ARNOLD & PORTER LLP

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June 10, 2004

Ms Carol Mitten, Chair
D C Zoning Commission
441 – 4th Street, N W
Suite 210
Washington, DC 20001

Re Pre-Hearing Submission, Zoning Commission Case No 04-04
G W Carver Senior Apartments Planned Unit Development

Dear Ms Mitten and Members of the Commission

Pursuant to §3013 of the Rules of Practice and Procedure before the Zoning Commission, we are herewith submitting twenty (20) copies of the Pre-Hearing Submission on behalf of the applicant in the above-referenced case This information includes the following items

1 The Pre-Hearing Statement in Support of the Application together with supporting documentation

2 A list of witnesses who will testify at the public hearing, a summary of their testimony, and an estimate of the time required for the applicant's presentation

3 Twenty copies of reduced plans and one set of full-size plans

4 Pursuant to §3013 3, the property owner is the Carver 2000 Tenants Association, Inc , 20 47th Street, S E , Washington, D C 20019-8422

5 Certification pursuant to §3013 3 We hereby certify that all of the requirements of §3013 have been complied with in this submission

7 The names and addresses of all property owners within 200 feet of the subject property on mailing labels

8 A letter of authorization from the property owner

9 No hearing fee is included because, pursuant to § 3042, the Application complies with the requirements for a waiver of hearing fees A copy of the required letter from the Department of Housing and Community Development, previously submitted to the Office of Zoning, is attached

ZONING COMMISSION
District of Columbia
CASE NO. 04-04
EXHIBIT NO. 19

ZONING COMMISSION
District of Columbia
CASE NO.04-04
EXHIBIT NO.19

Please contact the undersigned if any additional materials are needed

Sincerely,

Cynthia A. Giordano

Nathan W Gross, AICP

Enclosures

SUMMARY OF TESTIMONY OF THE APPLICANT'S REPRESENTATIVES

Project Overview and Background

H.R. Crawford, President, Crawford-Edgewood Managers, Inc., and/or

Michael Alexander, Managing Director, New Market Investors LLC:

I. Summary Background on the owners and applicants and the origins of the project

II Project Overview and Goals

III. Development Planning, Financing, Timetable

IV. Community Involvement in PUD Planning

Architecture and Site Planning:

Ronald Lipford, AIA, Arel Architects, Inc.:

Alexander Berley, P.E., A. Morton Thomas & Associates, Civil Engineers: and/or

Norman Haines, ASLA, Haines Land Design, Landscape Architects:

I Presentation of the Site Plans and Architectural Plans for the PUD

II Landscape Plan

III Building Materials

Planning and Zoning Issues:

Nathan W. Gross, AICP, Arnold & Porter LLC:

I. Assessment of Key Planning Issues and Benefits of the Proposed Project

II. Consistency of Project with the Comprehensive Plan and PUD Evaluation Standards

Estimated Time to Present Case: 45 to 60 minutes

CARVER 2000 TENANT ASSOCIATION, INC.



May 12, 2004

Carol Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Zoning Commission Case No. 04-04
G.W. Carver Tenants Association

Dear Miss Mitten and Members of the Commission:

The G.W. Carver Tenants Association, Inc. is the owner of the property involved in the planned unit development application in Zoning Commission Case No. 04-04. Please accept this letter as authorization for Cynthia A. Giordano, Esq. and Nathan W. Gross, AICP, of the firm of Arnold & Porter to file and prosecute on our behalf a planned unit development application to the District of Columbia Zoning Commission.

Sincerely,

Janice Little
Treasurer

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

JUN - 1 2004

Ms. Carol Mitten, Chairperson
D C Zoning Commission
441- 4th Street, N W
Suite 210
Washington, D C. 20001

Re: Hearing Fees – Zoning Commission Case No 04-04
(G W. Carver Senior Apartments)

Dear Ms. Mitten

The purpose of this letter is to request that the Zoning Commission grant a waiver of hearing fees for the Planned Unit Development (PUD) application for the G W Carver Senior Apartments The applicant is the Carver 2000 Tenants Association, Inc ("Carver 2000") Carver 2000 was able to purchase the property under the District's Right of First Purchase Program Carver 2000 will transfer its interest in the property into the G.W. Carver Senior Apartments LP, an entity to be formed to carry out the development. Carver 2000 will be the sole managing member of the G.W Carver Senior Apartments LP, and the other member will be a low-income housing tax credit equity investor

Crawford-Edgewood Managers, Inc., ("CEMI") a D.C-based apartment development, and management firm, has been selected by Carver 2000, as the property manager and development consultant. New Market Investors LLC, of which Michael Alexander is the Managing Director, has been retained by CEMI to assist in project financing and project management.

Section 3042 of the Zoning Regulations provides that the Department of Housing and Community Development ("DHCD") may request that the Zoning Commission waive the normal hearing fee for PUD applications involving "low or moderate income subsidized housing development." Under the regulations, a "subsidized housing development" is defined as a housing development that receives funding from a recognized District of Columbia or Federal government subsidy program. "Low or moderate income" is defined by the U S Department of Housing and Urban Development ("HUD")

The G.W Carver Senior Apartments will comprise 104 apartment units for senior citizens and is subsidized by a combination of federal and local funds. This combination of financing, rent levels on 100% of the apartments and income levels, for 100% of the residents, will be required to remain at low-income levels

This letter certifies that the subject project is a "subsidized housing development" that meets the requirements of the applicable regulations and is, therefore, eligible for a waiver of the normal hearing fees All units except the resident manager's unit will be reserved for occupancy by low and moderate income persons as defined by HUD's regulations For the foregoing reasons, DHCD respectfully requests that the Zoning Commission grant a waiver of all applicable hearing fees.

If you have any further questions or concerns, please call me at (202) 442-7210, or Victor Selman, Supervisory Project Manager on (202) 442-7287

Sincerely,

Stanley Jackson
Director

PRE-HEARING STATEMENT
MAP AMENDMENT AND
PLANNED UNIT DEVELOPMENT
G.W. CARVER SENIOR APARTMENTS

Zoning Commission Case No. 04-04
June 10, 2004

I. INTRODUCTION

A. Background and Site Description

This document is the Pre-Hearing Statement to the District of Columbia Zoning Commission for approval of a consolidated Planned Unit Development ("PUD") for a site located at 4800 East Capitol Street, N E (Lots 78 and 79 in Square 5140, the "PUD Site") A zoning map amendment from the existing R-5-A zone district to R-5-B is also requested. This site of 48,927.5 square feet of land is located in the Marshall Heights neighborhood of Ward 7 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 7C The proposed development is a 103-unit, four-story apartment house for low-income senior citizens.

B. The Applicant

The owner of the PUD Site is the Carver 2000 Tenants Association, Inc ("Carver 2000," or "Applicant"), a nonprofit association the members of which are residents of the existing George Washington Carver Apartments. Carver 2000 acquired the PUD Site

under the District of Columbia's Right of First Purchase Program and has applied to the Internal Revenue Service to become a tax-exempt entity under IRC Section 501(c)(3)

Carver 2000 will transfer its interest in the property into the GW Carver Senior Apartments LLC, an entity to be formed to carry out the development Carver 2000 will be the sole managing member of the G W. Carver Senior Apartments LLC, and the other member will be a low-income housing tax credit advisor

Crawford-Edgewood Managers, Inc., ("CEMI") a D.C -based apartment development and management firm, has been selected by Carver 2000 as the property manager and development consultant H R Crawford, a highly experienced developer of affordable housing and former Assistant Secretary of the U.S Department of Housing and Urban Development, is the principal of Crawford-Edgewood Managers CEMI has more than 35 years of experience in housing and urban development in the District of Columbia and Metropolitan area

CEMI has recently completed development of the Walter E Washington Estates, a first class, luxury townhouse development located off of Southern Avenue and Barnaby Street, S E in the Washington Highlands neighborhood CEMI also recently completed a complete renovation of the 126-unit Barnaby Manor Apartments located across the street from Walter E Washington Estates, using tax-exempt bond financing through the D.C Housing Finance Agency and a tax credit syndication In December 2003, CEMI was selected by the D C Housing Authority as the lead developer responsible for the construction of 150 new homes to be located on the site of the former public housing project known as The Highlands Addition, located at the intersection of Valley Avenue and 9th Street, S E

New Market Investors LLC, of which Michael Alexander is the Managing Director, has been retained by CEMI to assist in project financing and project management This firm specializes in conventional and subsidized real estate transactions and takes a principal role in property acquisition and development opportunities New Market Investors, which is based in Tysons Corner, Virginia, is highly experienced in the real estate industry and has worked on projects throughout the United States

C. **PUD Site Zoning and the Surrounding Area**

The PUD Site is currently zoned R-5-A, a low-density apartment house zone that primarily encourages and allows townhouses and garden apartments subject to site plan review by the Board of Zoning Adjustment The maximum permitted height is 40 feet/3 stories, and the maximum permitted floor area ratio ("FAR") is 0 9.

This PUD application requests a zoning map amendment to R-5-B, a moderate-density apartment house zone, in order to achieve four stories on the site rather than three and to accommodate somewhat more density (1.88 FAR) and more dwelling units, as described in the following section R-5-B allows a maximum height of 50 feet and 1 8 FAR as a matter of right With a PUD, the maximum permitted density is 3.0 FAR and the height limit is 60 feet.

The site is a slightly irregular rectangle in shape and is long in the east-west direction and relatively narrow in the north-south dimension between East Capitol Street and Central Avenue Public transportation serves the site well, with Metrobus stops in front of the building and the Benning Road Metrorail Station just three blocks to the west The nearby public schools are J C Nalle Elementary, Kelly Miller Junior High and

Woodson High School There is a senior center at the Metropolitan Police Boys and Girls Club a few blocks to the west, and numerous shops on East Capitol Street

The PUD Site is located in the Marshall Heights neighborhood, which is almost exclusively residential in character [1] Existing housing types are primarily single-family dwellings and three- to four-story apartment buildings In the far northwest and northeast corners of the neighborhood, the area has a calm, somewhat suburban feel where the rectangular street grid ends and the roads wind past single-family, attached and detached homes. The part of the neighborhood that sits on a rectangular grid includes several blocks developed almost exclusively with four- to 19-unit apartment buildings Residential properties range in condition from good to poor, with several blocks dominated by vacant and abandoned properties that contribute to a blighted and distressed feel to much of the neighborhood.

Marshall Heights is home to 29 religious congregations, generally located within the residential fabric of the neighborhood The neighborhood's churches provide many community services including daycare, senior activities, meal programs and counseling Community services such as the Metropolitan Police Boys and Girls Club and the Benning Park Recreation Center are located just to the north and south of the residential area The largest parcels in the neighborhood (other than Eastgate Gardens) accommodate the three public schools -- Fletcher-Johnson Middle School, J.C. Nalle Elementary School and C W Harris Elementary School

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[1] See the *Site Location and Neighborhood Context Map* in *Exhibit A* and the *Zoning Map* on the first sheet of the plans attached in *Exhibit D*

Small retail pockets and strip centers are located along the boundaries of the community, providing a limited range of goods and services The centers are located on small parcels (less than one acre) and are generally in a blighted condition, with the exception of the BENCO shopping center at East Capitol Street and Benning Road Various District of Columbia government services such as a police station, a fire station, a post office, and a library are also located along Benning Road and north of East Capitol Street.

