GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D C Zoning Commission

FROM: Andrew Altman
Director

DATE: March 30, 2004

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D C ZONING COMMISSION
2004 APR -2 PM 4 21

SUBJECT: Preliminary Report on Zoning Commission Case No 04-04, a Proposal to Establish the G.W Carver Senior Housing Planned Unit Development on Property Located at 4800 East Capitol Street, N.E (Square 5140)

APPLICATION

In February 6, 2004, the Office of Zoning received an application submitted on behalf of the Carver 2000 Tenants Association, Inc , the Applicant, requesting Zoning Commission review and approval of a consolidated Planned Unit Development (PUD) This request includes a related Zoning Map Amendment that would change the zoning of subject lots 78 and 79 (now listed in the D C land records as lots 819, 820,821, 822, 823, 824, 825, and 826) on Square 5140 from R-5-A to R-5-B

The Applicant plans to construct a four-story apartment building with approximately 92,208 square feet of floor area for 103 apartments for low-income elderly

The Carver 2000 Tenants Association, Inc is an organization of former tenants that acquired the G W. Carver Apartments under the District of Columbia Right of First Purchase Program. This proposal is the first stage of the Association's overall plan to redevelop the entire complex with

- an apartment building for the elderly represented by this PUD application (Stage 1),
- a community service center with youth services, senior resources and an adult learning center across 49th Street on Square 5190 (Stage 2); and
- replacement of remaining buildings south of East Capitol Street with 132 townhouse units targeted for first time homebuyers (Stage 3)

RECOMMENDATION

The Office of Planning (OP) recommends that the Zoning Commission set the application down for a public hearing

ZONING COMMISSION
District of Columbia

CASE NO. 04-04
EXHIBIT NO. 16

ZONING COMMISSION
District of Columbia
CASE NO.04-04
EXHIBIT NO.16

AREA DESCRIPTION

The subject lots total 1 13-acre (49,163 square feet) in size according to D C land records, and occupy most of Square 5140 between Central Avenue and East Capital Street, 47th and 48th Street N E (refer to Exhibit 1) The existing and now vacant two-story masonry apartment buildings with accessory parking lot were developed as part of the larger George Washington (G W) Carver Apartment development that extends south across East Capitol Street Two lots and the associated one-family semi-detached dwellings in the northeast corner of the square are not included in this proposal

Development to the north across Central Avenue consists of two-story semi-detached dwellings, and a District of Columbia Fire Station on the 48th Street corner G W Carver apartment buildings across East Capitol Street are two- and three-story buildings that appear partially occupied To the east and west are mostly two-story -family detached and semi-detached dwellings All development in the area is predominantly of masonry construction.

The subject property and properties to the northeast, south, east and west are in Residential (R-5-A) zone districts Properties northwest and southwest are in Residential (R-2) zone districts The site is also 2 5 blocks east of the Washington Metropolitan Transportation Authority (WMATA) Benning Road Metro rail station

COMPREHENSIVE PLAN

The Generalized Land Use Map designates the subject property and property to the south across East Capitol Street (including the rest of the G W Carver Apartment complex) for Moderate-Density Residential development characterized by row houses and garden apartments as predominant uses

ZONING REVIEW

The current R-5-A allows a maximum floor area ratio (FAR) of 0 9, height of 40 feet and three floors, maximum 40% lot occupancy, and requires Board of Zoning Adjustment (BZA) approval of all new residential developments except those consisting of one-family detached and semi-detached dwellings According the Applicant's "Statement in Support" dated February 6, 2004, the planned apartment building would achieve 49% lot occupancy, 1 88 FAR, and rise to four floors and 55 feet in height A planned unit development in an R-5-B zone would allow up to a 3 0 (residential) FAR, a height of 60 feet, 60% lot occupancy, and is not be subject to further zoning review

Based on differences between what is planned and allowed in the current zone district, the Applicant submitted the instant PUD and related map amendment to rezone the property to R-5-B This zone district (along with R-5-A, R-3, and R-4) is consistent with the referenced Moderate Density land use designation Note that this proposal would only take advantage of a portion of the additional area and bulk allowed under the requested PUD and zoning change The primary amenities include affordable housing and housing for the elderly Other amenities are noted as urban design and landscaping, efficient and economical use of the land, effective and safe vehicular and pedestrian access, local project participation under First Source and Local

Small and Disadvantaged Business Enterprise (LSDBE) agreements, and creating a development with no adverse impacts its surroundings or public facilities

The proposal also furthers several Comprehensive Plan themes.

