

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: *EM* Ellen McCarthy, Director
Office of Planning

DATE: October 6, 2006

SUBJECT: Setdown Report - ZC Application #06-34 (Comstock East Capitol, LLC)
Zoning Map Amendment and Consolidated PUD
1705-1729 East Capitol Street, S.E. (Square 1096, Lots 51-55)

ZONING COMMISSION
District of Columbia

CASE NO. 06-34
EXHIBIT NO. 10

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APPLICATION

Comstock East Capitol, L.L.C. (applicant) requests a Consolidated Planned Unit Development (PUD) and related map amendment for the construction of a four-story, 136-unit residential development at 1705-1729 East Capitol Street S.E. The applicant is seeking to rezone the property from the R-4 district to the R-5-B District.

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends the case be setdown for public hearing. This project conforms to the Generalized Land Use Map and Comprehensive Plan objectives for the area, and generally will result in the redevelopment of a lot with a vacant building at a prominent East Capitol location.

The applicant has requested relief from certain zoning requirements and OP generally believes that they can be granted as proposed by the applicant. OP has requested additional detail and analysis to address the reduction in loading requirements and the roof structures, the rear façade of the building, and the exceptional merit of the development. OP will continue to work with the applicant and believes that these issues can be resolved prior to the public hearing. OP has concerns regarding the appropriateness of some items proffered as an amenity and will continue to work with the applicant and the community to strengthen the amenity package.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property, Square 1096, Lots 51 to 55, has a total land area of 42,629 square feet and is improved with a three-story, 81 unit apartment building. The building is currently vacant. The property fronts onto East Capitol Street and Eastern High School on the north; a twenty-foot wide public alley

and rowhouses on the south; a 2-story, vacant, apartment building owned by Mt. Moriah Baptist Church and 17th Street, SE to the west; and the 2-story, Drummond Condominium and 18th Street, SE to the west. The property sits above East Capitol Street, SE and is generally flat with a slight slope running west to east. (Attachments 1 and 2)

The site is located in the Hill East neighborhood of Ward 6, which generally consists of a mixture of rowhouses, garden apartments, and institutional uses within the R-4 district. A small C-2-A District is located a two blocks west of the site along the 16th Street corridor. The Robert F. Kennedy (RFK) Stadium, the District of Columbia (DC) Armory, the Stadium/Armory Metro Station, and the new St. Coletta School of Washington on the Reservation 13 tract are located two blocks east of the site. The site is not within a historic district and is not an individually landmarked building.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing apartment building and replace it with a new 4-story, 136 unit condominium building consisting of a mixture of studios, 1-bedroom, 2-bedroom, 2-bedroom plus den, and possibly 3-bedroom units. A meeting room, a recreation room and 117 parking spaces would be provided underground for the residents of the building.

The façade of the building would be a combination of brick and cementitious siding materials. The applicant states that the architecture is influenced by the school building across East Capitol Street and the predominant townhouse and garden apartment character of the area. Therefore, the building has been proposed as a multifamily building but with its massive broken up by the provision of bays and multiple entrances along East Capitol Street. Courtyards on the front and to the rear of the building would further break-up the building mass. The materials proposed on the side of the building are a continuation of that on the front with siding on the rear.

PROPOSED ZONING

Section 5-413 of the Zoning Act sets out the criteria that the Zoning Commission must apply in adopting zoning regulations. The underlying purpose of the regulations is “to promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and orderly development as the national capital”, zoning with the condition that should not be inconsistent with the Comprehensive Plan.

The site is currently zoned R-4, which permits matter-of-right development of single-family residential uses including detached, semi-detached, row dwellings, and flats. The applicant is requesting a PUD related rezoning to the R-5-B zone, to accommodate a multi-dwelling use on the site. The R-5-B district permits a mixture of single family dwellings, flats and apartment buildings. The overall goal of the PUD is to permit flexibility of development and other incentives such as increased building height and density provided the project offers a commensurate number or quality of public benefits and that it protects the public health, safety, convenience and welfare. The proposed map amendment coupled with the accompanying PUD is intended to facilitate a site-specific project and ensure a quality development at a scale that is consistent with the adjacent neighborhood.

