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

ZONING COMMISSION
District of Columbia
Case 04-04
Exhibit 30

2004 SEP 27 P 4:19
OFFICE OF ZONING
D C

DATE: September 27, 2004

SUBJECT: Hearing 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
The Carver 2000 Tenants Association, Inc., the Applicant, is requesting consolidated review and approval by the Zoning Commission of a Planned Unit Development (PUD), and a related Zoning Map Amendment to change the zoning of Square 5140 Lots 819, 820, 821, 822, 823, 824, 825, and 826 from R-5-A to R-5-B zone district

RECOMMENDATION
The Office of Planning recommends approval of this application OP notes that that benefits of the project could be strengthened by the Applicant signing a First Source Agreement with the District of Columbia Department of Employment Services, a Affirmative Action Agreement and a Memorandum of Understanding with the Minority Business Opportunity Commission, and making these documents part of the public record prior to final action

BACKGROUND
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, N E , and East Capital Street, 47th and 48th Street N E (refer to Exhibit 1) Existing vacant two-story apartment buildings and the accessory parking lot were constructed as part of the larger George Washington (G W) Carver Apartment development that continues south of East Capitol Street Two lots and the associated one-family semi-detached dwellings in the northeast corner of this square are not included in this proposal

Development north of Central Avenue consists of two-story semi-detached dwellings with pitched roofs, and a District of Columbia Fire Station on the 48th Street corner South of East Capitol Street are two- and three-story apartment buildings that appear partially occupied. To the east and west are mostly two-story -family detached and semi-detached dwellings Buildings

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EXHIBIT NO.30

in this area are 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.

This PUD proposal would provide a 4-story building approximately 58 feet in height with:

- 104 apartment units, including 94 one-bedroom units, and 10 two-bedroom units,
- a steeply-pitched secondary roof to screen mechanical equipment on top;
- more than 1,800 square feet of exterior rooftop terraces;
- a large front entrance canopy along East Capitol Street;
- a dumpster pad along the Central Avenue frontage surrounded by an 8-foot tall masonry enclosure;
- 20 spaces of parking on-site, including 2 spaces that are handicapped-accessible; and
- canopy trees and other landscaping elsewhere around the site.

This request would also rezone the property from R-5-A to R-5-B zone district. The proposed zoning would continue to be consistent with the Generalized Land Use Map designation of Moderate-density residential (refer to the Comprehensive Plan section below).

The Pre-Hearing Statement of Support dated July 13, 2004 reflects a slight increase in the number of apartment units, building height, and number of on-site parking spaces from the original proposal It also emphasizes that this proposal "will meet the urgent need in Washington and Ward 7 for affordable housing for elderly individuals and households, " and "will help accomplish (the) major (Comprehensive Plan) goal" of "stabilizing and improving the District's neighborhoods." The document lists various goals in the Comprehensive Plan related to the provision of housing and affordable housing by way of further explanation. The Applicant thus requests approval of this proposal primarily on this basis, while listing other benefits and amenities discussed below.

ANALYSIS
OP's review of this proposal considered whether it is generally consistent with intent of the Zoning Regulations, and with specific PUD criteria in the Zoning Regulations. When the Zoning Commission set this case down for public hearing, the following issues were raised:

- Legal representation The Commission requested that a letter from the property owner authorizing Arnold & Porter LLC to represent it in this case before scheduling the public hearing. The Pre-Hearing Statement includes such a letter from Carver 2000 Tenant Association, Inc. dated May 12, 2004.

- Site area: The PUD site area provided in the Pre-hearing Statement of Support does not equal the total site land area according to D C. land records. Although the Applicant indicates that it's land area total reflects a recent land survey, OP's zoning analysis in this report used the total land area per the public record.

- Proposed land use and applicable parking requirement: The Applicant mentions in the Pre-hearing Statement (and an confirmed in an e-mail dated April 1, 2004) that the proposed use is *public assisted elderly housing,* a use subject to a minimum on-site parking requirement of one parking space for every six units in the proposed R-5-B zone district under current Zoning Regulations.

- Project and site design: The Commission requested additional background about the architectural "context" of the surrounding neighborhood that project architects reduce the variety of exterior building materials used, and that building and landscape designs be sufficiently refined for Commission review. In response, photographs of existing buildings in the neighborhood of similar scale, architectural floor plans, building elevations, a site plan, and a building section were provided in the Pre-hearing Statement. OP staff also requested and received rendered building elevations, a dumpster enclosure illustration and a roof plan from the Applicant.

