GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: July 21, 2003

TO: *District of Columbia Zoning Commission*

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: *David J. McGettigan, AICP*

SUBJECT: Zoning Commission Case No. 03-19/03-03/02-05
Capitol Gateway Estates (formerly New East Capitol)
Zoning Map Amendment/PUD @ Square 5279 Lot 52 and 53

Summary

The applicant seeks approval of a zoning map amendment to change the zoning designation of Square 5279 Lot 52 from R-5-D to C-2-B and Square 5279 Lot 53 from R-5-A to C-2-B. Development of the property should be reviewed as a combined modification of the Stage I PUD approval (02-05) and part of the Stage II PUD Case Number 03-03 as well.

Lot 52 is currently improved with two high-rise apartments with ground floor commercial space. The applicant proposes rehabilitation of the existing structures to provide a mixed-use development. To support renovation of the existing ground floor commercial space a zoning map amendment is necessary. Lot 53, in conjunction with the redevelopment of Lot 52 could support a mixed-use development as well as complement the Lot 52 commercial development. Both parcels are within a 5-minute walk of the Capitol Heights Metro Station and mixed-use developments within this proximity to transit stations are supportive of the District's Transit-oriented Development policies.

Recommended Action:
The Office of Planning recommends that this application be set down for a public hearing in combination with case 02-05.

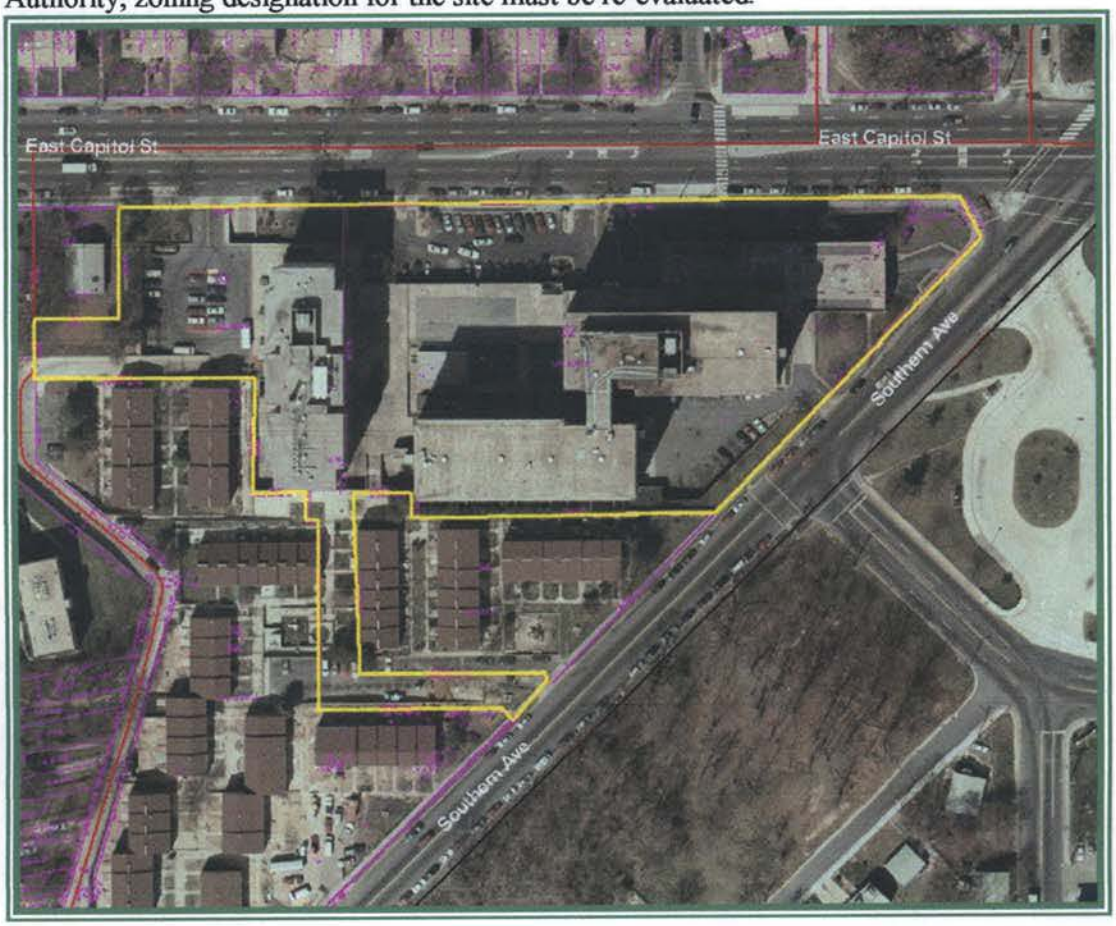
ZONING COMMISSION
District of Columbia
Case 03-19/03-03/02-05
Exhibit 10

