39

LIST OF EXHIBITS

Description	Exhibit
Architectural Plans and Drawings, including Detailed Landscaping and Grading Plan Circulation Plan Tabulation of Development Data	submitted separately
Traffic Report	submitted separately
Completed Zoning Commission Application Forms PUD Applications (Forms 2 and 5) Zoning Map Amendment (Form 1)	A
Zoning Maps and Real Estate Plats	B
Building Plats	C
List of Properties Included in PUD Project	D
Steering Committee Roster and List of Public Meetings on PUD Project	E
Estimated Quantities of Potable Water, Sanitary Sewage and Storm Water	F
Notice of Intent to File, Certificate of Service, and List of Property Owners within 200 Feet of Project	G

I.
INTRODUCTION

This statement and the attached documents support the application of Capper/Carrollsburg Venture, LLC, on behalf of the owners of the property, the District of Columbia Housing Authority and Square 769, LLC (collectively, the "Applicant"), to the Zoning Commission of the District of Columbia for preliminary and consolidated review and approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment. The proposed PUD involves the replacement and revitalization of the Capper/Carrollsburg Dwellings through the construction of a new mixed-income, mixed-use development in the Southeast quadrant of Washington, D.C.

As shown on the architectural drawings submitted separately, the properties that are the subject of the application consist of all of Squares 737, 767, 768,769, 797, 798, 800, 825, and 825S, along with portions of Squares 737, 799, 824, and 880. The site is presently improved with public housing developments for seniors and families known as the Arthur Capper and Carrollsburg Homes, all but one of which will eventually be demolished for the new development, and the Department of Public Works site on New Jersey Avenue. The PUD site also encompasses several properties to be acquired by the Applicant. They include all or parts of Lots 27, 28, 29, 39, 40, 41, 42, 43, 803, 805, 808, 809, 825, 826 and 827 in Square 799; and Lots 20, 816, 818, 819, and 820 in Square 800. (See list of properties attached at Exhibit D.)

Upon completion of the PUD, the site will consist of approximately 1,650 residential units, including 707 public housing replacement units, home ownership units under the Housing Choice Voucher Program, and market rate units for rent and sale. The project will also include approximately 732,000 square feet of office space, of which approximately 30,000 square feet will be devoted to first floor retail uses. Approximately 21,000 square feet of additional

neighborhood retail space will be located in the high-rise buildings that will front on the former canal reservations.

As depicted on the map attached as part of the architectural drawings, the Applicant seeks preliminary review and approval for the entire PUD site, consolidated review and approval for Squares 797,798, 824, 825, 825S and 880, and a related zoning map amendment from the R-5-B to the CR District for Squares 767, 768, 882 and the northern portion of Square 769. The map amendment will allow for high-rise apartments and high-rise office buildings at the western edge and southeast corner of the site, respectively. A list of properties included in the PUD project is attached as Exhibit D. The list indicates ownership information, parcels to be rezoned, properties that are part of the consolidated approval application, and portions of lots to be acquired by DCHA.

A. Summary of Project.

In fulfillment of housing, economic and social goals on both the local and national level, the proposed project will replace and redevelop one of the most severely deteriorated public housing projects in the city. The new mixed-income, mixed-use development will be composed of approximately 1,650 residential units, including 707 public housing replacement units, which will significantly advance the Mayor's goal of increasing the District's population by 100,000 residents. Approximately 732,000 square feet of office building space, of which approximately 30,000 square feet will be devoted to first-floor retail uses, and approximately 21,000 square feet of additional neighborhood retail space will be located in the high-rise residential buildings along 2nd Street. The site is approximately 908,000 square feet of land area and will have an aggregate floor area ratio ("FAR") of approximately 3.11. The project is made possible, in part, by a HOPE VI grant from the U.S. Department of Housing and Urban Development. In addition

to the replacement of public housing units, the project will include a Community and Supportive Services program to help public housing residents achieve self-sufficiency.

The concept for the project has been developed in conformance with the design guidelines for this area established in conjunction with the District of Columbia Office of Planning ("OP"). Through numerous charettes with the Applicant, standards were created for building height and programs, building lines, and urban design to help redevelop the Capper/Carrollsburg site and the adjacent M Street corridor in a complementary, coordinated fashion. As a result of these guidelines, the Applicant has been able to create a project of exceptional design that not only revitalizes a depressed segment of the city, but produces an enhanced image and new identity for the District.

B. The Applicant.

Capper/Carrollsburg Venture, LLC, on behalf of the District of Columbia, and DCHA and Square 769, LLC, the current owners of the site, are the applicants for this PUD project and related map amendment. Capper/Carrollsburg Venture, LLC is a joint venture of Mid-City Urban, LLC based in Silver Spring, Maryland and Forest City Enterprises based in Cleveland, Ohio.

Mid-City Urban, LLC is a real estate development firm and is part of the Mid-City family of companies. Mid-City Urban specializes in urban redevelopment projects and has partnered with DCHA and public housing authorities around the country as they attempt to revitalize obsolete public housing developments. Forest City Enterprises is a publicly traded real estate firm with large holdings of commercial real estate including office buildings, shopping malls and hotels.

Square 679, LLC, is a subsidiary of the William C. Smith & Co., a major real estate developer in the Washington region that has built numerous office and residential buildings, including affordable housing units.

II.
PROJECT DESCRIPTION

A. Site Location and Description

1. Site Description

The PUD site is located just north of the Washington Navy Yard in the Anacostia Waterfront Initiative area in the southeast quadrant of the city. Containing approximately 21 acres, or 908,000 square feet of land area, the majority of the site is presently zoned R-5-B with the exception of Squares 737, 739, and the southern half of Square 769, which are located in the C-3-C District.

The site is presently improved with the Arthur Capper Senior Building and Family Dwellings and the Carrollsburg public housing complexes for families and senior citizens. The Carrollsburg complex includes the Carroll Apartments at 410 M Street and the Carrollsburg Dwellings at 400 L Street. The Carroll Apartments is a sixty unit, high-rise facility for elderly residents, which will remain, and the Carrollsburg is a complex of twenty-eight two- and three-story townhouses containing 314 units. Surrounding the Carrollsburg complex is the Arthur Capper Development, which consists of ninety-six townhouse units, a nine-story seniors building, and the former Arthur Capper mid-rise buildings, three of which have been demolished. Because of the deteriorated condition of most of the Capper/Carrollsburg buildings, the Generalized Land Use Policies Map of the Comprehensive Plan has designated the area a Housing Opportunity Area to encourage affordable residential redevelopment.

Consistent with that designation, the redevelopment plan provides for replacing all of the public housing units that will be demolished on a one-for-one basis. Thus, there will be no diminution of the stock of available public housing units as a result of the planning development. The site also includes the Department of Public Works facility on New Jersey Avenue and I Street, S.E., and several privately owned properties in Squares 799 and 800, which DCHA intends to acquire, as indicated on Exhibit D.