- Major Themes of the Comprehensive Plan in Section 101 include

  " (a) Stabilizing and improving the District's neighborhoods,
  (e) Respecting and improving the physical character of the District, "

  The Comprehensive Plan, which is the legal basis for zoning in the District, states, as its first principle, the importance of stability for residential neighborhoods Under Section 101, Major Themes, the plan states

  > "The successful and creative functioning of neighborhoods is a fundamental concern Citizen participation in civic improvement starts from the interest that people have in their neighborhood blocks and the day-to-day relationships therein. District services are primarily directed to homes and their environs
  >
  > The District elements of the Plan propose that the residential character of neighborhoods be maintained and improved
  >
  > Ensuring good quality neighborhoods is of utmost importance to the District."

  Section 102 Stabilizing and Improving the Districts Neighborhoods includes

  > "102 4 Promoting and ensuring good quality neighborhoods is of utmost importance to the District. The District elements of the Plan's policies and strategies on increasing housing opportunities, neighborhood commercial facilities, and improving transportation in some neighborhoods will be combined with other District policies on historic preservation, environmental quality, and public facilities to conserve functioning, stable neighborhoods, and to stabilize or improve those which need redirection "

  Section 302 Housing General includes

  > "302 1 The general objectives for housing are to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations
  > 302 2 The policies established in support of the general objectives for housing are as follows

(a) Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives, recognize the importance of the lending industry in housing development, identify sites where new housing is to be encouraged, and, in selected cases, provide incentives for desired development; (b) Review and recommend suitable regulatory zoning, tax, and financing incentives under appropriate controls to meet housing production goals, particularly for low-income, moderate-income and elderly households,

(e) Encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused, and encourage adaptive reuse of surplus schools and other available public buildings as housing, with particular emphasis upon the needs of low- and moderate-income residents, "

Section 303 Low- and Moderate-Income Housing includes

"303 1 The objectives of the District for low- and moderate-income housing are as follows

(a) To provide for the housing needs of low- and moderate-income residents, ...

(c) To create and maintain moderate-cost housing environments that enhance the quality of life for their residents,

(d) To provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility, ...and

(f) To reduce the overall cost of housing among low- and moderate-income households "

Section 304 Housing for the Elderly includes

"304 1 The objectives for housing for the elderly are to provide for the housing needs of elderly households and to reduce the overall cost of housing among elderly households

304 2 The policies established in support of the housing for the elderly objectives are as follows·

(a) Establish as a matter of major governmental priority the production of housing for elderly households,

(c) Provide zoning incentives to developers prepared to build elderly housing, such as permitting additional densities in exchange for

incorporating elderly housing in development projects, . ."

Ward 7 Housing under Section 1807 of the Comprehensive Plan includes.

"1807 3 The overall housing objective in Ward 7 is to stimulate development of new and rehabilitated housing at affordable rates to meet the needs of all income levels, particularly good housing at affordable rates for low and moderate incomes The city through appropriate public actions will need to provide the stimulus and support to private activity in order to meet the current and future needs for market rate housing

Ward 7 Objectives for Housing under Section 1808 include

"(b) Stimulate the production of new and rehabilitated housing to meet all levels of need and to provide incentives for all types of housing at desired locations,
(c) Provide for the housing needs of low- and moderate-income households,
(g) Provide for the housing needs of the elderly and to reduce their overall housing costs, ."

Listed Policies in Support of Housing under Section 1809 include

"(g) Provide a wider range of housing opportunities for the elderly

(1) The production of housing of various types for elderly individuals and households should be a major priority of the District government Particular emphasis should be given to low cost affordable housing for the elderly in Ward 7; "

According to the Statement, this proposal furthers these themes by

- demolishing "a deteriorated and failed apartment complex " that was a "detriment to the surrounding neighborhood for development of an attractively designed apartment house ,"
- providing housing and affordable housing opportunities for low-income households,
- providing affordable housing opportunities for the elderly

Based on this information, OP concludes this PUD proposal does not appear inconsistent with Comprehensive Plan and supports more specific housing goals identified in the Comprehensive Plan Therefore, the Office of Planning recommends the project be scheduled for public hearing noting that the following issues need to be addressed in greater detail.