The following table is a comparison of the development standards of the existing R-4 zone, the proposed R-5-B PUD standards and the proposed development:

Table 1

	R-4 Standards	R-5-B PUD Standards	Proposal	Deviation
Area	4,000 sq. ft.	1 ac. minimum (43,560 sq. ft.)	0.98 acres (42,629 sq. ft.)	931 sq. ft. or 2%
Height	40 ft.	60 ft maximum	48.5 ft.	n/a
FAR	n/a	3.0 maximum	2.70	n/a
Lot Occupancy	40%	60% maximum	66%	6%
Lot Width	40 ft.	None	320.33 ft.	n/a
Rear Yard	20 feet	16 ft. minimum	3 ft.	13 ft.
Side Yard	8 feet	12.12 ft min. (3" per ft of height)	21 ft. and 29 ft.	n/a
Parking	1 per 3 dwelling units	0.5 spaces per unit or 68 spaces	0.85 space per unit or 117 spaces	n/a
Penthouse Height	18.5 ft. maximum	18.5 ft maximum	14 ft.	n/a
Loading	1 - 200 sq. ft. platform 1 - 20 ft. deep service/delivery space 1 - 55 ft. deep loading berth	1 - 200 sq. ft. platform 1 - 20 ft. deep service/delivery space 1 - 55 ft. deep loading berth	1 - 200 sq. ft. platform 1 - 45 ft. deep combined service/delivery space and loading berth	1 - 20 ft. deep service/delivery space 10 feet of loading berth

ANALYSIS

Zoning Flexibility

As seen on the table above, the proposal does not meet all the requirements of the PUD/R-5-B district, and has requested flexibility to deviate from the standards.

Area Requirement

The subject property has a total square footage of 42,629 square feet. Section 2401.1 states that the minimum area required for PUDs in the R-5-B district is 1-acre or 43,560 square feet. Section 2401.2 allows the Commission to waive up to fifty percent (50%) of the requirement provided that:

- (a) *The Commission shall find after the public hearing that the development is of exceptional merit and in the best interest of the city and country;" and*
- (b) *If the development is located outside of the Central Employment Area, at least eighty percent (80%) of the gross floor area of the development shall be used exclusively for dwelling units and uses accessory thereto."*

The square footage of the lot amounts to 931 square feet less than that required, and amounts to a 2% reduction. The subject property is outside of the Central Employment Area and the proposed development will be exclusively residential condominiums. The applicant has stated that they believe that the proposed development is of exceptional merit and will provide evidence of this prior to and during the public hearing.

Lot Occupancy and Rear Yard

The applicant proposes to increase the lot occupancy from the allowed 60% to 66% and to reduce the rear yard setback from 16 feet to 3 feet. The applicant has stated that the necessity for the increase in the lot occupancy and the reduction on the rear yard requirements are intertwined as the building has been setback 21-feet on the east side and 29-feet on the west side. In this zone, a conforming side yard for a conforming building would be just over 12 feet. The side yards will provide additional light and air to the adjacent buildings which they do not currently enjoy. In order to reduce the perceived massing of the building, the height has been kept at 48.5 feet which is less than the 60 feet allowed under the proposed R-5-B district, and there would be two courtyards on the front and two courtyards on the rear of the building. These elements have all combined to result in the applicant request for a larger lot occupancy and reduced rear yard in order to maintain efficiencies in the development of the property.

Adjacent properties within the square, especially those which front on A Street, S.E., are separated by a 20-foot wide alley and the depth of their rear yards average approximately ----- feet which may reduce the perceived massing of the building and impact their light, air, and privacy. However, some residents whose properties abut the alley have expressed concern about the proposed rear yard setback relief. The applicant is working with the neighborhood to address ways of mitigating this concern, and OP has proposed either a wider rear yard or stepping back of the upper floors to lessen potential impacts.