2. Description of Surrounding Area

The area surrounding the PUD site is characterized by a mixture of uses. To the south and east are new commercial office buildings, the site of the proposed Southeast Federal Center, and the new headquarters of the U.S. Department of Transportation. Portions of the area, however, particularly to the west, are still underutilized and consist of vacant land or abandoned industrial or manufacturing structures. To the east is the 8th Street corridor, a north-south axis that terminates at the Navy Yard entrance. Several medium density commercial and industrial buildings line 8th Street, including entertainment and auto-related uses, many of which are in disrepair. The Southeast-Southwest Freeway and Virginia Avenue act as the northern boundary of the site, with the Capitol Hill neighborhood lying to the north of these roads.

B. Proposed Redevelopment Under the HOPE VI Program

1. Existing Conditions

The existing Arthur Capper/Carrollsburg Dwellings were constructed in the early 1940's as part of a major urban renewal effort that included the Ellen Wilson Dwellings to the north. Over the years, the public housing complex has deteriorated to a point beyond any further practical use. The properties are economically and functionally obsolete. In an effort to revitalize this residential complex into a stable, mixed-income community, DCHA sought

assistance from the HOPE VI Program of the U.S. Department of Housing and Urban Development.

2. The HOPE VI Program

HOPE VI has been changing the face of public housing around the country and in the District of Columbia. Arising from a Congressional inquiry into the state of the nation's public housing communities in 1992, the program's aim was to remove 100,000 "severely distressed" public housing units from the inventory, starting with family high-rise buildings.

Since its inception, HOPE VI has awarded over 150 grants totaling more than $7 billion toward the demolition and replacement of public housing. DCHA has been awarded five HOPE VI grants, including the award for the Capper/Carrollsburg Dwellings. These grants total over $140 million. This has allowed DCHA to demolish and replace units in some of its most distressed communities.

HOPE VI grants are awarded on a competitive basis and requests usually outweigh available dollars by more than three to one. Therefore, the projects that are selected represent the best candidates for revitalization, having the most impact not only on the affected public housing development, but also on the surrounding community. A unique feature of the HOPE VI program is the mandate that each grant request include a Community and Supportive Services Program (CSSP). The CSSP is intended to work in tandem with the basic goals of Welfare Reform, enabling lower income families to receive services and acquire the skills to lead them to self-sufficiency.

3. HOPE VI and the Capper/Carrollsburg Dwellings.

HOPE VI is perfectly attuned to the needs of the Capper/Carrollsburg community in Southeast Washington. Not only are the existing public housing units functionally obsolete, the

residents of the community have some of the lowest incomes, literacy rates and educational attainment levels in the city. The combination of the total demolition and rebuilding of the public housing, in the context of a mixed-income, mixed-use community, along with the provision of a cadre of supportive services promises to bring about a radical transformation.

The HOPE VI grant for Capper/Carrollsburg is $35 million. This money is being used to leverage another $400 million in public and private investment. When complete, the new community will have over 1650 residential units for sale and rent, approximately 21,000 square feet of new retail space in the high-rise residential buildings, and over 732,000 square feet of new office and first floor retail space, creating a highly desirable place to live, work and shop in the District. Because of the market value of the land, DCHA will be able to replace all 707 public housing units slated for demolition. This one-for-one replacement of public housing is unique not only in the District, but around the country.

The CSSP represents $29 million in services to public housing and other low income residents of the community. Services to be provided include day care, adult literacy and GED, computer training, and health care. Case management services will allow for each participant to have an individual service plan devoted specifically to the participant's needs. Participation in the CSSP is a requirement for public housing residents to gain readmittance to the community, unless otherwise exempted because of age, disability or current full time employment.

The development of this new community will provide a vibrant link between Capitol Hill to the north and the waterfront to the south, including the planned Southeast Federal Center ("SEFC"). Discussions have already begun between the Applicant and JBG Properties, Inc., the developers of the new Department of Transportation Building at the SEFC, to coordinate appropriate and complementary development. Both parties are especially interested in exploring

the development of complementary public spaces, such as the "canal" blocks included in the PUD, and the "linear park" along M Street that will be part of the DOT complex. As the planning for each of these projects moves forward, the Applicant will continue to share ideas that will lead to the synergistic linkage of these two large and important developments.

C. Description of Project Components

1. Western Portion of Site: High-Rise Apartments and Office Building

Under the preliminary PUD approval process, the Applicant proposes to develop the western portion of the PUD site along 2nd Street, S.E., the former location of the city canal, with high-rise rental and condominium buildings and a commercial office structure. In order to achieve the desired height for these buildings, the Applicant is also requesting a map amendment to rezone this portion from the R-5-B to the CR District. Square 767 to the north will be redeveloped with a six-story (sixty-five-foot) apartment building containing approximately 147 units. Immediately south in Square 768, the project will consist of an eleven-story (110 foot) apartment house containing 295 units. A condominium building consisting of 107 units will be located in the northern half of Square 769. The southern portion of that same square will be improved with an ten-story office building with first floor retail containing 236,000 square feet of gross floor area.

2. Central Portion of Site: Low-Rise Residential

In the center portion of the PUD site, the Applicant proposes to construct three- and four-story rowhouses. A portion of these units will be offered for sale and others will be made available for rent, at either market rate or at subsidized levels. Square 797 will consist of four groups of buildings totaling forty-seven single family row dwellings. Square 798 will provide a total of seventy-five single family rowhouses arranged in five groups. Square 824 will consist

forty-one rowhouses also arranged in five clusters. Square 825 will provide fifty-seven row dwellings, and the northern half of Square 825S will include thirteen town houses. All of the proposed dwellings in Squares 797, 798, 824, 825 and 825S are included in the consolidated PUD application.

The remainder of the row dwellings, which will be located in the northern half of Square 800 and the northern half of Square 882, and which will total approximately 121 single-family units, are submitted for consideration under the preliminary PUD application.

3. Central Portion of the Site: Senior Buildings

The central portion of the site will also include two apartment complexes devoted exclusively to senior citizens. A four-story building located in the southern portion of Square 825S will add approximately 138 new units to the existing sixty-unit senior building, while a four-story building in Square 880 will contain approximately 162 units. The senior building in Square 880 will also include a geriatric health clinic. Both senior buildings are being submitted for review under the consolidated PUD approval process.

The Applicant has begun pre-development activities for the building in Square 880 to construct that building on an expedited basis as a matter-of-right and in conformance with the existing R-5-B zoning on the site. The Applicant is proceeding on this basis in order to provide relocation units to residents displaced from the current public housing complex. Thereafter, the lot on which this structure is located will be subdivided into two new record lots pursuant to an agreement with the U.S. Marines, which owns the adjacent land in Square 880. Upon subdivision, the new senior building would exceed the R-5-B density requirements on its lot. Thus, the building is being included in the consolidated PUD proposal in order to allocate the

density with other properties in the PUD and bring the building into compliance on the future, smaller lot.

4. Commercial Office and Retail Development

Two nine-story (110-foot) office buildings, each consisting of approximately 248,000 square feet of gross floor area, will be constructed in the southern portion of Square 882. These commercial developments are part of the preliminary PUD approval application.