Because of its location at the eastern edge of the District and along the east-west artery of East Capitol Street, the Marshall Heights community serves as a gateway into the District for suburban commuters Public transportation is available from two Metrorail stations –Benning Road and Capitol Heights The Benning Road Station is just two blocks to the west of the G W Carver Senior Apartments site Area buses supplement the Metrorail system by running passengers from the heart of the Marshall Heights community along 51st and 53rd Streets to each Metrorail station East Capitol Street offers several bus routes connecting to the Benning Road Metrorail station

The zoning of this neighborhood area may be summarized as follows. The PUD Site is within an irregularly-shaped R-5-A zone district that extends a few blocks to the north of East Capitol Street, and extends a large distance to the south of East Capitol to encompass a substantial part of Ward 7 To the immediate north the predominant development pattern is semi-detached houses as well as a Fire Station just across Central Avenue from the PUD Site Immediately to the south of the PUD Site is a large, triangular-shaped area bounded by East Capitol, 47th and 49th Streets, S E , that is improved with a large garden apartment complex, the larger part of the G.W Carver

apartment complex The tenants association plans to complete a total redevelopment of this site as well and will begin the pre-development process once the senior building is underway

The R-5-A-zoned areas to the north and south of East Capitol Street are developed with a wide mixture of housing types, including detached, semi-detached and row dwellings and garden apartments Several large areas zoned R-2 are quite uniformly developed with semi-detached houses. And, of course, institutional uses, a fire station, places of worship, small commercial strips or pockets and public schools and parks are scattered throughout the area

Three blocks to the west of the PUD Site the area surrounding the Benning Road Metrorail Station is zoned C-3-A (Medium Density Commercial) and development includes existing retail and service uses as well as the Metrorail Station plaza area and escalators

D. <u>The Project</u>

As stated previously, the apartment building will have 103 units, including 3 efficiencies, 85 one-bedroom units and 15 two-bedroom units The one-bedroom units will average 645 square feet in size, the two-bedrooms 845 square feet The height of the proposed building is four stories and 55 feet The gross floor area ("g f a ") as designed is 92,208 square feet, which equals an FAR of 1.88 on the lot area of 48,927.5 square feet Lot occupancy is 48 5 percent.

Following the shape and dimensions of the PUD Site, the proposed building is relatively long and narrow – narrow between East Capitol Street and Central Avenue and long in the east-west dimension It is planned with two main entrances (one on East

Capitol Street and one on Central Avenue), both leading into a secured Lobby Area The interior of the building also incorporates two separate laundry facilities on the first floor and four separate and isolated rooftop terraces totaling more than 1,800 s.f for residents to enjoy.

Three conveniently located sets of stairwells provide adequate emergency access and egress Also the two passenger elevators are accessible from the main lobby, one of them being equipped to serve as a freight elevator as necessary

On the exterior the building is designed with modest residential materials – brick and vinyl siding with stucco accent The mechanical units, rather than being visually exposed as roof structures, will be concealed on the roof and not visible from any angle or side of the building Welcoming canopies at the entrances were introduced to provide a pleasant transition as well as shelter from direct sunlight and other elements (rain, hail, and snow) for persons entering and leaving the building

The overall design of the apartment building will be contextual with the surrounding neighborhood in that it will be four stories high with a steeply pitched, gable roof, traditional design and substantially brick exterior The apartments will have modern kitchens with dishwashers and microwave ovens, full carpeting, window blinds and cable television hookups The building will incorporate special amenities for seniors, including congregate dining, a library, a quiet room, health care, computer access, security and convenient access to public transportation

A parking area is situated at the eastern end of the site, with access from both Central Avenue and 49th Street The 18 spaces, including two handicapped spaces, complies with the parking requirement for affordable housing for seniors of one space for

each six dwelling units. The parking area is shielded from the Central Avenue and East Capitol Street views by dense shrubs and large shade trees in addition to the existing trees on-site East Capitol Street also is at a somewhat lower elevation than the site, further hiding the parked cars from view Both loading and trash pickup will be from the Central Avenue side of the building with significant landscape screening

Landscaping around the site will consist of a variety of plant materials with an emphasis on native and low maintenance plant materials for hardiness and plant succession Street and site canopy trees are added for shade, ornamental flowering trees for focal points and entry interest and a building-edge planting of evergreen and deciduous plant materials to provide a foundation The landscaping is designed to visually soften the building mass, mitigate noise of the street traffic and screen parking and dumpster storage and loading dock areas Landscaping will provide relief from unshaded paved areas, and alleviate noise and lighting glare associated with roadways and parking areas

The landscape design and plant material selection incorporates an understanding of defensible space needs of the building tenants Clear visibility of entrances and around the building perimeter is provided In order to establish optimum safety in traffic patterns the designed landscape provides definition of vehicle entrances and exits

An assessment of the site's soils and the potential for a natural low maintenance plant succession was considered for the design and implementation of the landscape planting We have also provided for ground cover planting beds and the potential for the residents, building manager and staff to add seasonal annual plantings to these areas.

Walkways, ample in quantity and width, provide pedestrian access from the building to the parking area as well as to the public sidewalks ADA accessible entrances are provided to both Central Avenue and East Capitol Street

The site will be graded to blend in naturally with the existing conditions, providing an aesthetically pleasing appearance. Storm water runoff will be drained away from the building either to on-site inlets or to public space in a manner complying with District of Columbia watershed requirements

G.W Carver Senior Apartments will help meet the great need in Washington and in Ward 7 for affordable housing for elderly individuals and households The Applicant has been awarded 103 Section 8 vouchers to ensure the affordability of the units This is further leveraged by two additional forms of financial support First, the D C Housing Finance Agency has granted preliminary approval for tax-exempt bond financing, and additional financial support from the D C Department of Housing and Community Development ("DHCD") is likely Because of these multiple forms of financial assistance, the project will be able to serve low-income seniors with very good quality housing

The chart in Section E on the following page sets forth the basic facts of the PUD and proposed development as compared to zoning requirements.

E. Tabulation of Development Data

Total PUD Site Area	48,927.5 s f
Required Minimum (PUD, R-5-B)	1 a = 43,560 s f.)
Gross Floor Area (g f a)	92,208 2 g f a
Floor Area Ratio (FAR)	1.88 FAR
Permitted – (R-5-B, PUD)	3 0 FAR
Building Height	55 feet
Permitted – (R-5-B, PUD)	60 feet (PUD)
Lot Occupancy	48 5% percent
Maximum Permitted (R-5-B)	60 percent
Side Yard	18' west, 37' east
Required	None, but 3"/foot of height if provided, or 13 75'
Rear Yard	43 feet
Required	18 33 feet, measured from centerline of abutting 50' street = 0
Parking	20
Required	18
Water Demand	9,000 gallons per day
Sanitary Sewer Demand	9,000 gallons per day

II. PUBLIC BENEFITS OF THE PROPOSED PLANNED UNIT DEVELOPMENT

Section 2403 of the Zoning Regulations sets forth the standards for evaluating and approving a PUD application Section 2403 9 provides categories of public benefits and project amenities for review by the Zoning Commission A number of these public benefits and project amenities are exhibited in this proposed residential development, as discussed below In addition, Section 2403 4 of the PUD regulations states that the proposed PUD shall be "not inconsistent" with the Comprehensive Plan, and § 2403 3 states that any adverse effects on the surrounding area or on public facilities shall be of an acceptable level The Applicant believes that the proposed PUD is consistent with and significantly advances a number of the goals and policies stated in the District elements of the *Comprehensive Plan for the National Capital*, D C Law 12-275, 10 DCMR (1998), and also exemplifies compliance with the Evaluation Standards, as presented below

A. Stabilizing and Improving the District's Neighborhoods. One of the overarching Major Themes of the Comprehensive Plan specified in §102 is the goal of "stabilizing and improving the District's neighborhoods " The Applicant believes that the proposed infill residential development will help accomplish this major goal

If the PUD is approved, a deteriorated and failed apartment complex will be demolished to make way for development of an attractively designed apartment house At four stories but only 1 88 FAR, the building will be compatible in scale and design with the surrounding neighborhood The existing buildings, which are now either demolished or substantially vacant, have acted as a detriment to the surrounding

neighborhood in recent years, and nearby residents are supportive of the proposed plans to remove the problem buildings with social problems and replace them with a handsome new building for senior occupancy. The project includes a comprehensive relocation plan that provided housing nearby for the former residents on the site.

B. Housing and Affordable Housing (2403.9(f)). Paragraph 2403.9(f) of the PUD Evaluation Standards indicates that development of "housing and affordable housing" is a high-priority public benefit, or policy objective, that may justify approval of a planned unit development The GW Carver Senior Apartments is obviously such a project.

C. Comprehensive Plan – Housing Element. The Comprehensive Plan has 11 major elements, including Economic Development, Environment, Housing, Land Use, Downtown and others, plus the Ward plans as Elements 12 through 19

Sections 302 (Housing General), 303 (Low- and Moderate-Income Housing) and 304 (Housing for the Elderly) of the Comprehensive Plan indicate strong public policy support for development of housing for low- and moderate-income households and housing for senior citizens, including the following policies

> *302 2(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*
>
> *303 1(a) [P]rovide for the housing needs of low- and moderate-income residents*
>
> *303 1(c) [C]reate and maintain moderate-cost housing environments that enhance the quality of life for their residents*
>
> *303 2(d) Provide zoning incentives, as appropriate, to developers prepared to build low- and moderate-income housing*

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

304 2(c) Provide zoning incentives to developers prepared to build elderly housing

D. Comprehensive Plan: Ward 7 Element. Policies in the Ward 7 Element of the Plan also relate very positively to the proposed GW Carver Senior Apartments PUD, including the following objectives from the Housing Element

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 income [households]

1809 1(g)(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, [including]

A Expand housing opportunities for the elderly by using existing and new programs and activities, including Community Development Block Grants, zoning and other processes

The PUD Project utilizes DHCD and D C Housing Finance Agency financing to enable the G.W. Carver Senior Apartments to serve low-income seniors, and uses the zoning process as well to help enlarge the supply of affordable housing for seniors in Ward 7.

E. Comprehensive Plan – Land Use Element. The Generalized Land Use Map indicates the site for Moderate Density Residential development. "Moderate density residential" is defined as "Row houses and garden apartments are the predominant uses, may also include low-density housing " The requested R-5-B zoning with a PUD is considered "not inconsistent" with this land classification In the Office of Planning's

"Zoning Consistency Chart," R-5-B is one of the zone districts that may be considered "not inconsistent" with the Moderate Density Residential designation The Applicant further notes that this proposed project does not utilize the full 3 0 FAR allowed with a PUD in the R-5-B District, but is rather proposed to have a density of 1 88 FAR.