Loading Facility

The Zoning Regulations require that the building provide one loading berth at a depth of 55-feet, a delivery space, and a 200 square foot platform. The applicant is proposing to provide the required 200 square foot loading platform, but only one 45-foot deep combined loading and delivery berth. The applicant has stated that the request is based on prior reductions granted by the Commission to PUD's that are larger than this proposal and therefore they should be granted similar reductions. DDOT has indicated to OP that the applicant must provide a valid justification for the requested reduction as each application has to be assessed on its own merits. Additionally, the applicant should address why the reduction will not adversely affect circulation in the area, particularly if large trucks come to the site and try to use the loading dock or have to park along East Capitol Street, which is a major thoroughfare into and out of the City. Further, there is a concern that the turning radius is not sufficient to accommodate the trucks from the alley into the loading berth. If the application is setdown, OP has advised the applicant to provide additional information and plans showing the details of the turning radius.

Roof Structures

Due to the shape of the building and the placement of the elevators it is difficult and impractical to satisfy the single enclosure requirement. The applicant has presented two roof plans, A12 and A18. Plan A12 shows air conditioning units in the penthouses. However, Plan A18 shows the penthouses as giving access to private terraces for units below. Regarding the private penthouses, OP is concerned that they are too large and can easily be converted to living space. Therefore, they should be reduced in size to only accommodate mechanical equipment and access to the private terraces. Further, OP recommends that the applicant provides a dimensioned plan showing the locations of all items that will be accommodated on the roof.

The Project

Urban Design

The proposed building will feature a front façade composed of a rusticated stone base, brick on the first through third floors and a light cementitious siding on the fourth floor. In addition, there will be projecting bays, also of cementitious siding. The base, middle, and top pattern on the front of the building would continue around to the sides.

The use of the bays and ornate crown molding and the proposed building materials would complement the Capitol Hill architecture of its rowhouses and apartment building. The building height would also serve as a transition from the larger and higher Eastern High School building to the rowhouses to the rear of the property.

On the rear of the property, the applicant has committed that the materials will be cementitious siding rather than the vinyl siding noted in the drawings. OP has suggested that the materials used on the front of the building be extended to the rear. The rear of the building will be the vehicular access to the building and therefore will increase the use of the alley. Secondly, although the houses to the rear of the site have a large setback from the alley, the proposed building will be higher and will be exposed and visible. The use of siding alone on the rear façade is therefore undesirable and not indicative of a building that is of a superior quality, as required by the PUD process.

Parking

Parking on the site will be provided in two underground levels. Based on a requirement of 0.5 spaces per unit a total of 68 spaces are required. Although the site is also within three blocks of the Stadium Armory Metro Station, the applicant is proposing to provide parking at a ratio of 0.85 spaces per unit or 117 spaces, 49 spaces above the requirement. The applicant is providing the extra spaces to reduce on-street parking on neighborhood streets. These parking spaces will be offered to each unit that is bought with spaces that are not purchased conveyed to the home owners association (HOA).

Air Conditioning Units

Sheet A12 of the submission, shows air-conditioning equipment on the ground on either side of the proposed building. OP is concerned that the noise generated by these units could disturb residents on the ground floor of this and adjacent buildings. It is recommended that all the units be placed on the roof. However, if all the units cannot be accommodated on the roof then some noise abatement measures should be instituted and units that emit very little noise should be used.

Landscaping

The applicant proposes to upgrade the landscaping of the public space in front of the building. The improvements will include removing the existing low, brick wall and having the area fully grassed. As an amenity, the applicant is working with Mt. Moriah church to extend the landscaping along the East Capitol frontage of their building. This will provide some consistency in landscaping along this block of East Capitol Street. The landscaping along the Drummond Condominium building is in good condition and well maintained and therefore will remain. The brick wall cannot be removed there because it functions as a retaining wall. The applicant has also agreed to evaluate the sidewalk and trees in front of the building and make appropriate improvements in coordination with DDOT.

