GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

To: District of Columbia Zoning Commission

From: Andrew Altman, Director

Re: Zoning Commission Cases 03-12 and 03-13, Capper/Carrollsburg PUDs

Date: August 13, 2003

As requested at the July 28, 2003 hearing, the Office of Planning (OP) transmits the Office's final recommendation and suggested conditions for these applications.

OP RECOMMENDS THE COMMISSION APPROVE BOTH PUD APPLICATIONS, WITH THE FOLLOWING TEN CONDITIONS:

1. Vesting of the consolidated PUD prior to approval of 2nd stage PUDs;
2. Applicant submission of a table and plans demonstrating parcel by parcel compliance of consolidated PUD with the zoning regulations, and/or any relief needed;
3. Clarification of CSSP and similar funding the applicant or other agents will provide to future PUD residents as part of the PUD, in excess of the support services currently provided to Capper-Carrollsburg residents;
4. Provision of minimum 6' deep decks (rather than 4') on A.C.C. units, wherever possible;
5. Completion of detailed arrangements for public access to playing fields on Reservation 19-A, prior to approval of any 2nd stage PUDs;
6. Clarification, for the record, of the applicant's direct and in-kind contributions to the Canal Blocks park, exclusive of land value;
7. Provision of granite curbing and brick gutters for both sides of the eastern section of 2nd Street between Eye Street and M Street; the new 3rd Place and all other new private streets; and any public streets that require reconstruction due to the impact of the PUD's development;
8. Applicant must secure DDOT sign-off for location of the new private street, 6th Place;
9. Provision of additional information concerning agreements with C.D.C. on pre-apprenticeship and other skill-building programs for neighborhood residents;
10. Provision of 14' floor-to-finished-ceiling heights for all ground floor spaces programmed for retail use in the CR zone.

Aa/slc

ZONING COMMISSION
District of Columbia
Case. 03-13
Exhibit. 55

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.55