Questions were also raised about the relative affordability of the elderly apartments, assurances that this senior housing project would remain affordable, the status of proposed First Source and Local Small and Disadvantage Business Enterprise (LSDBE) agreements, and further discussion about the types of "health care" that are anticipated on-site based on statements in the preliminary Statement of Support Information provided on these questions is discussed under the Analysis section below. Staff also indicated that OP would continue working with the Applicant to enhance the proposed package of PUD benefits and amenities

Current Zoning Regulations
The current R-5-A allows a maximum floor area ratio (FAR) of 0.9, height of 40 feet and three floors, and maximum 60% lot occupancy. Section 353 of the Zoning Regulations also requires Board of Zoning Adjustment (BZA) approval of all new residential developments except those consisting of one-family detached and semi-detached dwellings. Applicant calculations provided to OP that the total site area of 49,163 square feet shown in public land records indicate the planned 92,208 square foot apartment building would achieve a percentage of lot occupancy of 48.4%, and a 1 88 FAR. The Pre-hearing Statement indicates that the proposed building height increased from 55 to 58 feet, and the amount of on-site parking increased from 18 to 20 spaces.

To address differences between what is planned and allowed in the current R-5-A zone district, the Applicant submitted the instant PUD and related Map Amendment to rezone the subject properties to a R-5-B zone district to take advantage of a portion of the additional FAR and height allowed under a PUD. The table below contrasts this proposal with requirements in a R-5-A zone district and a R-5-B zone district under a PUD:

Standard	R-5-A Requirement	Proposed Project	R-5-B (PUD) Requirement	Required Relief
Lot Area	Prescribed by BZA	49,163 vs. [1]	43,560 s.f.	N/A
Floor Area	--	92,208 s.f.	--	--
Floor Area Ratio	1.0 (residential)	1.88	3.0 (residential)	N/A
Height	40 ft./3 stories	58 ft. / 4 stories	60 ft./no limit [1]	N/A
Lot Occupancy	40.0 %	48.4% [2]	60.0 %	N/A
Rear Yard	20 feet	43 feet	4 in./height foot, 19.33 feet [3]	N/A
Side Yard	3 in./height foot 8 feet min.	18-37 feet	None	N/A
Parking (on-site)	18 spaces (1 space per units)	20 spaces	18 spaces	N/A
Loading Berths	1-55 ft. bay, 1-200 s.f. landing, 1 service/delivery space 20 ft. deep	1-55 ft. bay (Outdoor)	1-55 ft. bay, 1-200 s.f. landing, 1 service/delivery space 20 ft. deep	Yes

Based on this review, the submitted plans *also* require relief from requirements for a 200 square foot landing for the outdoor loading berth, and a service/delivery parking space 20 feet deep. Therefore, the proposed PUD and Map Amendment changing the site to a R-5-B zone district would bring this project into conformance with Zoning Regulations except for the referenced requirements. PUD approvals are also subject to evaluation criteria under Section 2400 of the regulations.

In deciding a PUD application, the Commission shall balance the value of the project amenities and public benefits against the flexibility required. OP's review indicates that this project would primarily provide the following benefits and amenities:

- Facility Impacts: Replacing existing vacant and apparently substandard buildings with the proposed new construction would immediately benefit the neighborhood and persons residing in the two abutting dwellings. The proposed elderly apartment use would not generate substantial additional vehicle trips during peak travel hours. The District of Columbia Department of Transportation (DDOT) stated in a memorandum dated July 13, 2004, "this project will have negligible impact on existing traffic volumes and will not create dangerous or objectionable traffic conditions." Full implementation of project landscape and storm water management plans should reduce storm water run-off from the existing paved parking area.

[1] Lot acreage from D.C. Tax & Revenue records
[2] Based on the first floor plat
[3] The proposed building height is 58 feet

Approval of this proposal would allow an elderly housing development at a slightly higher density than would be allowed under the current R-5-A zone district. Advisory Neighborhood Commission (ANC) 7A has taken issue with rezoning the site to increase the allowable density and height, however the Applicant has claimed the additional 0.88 FAR achieves the "critical mass" necessary to make this affordable housing project economically feasible.