Lighting

The applicant has agreed to provide building mounted lighting along the alley side of the building to help increase safety and convenience of use of the alley. The light on and around the building should be located so that there is not spill-over onto adjacent properties. Additional detail information on the proposed lighting should be provided prior to the public hearing.

Traffic Study

The applicant has stated that the development will not have a significant impact on traffic in the area. OP has advised the applicant that a Traffic Study is required including the feasibility of making the alley one-way and the effect of a reduction in the loading requirement.

Rear Alley

The 20-foot wide, two-way alley to the rear of the building is currently in need of repair. Vehicular access to the building's parking garage and loading dock will be accessed from the alley. The applicant has agreed to work with DDOT to provide an appropriate upgrade to the alley. Residents have also proposed that traffic movement in the alley be changed to allow only one way traffic. The applicant has agreed to study this proposal as part of their traffic study and to coordinate with DDOT.

PURPOSE AND STANDARDS FOR PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is "designed to encourage high quality developments that provide public benefits." The proposed development will be constructed on a property that is currently underutilized and will aid in the objective of the City to increase the number of residents within the City.

Pursuant to Section 2402.3, the applicant has elected to file a consolidated PUD. The PUD standards state that the "impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project."

Based on the information provided, OP believes that the project can be designed such that it does not negatively impact the neighboring community. The proposed PUD site is relatively underdeveloped and the planned unit development approach provides the beneficial site planning and design flexibility that this project requires to be incorporated smoothly into a community that is comprised of a mixture of uses such as rowhouses, apartments, retail, and schools.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

The Generalized Land Use Map recommends the subject site for moderate-density residential with row houses and garden apartment and also includes low density housing (Attachment 3). Section 2403.4 of the Zoning Regulations requires that the application be "not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site." The density allowed under the proposed R-5-B district is within the moderate density residential category and is therefore not inconsistent with the Map.

The PUD is also consistent with other sections of the Comprehensive Plan including the following **Major Themes of the Plan:**

- Section 102 - Stabilizing and Improving District Neighborhoods,
- Section 106 - Respecting and Improving the physical character of the District,
- Section 107 – Preserving and Ensuring Community Input
- Section 110 - Promoting Enhanced Public Safety; and
- Section 111 - Providing for Diversity And Overall Social Responsibilities.

Specifically, the application is consistent with **Chapter 3, Housing Element**, of the Comprehensive Plan including the general objective for Housing which is 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” (Section 302.1). To support this goal, the Plan establishes policies such as:

- Section 302.2(a), which is to “encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with the District land use policies . . .”
- Section 302.2(e), which is to “encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused . . .”
- Section 302.2(f) which is to “encourage the private sector to meet housing needs through the development of infill housing . . .”

The proposed development supports the housing policies through the provision of new, infill housing on property that has a vacant building.

Chapter 7, Urban Design Element, outlines Policies in support of the areas in need of new and improved character as follows:

- Section 712.2(a), which is to “Encourage well-designed developments in areas that are vacant, underused, or deteriorated. These developments should have strong physical identities;”
- Section 712.2(b), which is to “Encourage in-fill development of attractive design quality in deteriorated areas to stabilize the physical fabric and to encourage renovation and redevelopment;”
- Section 712.2(c), which is to “Encourage rehabilitation rather than demolition and redevelopment in appropriate locations in deteriorated areas;”

The subject property is currently underutilized as it is improved with an aged, vacant, apartment building that is not contributing to the well being of the community. The proposed redevelopment will return the property to productive use. The redevelopment of the site will help maintain the residential character of the area and particularly along East Capitol Street which is one of the City's main thoroughfares. The proposed building will give the site a new physical identity and OP will continue to work with the applicant to ensure the building has a strong and appropriate urban design identity.