F. "Urban Design, Efficient and Economical Land Utilization" (2403.9(a) and (b)). The proposed replacement of this long-deteriorated former apartment complex with an attractively designed new apartment house will represent a major aesthetic and functional improvement to the neighborhood The handsome traditional design in brick will complement the neighborhood The PUD Site is within walking distance of the Benning Road Metrorail station, so that the proposed apartment use is an efficient and transit-oriented development in this location. The proposed landscape plan will further enhance the site for the residents as well as residents of the surrounding neighborhood

G. "Effective and Safe Vehicular and Pedestrian Access" (2403.9(c)) - Transit-Oriented Development. The proposed apartment house for seniors will generate very low vehicular trip generation and in-and-out traffic, and the subject property is within walking distance of the Benning Road Metrorail Station at Benning Road and 45th Street, N E Several bus lines operating along East Capitol Street conveniently serve the proposed building as well The proposed apartment house for the elderly has a parking requirement of only one space for each six dwelling units This low requirement, which was adopted in 1985 after careful research by Department of Public Works staff, reflects the reality that automobile ownership and automobile trips entering and leaving the site will be quite few because of the advanced age and low-income status

of the residents Low automobile usage and few turning movements will be a public benefit along the heavily traveled East Capitol Street corridor

H. First Source Agreement/LSDBE. Direct participation by D.C residents is insured because the property is owned by the Carver 2000 Tenants Association, an organization comprised of the current tenants of the property, who are all minority individuals CEMI, the development consultant and property manager is 100 percent owned by minority District of Columbia residents and is headquartered in the District CEMI has an Office of Local Business Development Certification letter acknowledging CEMI's eligibility for preference as a Local Business Enterprise ("LBE"), a Small Business Enterprise ("SBE") and a Resident Business Owner ("RBO").

The project architect, Arel Architects, is a 100 percent minority owned business Although it is not currently certified, Arel is in the process of becoming an LSDBE in the District of Columbia The general contractor, Gilford Corporation, is also a 100 percent minority owned business and an LSDBE in Washington, D.C

I. No Adverse Effects on Surrounding Area or on Public Facilities

The proposed apartment house for senior occupancy will generate very little vehicular traffic, given the age and low-income status of the future residents Thus, there will be no objectionable traffic impacts. No school children will live in the G W. Carver Senior Apartments, so that school capacity is not an issue

The scale and the design of the building are compatible with the surrounding neighborhood. The building will be predominantly brick on the exterior in a traditional

design The compatibility of a four-story building in this location is acceptable for several reasons:[2]

- The building will front on East Capitol Street, a major arterial street that is exceptionally wide at 160 feet
- The immediate neighborhood includes a number of four-story apartment buildings as well as large institutional structures The neighborhood context is eclectic, as described further below
- As encouraged by the existing R-5-A zone district, the surrounding land use pattern is mixed and includes buildings of various types and scales Immediately to the north of the site is a D C. Fire Station To the south, across East Capitol Street are garden apartments Other development around the PUD Site consists of predominantly semi-detached dwellings and a few garden apartments Regarding the lower scale buildings, the streets surrounding the PUD site provide open space relief. The one exception occurs at the northeast corner of the subject square, where there is a pair of semi-detached dwellings These will be immediately to the north of the surface parking area of the new apartment house, thereby softening the effect of the adjacent the four-story building located to the southwest.
- The Applicant notes that there are numerous instances in the city where apartment zoning along a corridor co-exists successfully with low-density residential zoning and houses immediately adjacent, e g , Connecticut Avenue, N.W Likewise, commercial strips and pockets exist throughout the city adjacent to residentially zoned areas and low- or moderate-density residential buildings Such patterns are part of the urban fabric
- A difference of one to two stories in height between existing and proposed development in this setting is a compatible design pattern.

III. COMMUNITY COMMENT

The Applicant has engaged in extensive preliminary discussions with public officials and neighborhood groups, including two meetings with Advisory Neighborhood Commission ("ANC" 7C) The Applicant has expressions of support from the Archdiocese of Washington, Kevin Chavous, the Ward 7 Councilmember; and the pastor

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[2] See the "Site Location and Neighborhood Context Map" in *Exhibit A* and see the locator map and photographs of existing large-scale buildings in this vicinity in *Exhibit B*

of a local church The following organizations have submitted letters in support of the application to the Zoning Commission the Far Northeast-Southeast Council, Inc , the Marshall Heights Community Development Organization, the Fort Dupont Civic Association and the Northeast Boundary Civic Association. Copies of these letters are attached in *Exhibit C* As of the date of this submission, ANC 7C is opposed to the project based on its proposed height of four stories. The ANC would prefer a lesser height The Applicant will continue to try to resolve this issue prior to the public hearing

IV. CONCLUSION

For the reasons set forth in this Pre-Hearing Statement, the Applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations, is not inconsistent with the Comprehensive Plan, and provides significant public benefits that advance important goals and policies of the District of Columbia. Accordingly, the Applicant respectfully requests that the Zoning Commission approve the proposed planned unit development with suitable conditions.

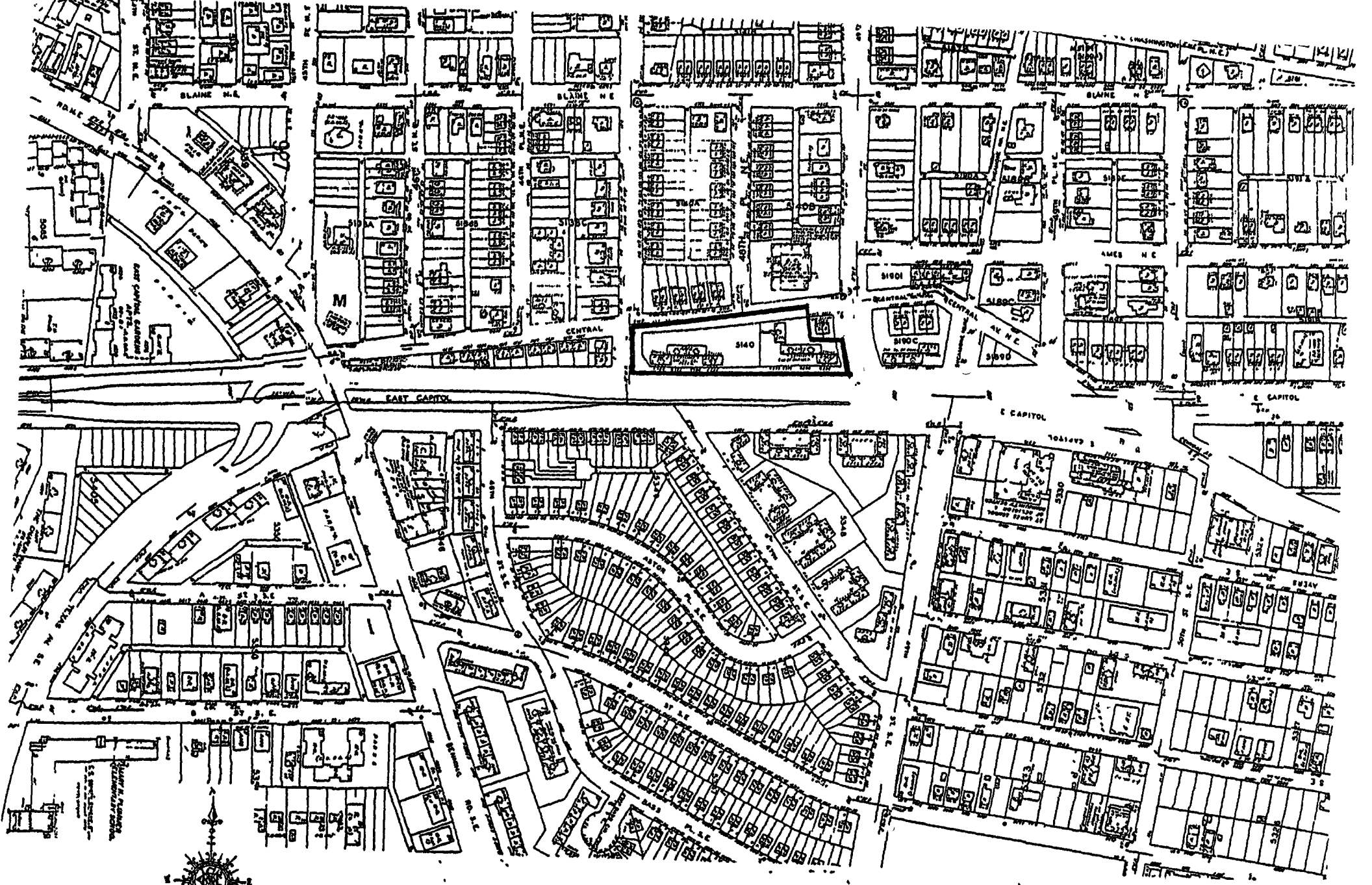
Respectfully Submitted,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W Gross, AICP