A memorandum dated March 12, 2004 to OP from New Market Investors LLC, which is partnering with the Applicant for this project, explained that a reduction in the number of units would cause the project to incur "A number of unfavorable economic results" such as:

- a reduction in the total number of elderly apartments (at that time the fourth floor contained 24 one-bedroom, efficiency, and two-bedroom units);
- commensurate increases in per-unit land and demolition costs, and
- an increase in the debt service coverage required by the lender.

The memorandum explained that increased debt service could result in a "negative cash flow and make(s) for an infeasible, unfinancable project " The D.C Department of Housing and Community Development (DHCD) could also scale back a pre-construction loan already granted the Applicant due to a reduction in the promised unit count.

- Consistency with Comprehensive Plan: This proposal is consistent with the Moderate-density residential use designation in the Generalized Land Use Map of the Comprehensive Plan (refer to the Comprehensive Plan section below).

- Architectural and Urban design: Façades of the proposed 4-story building will be predominantly masonry with some siding There will be two main entrances for pedestrian access, one each along Central Avenue and East Capitol Street Vehicular access into the 20-space parking lot would be via driveways along Central Avenue and 49th Street. The space for a moving van provided in the rear yard appears to allow adequate access to Central Avenue. Elsewhere along this frontage is an enclosure of similar masonry construction along Central Avenue will surround the dumpster pad. Gates into the enclosure would open toward East Capitol Street and the paved parking area.

  The main entrance along East Capitol Street has a large canopy and handicapped accessible ramp. There would be no driveway access along this frontage. The eastern and western ends of the building are shorter in height so the building "steps down" as it nears the side property lines. The design also includes a sloped secondary roofline to shield rooftop mechanical equipment from view. The Applicant indicated that the construction materials and roofline were selected so this development would be reflective of existing residential construction in the area.

  The Pre-hearing Statement describes the proposed landscaping plan as "consist(ing) of a variety of plant materials with emphasis on native and low maintenance plant materials for

hardiness and plant succession." Staff is particularly pleased with the generous use of canopy and ornamental flowering trees all across the site.

In response to comments from the Commission, the Applicant changed exterior building materials to two shades of brick and siding to relate more subtly with the existing neighborhood. Rendered elevations provided to OP by the Applicant indicate that the resulting design would be an attractive addition to the community. Overall, OP also thinks the parking arrangement, vehicular circulation pattern, access to service locations, and site landscaping will greatly enhance the utility of this site.

With reference to the ANC concerns about the building height, OP thinks the proposed construction would not conflict with existing residential and nonresidential buildings in the community, or the Comprehensive Plan. The proposed R-5-B zone district, and the associated allowance for buildings up to 60 feet in height, is not inconsistent with the Moderate-density residential land use in the Plan. Conversely, properties to the north and northeast are designated Low-density residential use that calls for lower-scale development (refer to Exhibit 2). Staff noted the architect's attempts to help this building transition to adjacent shorter structures to the east and west. Views to the south across Central Avenue, N.E , are currently dominated by 2-3 story buildings located on a hillside that reach and exceed the proposed building elevation. In fact, the roof elevations of buildings along A Street, N.E., and Carver apartment buildings on the southern end of 47th Street, N.E. are greater than the roof elevation of the proposed 58-foot tall apartment building.

OP noted in its Preliminary Report that property owner Carver 2000 Tenants Association, Inc plans to replace apartment buildings to the south with new single-family homes. Thus, the completed elderly apartment building would become part of the "existing" urban context experienced by property owners new to the area. Former residents of current apartment units to the south (as represented by the Carver 2000 Tenants Association) have not expressed similar concerns about the proposed building.

In response to questions from the Commission concerning the surrounding architectural context, the Applicant provided photographs in the Pre-hearing Statement that show a number of buildings south of East Capitol Street that are 3-4 stories in height Staff did suggest ways to moderate the perceived building height such as replacing the sloped secondary roof with a short parapet, or utilizing a mansard roof on the fourth floor, then surrounding rooftop mechanical equipment with a continuous screen set back from the building walls. Note that that all four-story buildings in provided photographs have "flat" roofs The Applicant has not yet responded to these suggestions.