Chapter 11, Land Use Element, outlines Policies in support of the Residential Neighborhood Objectives as follows:

- Section 1104.1(a), which is to “Promote the conservation, enhancement, and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses;”
- Section 1104.1(c), which is to "Ensure a broad range of residential neighborhood options ranging from quiet, low density, park-like neighborhoods to active, high density, mixed-use urban neighborhoods;”

Chapter 17, Ward 6 Plan: The proposal is not inconsistent with the recommendations of the Ward 6 Plan as outlined below:

Sections 1706 and 1707 outline Policies and Actions in support of Housing:

- Section 1706.1(c), which is to “Stimulate private investment in housing in Ward 6 and expand home ownership opportunities; and”:
- Section 1707.1(b), which is to “Preserve character of residential neighborhoods. . . .”

The proposed new development will be available for home ownership with a variety of unit types as well as require that some units be available for residents who earn below the area median income. The building type will generally be consistent with the residential character of the area that is developed with rowhouses and apartment buildings. The front façade of the building has been designed to somewhat resemble townhouse units to further integrate the development into the broader neighborhood.

Section 1714 outlines policies in support of Transportation Objectives

- Section 1714.1(c), which is to “Minimize conflicts between vehicular and pedestrian traffic;”

The proposed development will have pedestrian access only from East Capitol Street with both vehicular and loading access from the alley to the rear of the property. Therefore, there will be no curb cuts along the East Capitol Street that could cause conflicts with pedestrian movements.

Sections 1721, 1722, and 1723 outline Objectives, Policies, and Actions for Urban Design

- Section 1721.1(a), which is to “acknowledge and protect the unique architectural character of Ward 6 and preserve the continuity of the well established, essential and historic areas;”
- Section 1721.1(b), which is to "ensure that new development that occurs in Ward 6 complements and translates land uses into compatible, physical settings and preserves and enhances the outstanding qualities of the natural park areas;”
- Section 1721.1(c), which is to "encourage a high quality of architecture consistent with the styles and characteristics of buildings in Ward 6.”
- Section 1722.1(d), which is to “Provide streetscape improvements, trees, signs, lights and other such elements to enhance the environment in Ward 6;”
- Section 1722.1(e), which is to "Continue to improve the design and upkeep of public spaces, including streets, sidewalks, small open spaces and large formal squares in Ward 6;” and

- Section 1723.1(g), which is to "Preserve the character of East Capitol Street;"

The proposed development is consistent with development along East Capitol Street, a mixture of rowhouses and garden apartments. The design along East Capitol Street mimicks the look of row houses and there will be extensive landscaping around the building. The applicant has committed to improving the public space in the vicinity of the property consistent with the objectives and policies of the Ward Plan.

Section 1733 outlines Objectives for Land Use

- Section 1733.1(a) to "maintain the general level of the existing Ward 6 residential uses, densities and heights, and to improve the physical condition of Ward 6 through the provision of functional, efficient and attractive residential, commercial and open space areas."

The property will revive its residential use. The proposed density and height is consistent with what is recommended by the Comprehensive Plan and will be compatible to the other buildings in the community.

PUBLIC AMENITIES

Sections 2403.5 - 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 states that "the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case." To assist in the evaluation, the applicant is required to describe amenities and benefits, and to "show how the public benefits offered are superior in quality and quantity to typical development of the type proposed..." (§2403.12).

Amenity package evaluation is based on an assessment of the additional development gained through the application process. In this instance, the R-4 district would allow a development of approximately 76,750 square feet. The proposal is for a total of 114,672 square feet or 37,922 square feet over a matter-of-right, R-4 development. The applicant is seeking relief from the lot occupancy, side yard and loading requirements all of which have the potential to impact the surrounding neighborhood.