Attachments

Exhibit A: Site Location and Neighborhood Context Map



SITE LOCATION AND NEIGHBORHOOD CONTEXT MAP

Exhibit B: Photographs of Larger Buildings in the Vicinity

New Market Investors LLC

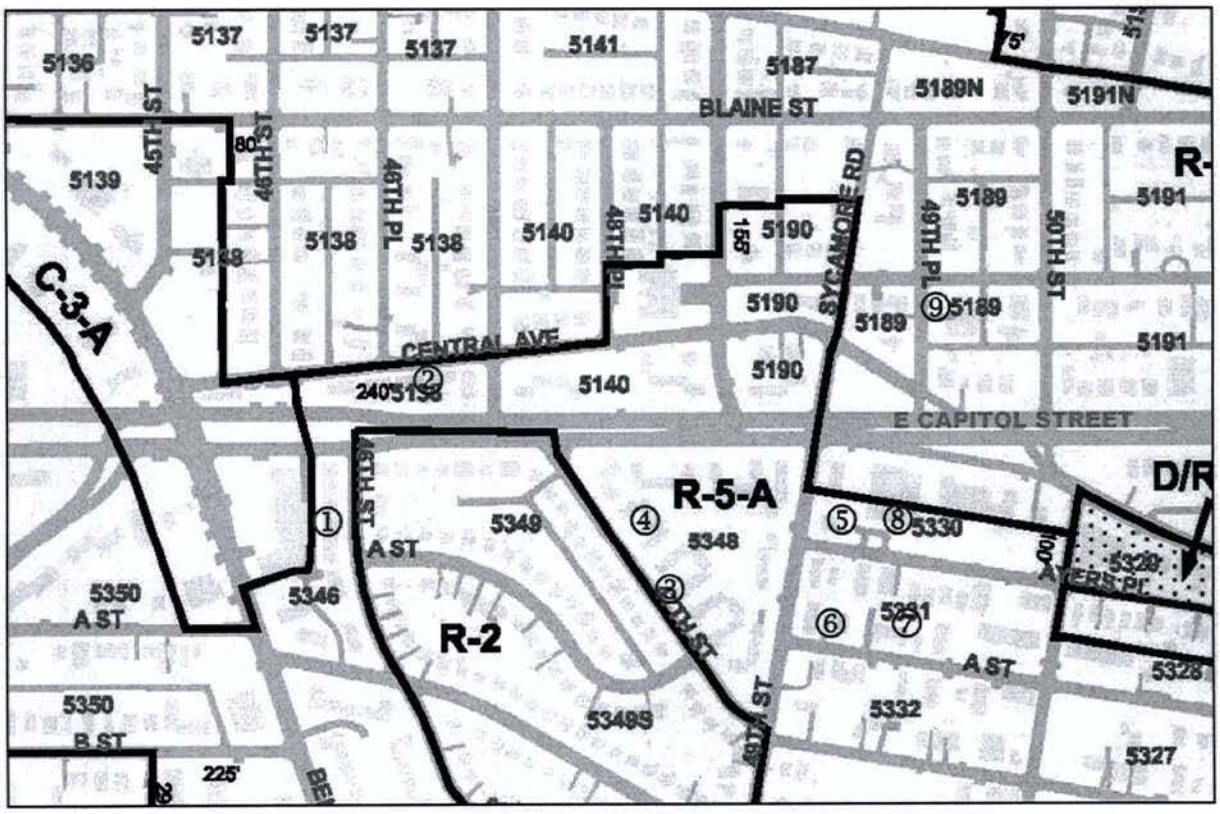
www.newmarketinvestors.com

8605 Westwood Center Drive, Suite 201 Vienna, VA 22182

March 16, 2004

Carver Senior Apartments – PUD Submission

Referenced in the zoning map and shown on the attached photos are nearby properties with similar attributes to the proposed G.W. Carver Senior Apartments on East Capitol Street. The G.W. Carver Apartments are planned as a 4 story (54 feet from ground level to the peak of its pitched roof), 103 unit building on Square 5140.





① 5 46th Street



② 4600 E Capitol



③ 18 47th Street



④ Square 5348



⑤ 10 49th Street



⑥ 44 49th Street



⑦ **4909 Ayers Place**



⑧ **St. Luke's Church**



⑨ **Peace Lutheran Church**

Prepared by B. Yoder 3/16/04

Exhibit C: Statements in Support of Application

FAR NORTHEAST-SOUTHEAST COUNCIL, INC.
1123 48TH PLACE, N.E.
WASHINGTON D.C. 20019

April 1, 2004

Ms Carol Mitten,
District of Columbia Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

RE: Carver Senior Apartments

Ms Mitten,

This letter is written in support for the PUD application recently submitted by Carver 2000 Tenants Association, Inc. to the DC Office of Planning We support a tenant association's application for the new 4-story senior apartment building located between 4700 and 4800 East Capitol Street, NE

The lack of affordable housing for our less fortunate seniors is severe in this neighborhood and it is our hope that the construction of a 104 high quality residences building for the elderly will make a positive impact on the lives of many DC residents

If you have any questions or concerns regarding this letter of support, please do not hesitate to contact me.

Sincerely yours,

Samuel F Bost

Samuel F Bost
President
Far NE-SE Council, Inc.

MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION, INC.
3939 Benning Road NE, Washington, DC 20019
(202) 396-1200 ~ (202) 396-4106 Facsimile ~ www.mhcdo.org

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Judith Williams

April 2, 2004

Ms. Carol Mitten
District of Columbia Zoning Commission
441 4th St. NW, Suite 210
Washington, DC 20001

RE: Carver Senior Apartments

Dear Ms. Mitten:

The Marshall Heights Community Development Organization, Inc. fully support the PUD application recently submitted by Carver 2000 Tenant Association, Inc. to the DC Office of Planning requesting authorization to construct a new 4-story senior apartment building located between 4700 and 4800 East Capitol Street, NE. We support a tenant association's application and mission to create new housing opportunities for less fortunate seniors.

We understand that the development team assembled to complete the construction has submitted plans and renderings to the Office of Planning which requests zoning relief to provide for the additional height required to build the new senior apartment building. We support your grant of relief in approving the proposed building height.

We support and encourage the creation of 104 new, high quality residences at this location. The lack of affordable housing for our less fortunate seniors is severe in this neighborhood. It is our hope that these new units coming on line in 2005 will make a positive impact on the lives of many DC residents.

If you have any further questions regarding this letter of support, please do not hesitate to contact me at 202/306-1201 ext. 111.

Sincerely,

Loretta Tate
President & CEO

FORT DUPONT CIVIC ASSOCIATION
350 Burbank Street S.E.
Washington, DC 20019-4263
202-581-7368

April 1, 2004

Ms. Carol Mitten,
District of Columbia Zoning Commission
441 4th Street, Northwest, Suite 210
Washington, DC 20001

Re: Carver Senior Apartments

Dear Ms. Mitten:

This letter is written in support of the PUD application recently submitted by Carver 2000 Tenants Association, Inc., to the DC Office of Planning requesting authorization to construct a new 4-story senior apartment building located between 4700 and 4800 East Capitol Street, NE. We support a tenant association's application and mission to create new housing opportunities for less fortunate seniors.

We understand that the development team assembled to complete the construction has submitted plans and renderings to the Office of Planning which requests zoning relief to provide for the additional height required to build the new senior apartment building. We support your grant of relief in approving the proposed building height.

We support and encourage the creation of 104 new, high quality residences at this location. The lack of affordable housing for our less fortunate seniors is severe in this neighborhood. It is our hope that these new units coming on line in 2005 will make a positive impact on the lives of many DC residents

If you have any further questions regarding this letter of support, please do not hesitate to contact me

Sincerely,

Mrs. Ruth Cooper
President

Northeast Boundary Civic Association
328-62nd Street, N.E., Suite 201
Washington, D.C. 20019

April 14, 2004

Ms. Carol Mitten
Chairperson
District of Columbia Zoning Commission
441-4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Carver Senior Apartments

Dear Ms. Mitten:

We write this letter in support of the PUB application recently submitted by the Carver 2000 Tenants Associations, Inc. to the D.C. Office of Planning requesting authorization to construct a new 4-story Senior apartment building located 4800 East Capitol Street, N.E. We support the tenant association's application and mission to create new housing opportunities for less fortunate seniors.

We understand that the development team assembled to complete the construction has submitted plans to the Office of Planning which requests zoning relief to provide for the additional height required to build the new senior apartment building. We support your granting relief by approving the proposed building height.

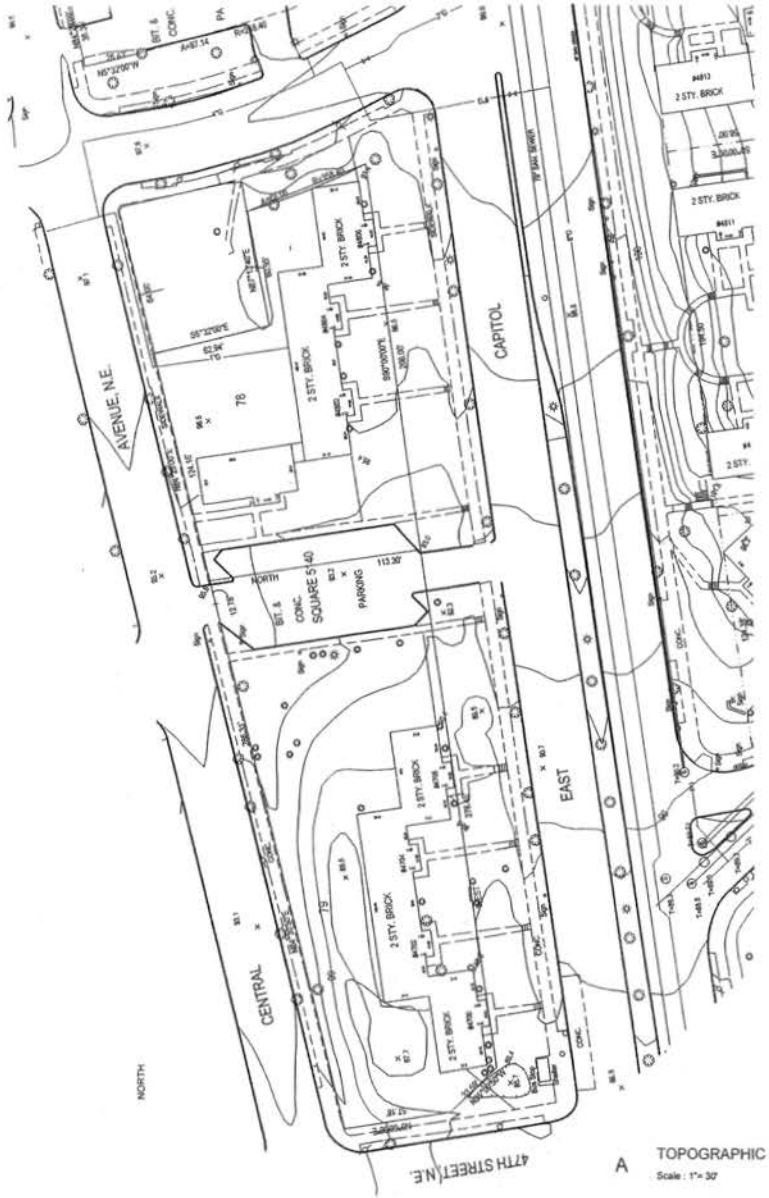
The lack of affordable housing for our seniors is severe in this neighborhood. With the creation of the 104 new high quality residences to be completed in 2005 will make a positive impact on the lives on many D.C. residents.

Therefore, we are requesting that your commission support and vote in favor of granting the approval of the above Application.