- Economic land utilization: The existing apartment buildings are vacant and in poor condition. This project constitutes a higher use of the subject property, and a suitable replacement. The new apartments would also have easy access to bus service, and 2 5 blocks from the WMATA Benning Road Metro rail station.

This proposal also embodies principals articulated in the document "Transformation Recreating Transit-Oriented Neighborhood Centers in Washington, D.C." in that this site: is less than ¼ mile (1,060 feet) from the Metro station, eating and retail establishments along Benning Road; is served by well-lit pedestrian facilities on both the Central Avenue, N.E. and East Capitol Street frontages; would be developed with an attractive building utilizing materials consistent with the surrounding architecture; and would provide on-site parking anticipated to be adequate for residents and visitors

- Employment and training opportunities: The Applicant has stated their intention to sign a First Source agreement. However, a signed copy was not provided in the Pre-hearing Statement An undated supplemental document provided to OP and the Commission indicates that the Applicant will enter into an Affirmative Action Agreement (AAA) that will provide the following benefits:

  - 35% of all construction trade jobs are to be filled by Local, Small and Disadvantaged Business Enterprises (LSDBE);
  - 6 9% of construction jobs to be filled by women,
  - 51% of the workforce to be filled by DC residents;
  - 42% of the construction workforce to be filled by minorities; and
  - 25% of the non-construction workforce to be filled by minorities

  Staff recommends that First Source and Affirmative Action Agreements, and the Memorandum of Understanding be signed and made part of the public record prior to the issuance of building permits.

- Housing: The project would supplement the limited supply of elderly housing in Ward 7, particularly for low-income individuals and households. The Commission requested additional information about the relative affordability of the proposed apartments, and how the long-term affordability will be ensured. The following information was provided in the undated supplemental document:

  - Extended Use Agreement: The Applicant will enter into a 40-year land use restriction agreement with the District of Columbia Housing Finance Agency (DCHFA) that restricts rental of 100% of the apartments to seniors earning less than 60% of the area median income ($40,860) for a period of not less than 40 years at rents which do not exceed 30% of the area median income. This is a requirement for utilization of tax-exempt project financing.

  - Rent Regulatory Agreement: A predevelopment loan awarded to the Applicant by the D C. Department of Housing and Community Development (DHCD) under the Housing Production Trust Fund program requires the borrower to enter into a Rent Regulatory Agreement. This agreement regulates rent levels on all of the apartments for a minimum 40-year term. Proposed income level restrictions for this development are as follows.

Overall Project Percentage	# Units	% Of Median Income Range	Annual Income Range
40%	41	0 - 30%	$ 0 – 20,430
40%	42	30 – 50%	$20,431 – 34,050
20%	21	50 - 80%	$34,051 – 54,480
100%	104	--	--

- Housing Assistance Payment Contract (AHAP): The Applicant will also be entering into a 10-year AHAP agreement (subject to renewal) with the District of Columbia Housing Authority for the agency to provide a rent subsidy for 103 of the 104 apartments. This will ensure no tenant will have to pay more than 30% of their actual income for rent and utilities. The subsidy would also pay all the rent for tenants with no income, and provide a cash advance to assist in the payment of utilities.

  The Applicant indicates that the AHAP agreement will insure that 59 elderly persons temporarily living in the G.W. Carver Apartments south of East Capitol Street can reside in the new apartments regardless of current income levels. The supplemental document states this agreement "also provides a priority for seniors on the DCHA waiting list currently living in substandard housing …"

OP strongly supports the provision of affordable housing and housing for the elderly. The provision of housing for the elderly is supported by several sections of the Comprehensive Plan, especially Section 304.2 that suggests granting additional density for elderly housing.

- Environmental benefits: The project will also add much needed trees and landscaping to supplement existing street trees along Central Avenue, N.E., and establish an acceptable standard for future redevelopment of East Capitol Street frontage of the G.W. Carver Apartment tract to the south.

The Commission also requested additional information about medical services that would be provided in the new development. No additional information was provided in the Pre-Hearing Statement.