ZONING COMMISSION
District of Columbia
CASE NO.03-19
EXHIBIT NO.10

Capitol Gateway Estates
ZC Case No. 03-19
July 17, 2003

Background

The Development is located at the eastern corner of Washington, 5 miles east of the U.S. Capitol and across from the Capital Heights Metro Station (Blue line). The site is bounded by East Capitol Street on the north, Southern Avenue to the south and generally includes the northeast corner of Square 5279. The property is improved with a set of high-rise apartment buildings on a base of commercial space. The concrete and steel structures, originally developed privately, were foreclosed on by HUD and converted into public housing. During the time of Federal ownership the property was not subject to zoning regulations. With the return of the property to District control via the D. C. Housing Authority, zoning designation for the site must be re-evaluated.



Project Description

The applicant proposes to renovate the existing structure to provide up to 230 units of housing and reconfigure approximately 100,000 square feet of existing ground floor retail and office space. The initial proposal, under the Stage I PUD (02-05), included demolition of the existing structures and construction of a new 120-unit apartment building. Due to financing constraints related to administration of the HOPE VI Federal

grant for the project, renovation of the existing structures became more cost effective than demolition and reconstruction. The applicant proposes to reconstruct the façade and complete major renovation of the interior.



The site plan for this site will remain substantially the same with some repaving and reconstruction of the basic infrastructure. The development should continue to provide interconnections to the rest of the development, will increase landscaping and environmental water quality controls, be redeveloped with a contextually sensitive architecture, and continue to provide a safe living environment. Development of the property for apartments with ground floor commercial uses is consistent with the intent of the Stage I PUD to develop a new community with a mix of housing types for different income levels and provide needed retail and other commercial services to the neighborhood. The developer should continue to provide essential design elements to link redevelopment of these parcels with the larger development including the use of consistent surface materials, landscaping, lighting, and street furniture. The applicant should develop the property as a gateway site and proposes significant landscaping improvements at the corner of East Capitol Street and Southern Avenue including some signage to identify the new neighborhood.

Planning And Zoning Issues

Comprehensive Plan

In evaluating the Capitol Gateway Estates development for consistency with the Comprehensive Plan, the Zoning Commission should consider compliance with major themes of the Comprehensive Plan, compliance with the objectives and policies of the major elements of the Comprehensive Plan, and consistency with the Generalized Land Use Map. Major themes within the Comprehensive Plan relevant to this development are:

1) Stabilizing and improving the District's neighborhoods, and;
2) Preserving and Promoting Cultural and Natural Amenities
3) Respecting and improving the physical character of the district;
4) Preserving and ensuring community input
5) Increasing the Quantity and Quality of Employment Opportunities in the District
6) Providing for Diversity and Overall Social Responsibilities
7) Promoting Enhanced Public Safety

Therefore, issues to consider in evaluating this project should include the impact on the stability and physical character of the community and community input.

Specific goals within some of the major elements of the Comprehensive Plan further support these themes.