5. Department of Public Works Site

In coordination with the D.C. Department of Public Works, the Applicant proposes to improve the former canal parcels known as Reservations 17B (Square 767, Lot 829), 17C (Square 768, Lot 810), and 17D (Square 769, Lot 821). These blocks are currently used to house city school buses. The Applicant will remove the buses and grade and seed this strip of land in preparation for the creation of a new urban park. Several studies have been conducted for the development of a park along this former canal area and the Applicant will work with the city and other interested parties to help these plans come to fruition. After the transfer of Square 739 from the D.C. Department of Public Works to DCHA, the Applicant will also develop a mid- to high-rise residential building on this site.

D. Project Design

The PUD project has been expertly designed to achieve a high quality composition of commercial, retail and residential uses in a cohesive urban setting. The high quality of the project's design is ensured through the fulfillment of the design goals and objectives established by the Office of Planning and the Applicant pertaining to building height and programs, building lines, and urban design elements for each segment of the project.

1. Preliminary PUD Approval: Commercial Buildings in Squares 769 and 882

One of the primary urban design goals for the Capper/Carrollsburg project is to continue the M Street corridor as the primary mixed-use segment of the neighborhood and of the larger district within which it is located. A key element to achieving this goal is to maintain building edges and established street walls, particularly in relation to the existing office building at Square 800, and to ensure that retail and lobby spaces meet these well-defined edges. Additionally, building heights should be at the 110-foot level to respect the vision for M Street as a primary mixed-use avenue. The design guidelines further recognize the importance of the 2nd and M Street corner as a significant urban design place that establishes both a termination to M Street at the former canal reservations and a gateway to the park envisioned for those canal blocks. Façade organization and articulation, and building materials should respect the important role of the M Street corridor and the "Canal Park."

Consistent with these design goals and objectives, the commercial buildings in Square 769 and 882, which are part of the Preliminary Approval PUD, have be sensitively designed in concept to meet the recommended height of 110 feet, to maintain building lines and street walls, and to reflect their important identifying role in the overall project through appropriate architectural expression and building materials.

2. Preliminary PUD Approval: High-Rise Residential Buildings at the Canal Blocks

The Urban Design Guidelines identify the Canal Park as the most significant spatial focus within the neighborhood plan. In keeping with L'Enfant's vision, this space is intended to serve as a open green space within the urban pattern of buildings and streets. Buildings fronting on this space must be carefully designed in order to define both physically and spatially the former

canal reservations. At the same time, the new mixed-income apartments that will border the east side of these blocks should make a transition from the high-rise intensity of M Street to a more moderate height to the north that will complement the adjacent Capitol Hill neighborhood and its rowhouse character.

Consistent with these goals and objectives, the residential buildings in Squares 767, 768 and 769 will respect their important location on the canal blocks through appropriate heights, building lines, façade organization, and materials. The façade of the buildings fronting on the Canal park will be expressed in tripartite organization, with the base rising two-stories in height and expressing the retail functions, the middle portion articulating the residential uses of the building, and the top two stories defining a cap to the building through cornice lines or other architectural devices. Balconies, pilasters, and other elements will be introduced to the facades of the buildings to create a three-dimensional quality. Buildings will be faced in brick, stone, concrete, metal or glass to maintain a superior architectural quality.

3. Preliminary and Consolidated PUD Approval: Low-Rise Residential

A major design objective for the low-rise residential buildings is to create an cohesive urban community that reflects the diversity of architectural styles and forms found in the adjacent Capitol Hill Historic District. Without attempting to copy or replicate the historic forms, the low-rise buildings will incorporate the successful patterns and identifying characteristics of Washington rowhouse development in the new building designs to produce recognizable but distinct features for the Carrollsburg neighborhood. Constructed to heights of three and four stories, the majority of the row dwellings will be built to the front lot lines in order to maintain the street walls, with intermittent setbacks to avoid monotonous patterns. Six basic styles will be introduced throughout the development, which will correspond to the hierarchy of

streets in the neighborhood. Fourth Street, as the primary north-south link between the Capitol Hill neighborhood and the Carrollsburg community, will be characterized by a variety of architectural styles, building heights and materials with minimal coordination between adjacent facades in keeping with the characteristics found along 4th Street north of Virginia Avenue. Interspersed with these disparate patterns will be more regulated groupings of three or four houses with similar facades. The square bay rowhouse form will predominate. Other residential blocks within the project will be articulated with a more subtle variation of the Washington rowhouse, or will be designed as a string of buildings organized symmetrically to achieve a unified architectural composition. Finally, on the minor streets and alleys, the buildings are designed in a more restrained, less articulated architectural vein, in keeping with the secondary nature of these thoroughfares.

4. Consolidated Approval: Senior Residential Buildings

The Senior Building contemplated for Square 880 is a courtyard structure abutting Virginia Avenue, 5th and K Streets, and the Marine Barracks parade ground. The size and scale of this building is appropriate to the many other institutional structures located north and south of Virginia Avenue. The Senior Building on Square 825S is adjacent to the existing sixty-foot tall senior building owned by DCHA. The addition will be 45 feet in height, and establishes a transition between the 410 M Street structure and the new single family structures to the north. The mass of this building is U-shape, creating an internal courtyard that transforms the isolated existing 410 M Street building into a senior campus.

E. Matter of Right Development Under Existing Zoning

The majority of the subject site is located in the R-5-B District, with a portion of Square 769 located in the C-3-C District. The R-5-B District is a moderate height and density area that

permits all types of urban residential development, including single family dwellings, semi-detached houses, row dwellings, and apartments. The maximum height permitted in the R-5-B District is fifty feet with no limitation on the number of stories. Residential development may achieve a maximum density of 1.8 FAR.

The C-3-C District is a medium-high density commercial area designed for office, retail, housing, and mixed-use developments. Buildings may be constructed to a height of ninety feet, and achieve a density of 6.5 FAR for residential or commercial uses, with a total maximum density of 6.5 FAR for any development.

F. Matter of Right Development Under Proposed Zoning

The Applicant seeks to rezone from R-5-B to CR the entirety of Squares 767 and 768, and the northern half of Square 769, between 2nd and 3rd Streets, beginning145 feet north of M Street. Additionally, the southern portion of Square 882 will be rezoned from R-5-B to CR along M Street for a depth of approximately 145 feet. The CR District is a mixed use area designed to encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light industrial, and other miscellaneous uses. The maximum height in the CR District is ninety feet. The density for all buildings and structures on a lot may not exceed 6.0 FAR, with not more than 3.0 FAR devoted to non-residential uses. Additionally, the CR District requires that an area equivalent to ten percent of the total lot area shall be provided as open landscaped space available for use by the general public on a continuous basis.