Proposed Benefits and Amenities

In consideration of the zoning relief requested for the proposed development, the Applicant has proposed the following benefits and amenities:

- "replacement of this long-deteriorated former apartment complex with an attractively designed new apartment building (that) will represent a major aesthetic and functional improvement to the neighborhood;"
- "Low automobile usage and few turning movements will be a public benefit along the heavily traveled East Capitol Street corridor;"
- First Source Agreement with the District of Columbia Department of Employment

Services to employ Local, Small and Disadvantaged Business Enterprises ("LSDBE"),
- providing housing and affordable housing opportunities for low-income households;
- providing affordable housing opportunities for the elderly;
- a scale of development compatible with the community.

OP finds the proposed amenities and benefits to be significant. Staff suggested pursuing Leadership in Energy and Environmental Design (LEED) certification for this project as a benefit The Applicant has not responded to this suggestion.

With regards to the First Source/LSDBE agreements, the Applicant's proposal would only apply to the property owner, the current development consultant and property management company, and the project architect upon their certification as an LSDBE in the District of Columbia. Since these programs seek to involve minority and disadvantaged firms in all phases of the development, this benefit could be strengthened if a signed First Source Agreement with the District of Columbia Department of Employment Services, a Affirmative Action Agreement and a Memorandum of Understanding with the Minority Business Opportunity Commission were included in the public record prior to Zoning Commission action

Conclusion
Section 2403.10 states "a project may qualify for approval by being particularly strong in only one or a few of the categories in §2403.9, but must be acceptable in all preferred categories and superior in many." Based on this assessment, the benefits and amenities associated with this PUD proposal exceed the degree of zoning relief required. The principal benefits relate to the provision of housing and affordable housing for low-income elderly, employment and training opportunities, and economic utilization of the site.

On this basis, and in light of the relative level of required zoning relief, OP determined that this proposal generally meets the standards for PUD approval under the Zoning Regulations.

COMPREHENSIVE PLAN
The Generalized Land Use Map designates the subject property, the rest of the G.W. Carver Apartment property to the south across East Capitol Street, and properties to the southeast and west for Moderate-density residential development characterized by row houses and garden apartments as predominant uses. The proposal also furthers several Comprehensive Plan themes:

- 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."

- 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; "

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; ..."

OP finds that this proposal supports these goals by: replacing existing building in poor condition with new development; eliminating a potentially disruptive condition from a stable residential neighborhood; increasing the quality housing stock in Ward 7 and the District; and increasing the affordable housing opportunities specifically for neighboring elderly residents. OP therefore concludes this PUD proposal is not inconsistent with Comprehensive Plan, and it supports more specific housing goals identified in the Comprehensive Plan.

COMMUNITY COMMENT
In a letter dated May 18, 2004, Advisory Neighborhood Commission (ANC) 7C indicates a number of concerns about this proposal noting the ANC "voted against construction of a four (4) story apartment building." There are also letters of support from the FAR Northeast-Southeast Council, Inc, Marshall Heights Community Development Organization, Inc., Fort Dupont Civic Association, and Northeast Boundary Civic Association in the Pre-hearing Statement.

AGENCY COMMENTS
This proposal was distributed to the District of Columbia Metropolitan Police Department, Fire Department, Department of Health, DHCD and DDOT

