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Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 12-16

SEP 17 2013

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

Dear Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the Consolidated Planned Unit Development for a new, mixed-use
development with retail and residential uses called Capitol Gateway Estates as

proposed by the District of Columbia Housing Authority and a Related Map
Amendment to allow the project to be developed under the C-2-A district at Squares

5246, 5272, 5273, 5276, and 5277, is not inconsistent with the Federal Elements
of the Comprehensive Plan for the National Capital. A copy of the Delegated

Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT
Consolidated Planned Unit Development and Related Map Amendment at Squares 5246, 5272, 5273, 5276, and 5277
*East Capitol Street NE and Southern Avenue NE
Washington, DC*

NCPC FILE NUMBER
ZC 12-16

NCPC MAP FILE NUMBER
81.00(06.20)43832

REFERRED BY
Zoning Commission of the District of Columbia

DETERMINATION
*Approval of report to the Zoning
Commission of the District of Columbia*

REVIEW AUTHORITY
*Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)*

The Zoning Commission of the District of Columbia has taken a proposed action to approve a consolidated Planned Unit Development (PUD) and related map amendment from the R-2 and R-5-A to C-2-A zone at various lots in Squares 5246, 5272, 5273, 5276, and 5277. The proposed development, Capitol Gateway Estates, is located along East Capitol Street, NE at Southern Avenue NE in Washington, DC near the East Capitol Metro Station. The applicant, the District of Columbia Housing Authority, proposes three buildings: a large-format retail building (Walmart); a restaurant; and a mixed-use building containing retail and residential uses.

This proposal is one component of a larger, mixed-use development project that is being jointly developed by the District of Columbia Housing Authority and A&R Development Corporation. It will replace a former public housing complex with a mixed-use development containing various housing types for different income levels under the HOPE VI program. A series of related PUDs (ZC 02-04, 02-05, and 03-03) were approved by the Zoning Commission for the 40-acre Capitol Gateway Estates including: (1) a 151-unit senior apartment building (north of the subject property); (2) a mixed-income residential community with 228 dwelling units, composed of 14 single-family houses, 136 semi-detached houses, 64 rowhouses and 28 units in 7 four-unit apartment buildings (to the south of the subject property); (3) the replacement of the former, high-rise public housing site located on the south side of East Capitol Street adjacent to the Maryland-DC border and the Capitol Heights Metro Station; and (4) the redevelopment of the current PUD site with a grocery store and other retail uses. The only portions of the Capitol Gateway Estates development not completed are the subject of this proposal: the retail and residential components.

This proposal comprises 507,618 gross square feet of space at a floor-area-ratio (FAR) of 0.97 which includes a private street. The building heights would range between 23.33 feet on the restaurant up to 67.25 feet on the mixed-use building. East Capitol Street is a 160-foot right-of-way. Several open spaces are also included and will be located within the development along East Capitol Street, the largest of which is 8,782 square feet.

NCPC received correspondence disputing the developer's contention that the proportion of public benefits offered is superior in quality and quantity to those of a typical development, specifically asserting that the development should include more affordable housing. However, the project proposes to add 259-317 residential units, all of which would be affordable for families with

incomes of up to 60% of Area Median Income. In addition, the project is within walking distance of a Metro Station. As such, staff finds that the project is consistent with policies in the Federal Workplace element of the Comprehensive Plan for the National Capital that promote new housing options near public transit.

In addition to the Comprehensive Plan policies discussed above, NCPC also finds the proposal is not inconsistent with other policies within the Federal Elements of the Comprehensive Plan, and in particular the policies that pertain to conformance with the Height of Buildings Act of 1910 (Height Act), as amended.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the Consolidated Planned Unit Development and for a new, mixed-use development with retail and residential uses called Capitol Gateway Estates as proposed by the District of Columbia Housing Authority and a Related Map Amendment to allow the project to be developed under the C-2-A district at Squares 5246, 5272, 5273, 5276, and 5277, is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

5/6/2015

[Date]