[continues on next page]

G. Tabulation of Development Data

LOT OCCUPANCY CALCULATIONS

		PROPOSED ZONING		PROPOSED DEVELOPMENT			
Square	Land area	Proposed zoning	Maximum Permitted	Proposed Comm.	Proposed Res.	Proposed Total	Percentage
739	70,733	C-3-C	100%		51,735	51,735	73.14%
767	77,413	CR	75%		30,368	30,368	39.23%
768	79,002	CR	75%		30,368	30,368	38.44%
769	49,418	CR	75%		15,446	15,446	31.26%
769	47,885	C-3-C	100%	23,600		23,600	49.28%
797	42,508	R-5-B	60%		25,788	25,788	60.67%
798	77,414	R-5-B	60%		41,384	41,384	53.46%
799	66,739	R-5-B	60%		34,492	34,492	51.68%
800	44,248	R-5-B	60%		23,752	23,752	53.68%
824	39,364	R-5-B	60%		22,512	22,512	57.19%
825	49,345	R-5-B	60%		31,188	31,188	63.20%
S825	60,984	R-5-B	60%		39,627	39,627	64.98%
880	44,917	R-5-B	60%		32,582	32,582	72.54%
882	78,102	CR	75%	45,090		45,090	57.73%
882	80,114	R-5-B	60%		39,924	39,924	49.83%
TOTAL	908,185			68,690	419,166	487,856	53.72%
R-5-B	505,632			0	291,249	291,249	57.60%
CR	205,833			0	76,182	76,182	37.01%
C-3-C	70,733			0	51,735	51,735	73.14%
ALL RES.	782,197			0	419,166	419,166	53.59%

[continues on next page]

TABULATION OF DEVELOPMENT DATA

DENSITY CALCULATIONS

	EXISTING ZONING			PROPOSED ZONING			PROPOSED DEVELOPMENT			
Square	Zoning	Maximum GFA matter-of-right	Maximum GFA PUD	Proposed zoning	Maximum GFA matter-of-right	Maximum GFA PUD	Proposed Comm. GFA	Proposed Res. GFA	Proposed Total GFA	FAR by Square
739	C-3-C	459,762	565,861	C-3-C	459,762	565,861	6,000	424,013	430,013	6.08
767	R-5-B	139,343	232,239	CR	464,478	619,304	6,000	176,210	182,210	2.35
768	R-5-B	142,203	237,005	CR	474,011	632,014	6,000	328,052	334,052	4.23
769	R-5-B	193,450	322,416	CR	296,509	395,345	3,000	166,906	169,906	3.44
769	C-3-C	104,494	128,608	C-3-C	311,255	383,083	236,000		236,000	4.93
797	R-5-B	76,515	127,525	R-5-B	76,515	127,525		94,972	94,972	2.23
798	R-5-B	139,345	232,241	R-5-B	139,345	232,241		141,422	141,422	1.83
799	R-5-B	120,130	200,216	R-5-B	120,130	200,216		122,055	122,055	1.83
800	R-5-B	79,646	132,743	R-5-B	79,646	132,743		77,966	77,966	1.76
824	R-5-B	70,854	118,091	R-5-B	70,854	118,091		29,732	29,732	0.76
825	R-5-B	88,822	148,036	R-5-B	88,822	148,036		61,284	61,284	1.24
S825	R-5-B	109,770	182,951	R-5-B	109,770	182,951		192,128	192,128	3.15
880	R-5-B	80,851	134,752	R-5-B	80,851	134,752		128,053	128,053	2.85
882	R-5-B	144,204	240,341	CR	480,681	640,908	496,000		496,000	6.19
882	R-5-B	140,584	234,306	R-5-B	140,584	234,306		131,288	131,288	1.68
TOTAL		2,089,973	3,237,330		3,393,212	4,747,376	753,000	2,074,081	2,827,081	
BLENDED FAR			2.30	3.56		3.74	5.23	0.83	2.28	3.11

H. Flexibility Under PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than may otherwise be possible under conventional zoning procedures. The Applicant is seeking such flexibility in the application of the area requirements for lot occupancy and rear and side yards. Under the provisions of the Zoning Regulations, the C-3-C District permits 100 percent lot occupancy; the CR District permits a maximum of 75 percent lot occupancy for residential uses, and the R-5-B District allows a maximum of 60 percent lot coverage. As shown on the preceding charts, the project complies with the overall lot occupancy limitations for each zone district. However, certain squares within the project exceed these limitations while others fall well below the maximum allowable amount. Similarly, a small number of the low-rise residential units within a limited number of squares will not meet the minimum required depths for rear or side yards. Accordingly, the Applicant seeks flexibility to deviate slightly from these provisions of the Zoning Regulations.

The Applicant also seeks flexibility in the phasing of the final approval for those portions of the PUD site submitted for preliminary approval. As permitted under section 2408.7 of the Zoning Regulations, the Applicant proposes to build the project in stages but will require flexibility on the timing of those stages.

III.
THE PROJECT MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS

A. PUD Process is Appropriate Mechanism for the Project

The PUD process is the appropriate mechanism for guiding the development of the site. It allows the Applicant to replace in a coordinated fashion distressed public housing with an exceptional planned community comprised of a variety of residential units, supporting retail and

office uses. Through the PUD process, the Zoning Commission can ensure the appropriate development of this 14-block area of the city by encouraging the participation of the affected community and District agencies and soliciting their comments

For the past year, the Applicant has engaged public housing residents and community representatives in all aspects of the project's design. A Steering Committee has been appointed by the Executive Director of DCHA consisting of public housing residents, city agencies, elected officials and representatives from the U.S. Marines and the Navy to oversee the development. The Office of Planning has also been intimately involved in discussions with the Applicant regarding salient points of development including street alignments, community amenities and the creation of design guidelines for the project. The Applicant also met with representatives from the Departments of Health and Transportation, as well as the Water and Sewer Authority ("WASA") and the city's Low Impact Development Consultant. Presentations were also made to the Planning and Zoning Committee of ANC 6B and to the full ANC as well. Thus, the Applicant has, and the PUD process continues to give, the public housing residents, community at-large and District agencies ample opportunities to work with the Applicant to ensure a well-planned development. A list of the public meetings and participants is attached as Exhibit E.

B. PUD Requirements Under Chapter 24 of the Zoning Regulations

1. Area Requirements Under Section 2402.1(c)

The project site includes 18.13 acres within the R-5-B District and 2.7 acres within the C-3-C zone, thus meeting the minimum area requirements for a Planned Unit Development.

2. Height and FAR Requirements Under Sections 2405.1 and 2405.2

The proposed development meets the height and FAR requirements under sections 2405.1 and 2405.2 of the Zoning Regulations. The maximum building height within the

proposed development within the C-3-C District is 130 feet. The maximum height within the CR District is 110 feet. Development within the R-5-B District, which will range from thirty to forty-five feet in building height, will be below the maximum height of sixty feet for PUDs in that district.

The total aggregate density to be developed in the R-5-B District is 1.94 FAR, and is thus substantially below the maximum permitted density of 3.0 FAR. The density within the C-3-C portions of the development is 5.61 FAR, which is also below the maximum permitted density of 8.0 FAR. The proposed buildings in the CR zone will be developed to a density of 4.13 FAR, which again falls below the permitted density of 8.0 FAR for residential development that zone district.

3. Impacts of the Project Under Section 2403.3

The impacts of the Project will not be unacceptable on the surrounding area or upon the operation of city services and facilities. In fact, given the almost total redevelopment of the entire area, the project will have a dramatically positive impact. The development of a mixed-use, mixed-income community at the site will complement the office development taking place to the south and the existing Capitol Hill area to the north. The outer edges along 2nd Street and M Street will match both in height and scale the office development taking place in the area, while the interior portions of the site will emulate the residential character of Capitol Hill neighborhoods.