- The Housing Element sets a goal to support homeownership among moderate-income households. Also, the Housing Element directs that suitably located publicly owned properties that are vacant, surplus or unused be made available for housing.
- The Environmental Protection Element would support developments that improve the overall quality of the environment through preservation and protection of natural features, establishment of water quality control practices, and planting of new vegetation.
- The Transportation Element supports land use arrangements that simplify and economize transportation services, including mixed-use zones that permit the co-development of residential and nonresidential uses to promote higher density residential development at strategic locations, particularly near appropriate Metrorail stations.
- The Land Use Element designates East Capitol Dwellings a "Housing Opportunity Area" and as such the District encourages new housing in this area. In addition, the Generalized Land Use Map designation for the site is moderate density, which consists predominately of row houses and garden apartments.
- The Ward 7 Element recommends preparing a comprehensive housing development plan for East Capitol Dwellings.

The development of this site with a variety of residential and mixed uses should fit into the character of the community and should be in conformance with the Generalized Land Use

Map.

PUD Area Requirements and Development Standards

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or results in an action inconsistent with the Comprehensive Plan. In a C-2-B zone, a PUD has a 15,000 minimum lot area requirement; this project meets that standard.

The following table summarizes the zoning flexibility requested in the application for lots 52 and 53 combined:

	R-5-D	C-2-B	C-2-B w/PUD	Proposed
Min. PUD Area (sq.ft.)	N/A	N/A	15,000	124,606
FAR (res./non-res./total)	3.5/0/3.5	3.5/1.5/3.5	4.5/2.0/6.0	3.0/0.5/3.5
Height	90'	65'	90'	90'*
Lot Occupancy	75%	80%	80%	43%
Res. Rec. Space	N/A	15%	15%	15%
Rear Yard	4"/ft min. 15 ft.	15 ft.	15 ft.	20 ft**.
Apartment Parking	1/3 DU	1/3 DU	1/3 DU	***
Retail Parking	N/A	1/750 SF over 3,000	1/750 SF over 3,000	***
Loading	2	3	3	***

*The existing structure may meet the height requirement.

**This may change after consolidation of the two lots.

*** The applicant has not determined this yet.

Though no physical changes that would change the way the existing structure meets the area requirements is proposed, the existing structures are generally in conformance with this zoning designation. The C-2-B zone district will permit neighborhood serving commercial uses in the ground floor commercial space and provide a minimum requirement of 15% residential recreation space. However, not all uses permitted in C-2-B, for example fast food restaurants, are desired by the community. The rezoning, under a PUD should be constrained by informed neighborhood input.

Agency Referrals

This application is being referred to the following District government agencies for review and comment:

1. Department of Transportation;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration

5. D.C. Board of Education
6. Department of Housing and Community Development; and
7. Department of Consumer and Regulatory Affairs (DCRA).