- Zoning relief The PUD site area in the Statement of Support (Tabulation of Development Data) reflects two lots that no longer exist in D C land records The site

area referenced in the Statement is also less than the acreage of current land record lots that appear to coincide with the proposed site In light of this discrepancy, the Applicant was requested to confirm the zoning relief that would be achieved under a PUD

- Project and site design Staff will work with the Applicant on more detailed preliminary building design and landscaping plans
- Development amenities and benefits OP will work with the Applicant to refine the proposed package of amenities and benefits

COMMUNITY COMMENT

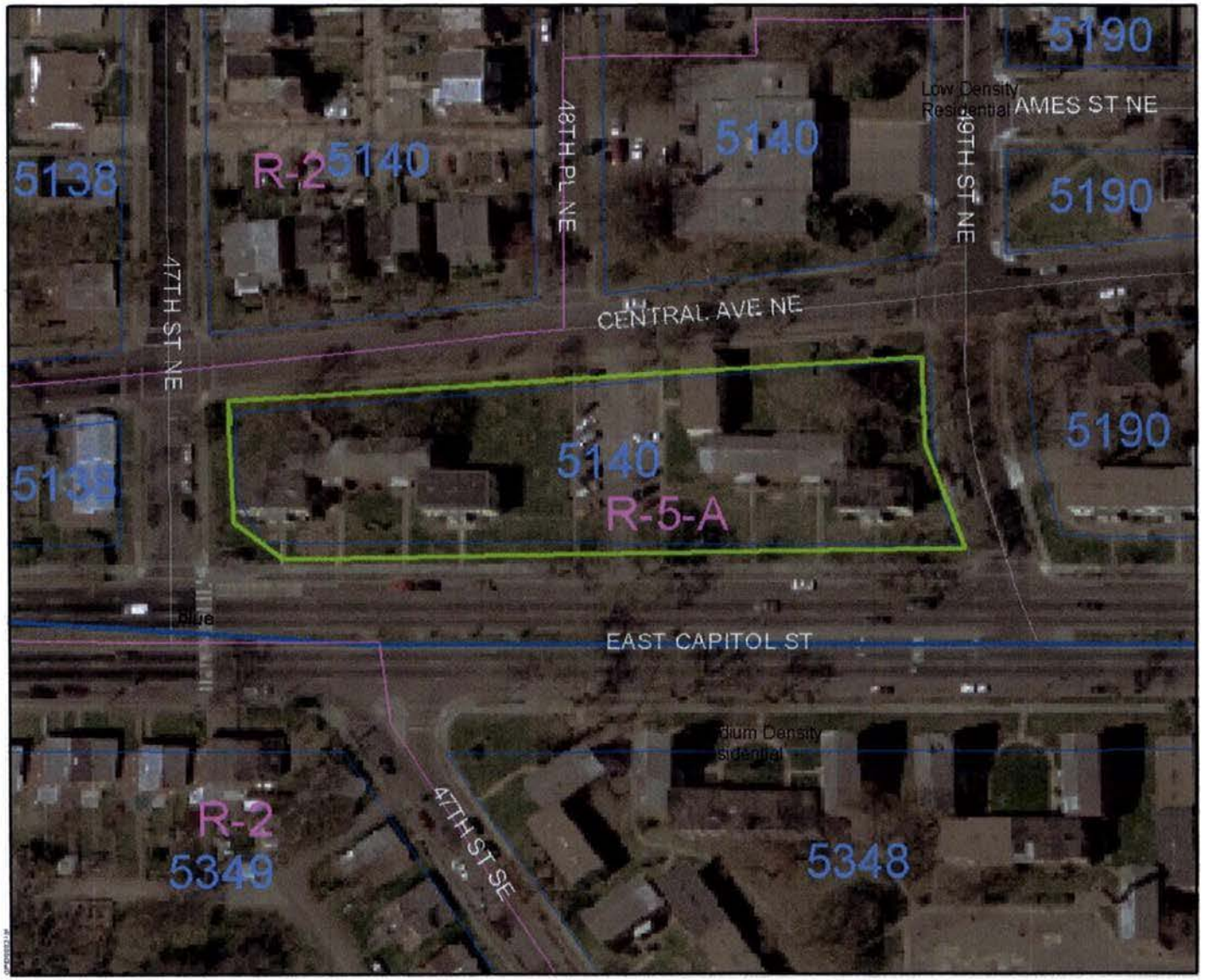
The Applicant held a preliminary meeting with representatives of Advisory Neighborhood Commissions (ANC) 7C and 7D on February 12, 2004 The Archdiocese of Washington, Ward 7 Councilperson Kevin Chavous, and others have provided expressions of support Planning staff encouraged to Applicant to keep the community abreast of ongoing changes and refinements in the original schematic plans

AA/afj

Attachments Exhibit 1 Aerial Map with Zoning

AFJ/afj

G.W. Carver
Planned Unit Development
Application No. ZC 04-04



Legend
Property Squares
Zoning Districts
StreetCenterlines

N
Feet
0 50 100 150

Government of the
District of Columbia
Anthony A. Williams, Mayor
Office of Planning ~ March 18, 2004

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. Oblique imagery ©2003 Pictometry International

Exhibit 1