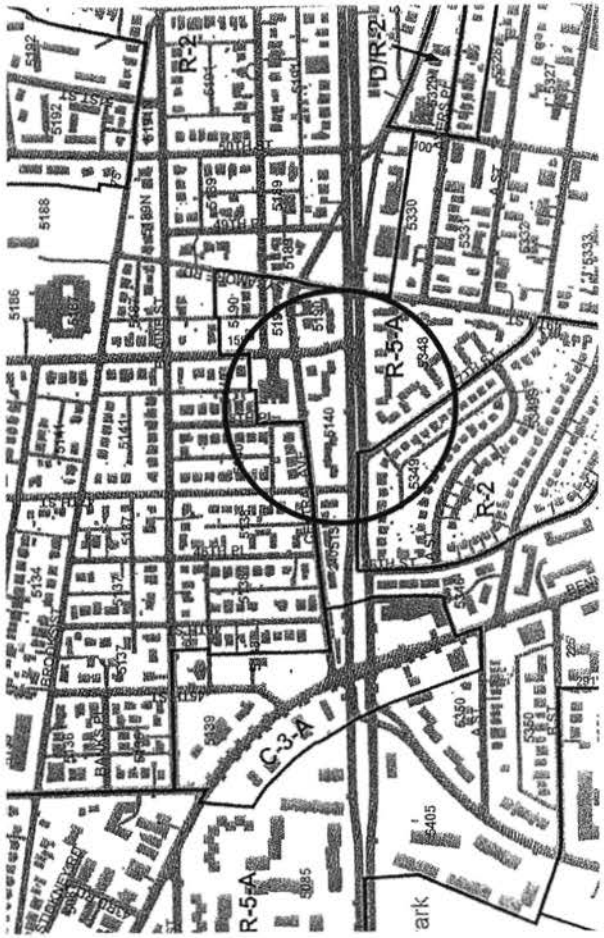
Sincerely,

Dr. Mary L. Gaffney
President

Exhibit D: Project Plans



A TOPOGRAPHIC SITE PLAN
Scale : 1"= 30'



B ZONING MAP
Not to scale

arel
Arel Architects, Inc.
5867 Allentown Road Camp Springs, MD 20746
P 301 423-8200 F 301 423-1349
1701 Madison Ave Baltimore, MD 21217
P 410 383-9000 F 410 383-8003

SEAL AND DATE

CONSULTANT

G.W. Carver Terrace

SENIOR LIVING FACILITY
47th & EAST CAPITOL ST. NE
WASH., D.C.

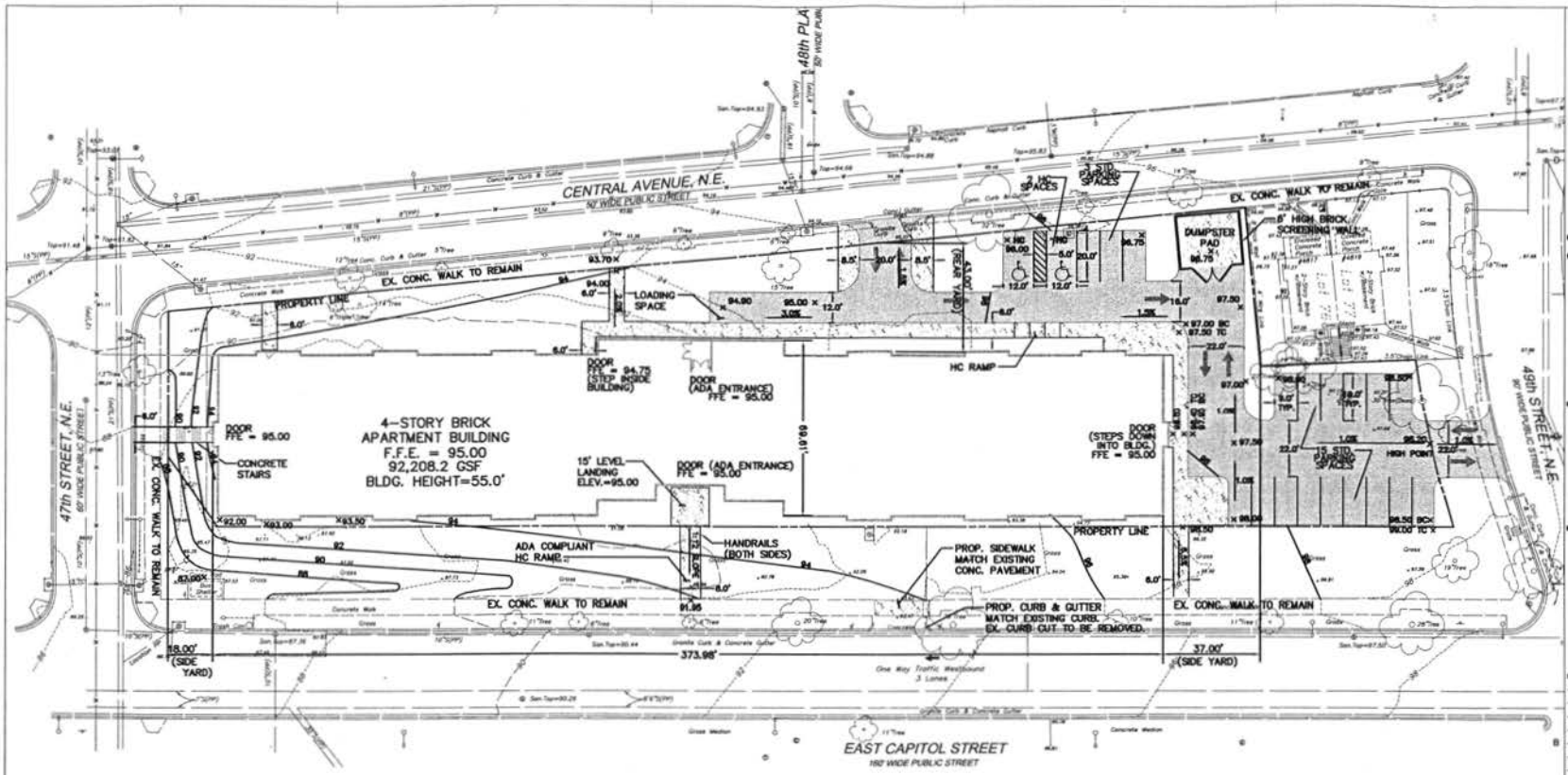
LOT 78 & 79 SQAURE 5140
L. 124, F. 4

RELEASED FOR
○ PERMIT ○ BIDDING ○ PERMIT ○ CONST

REVISIONS

PUD APPLICATION
SITE TOPOGRAPHY &
ZONING MAP

SCALE 1" = 40'
DATE 20 JANUARY 04
PROJECT NUMBER 0132
SHEET NUMBER SP-1



LEGEND

PROP. ASPHALT AREA

PROP. CONC. AREA

TABULATION OF DEVELOPMENT DATA

TOTAL LOT AREA: 48,927.5 sf
SIDE YARD: 18' WEST, 37' EAST
REAR YARD: 43'
LOT OCCUPANCY: 46.5%
GROSS FLOOR AREA: 92,208.2 sf
FLOOR AREA RATIO (FAR): 1.88FAR
PROP USE: Sr. HOUSING (100%)

PARKING SPACES

STANDARD	18
HANDICAPPED	2
TOTAL	20

GRAPHIC SCALE

1 in.=20 ft.

PUD SUBMISSION

arel

Arel Architects, Inc.
8040 Old Alexandria Ferry Road
Clinton, Maryland 20735
301 868-2738 301 868-7400 (fax)
Ronald D. Lofont AIA

www.ArelArchitects.com

CONSULTANTS

PROJECT IDENTIFICATION

George Washington Carver Terrace
SENIOR APARTMENTS

AT

MARK	DATE	DESCRIPTION

ISSUE DATE: 06-04-04
PROJECT NO:
CAD DWG FILE:
DRAWN BY: ADB
CHECKED BY: RAP

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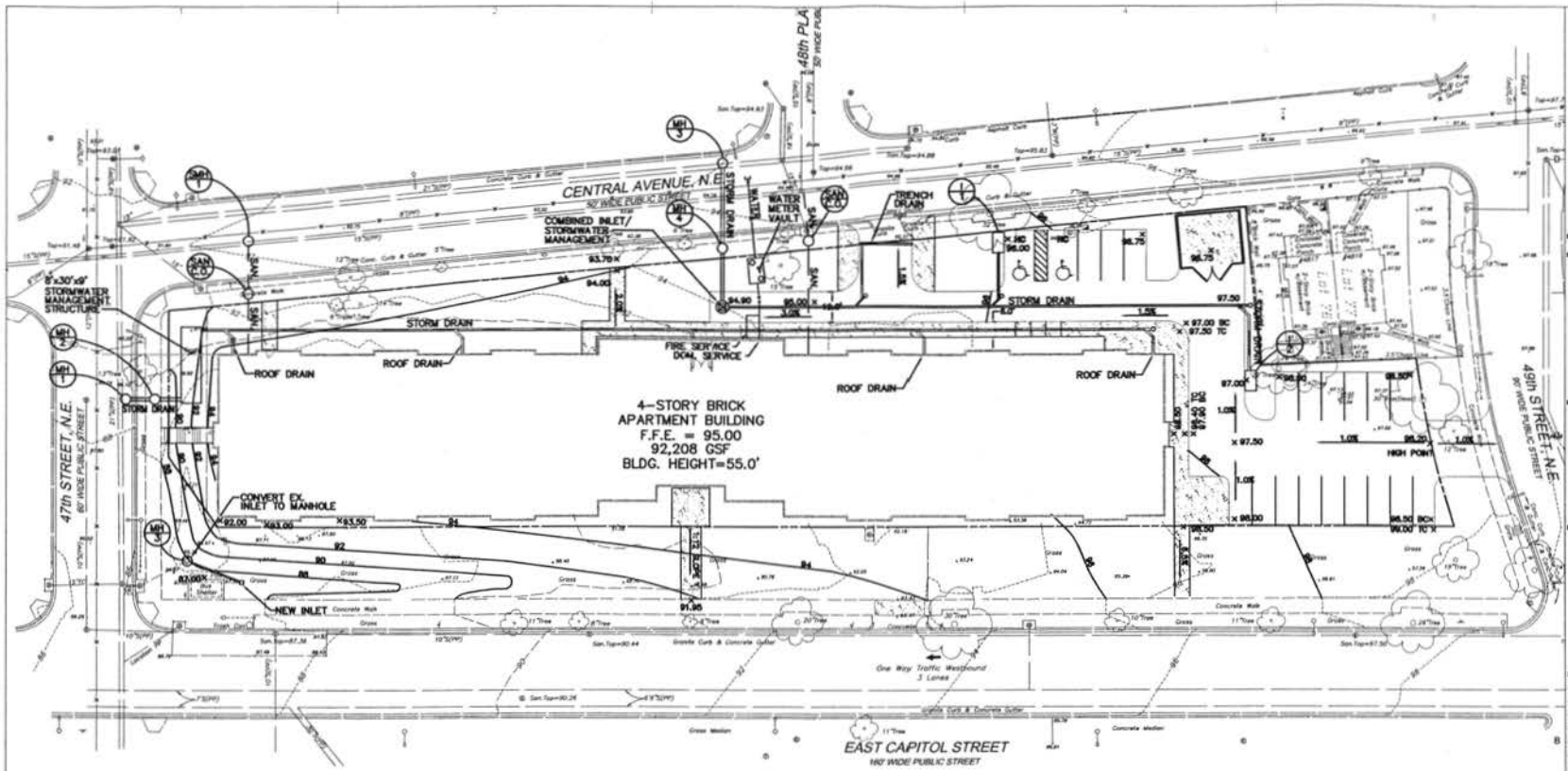
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SITE IMPROVEMENTS PLAN