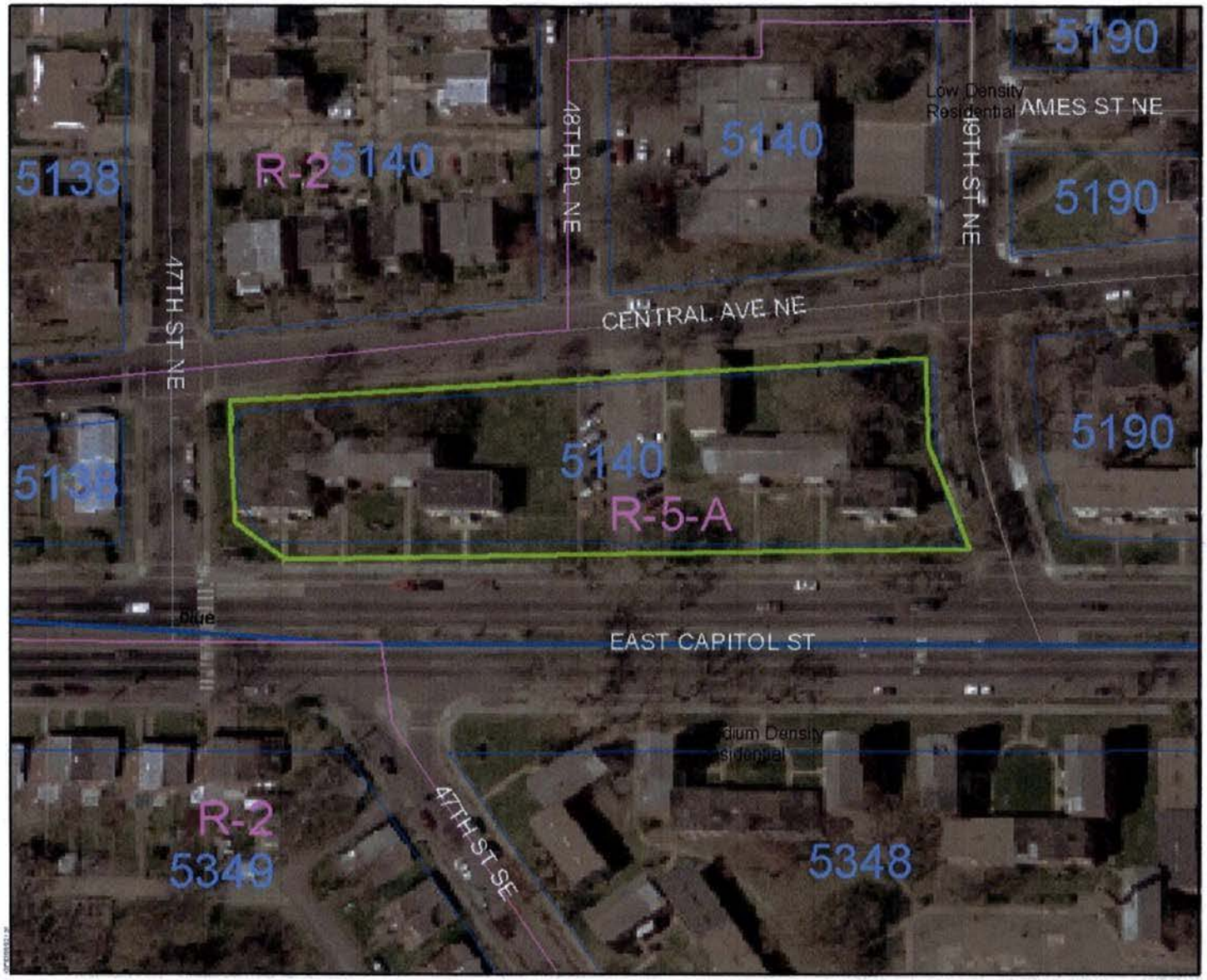
The DDOT response was referenced above, and the D.C. Fire and Emergency Medical Services Department expressed no objection to this proposal (refer to Exhibit 3). No other agency comments have been received

RECOMMENDATION
The Office of Planning strongly supports the provision of affordable housing, and particularly the provision of affordable housing for the elderly OP therefore recommends approval of this application while noting that project benefits could be strengthened by the Applicant signing a First Source Agreement with the District of Columbia Department of Employment Services, a Affirmative Action Agreement and a Memorandum of Understanding with the Minority Business Opportunity Commission, and making these documents part of the public record prior to final action.

Attachment:
Exhibit 1 Site Aerial with Zoning
Exhibit 2 Comprehensive Plan Land Use Designations
Exhibit 3 Memorandum from Gary L. Palmer, Acting Fire Marshal, D C. Fire and Emergency Medical Services Department, to Arthur Jackson, Development Review Specialist, dated September 13, 2004