Furthermore, the Project will have no unacceptable impact on traffic. The Traffic Impact Study conducted by O. R. George and Associates, submitted separately, shows that the proposed development would generate an average of 807 peak hour vehicle trips into the area road network. These trips would be well distributed resulting in minimal impacts on the study area

intersections. Additionally, the development will provide approximately 2,000 off-street and 480 on-street parking spaces, which significantly exceeds the 1,105 spaces required under the Zoning Regulations. The spaces would be distributed throughout the project to adequately serve the projected demands for the various land uses. Additionally, the Applicant proposes to implement a Traffic Management Plan in coordination with other planned development in the area in order to maximize use of public transportation and reduce the generation of vehicular trips and related impacts.

Finally, the Project will not have an adverse impact on the light and air. Significant "green spaces" are incorporated into the Project's design and a detailed tree study by the Project's landscape architects attempts to make maximum use of existing trees throughout the site. Discussions with WASA have concluded that the District's existing combined water/sewer services are adequate to serve the site's sanitary sewer needs. A new storm water management system, however, will be installed as part of the planned upgrades for the project.

C. Public Benefits and Project Amenities

1. Overview

The PUD guidelines require the evaluation of specific public benefits and project amenities for a proposed project. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from the development of the site under the matter of right provisions...." 11 DCMR 2403.6 (1995). A project amenity is further defined as "one type of public benefit, specifically a functional or aesthetic feature of the proposed development, that adds attractiveness, convenience or comfort of the project for occupants and immediate neighbors." 11 DCMR 2403.7. Additionally, when deliberating the merits of a PUD

application, the Zoning Commission is required to "judge, balance and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case." 11 DCMR 2403.8.

The proposed project will achieve the goals of the PUD process by providing high quality residential and mixed-use development with significant public benefits and amenities to the neighborhood and the city as a whole. The project's full range of affordable rental and ownership housing for low- and moderate income families, employment and training opportunities, social services and facilities, exceptional site planning, urban design, architecture and landscaping, and other uses of special value to the neighborhood are the exact types of public benefits the PUD process is designed to encourage, as set forth under section 2403.9 of the Zoning Regulations.

2. Housing and Affordable Housing (Section 2403.9(f))

The single largest benefit to the area, and the city as a whole, is the creation of a new mixed-income, mixed-use community replacing one of the city's most severely distressed public housing developments. The one-for-one replacement of public housing units will maintain affordable housing opportunities and the infusion of market-rate housing will bring middle income families to an otherwise economically depressed area.

Compared with the city as a whole, Ward 6 has some of the highest percentages of unemployment and single parent households, and some of the lowest percentages of educational attainment and household income. For example, according to 2000 census data, 43 % of persons living there earn less than $10,000 a year compared to 14 % city-wide; the median family income is $13,464 compared to $46,283 city-wide; and the unemployment rate is 10.8 %

compared to 6.8 % city-wide. The wholesale redevelopment of the area, including the replacement of public housing, will complement other revitalization activities planned and underway in this area, resulting in an extraordinary benefit to the city.

3. Urban Design, Architecture, Landscaping and Open Space (Section 2403.9(a))

The architectural firms of Torti Gallas & Partners-CHK and the Lessard Architectural Group have designed an outstanding collection of mixed use buildings of superior architecture quality that restores this pivotal segment of Southeast Washington adjacent to the Navy Yard. The proposed new buildings have been sensitively designed to complement the surrounding large-scale commercial buildings along M Street, while at the same time respect the low-rise cohesive rowhouse character of the Capitol Hill neighborhood. The overall composition reinforces the broad and lively elements of the M Street corridor and creates a rich, boundary-defining urban wall for the public spaces along Canal Park.

Single-family and multi-family dwellings have been developed in a diversity of styles and materials, which have been carefully selected to ensure compatibility and quality commensurate with the surrounding area. The development contains both affordable and market-rate units with no distinction in external design character between the two, establishing a higher than normal standard for the affordable home-ownership and public housing rental units.

The design guidelines developed in conjunction with the Office of Planning to govern the PUD will ensure a high quality of architecture as the project moves forward. These guidelines specifically commit to standards of quality for building materials, as well as significant features such as the location and character of ground level retail and public uses.

Another aspect of the project of special value to the neighborhood is the clearing of land along the western edge of the site in preparation for the creation of a new urban park. The

Applicant will have the school buses that are presently parked there removed and will grade and seed this strip of land. Several studies have been conducted for the development of a park along what was formerly a canal and the Applicant will work with the city and other interested parties to help these plans come to fruition.

4. Transportation Features (Section 2403.9(c))

The proposed PUD project meets or exceeds the off-street parking and loading requirements of the Zoning Regulations. The project includes a total of 1645 dwelling units in single-family and multi-family configurations; a total of 1507 parking spaces will be supplied for those units. A total of 732,000 square feet of commercial uses are included with a total of 493 off-street parking spaces. Loading berth facilities will be included for all multi-family and commercial uses in accordance with the Zoning Regulations and are shown on the architectural drawings submitted separately.

The project also includes several new roadway features. First, a new north-south public street, to be designated a continuation of 6th Street, S.E., will be introduced in Square 882, as shown on the Circulation Plan in the Preliminary PUD architectural drawing packet at page T-1.0. Second, a portion of L Street between the former canal reservations and 3rd Street will be re-opened. Third, a new private street will be created for the townhouse developments in Squares 798 and 799. Finally, it is anticipated that I Street will be extended in the westerly direction through Square 739 by other future development to establish the grid street system characteristic of the L'Enfant Plan in this segment of southeast Washington. These new street patterns, together with new traffic signals and stop signs, will greatly enhance the transportation qualities of the proposed project.

5. Social Services and Other Uses of Special Value to the Neighborhood (Sections 2403.9(g) and (j))

An 18,000 square foot community center located outside of, but immediately adjacent to, the PUD site will be of special value to the new development. It is envisioned that the center will be a hub of activity for the neighborhood and will house many of the Community and Supportive Services Programs that are contemplated as part of the HOPE VI grant. These programs include day care, adult literacy, computer training and other services aimed at helping neighborhood residents achieve self sufficiency. In addition, a major health care provider in the District has indicated an interest in locating a family clinic on the premises. Additionally, an element of the recreational programming includes a planned partnership with the neighboring Marines Ceremonial Band and Sport Facilities currently under construction. The proposed PUD includes two senior-citizens buildings, one of which will house a geriatric health clinic specifically for this population.

6. Employment and Training Opportunities

The proposed PUD will provide a number of employment and training opportunities. A full breadth of opportunities will be made available during construction and operation of the development. The Applicant in partnership with the resident-based Capper Carrollsburg-on-the-Hill Community Development Corporation (CCHCDC) will program and implement Section 3 employment, training and contracting elements in order to take full advantage of the construction, service and operational requirements of the redevelopment. The goal of the federal Section 3 Program is to create meaningful contracting and job opportunities for minority and disadvantaged small businesses and individuals from the area that is being redeveloped. For example, objectives established in the HOPE VI-sponsored Community and Supportive Services Work Plan calls for fifty adults in job training or apprenticeship placements and fifteen residents

in Section 3 jobs annually. It is contemplated that long-term employment opportunities will accrue in the workforce development associated with the 732,000 office and retail space, and the additional 21,000 ground floor retail space along the former canal blocks.

