

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



Office of the Director

MEMORANDUM

ZONING COMMISSION
District of Columbia

TO: Ellen McCarthy
Director
Office of Planning

CASE NO. 05-30

EXHIBIT NO. 71

FROM: Jalal Greene
Director 

DATE: June 7, 2006

SUBJECT: Zoning Commission Case No. 05-30 – Planned Unit Development
Located at 6000 New Hampshire Avenue NE

As requested in an Office of Planning (OP) memorandum of May 5, 2006, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Zoning Commission Case and supports approval of the requested Planned Unit Development (PUD) conditioned on the points of discussion below. DHCD offers the following reasons in support based upon the specific information presented in the application:

1. The density of proposed new townhouses and detached homes is complementary to the adjoining neighborhood and basically replicates the massing and density of the housing unit types existing in the neighborhood.
2. The Developer is to be applauded for preserving the two major existing buildings on the project site and reusing them to house condominium apartments.
3. The proposed site plan for the project extends the existing street and alley system of the adjoining neighborhood into the project site. Pedestrian and vehicular access to the new detached homes and townhouses are carefully separated with the pedestrians entering the houses from the street. The vehicular access to the houses is confined to the rear of the houses from the service alleys that will be constructed as part of the site plan.
4. The proposed public spaces and parks in the project are logical extensions of the new street system on the site and serve as public front yards for all the detached homes, townhouses and condominium apartments located in the two preserved existing buildings.

5. **The Developer proposes to provide a total of 297 off-street parking spaces – 83 more spaces than are required by zoning.**
6. **The minimum number of designated affordable units in the project should be at least 10% of the total number of units proposed to be developed (188 units) or 19 units. The designated affordable units should be defined as units priced to be affordable to households making 50-80% of Washington Area Median Income (AMI). Half of the affordable units should be designated for households making 50-60% of AMI and half of the affordable units should be designated for households making 61-80% of AMI.**

June 02, 2006

TRANSMITTAL

TO: Karen Thomas
Development Review Planner, DC Office of Planning

FROM: Rizwan Elahi, Engineer III
DC Water and Sewer Authority, Planning & Design Branch

SUBJECT: Zoning Commission Case 05-30, Planned Unit Development (PUD), 6000 New Hampshire Avenue NE

DCWASA reviewed the zoning application for this project as transmitted by the DC Office of Planning dated May 05, 2006. DC WASA comments are as follows:

Water and Sewer Requirements: This site is in a separate sewer area. The existing water mains and sanitary sewers are adequate to provide water supply and to manage the sanitary flows associated with the proposed development. However, if DCWASA is to take over the ownership, maintenance and operations of the water and sewer mains in the proposed development, the water and sewer mains must be designed in accordance with the DCWASA standards and policy as stated in the DCWASA design manual. The DCWASA would also like to review the sizes for the water and sewer mains need to be planned for the proposed development. All of the sewers surrounding the site are WSSC outlet sewers. The developers should meet with DCWASA staff to initiate the planning process for the design of water and sewer mains.

Storm Sewer Requirements: A storm sewer in New Hampshire Avenue abuts the property. The applicant's engineer must design a storm water detention structure to ensure the 15-year post condition storm water peak discharge is less than or equal to the pre-development conditions. DCWASA is not receptive to owning, operating, and maintaining the storm sewers and storm water management structures. DCWASA will review the project plans that the applicant submits for a public space permit.

From: Sterne, Richard Jr. (FEMS) [mailto:richard.sterne@dc.gov]
Sent: Wednesday, May 17, 2006 1:59 PM
To: Thomas, Karen (OP)
Subject: RE: Development Proposal - 6000 New Hampshire Avenue, NE - Request for Comments

Karen,

Firefighting apparatus is currently based on an 8' wide chassis, Federal motor vehicle standards currently allow chassis widths of 8'6" and it is expected that this will become the standard width before long. Ladder Trucks are the largest fire apparatus in our fleet, most are tractor trailer type vehicles, currently ranging up to 56' in length. These vehicles need to be able to access the front and rear of buildings to accomplish their mission under our Standard Operating Procedures. In order to utilize the aerial ladder for rescue or firefighting, a set of multiple hydraulic ground jacks must be deployed to stabilize the vehicle. Typical extended jacks require a space of 14'-16' feet, although the aerial tower (located downtown) has a jack spread of 25'.

It appears that the street width is 20' clear between the parallel parking spaces. If this is correct, the street widths are somewhat tight but adequate for Fire and EMS response as long as cars are properly parked.

They are not shown on these plans, but any new fire hydrants should be placed at street intersections rather than in the middle of the block. Hydrants must comply with DC specs, which are different than the requirements in Maryland and Virginia. DC Hydrants will have two 2-1/2" outlets with NSFT threads and one 4" outlet with DC threads, along with the DC oversized pentagon operating nut.

Richard G. Sterne
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