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

Office of the Director

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: September 23, 2004

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SUBJECT: Zoning Commission Case No. 04-04 – Planned Unit Development
Located at 4800 East Capitol Street NE (Square 5140)

As requested in the Office of Planning's memorandum of August 31, 2004, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Zoning Commission Case, supports approval of the Planned Unit Development (PUD) and the related map amendment to change the project property from a R-5-A zone to a R-5-B zone, and offers the following reasons in support based upon the specific information presented in the application:

1. DHCD is a major party of interest and stakeholder in this proposed PUD project. DHCD is providing major funding to the Developer (PUD Applicant) for pre-development costs associated with the development of the proposed 104 unit apartment building for low-income senior citizens.
2. The Developer will be required to provide a 40-year affordability period for all the DHCD subsidized units in the proposed building because DHCD is using Housing Production Trust Funds (HPTF) to fund this project. HPTF regulations require that 40% of the funds be used for households 0-30% of Area Median Income (AMI), 40% for households 31-50% of AMI, and 20% for households 51-80% of AMI. The Developer will also be required to execute First Source and LSDBE agreements as a condition for receiving DHCD HPTF funds.
3. The proposed apartment building is located only one block from the entrance to the Benning Road Metro Station. The smaller number of on-site parking spaces is mitigated for the most part by this close proximity to the Benning Road Metro Station. The smaller number of parking spaces will also help reduce on-site vehicular traffic impacts.

ZONING COMMISSION
District of Columbia
CASE NO. 04-04
EXHIBIT NO. 31

ZONING COMMISSION
District of Columbia
CASE NO.04-04
EXHIBIT NO.31

4. The proposed 58 foot height of the proposed building will fit well into the context of the surrounding neighborhood. There are several reasons for this: 1) the proposed building will be the only building in a small sliver of a city block that is bordered by Central Avenue NE, East Capitol Street , 47th Street NE and 49th Street NE; 2) the proposed building is, as a consequence, separated from the rest of the neighborhood by streets on all sides; and 3) this small city block sits at a low point next to East Capitol Street, lower than the rest of the neighborhood, helping the proposed building to better relate to the lower rise neighborhood buildings that are located on higher ground across the various surrounding streets.
5. The perceived height of the proposed building will be further mitigated by the fact that the architectural design proposes a change of façade materials for the fourth floor of the building to lighter appearing siding from the brick used on the first three floors of the building façade. This change of materials will establish a cornice line between the third and fourth floors and help integrate the fourth floor visually with the asphalt shingle roof.

Government Of The District Of Columbia
Office Of Planning

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Facsimile Transmittal Sheet

To: Elaine Booth	**From:** ARTHUR JACKSON
Company: OFFICE OF ZONING	**Date:** OCTOBER 5, 2004
Fax Number: 727-6072	**Number Of Pages Including Cover:** 3
Phone Number: 727-6311	**Sender's Phone Number:** 202-442-8809

Re: AGENCY RESPONSE CONCERNING ZC APPLICATION NO. 04-04

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Please add the attached response to the public record. Contact me at 442-8809 with questions.

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