IV.
COMPLIANCE WITH COMPREHENSIVE PLAN

A. Purposes of the Comprehensive Plan

The provision of a full range of housing types for low- and moderate-income residents and commercial office and retail development to support the community, fulfills specific goals and objectives of the Comprehensive Plan. The PUD project is also consistent with and advances the major themes of the Ward 6 Element of the Comprehensive Plan. The purposes of the District of Columbia Comprehensive Plan Act are to:

> (1) Define the requirements and aspirations of District residents and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions on matters affecting the District and its citizens; (3) Promote economic growth and jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation, stabilization and improvement of each neighborhood in the District.

D.C. Code § 1-301.62 (2001 ed.).

The proposed PUD significantly advances these purposes by promoting the social, economic and physical development of District by providing high-quality affordable housing to low- and moderate-income families; integrating a mixture of retail, residential and office uses to revitalize and stabilize the neighborhood north of the Navy Yard; providing an appropriate transition between the anticipated development that will occur along the Southeast Waterfront and the nearby Capitol Hill neighborhood; achieving the goal of adequate health care and community services for District residents; ensuring the safety and well-being of District residents

by providing a new physical identity and new image to an area that presently suffers from a strong negative image; and enhancing the built environment in Ward 6.

B. Generalized Land Use Map and Policies Map

The Generalized Land Use Map for the District of Columbia designates the 14-block area that is the subject of the PUD for residential and commercial land uses. The eastern portion of the site is designated for medium density residential uses, which is characterized predominantly by multiple-unit housing and mid-rise apartment buildings but which also may include low and moderate density housing. The western portion of the site along 2nd and M Streets, S.E., is designated for medium high density commercial uses, where the predominant use is a shopping and service area that generally offers the largest concentration and variety of goods and services outside the Central Employment Area. The block bounded by 5th, 6th, K and L Streets, S.E., is designated a District government park, recreation or open space area.

Consistent with these land use categories, the proposed PUD will provide low, moderate and medium density residential uses in the eastern two-thirds of the project site, and commercial office and retail development along 2nd and M Streets, S.E. The overall density will be 3.11 FAR, with approximately 73% of the land devoted to residential uses. The District of Columbia Generalized Land Use Policies Map also designates the site as the Arthur Capper housing opportunity area (Area No. 14).

C. Compliance with Major Themes of the Comprehensive Plan

The Project advances many of the major themes set forth out in the Comprehensive Plan as follows:

1. Stabilizing and Improving the District's Neighborhoods

The existing Capper/Carrollsburg Dwellings suffer from obsolescence and severe deterioration. Under the Applicant's proposal, this public housing will be replaced and revitalized with a mixture of housing types for both rental and ownership to ensure the continued viability and stability of the neighborhood. Consistent with the policies and strategies of the Comprehensive Plan's District Elements, the project will increase housing opportunities and neighborhood commercial facilities and promote and ensure a good quality residential development.

2. Respecting and Improving the Physical Character of the District

The Applicant's proposal respects and improves the physical character of the District through the construction of a well-planned and exceptionally well-designed mixed-income, mixed-use community.

3. Reaffirming and Strengthening the District's Role as an Economic Hub

The Comprehensive Plan encourages maximum use of the District's location for both private and public growth to promote economic development. Housing construction and rehabilitation for all income levels is paramount to the success of the economic goals of the city. This mixed-income, mixed-use project furthers this theme by incorporating office space and neighborhood retail along with residential development to promote the economic health and well-being of the region. The uses and design of the PUD respect the strengths of the surrounding community while supporting and complementing those uses.

4. Preserving and Ensuring Community Input

Since the inception of the project, the Applicant has engaged public housing residents, the community at-large and city agencies, notably the Office of Planning, to gain input on the

ultimate design of the entire development. The Applicant and the District of Columbia Housing Authority have established a steering committee that consists of representatives of the Applicant, DCHA, public housing residents in the affected community and stakeholders in the surrounding communities. This committee provides advice to the Applicant and DCHA on community concerns and issues that relate to the redevelopment and its impact on both the current residents and the wider neighborhood. It has met regularly and will continue to meet regularly throughout the development of the PUD. A list of the steering committee members and meeting dates are attached as Exhibit E. The Applicant will continue to engage these groups in discussions as it proceeds with the planning and development of the Project.

5. Providing for Diversity and Overall Social Responsibility

The Comprehensive Plan views each distinct neighborhood of the District as an integral part of a diverse larger community that contributes to the District's attractiveness and strength. It further recognizes that many residents do not have sufficient means or individual support systems to be self-reliant. While the District strives to increase educational, employment and other opportunities to reduce such dependency, it also recognizes that all neighborhoods should share in the overall social responsibilities. The new Capper/Carrollsburg development will promote the diversity and social responsibility of the city by providing for a mixture of housing opportunities for all income-levels through government-sponsored programs. It will also offer Community and Supportive Services Programs to enable lower income resident to improve opportunities for self-sufficiency

D. Compliance with Major Elements of the Comprehensive Plan

The Comprehensive Plan contains eleven major elements. The proposed project advances the objectives and policies of several of these elements, as follows:

1. Housing Element

Under the housing element of the Comprehensive Plan, the District recognizes its obligation to facilitate the availability of adequate, affordable housing to meet the needs of current and future residents. The District strives to stimulate a wider range of housing choices and strategies through the production of new units for a variety of household types, including the extension of affordable homeownership opportunities to low- and moderate-income households and the provision of housing assistance to low- or fixed-income homeowners. A major priority under the District's housing element of the Comprehensive Plan is to maintain and upgrade the District's affordable rental stock, including public housing developments and subsidized housing units. The Plan specifically recognizes the need to provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility, to provide a mix of income levels and household sizes in rehabilitated projects, and to expedite public programs to stimulate housing production and housing rehabilitation. *See* 10 DCMR §§ 300.1 – 300.3, 301, 303.1 and 303.2. The Plan further directs the District to continue to rehabilitate and improve the District's publicly owned housing for the elderly. 10 DCMR § 304.

The proposed PUD is exceptional in its ability to achieve all these housing goals through one project. The new Capper/Carrollsburg Dwellings are specifically designed to combine a variety of housing types, both for ownership and rental, for a variety of income levels, provide community and supportive service programs, and encourage investment in the surrounding community. Not only will the PUD replace obsolete, non-functional housing with modern dwellings, but it will provide one-for-one replacement of public housing units demolished in connection with the redevelopment.

2. Economic Development Element

The revitalization of older business areas, together with the seeding of new businesses, is a high priority for the District under the Economic Development Element of the Comprehensive Plan. These actions are designed to expand the economic base of the District, create jobs, enhance residential neighborhoods, and attract businesses and consumers from the entire region. *See* 10 DCMR § 200.11.