Community Outreach and Involvement

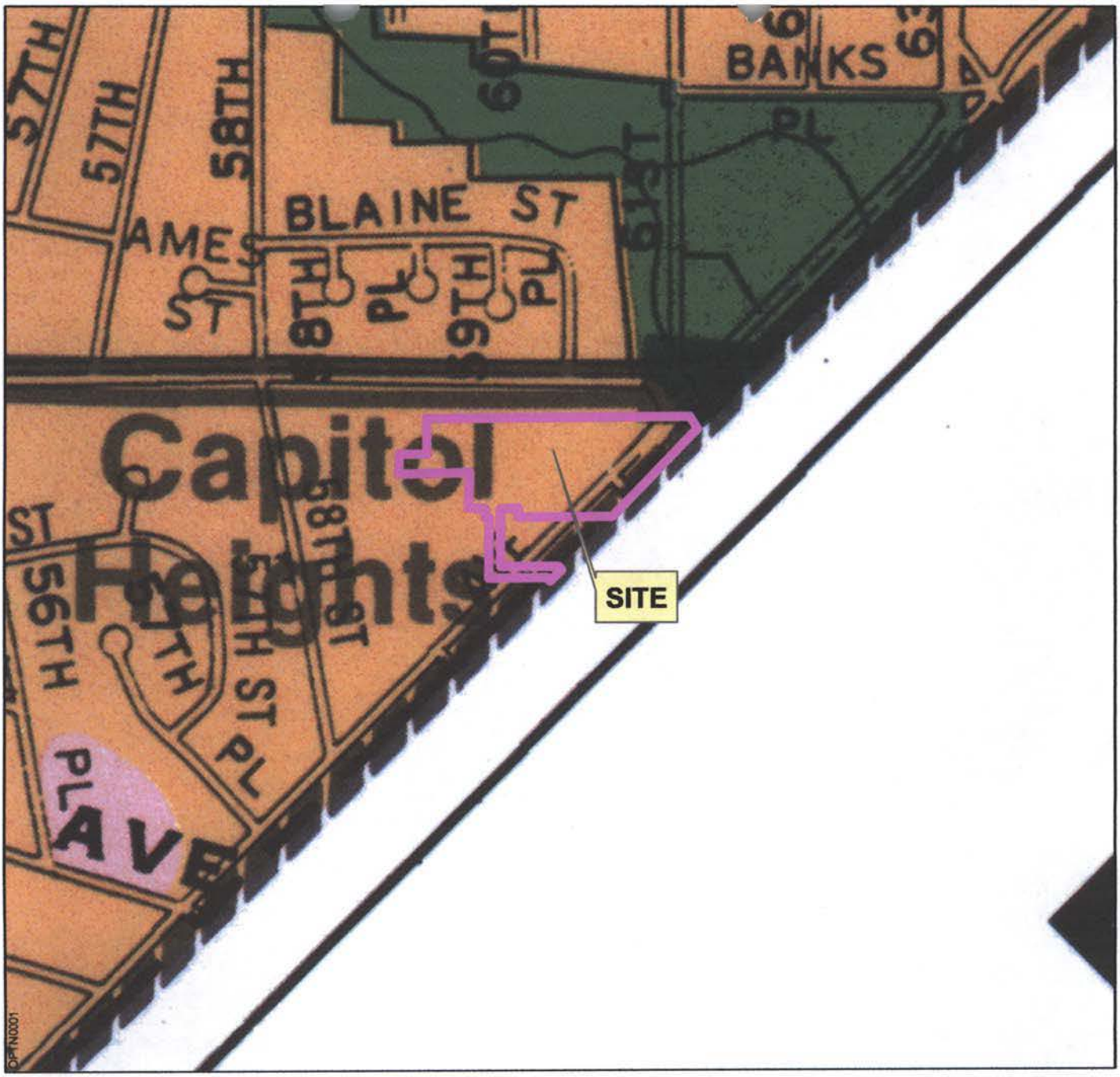
The HOPE VI planning process began in June 1999 when DCHA convened the resident leadership of East Capitol Dwellings. Once the development team was in place, a series of charettes and larger community meetings were conducted. The developer and the District of Columbia Housing Authority (DCHA) continue to host Community Task Force meetings every quarter, which are open to the general public, and monthly Steering Committee meetings, which include the Resident Advisory Board of DCHA.

Recommendation

The Office of Planning recommends ZC 03-19 be set down for public hearing. The applicant should continue to work with the Office of Planning to develop architecture and detailed landscape plans for the property. The applicant should also develop a list of commercial uses permitted in the C-2-B zone that are of concern to the ANC and neighborhood.

ATTACHMENTS:

1. Comprehensive Plan Map
2. Zoning Map



Comprehensive Plan Map
Zoning Commission Case No. 03-19

N

Feet

0 200 400 600

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Anthony A. Williams, Mayor

Office of Planning ~ July 14, 2003

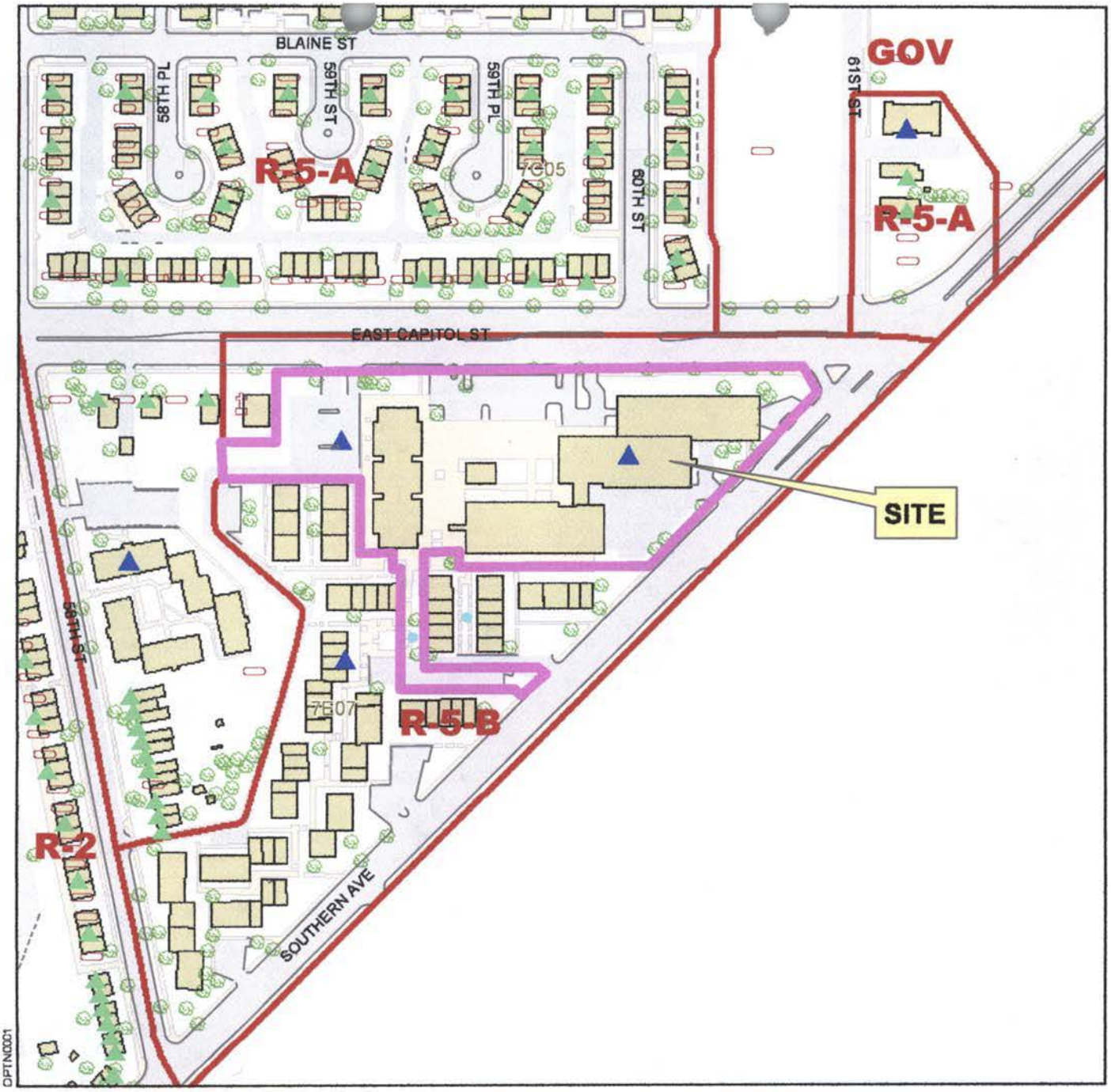
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment



Attachment 1



Zoning and Land Use
BZA Application #17035

N

Feet

0 100 200 300

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Anthony A. Williams, Mayor

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Note: Land Use Info based on OTR records.

Land Use Legend

- Non-Conforming
- Single Family Dwelling/Flat
- Res. Condo
- Multi-family Dwelling
- Hotel/Motel/Boarding
- Retail Store
- Restaurant
- Office
- Auto-oriented Service
- Parking Garage/Lot
- Theater
- Industrial
- Religious
- Medical
- Educational
- Public Service
- Museum, Library, Gallery
- Recreational
- Special Purpose
- Vacant



Attachment 2