C-1

Sheet of . Series Sheets

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Ronald D. Liptzin AIA
www.ArelArchitects.com

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George Washington Carver Terrace
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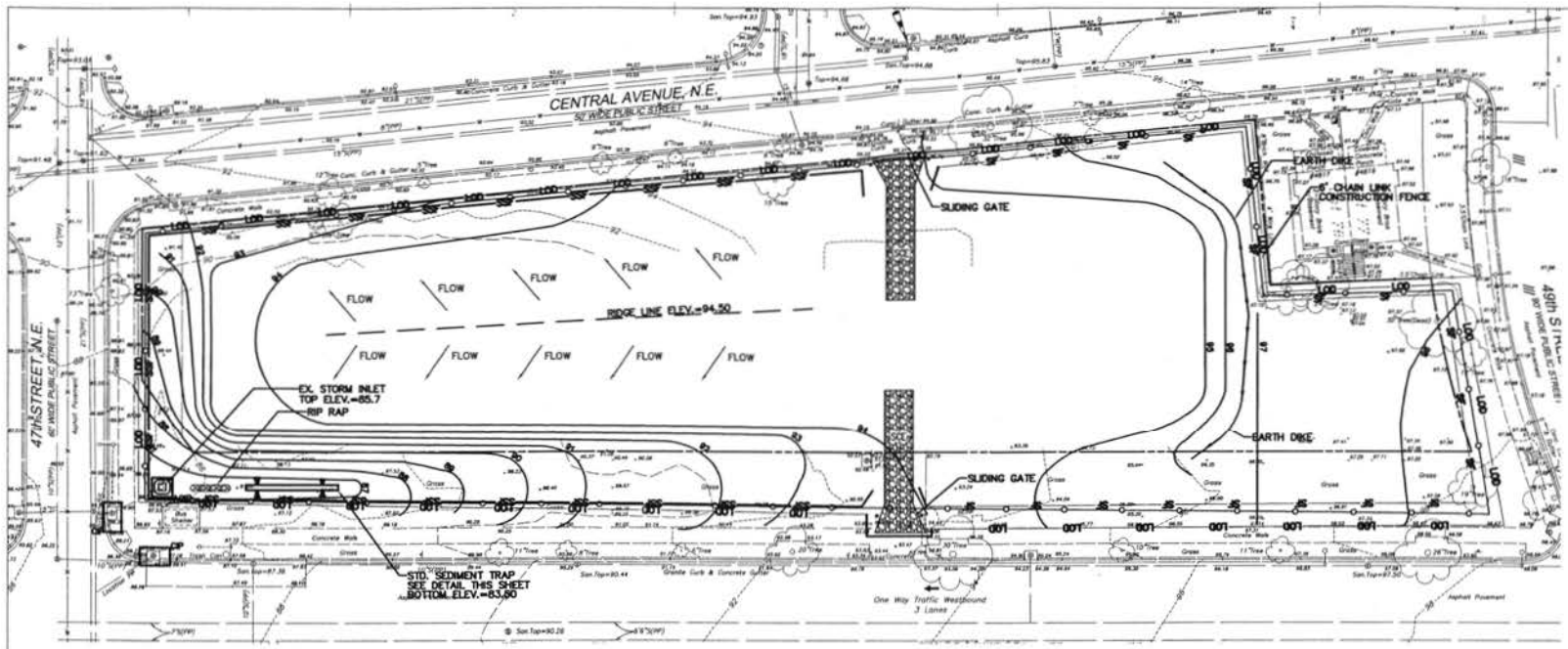
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SITE UTILITY PLAN

C-2

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STD. SEDIMENT TRAP DETAIL

LEGEND

STABILIZED CONSTRUCTION ENTRANCE (SCE)	EX. PROPERTY LINE
LOD — LIMIT OF DISTURBANCE	93 — PROP. CONTOUR LINE
SF — SILT FENCE	AGIP — AT-GRADE INLET PROTECTION
SSF — SUPER SILT FENCE	CIP — CURB INLET PROTECTION
6' TEMPORARY CHAIN LINK CONSTRUCTION FENCE	

GRAPHIC SCALE

1 in.= 20 ft.

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Clinton, Maryland 20735
301 868-2735 301 868-7400 (fax)
Ronald D. Lipkind AIA
www.ArelArchitects.com

CONSULTANTS

SEAL

PROJECT IDENTIFICATION

George Washington Carver Terrace
SENIOR APARTMENTS

AT

East Capitol St. NE
Washington, DC

MARK	DATE	DESCRIPTION

ISSUE DATE:	06-04-04
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	AOB
CHECKED BY:	RAP

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EROSION & SEDIMENT CONTROL PLAN

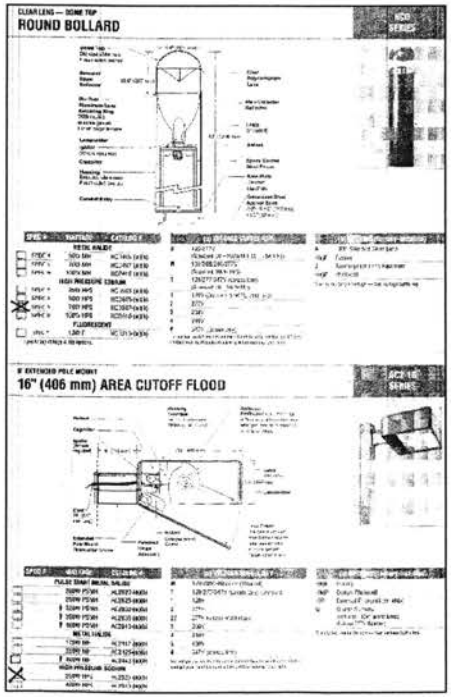
C-3

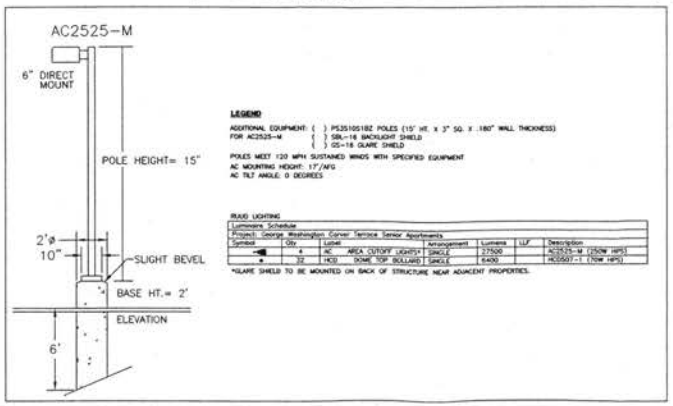
Sheet of Series Sheets

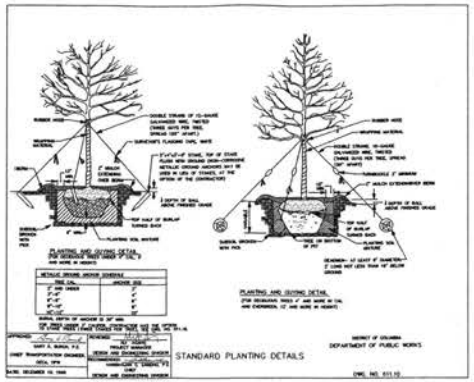
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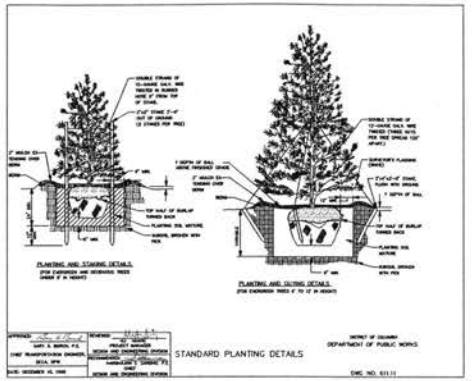
PROPOSED SITE LANDSCAPE PLANT MATERIALS

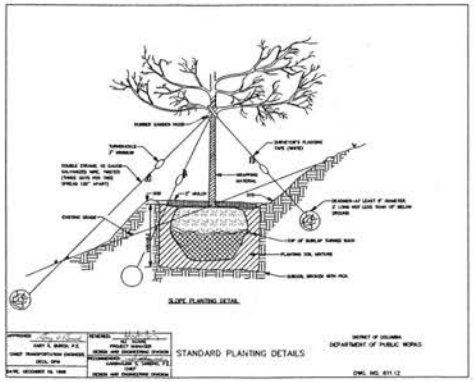
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	TOTAL	COMMENTS
AG	ACER GINNALIA	AMUR MAPLE	8' TALL	B&B	SHOWN	2	RICH RED FALL COLOR
AR	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY MAPLE	2.5" CAL.	B&B	SHOWN	3	SHADE TREE
AS	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL.	B&B	SHOWN	3	SHADE TREE
BT	BERBERIS THUNBERGII var. ATROPURPUREA	CRIMSON PYGMY BARBERRY	18"-24"	#3 CONT.	3' O.C.	52	PURPLE-RED FOLIAGE
HG	HEMEROCALLIS "STELLA D'ORO	STELLA D'ORO DAYLILY	12" HEIGHT	#1 CONT.	12" O.C.	30	GOLDEN FLOWERED PERENNIAL
IC	ILEX CRENATA "GREEN LUSTER"	GREEN LUSTER HOLLY	2'-3'	CONT.	3' O.C.	93	DENSE, GLOSSY FOLIAGE
IN	ILEX "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	7' HEIGHT	B&B	SHOWN	2	EVERGREEN TREE
IM	ILEX x MESERVEAE "BLUE PRINCESS"	BLUE PRINCESS HOLLY	3' HEIGHT	B&B	SHOWN	14	EVERGREEN SHRUB
JH	JUNIPERUS HORIZONTALIS "WILTONI"	BLUE RUG JUNIPER	18"-24"	CONT.	18" O.C.	197	GROUNDCOVER, BLUE-GREEN FOLIAGE
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	36"-42"	#3 CONT.	SHOWN	5	EVERGREEN SHRUB
LM	LIRIOPE MUSCARI "VARIEGATA"	VARIEGATED GREEN LIRIOPE	1.25"	#1 CONT.	12" O.C.	458	HERBACEOUS GROUNDCOVER
MS	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	2' HEIGHT	CONT.	SHOWN	2	ORNAMENTAL TREE
PF	PHOTINIA FRASERI	REDTIP PHOTINIA	8' HEIGHT	B&B	SHOWN	36	GLOSSY DARK GREEN LEAVES
PL	PRUNUS LAUROCERASUS	CHERRY LAUREL	3' HEIGHT	CONTAINER	SHOWN	8	ORNAMENTAL SCREENING
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	2 YEAR	FLATS	8" O.C.	448	RICH SUCCULENT FOLIAGE
PY	PRUNUS x YEDOINSIS "AKEBONO"	"AKEBONO" YOSHINO CHERRY	2.5" CAL.	B&B	SHOWN	5	NATIVE SHADE TREE
QP	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	SHOWN	4	NATIVE SHADE TREE
TM	TAXUS x MEDIA "HATFIELDII"	HATFIELD YEW	18"-24"	CONT.	4' O.C.	73	DENSE, UPRIGHT BRANCHES
UA	ULMUS AMERICANA "PRINCETON"	PRINCETON AMERICAN ELM	2.5" CAL.	B&B	SHOWN	7	STREET TREE
VR	VIBURNUM [illegible]	LEATHERLEAF VIBURNUM	18"-24"	B&B	4' O.C.	15	COURSE, LEATHERY FOLIAGE
VS	VERONICA SPICATA "ROYAL CANDLES"	ROYAL CANDLE SPEEDWELL	15" TALL	CONT.	18" O.C.	56	BLUE PERENNIAL
SOD	FESTUCA ARUNDINACE & POA TRIVALIS	TALL FESCUE SOD, KENTUCKY BLUEGRASS SOD, MD CERT. SOD AND STAKE	SY	SY	SHOWN		STABILIZATION