The proposed PUD fosters these economic goals by revitalizing the M Street, S.E., corridor with commercial office space for businesses attracted to the area by the Southeast Federal Center, immediately south of the project site, and its anticipated major tenant, the Department of Transportation. The mixed-income housing under the PUD will also enhance and stabilize the residential neighborhood. Finally, a Community and Support Services Program will be instituted under the HOPE VI funding for the project that provides plans for economic development and self-sufficiency programs, such as job training and placement, GED classes, business development opportunities, day care, transportation, violence prevention, after school programs for youth and medical services for elderly residents. These programs fulfill the economic development policies of the Comprehensive Plan to prepare its labor force with the education and occupational skills to participate effectively in the District's economy and to provide affordable, quality child care for parents to enable them to work, seek employment, complete school and participate in job training programs. *See* 10 DCMR §§ 200.12 and 200.14.

3. Urban Design Element

The master plan for Capper/Carrollsburg dwellings enhances and supports the major urban design goals of the Comprehensive Plan. The replacement of the existing barracks-style public housing complex with a mixed-use, mixed-income community patterned on neighboring

Capitol Hill will protect and enhance that Historic District. The new neighborhood plan respects and enhances features of the L'Enfant plan contained within the project boundaries. Those features include the Cartesian street grid, from 2nd to 7th Streets and M Streets to Virginia Avenue. The right-of-way dimensions of these streets will be respected and their overall character transformed by the replacement of the existing public housing structures, with their suburban planning character, with continuous building fronts, establishing a street volume and building massing in keeping with the District's character.

The L'Enfant plan street grid will also be enhanced by the introduction of a new public street, 6th Street north of M Street, and by beginning the transformation of the former canal right-of-way at Reservations 17 B, C and D, from their current use as a bus parking lot for the District of Columbia schools to a passive park. To be named Canal Park in recognition of the former city canal that occupied this area, this portion of the PUD project will be the centerpiece of the larger district. New multi-family buildings and a new office building will be located along 2nd street abutting Canal Park, creating a density of development appropriate to the conception of Canal Park as an active public place. Continuous ground floor retail and other public uses along this 2nd Street frontage, as well as the mix of office and residential buildings will ensure a high level of street activity, day and night.

With a maximum height of 110 feet, the new buildings will reinforce the horizontal character of the District's skyline. The size and scale of new buildings, ranging from 45 to 110 feet, has been carefully adapted to enhance and strengthen the physical character of the neighborhood. Taller buildings, as mentioned above, are placed along the Canal Park as well as along M Street, creating a compatible setting with existing office uses and a size and scale of building appropriate to the M Street right-of-way. These new commercial buildings will have

retail uses at their ground level. Design Guidelines included as a portion of the Preliminary PUD, which likewise govern new residential buildings along the Canal Park, will ensure the development of this ground floor with storefront windows and multiple entrances that ensure the creation of animated public activity at street level.

The remaining squares within the project boundaries consist of low-rise residential buildings whose scale, massing and diverse architectural language is closely patterned on Capitol Hill rowhouse blocks. The wholesale redevelopment of this neighborhood with its diversity and high-quality of architecture, and sensitive massing and scale establishes a positive image for this formerly distressed public housing community.

4. Land Use Element

The Land Use Element of the Comprehensive Plan expects and encourages a significant amount of new or rehabilitated residential development in housing opportunity areas. It further encourages mixed use areas that allow for different combinations of uses and intensities to stimulate new housing and job opportunities. 10 DCMR §§ 1100.7 (c) and (e).

Policies designed to support residential neighborhoods include promoting the enhancement and revitalization of District neighborhoods for housing and related uses; ensuring a broad range of residential neighborhood options, and providing wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources. 10 DCMR §§ 1104.1 (a), (c), and (e), and 1118.6.

The proposed PUD responds to these goals by eradicating urban blight created by deteriorated public housing and replacing it with high quality residential units of varying types in the Capper/Carrollsburg Housing Opportunity Area. The superior design of the proposed

development will enhance and revitalize this residential segment of Ward 6, thereby stimulating new development and job opportunities.

The proposed PUD will also promote appropriate commercial development to serve the needs of the District's economy and its neighborhoods through the construction of 710,000 square feet of commercial office space, and approximately 45,000 square feet of retail space. *See* 10 DCMR § 1108.1(a).

5. Transportation Element

The Transportation Element of the Comprehensive Plan supports land use arrangement that simplify and economize transportation services, including mixed-use zones that permit the co-development or residential and nonresidential uses. It promotes higher density development at strategic locations, particularly near appropriate Metrorail stations. It further encourages the creation of sufficient short-term, and on- and off-street parking to meet current and expanded needs of increased retail and commercial development. Additionally, it seeks to establish traffic management plans to separate local traffic from through-traffic within residential neighborhoods and to complete segments of the street system necessary for smooth traffic flow. 10 DCMR § 502.2.

The PUD fosters these policies of the Transportation Element and makes the proposed development attractive in terms of access and internal circulation. First, the development site is easily accessible via M and South Capitol Streets, as well as other major roadways, which provide access to Downtown, and to the broader metropolitan region. Second, the site is situated in close proximity to the Navy Yard Metrorail Station and along several bus routes. There are also several nearby existing and planned employment centers, including the Capitol Hill area, the Navy Yard and the proposed Southeast Federal Center. Additionally, several schools and

community-serving facilities are located within the immediate area. Finally, the proposed development will include local-serving retail, and a new community/day care center. Together these factors will significantly reduce the trip generation and related impacts of the proposed development, particularly during the morning and afternoon peak travel periods.

The introduction of new private and public streets to serve the residential enclave will also help separate local traffic from through-traffic within residential neighborhoods and complete segments of the street system necessary for smooth traffic flow. Sufficient parking is provided by the approximately 2,000 off-street parking spaces and approximately 480 on-street spaces proposed in the PUD area, which significant exceed the number of spaces required by the zoning regulations. As noted in the traffic study, these spaces will be distributed adequately to serve the projected demands for the various land uses. The various roadway improvements planned for the development area will also enhance vehicular and pedestrian access, circulation and safety, in furtherance of the goals and objectives of the Transportation Element.

E. Compliance with Ward 6 Elements of the Comprehensive Plan

In addition to the overall planning considerations of the Comprehensive Plan, the proposed PUD advances many of the specific objectives and policies for the Ward 6 Plan, as set forth below.

1. Ward 6 Economic Development

The Ward 6 objectives for economic development are to encourage a range of commercial services and facilities for residents through appropriate development of commercial areas when needed and to upgrade such areas as the M Street, S.E. corridor from South Capitol Street to north of the 11th Street Bridge. Stimulation of economic activity and employment opportunities and growth is also another objective for Ward 6. 10 DCMR §§ 1701.1(a) and (b).

The proposed PUD will help meet these objectives through the introduction of new commercial office space and retail services along the M Street corridor to support the mixed-use neighborhood. The proposed development will also stimulate economic activity by attracting new businesses and households to the area.

