NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Patricia E Gallagher, AICP

IN REPLY REFER TO·
NCPC File No. Z.C 04-04

APR 8 2005

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D C 20001

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Members of the Commission

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Consolidated Planned Unit Development for the G W Carver Senior Apartments at 4800 East Capitol Street, NE, and a related Map Amendment to modify zoning on Lots 78 and 79 in Square 5140 from R-5-A District to R-5-B District and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed

Sincerely,

Patricia E Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 04-04
EXHIBIT NO. 48

ZONING COMMISSION
District of Columbia
CASE NO.04-04
EXHIBIT NO.48

NCPC File No. Z.C. 04-04

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

G. W. CARVER SENIOR APARTMENTS
CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
4800 East Capitol Street, NE
Washington, D.C.

Delegated Action of the Executive Director

MAR 31 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the Consolidated Planned Unit Development (PUD) for the G. W. Carver Senior Apartments at 4800 East Capitol Street, NE, and a related Map Amendment to modify zoning on Lots 78 and 79 in Square 5140 from R-5-A District to R-5-B District, would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Office of Zoning has referred a proposed consolidated planned unit development (PUD) for the G. W. Carver Senior Apartments and related zoning map amendment to NCPC for federal interest review and comment. The site occupies Lots 78 and 79 in Square 5140, totals 48,927.5 square feet of land, and is bounded by East Capitol Street to the south, Central Avenue to the north, 47th Street, NE to the west, and 49th Street, NE to the east. The property is currently occupied by a vacant two-story apartment building that was developed as part of the larger G. W. Carver Apartment development that extends across East Capitol Street. Other adjacent development consists of two-story detached and semi-detached dwellings and a fire station. The request was submitted by the Carver 2000 Tenants Association, an organization of former tenants who acquired the Carver Apartments under the D. C. Right of First Purchase Program.

The proposed development is a 104-unit, four story apartment house for low-income senior citizens. The site is bounded by 48th Street, NE, Central Avenue, NE, 49th Street, NE and East Capitol Street. The proposed site will have 23 on-site, parking spaces which meets the required

one parking space per six units of affordable senior housing. The landscape plan includes street trees, foundation planting, deciduous and ornamental trees in the building yard and plant materials to help screen the on-site parking area. The building will be clad in two contrasting brick veneers and insulated plank siding and have an asphalt shingled, pitched roof.

The applicant is requesting a Map Amendment to modify Lots 78 and 79 in Square 5140 zoned R-5-A to R-5-B in order to allow increased density. Current zoning allows an FAR of 0.9, a building height of 40 feet, and a maximum 40% lot occupancy. Proposed zoning would allow an FAR of 3.0, a building height of 60 feet, and a maximum 60% lot occupancy. The development proposed under the PUD would achieve an FAR of 1.88, building height of approximately 54 feet, and 49% lot occupancy, which is less than would be allowed under the proposed zoning.

The Advisory Neighborhood Commission (ANC) 7C reviewed the proposed PUD on September 24, 2004 and February 10, 2005. ANC 7C expressed their opposition to the zoning modifications due to the building mass, building height and the low amount of on-site parking. However, the District of Columbia Office of Planning reviewed and approved the project on October 7, 2004, and concluded that the proposed construction would not conflict with existing buildings in the community, and that the parking is consistent with the comprehensive plan. Staff concurs with the conclusions of the Office of Planning.

Patricia E. Gallagher, AICP
Executive Director