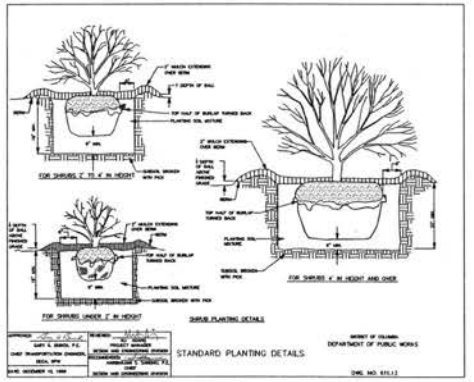












GENERAL NOTES

1. THIS PLAN IS FOR LANDSCAPING ONLY.
2. ALL CONTRACTORS PERFORMING WORK ON THIS SITE SHALL NOTIFY "MISS UTILITY" 48 HOURS PRIOR TO ANY CONSTRUCTION BY CALLING 1-800-257-7777 FOR THE LOCATION OF ALL UTILITIES.
3. THE CONTRACTORS PERFORMING WORK ON THE SITE ARE RESPONSIBLE FOR PROTECTING EXISTING NATIVE & NON-INVASTING PLANTING DURING CONSTRUCTION.
4. SEED OR SOD BARE AREAS AS DIRECTED FOR ALL DISTURBED AREAS TO BE STABILIZED.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION IN THE SITE. IT SHALL BE MAINTAINED TAUT AND GOOD REPAIR THROUGHOUT THE PROJECT AND UNTIL ITS REMOVAL IS APPROVED BY THE DISTRICT. GRASS AND WEEDS THAT GROW UP IMMEDIATELY ADJACENT TO FENCE SHALL BE TAKEN DOWN TO A HEIGHT OF 3" PROMPTLY BY THE CONTRACTOR WHEN THEY REACH A HEIGHT OF 6".
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING THE AREAS IMMEDIATELY ADJACENT TO AREAS DISTURBED BY CONSTRUCTION ACTIVITY.
7. THE CONTRACTOR SHALL RETAIN A LICENSED ARBORIST TO MONITOR TREES AND PROVIDE TREE CONSERVATION SERVICES SUCH AS BUT NOT LIMITED TO: WATERING, FERTILIZATION, AERATION, AND PRUNING FOR EXISTING TREES TO REMAIN, AS REQUIRED.
8. THERE SHALL BE NO STAGING AREA OR STORAGE OF VEHICLES, EQUIPMENT, OR MATERIALS, NEAR ANY EXISTING TREES.
9. REFER TO PAVING & GRADING PLANS. FOR CURB AND SIDEWALK CONSTRUCTION.
10. REFER TO EROSION & SEDIMENT CONTROL PLANS FOR PLACEMENT OF SILT FENCE AND SEDIMENT CONTROL MEASURES.
11. LANDSCAPE WORK WITHIN THE SITE & PUBLIC RIGHT-OF-WAYS SHALL CONFORM WITH DCDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURES.

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Clinton, Maryland 20735
301 868-2735 301 868-7400 (fax)
Ronald D. Liptzin AIA
www.ArelArchitects.com

CONSULTANTS

SEAL

PROJECT IDENTIFICATION

George Washington Carver Terrace
SENIOR APARTMENTS
AT
East Capitol St NE
Washington, DC

MARK	DATE	DESCRIPTION

ISSUE DATE: 01-20-04
PROJECT NO:
CAD DWG FILE:
DRAWN BY: SPC
CHECKED BY: ADB/RAP

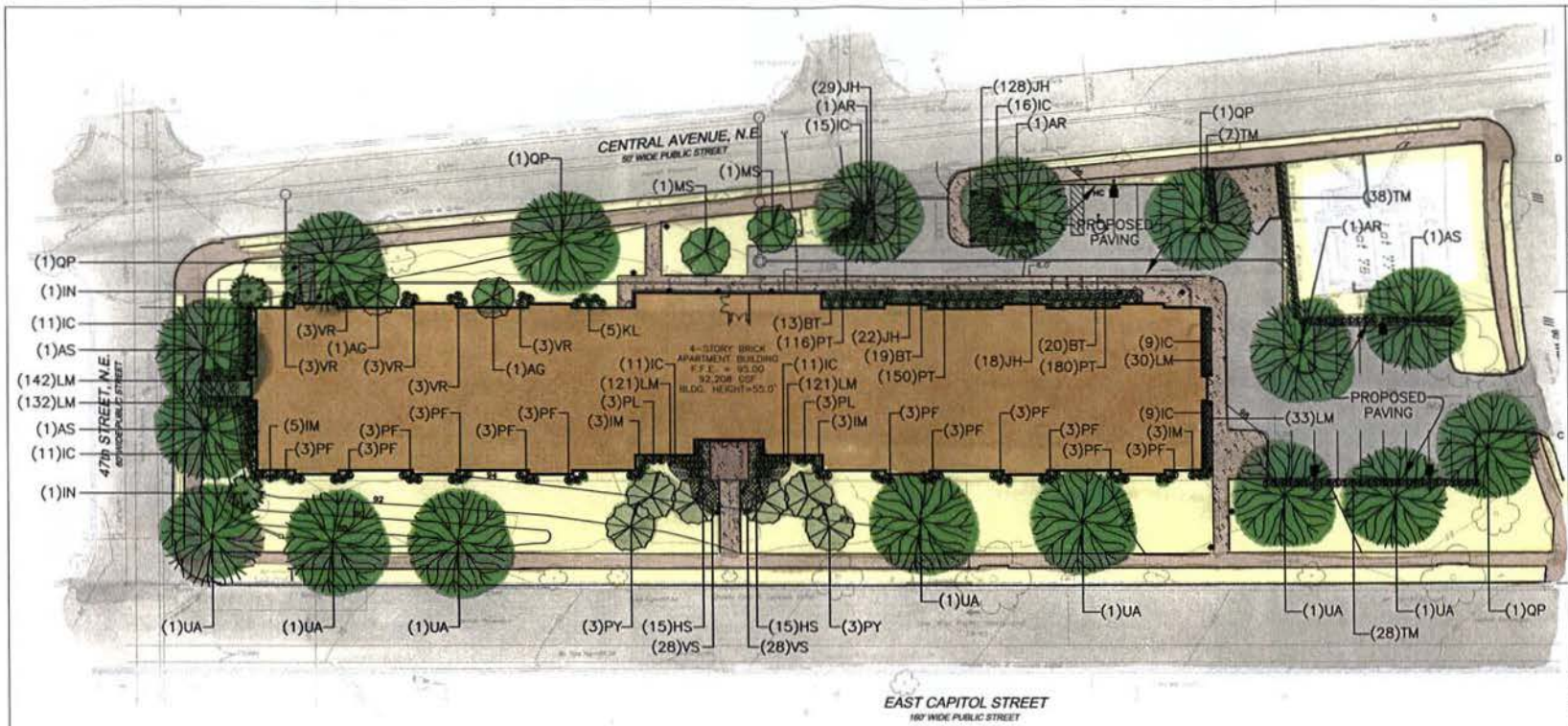
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NOTES & DETAILS

L-1

Sheet of Series Sheets



LANDSCAPE PLAN
SCALE: 1"=20'

LANDSCAPE LEGEND

- EXISTING TREE
- MAJOR DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE/SCREENING
- SHRUB
- GROUNDCOVER OR PERENNIALS
- PARKING LOT AREA LIGHTING FIXTURE
- BOLLARD LIGHTING
- PROP. ASPHALT AREA
- PROP. CONCRETE AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PUD SUBMISSION

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Ronald D. Liphard AIA
www.ArelArchitects.com

CONSULTANTS

SEAL

PROJECT IDENTIFICATION

George Washington Carver Terrace
SENIOR APARTMENTS

AT

East Capitol St. NE
Washington, DC

MARK	DATE	DESCRIPTION
ISSUE DATE:		01-20-04
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		SPC
CHECKED BY:		ADB/RAP

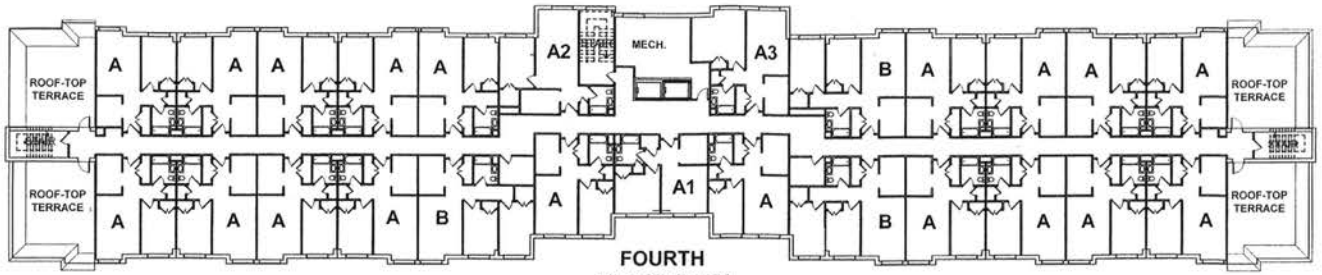
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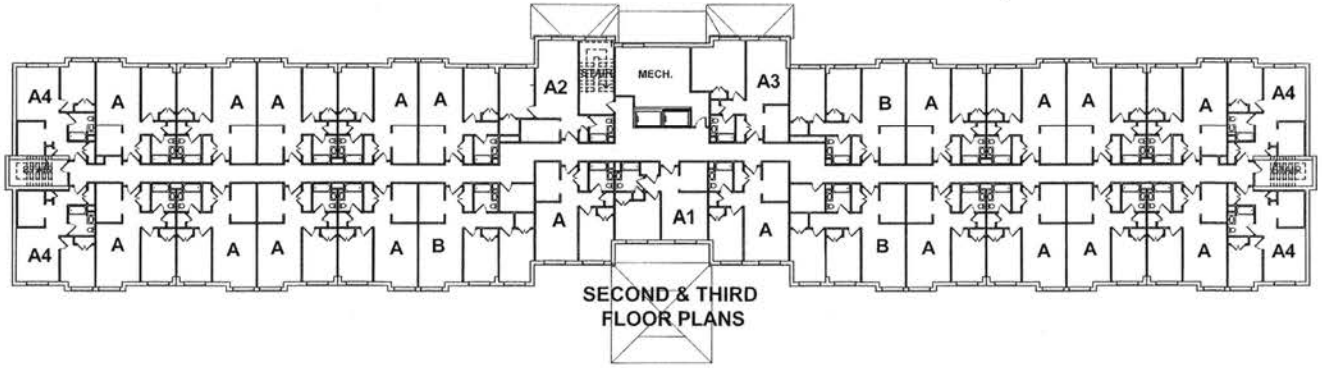
LANDSCAPE & LIGHTING PLAN