2. Ward 6 Housing Element

The Ward 6 Plan recognizes the great diversity of housing stock available to its residents, including large public housing projects, smaller subsidized units, large row houses and detached single family dwellings. It also understands that home ownership is a stabilizing force in residential neighborhoods and that public housing residents should be assisted in home ownership opportunities and encouraged to maintain the homes they occupy. The Ward 6 Plan further promotes the preservation and enhancement of low- and moderate-income housing development opportunities and the provision of incentives to encourage low-and moderate-income home ownership. The Plan likewise seeks to improve the mix of subsidized and non-subsidized dwelling units to enhance neighborhood stability, and to rehabilitate and maintain certain public housing projects. *See* 10 DCMR §§ 1704.5, and 1707.1(c) and (h).

The PUD project directly supports and achieves these objectives by replacing the existing, severely deteriorated and obsolete public housing units at Capper/Carrollsburg with a new residential development that mirrors the variety of housing types in Ward 6. The comprehensive and innovative approach of the HOPE VI project will enhance neighborhood stability through home ownership opportunities and units geared toward a mix of income levels. The replacement of units on a one-to-one basis further achieves the goals of the Ward 6 Plan by maintaining the number of public housing units available to low- and moderate income-level families.

3. Ward 6 Transportation Element

The Ward 6 objectives for transportation include providing an adequate balanced circulation system, properly related to residential commercial/retail, and other land uses, which will enhance the aesthetic and environmental characteristics along streets in the Ward 6 area as well as to minimize traffic congestion. 10 DCMR 1713.1. The proposed PUD meets these objectives through a traffic management measures that include the creation of new public and private streets to serve the residential enclaves, with appropriately located traffic controls throughout the PUD site. The provision of on- and off-street parking spaces well in excess of the zoning requirements, and the close proximity of public transportation, will ensure the smooth flow of traffic to and from the residential, commercial and retail nodes of the development, in furtherance of the Ward 6 transportation element.

4. Ward 6 Public Facilities Element

The objective for Ward 6 public facilities, including the Arthur Capper Dwellings and Carrollsburg Apartments, is to provide adequate facilities for the efficient distribution of services that promote the health, education and welfare of Ward 6 citizens. 10 DCMR §§ 1716.1 and 1717.1. The provision of new, modern public housing facilities at the Capper/Carrollsburg site , along with open space and parks, health clinics, a Community Center and infrastructure upgrades, not only fulfills, but exceeds this Ward 6 objective.

5. Ward 6 Urban Design Element

The purpose of the Urban Design Element of the Ward 6 Plan is to ensure that new development in Ward 6 complements and translate uses into compatible, physical settings and to encourage high quality architecture. 10 DCMR §§ 1721.1(b) and (c). To achieve this objective, the Ward 6 Plan encourages development projects that strengthen the urban design image of

commercial corridors and residential areas in Ward 6 and provide streetscape improvements, trees, lights and other such elements to enhance the environment in Ward 6.

The plan and design of the new Capper/Carrollsburg Dwellings has been developed to respond to these Ward 6 Urban Design objectives. The high quality of architectural design for the low-rise residential buildings included within the boundaries of the Consolidated PUD is derived from Ward 6 structures, preserving the character of the neighborhood. New single-family and multi-family buildings are patterned on Capitol Hill urban and architectural patterns. A Victorian-inspired architectural design, which includes rowhouse elements that are specifically found in Washington, such as the corner turret and the rectangular bay, reinforce the character of Capitol Hill, extending it across the elevated highway. The incorporation of these various design elements into street elevations continues the diversity that is an integral part of Capitol Hill townhouse blocks. These design features will be complemented and enhanced by building materials, including brick and siding in a variety of colors.

The new Senior Building on Square 880 that abuts Virginia Avenue is similar in mass and scale to the many institutional buildings located along its length within Capitol Hill. The articulation of the building's design is consistent with the overall architectural vocabulary of the neighborhood. The new Senior Building at M Street, adjacent to the existing apartment building owned by the District of Columbia Housing Authority at 410 M Street, conversely adopts a more modernist language. This creates a sensitively conceived assemblage of structures that are compatible with the general character of new buildings along M Street.

The careful placement of the various building types and programs ensures a compatible relationship between commercial and residential uses. The new office building at the corner of 2nd and M street, including approximately one-third of the new commercial space, will abut a

new 110 foot high-rise residential building. Design Guidelines for both of these buildings as well as a public alley that separates them ensures an appropriate relationship between the two buildings.

The Capper/Carrollsburg PUD includes the comprehensive reconstruction of streetscapes within the project boundaries in support of a primary urban design goal of the Ward 6 Comprehensive plan. These streetscape improvements include alterations to existing streets as well as those associated with new public and private streets, as shown on page L-1.0 of the Preliminary Approval Architectural Drawings. The design of new streetscapes have been carefully modulated to create public spaces of appropriate character. Improvements to existing residential streets, as shown in the architectural drawings submitted separately, will include the replacement of existing sidewalks, trees, lights and grass strips. Improvements also include a variety of designs for the front yard space between the sidewalks and the new row houses. The variety and quality of these front yard areas will endow these new streetscapes with the character typical of those found within the rowhouse neighborhoods of the Capitol Hill historic district, which will constitute a substantial improvement over the deteriorated and institutional character of existing streets. The maintenance of a significant portion of these new front yard spaces, specifically those associated with public housing rental units, by a private management company will ensure a high standard of safety, security and quality of appearance in these public spaces in the future. The community association for the townhouses will maintain the landscaped areas within its residential development area, thereby ensuring the attractive appearance of all segments of the PUD.

6. Ward 6 Land Use Element

The land use objectives for Ward 6 include maintaining the general level of existing Ward 6 residential uses, densities and heights, and improving the physical condition of Ward 6 through the provision of functional, efficient and attractive residential, commercial and open space areas. It is also the objective of the Ward 6 Plan to promote healthy residential environments through selective renewal, rehabilitation and neighborhood revitalization programs.

The proposed PUD meets these objectives by replacing obsolete and severely deteriorated public housing units with modern new facilities on a one-to-one ratio, thereby maintaining the general level of residential uses and densities. The rowhouses, apartment buildings and commercial office structures all mirror the existing heights of corresponding building types in the immediate vicinity of the project site and Ward 6 in general. This urban renewal and neighborhood revitalization effort will promote a healthy, safe and attractive residential environment for Ward 6 residents.

V.
CONCLUSION

For the reasons stated above, Capper/Carrollsburg Venture, LLC, on behalf of the District of Columbia Housing Authority and Square 769, LLC, owners of the properties, submits that the PUD meets the standards of Chapter 24 of the Zoning Regulations and is consistent with the purposes and intent of the Zoning Regulations and Zoning Map. Furthermore, the Project is consistent with the land use objectives of the District of Columbia, will revitalize the economic, residential and social fabric of the community and, therefore, satisfies the requirements for PUD approval. Finally, the Project provides significant public benefits and amenities and furthers the

goals and policies of the District of Columbia. Accordingly, the Capper/Carrollsburg Venture LLC requests that the Zoning Commission approve the PUD applications and the concurrent change in zoning for the specified areas from R-5-B to CR.

Respectfully submitted:

HOLLAND & KNIGHT LLP

By: _____
Whayne S. Quin, Esq.

By: _____
Mary Carolyn Brown, Esq.

By: _____
Steven E. Sher, Director of Land Use and Zoning Services

2099 Pennsylvania Ave., N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

WAS1 #1158377 v1