AA/afj

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



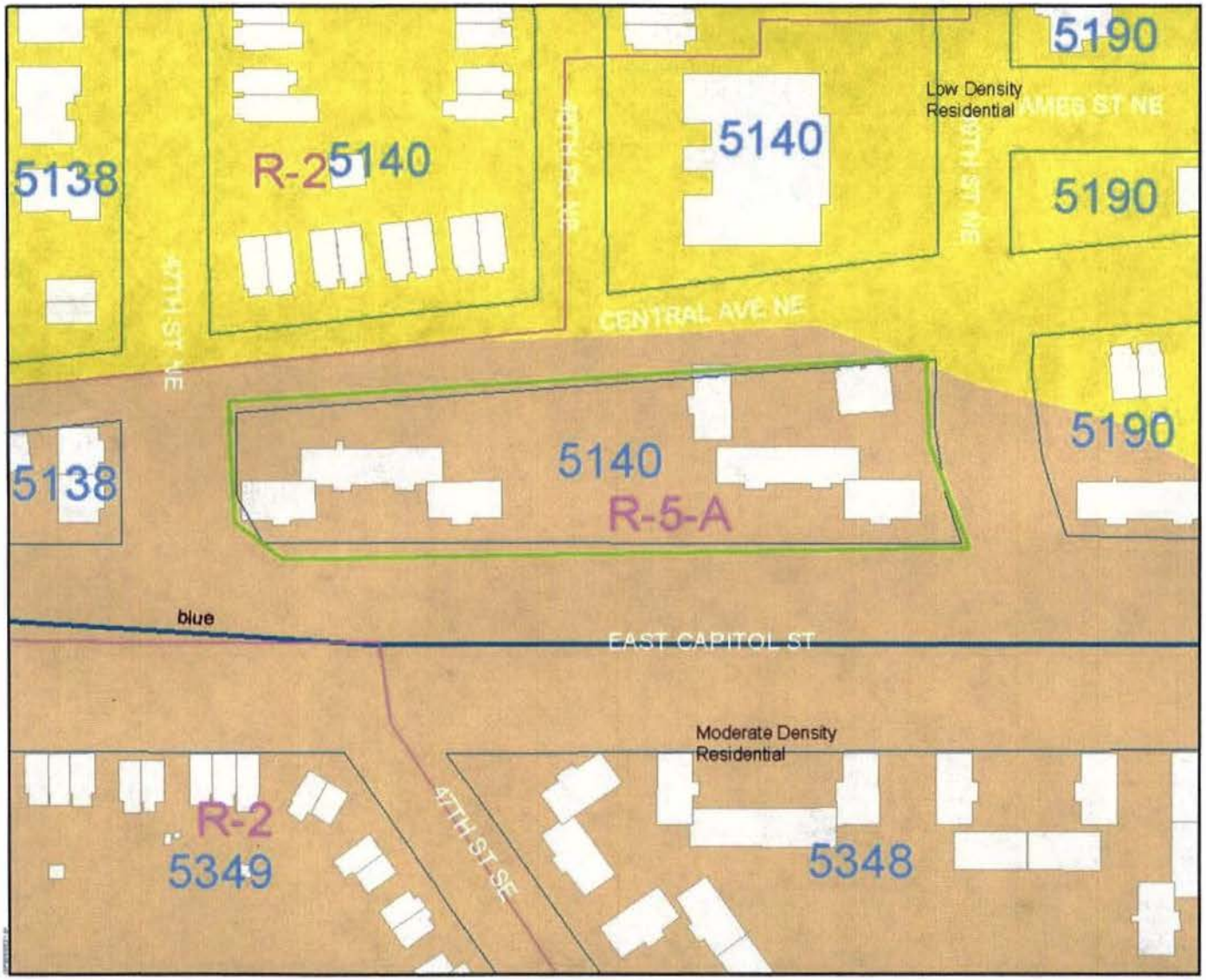
Legend
Property Squares
Zoning Districts
Street Centerlines

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Feet
0 50 100 150

Government of the District of Columbia
Anthony A. Williams, Mayor
Office of Planning ~ March 1, 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



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

Comprehensive Plan Designations

Legend
- Property Squares
- Zoning Districts
- Street Centerlines
- Buildings

N

Feet
0 50 100 150

Government of the District of Columbia
Anthony A. Williams, Mayor
Office of Planning ~ March 11, 2004

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Exhibit 2

Exhibit 3

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D C 20001



MEMORANDUM

TO: Arthur Jackson
Development Review Specialist
Office of Planning

FROM: Gary L. Palmer
Acting Fire Marshal

DATE: September 13, 2004

SUBJECT: Zoning Commission Case No. 04-04

The D.C Fire and EMS Department has reviewed the above zoning case

We have no objection to the applicant's request to construct a 104-unit apartment house for low-income senior citizens, and to consolidate a planned unit development and related map amendment to change the subject properties from R-5-A to R-5-B zone district

If you have any questions concerning this review, please contact my office at 727-3659.