L-2

Sheet of . Series Sheets



FOURTH FLOOR PLAN



SECOND & THIRD FLOOR PLANS



FIRST FLOOR PLAN

arel

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8040 Old Alexandria Ferry RD Clinton, MD 20735
P 301 868-2735 F 301 868-7400

1701 Madison Ave. Baltimore, MD 21217
P 410 383-9000 F 410 383-8003

SEAL AND DATE

George Washington Carver Terrace

Washington, DC

Senior Apartments

RELEASED FOR
○ PRICING ○ BIDDING ○ PERMIT ○ CONSTRUCTION

REVISIONS

FLOOR PLANS

SCALE
AS NOTED

DATE
20 JAN 2004

PROJECT NUMBER
0137

SHEET NUMBER
A1



A ONE BDRM UNIT - 654sf
Scale : 3/16" = 1'-0"



A1 ONE BDRM UNIT - 600sf
Scale : 3/16" = 1'-0"



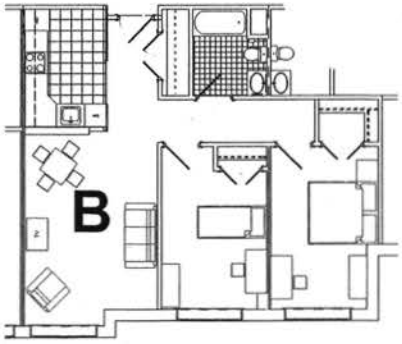
A2 ONE BDRM UNIT - 670sf
Scale : 3/16" = 1'-0"



A3 ONE BDRM UNIT - 738sf
Scale : 3/16" = 1'-0"



A4 ONE BDRM UNIT - 608sf
Scale : 3/16" = 1'-0"



B TWO BDRM UNIT - 865sf
Scale : 3/16" = 1'-0"

arel

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8040 Old Alexandria Ferry RD Clinton, MD 20735
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1701 Madison Ave. Baltimore, MD 21217
P 410 383-9000 F 410 383-8003

SEAL AND DATE

George Washington Carver Terrace

Washington, DC

Senior Apartments

RELEASED FOR
PROG BIDDING PERMIT CONST

REVISIONS

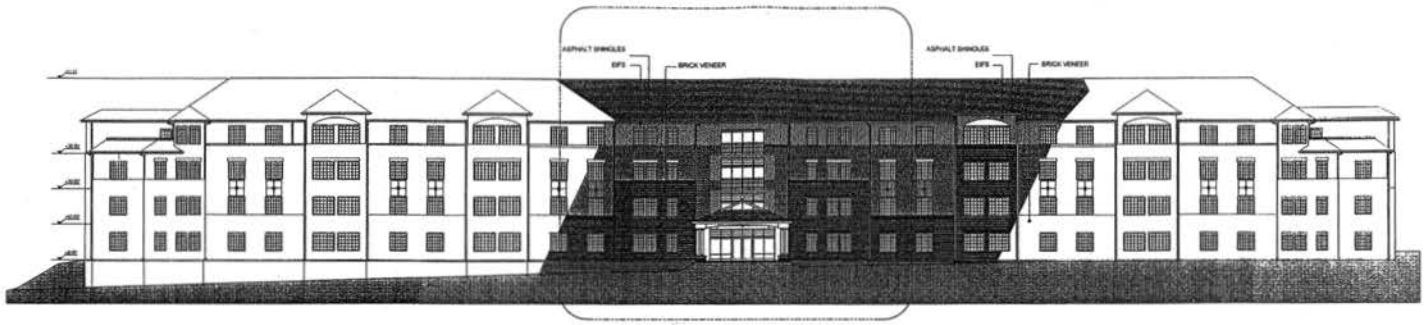
ENLARGED UNIT PLANS

SCALE
AS NOTED

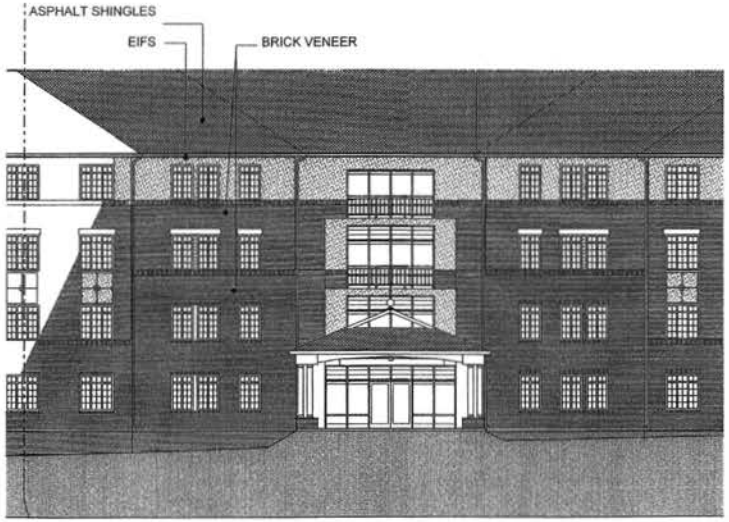
DATE
20 JAN 2004

PROJECT NUMBER
0 137

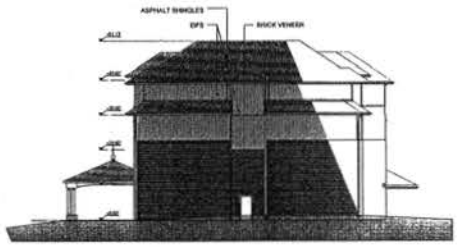
SHEET NUMBER
A2



1 SOUTH ELEVATION
Scale : 1/16" = 1'-0"



2 ENLARGED ELEVATION - SOUTH ENTRY
Scale : 1/8" = 1'-0"



3 EAST ELEVATION
Scale : 1/16" = 1'-0"



arel
Arel Architects, Inc.
8040 Old Alexandria Ferry RD Clinton, MD 20735
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1701 Madison Ave Baltimore, MD 21217
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SEAL AND DATE

George Washington Carver Terrace
Washington, DC

Senior Apartments

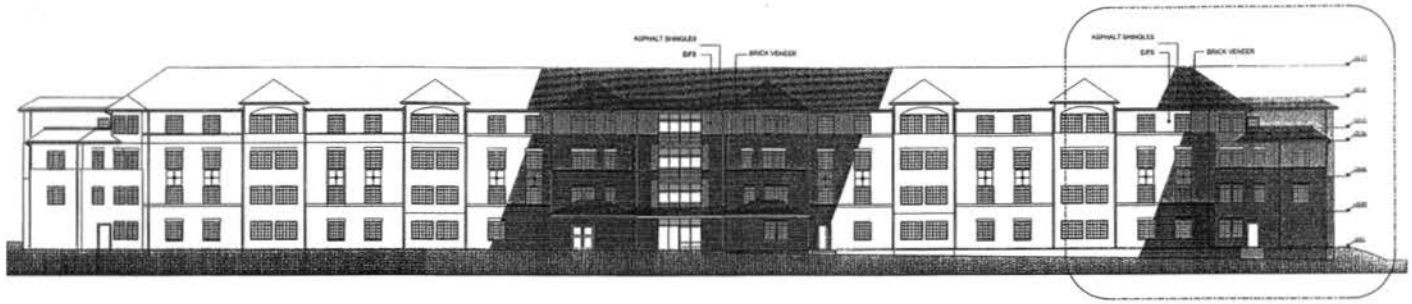
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PRICING PERMIT CONST

REVISIONS

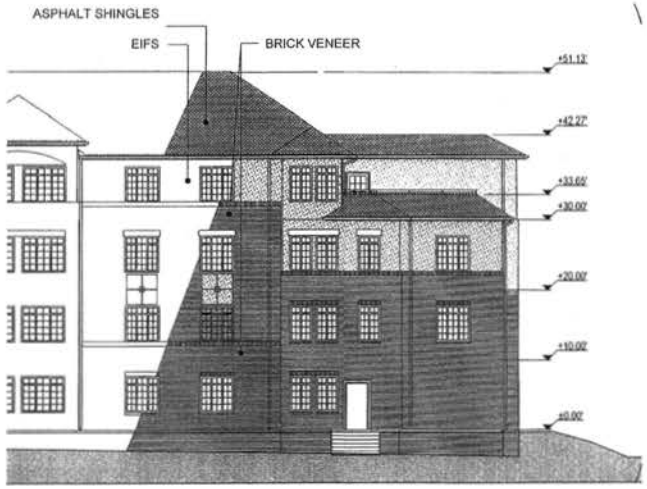
ELEVATIONS
&
BLDG SECTIONS

SCALE
AS NOTED
DATE
20 JAN 2004
PROJECT NUMBER
0137

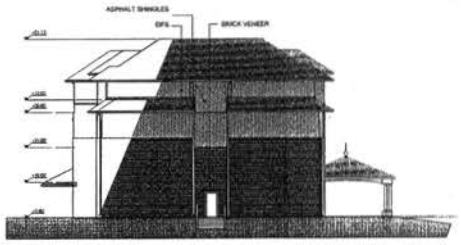
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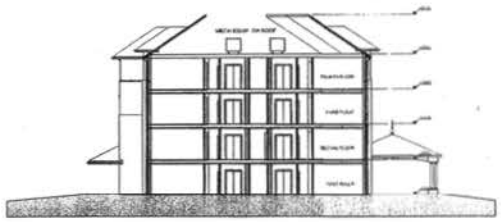
4 NORTH ELEVATION
Scale : 1/16" = 1'-0"



5 ENLARGED ELEVATION - NORTH
Scale : 1/8" = 1'-0"



6 WEST ELEVATION
Scale : 1/16" = 1'-0"



7 CROSS SECTION
Scale : 1/16" = 1'-0"

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SEAL AND DATE

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Washington, DC

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○ PROG ○ BIDDING ○ PERMIT ○ CONST

REVISIONS

ELEVATIONS
&
BLDG SECTIONS

SCALE
AS NOTED

DATE
30 JAN 2004

PROJECT NUMBER
0 137

SHEET NUMBER
EL2