The applicant has provided a list of items that consider public amenities some of which were requested by adjacent neighbors

1. The applicant to set aside 11 units affordable units or 8% of the total number of units and would be distributed throughout the building. The applicant has not submitted any information to OP as to the level of affordability, and the length of time there units will be available for below market rate sale.
2. Improvement to the rear alley which will be used by the residents to access the parking and loading facilities. The alley will also be used by residents of the Drummond condominium who use a parking area along the alley and residents of the rowhouses that front on A Street. The applicant will have to coordinate with DDOT as to the extent and cost of the proposed improvements.

3. The installation of trash receptacles at the four corners of the block if allowed by DC Public Works. In the alternative, two receptacles will be placed on the subject property along East Capitol Street. OP considers the provision of these receptacles as a public benefit and not an amenity.
4. Provision of energy efficient and environmentally sustainable building materials and practices in the development and construction of the project. These items may include but not limited to stormwater management, landscape and hardscape design, water reducing fixtures, "cool-roof" design, energy efficient appliances, and thermal mass and low-e windows.
5. Exterior improvements to the Drummond Condominiums at a cost of \$15,000. Improvements to include pressure washing, brick and mortar point-up, and exterior painting.
6. Exterior improvements to the adjacent apartment building owned by Mt. Moriah Baptist Church. Improvements to include pressure washing, brick and mortar point-up, and exterior painting.
7. Resurfacing, repair, or replacement of equipment on the basketball courts at Eastern High School subject to the approval of the DC Public Schools. The applicant will have to work with the DC Public School to ascertain if the proposed work will be accepted.
8. Rodent abatement on properties located in the block bounded by East Capitol Street, 17th, 18th, A Streets before and during demolition activities on the site. OP considers this a mitigation measure and not an amenity.
9. The applicant has stipulated that they will participate in a First Source Agreement with the District of Columbia Department of Employment Services and will obtain a Memorandum of Understanding with the Local Business Opportunity Commission.

The Office of Planning, feel that the applicant is receiving a significant amount of additional square footage for the flexibility requested. As seen in the items above, the applicant has not provided much detail on the items they have offered as public amenities. OP has indicated that some items do not qualify as amenities. OP therefore recommends that the applicant provide details on these items so that an evaluation of the amenities package can be compared to the flexibility requested.

AGENCY REFERRALS AND COMMENTS

If this application is set down for a public hearing, it will be referred to the following District government agencies for review and comment:

1. Department of Transportation;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Park and Recreation;
5. Department of Public Works, Tree and Landscape Division;
6. District of Columbia Public Schools.

COMMUNITY OUTREACH

The applicant has had a number of meetings and discussions with community groups as well as with representatives of the Mt. Moriah Baptist Church, the Drummond Condominiums, the Capitol Hill Restoration Society and the Commissioner for Single Member District 6B10. The applicant stipulates that they will continue to work with the community to address their concerns.

RECOMMENDATION

OP believes that the proposed PUD and related map amendment is not inconsistent with the elements of the Comprehensive Plan and recommends that the application be set down for public hearing. OP has some concerns regarding the appropriateness of some items proffered as an amenity, and OP will continue to work with the applicant and the community to strengthen the amenity package. OP will also work with the applicant towards the provision of a more detailed proposal prior to the public hearing. In order to accomplish a more detailed review, the applicant should submit the following information:

- Detailed Roof Plan, including a reduction in the area of rooftop structures.
- Detailed Landscape Plan, including relocation or screening of air conditioning units, and proposed streetscape improvements.
- Traffic and Parking Study
- Additional Loading and Alley access analysis.
- Details of proposed “green building” element.
- Details of improvements proposed as part of the amenity package to be made to the Drummond Condominiums, the adjacent apartment building, and the Eastern High School, including the provision of signed agreements.
- Exterior Lighting details.
- Clarification of building materials on all elevations.

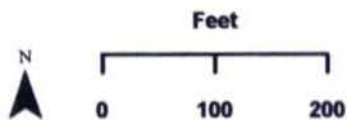
ATTACHMENTS:

1. Aerial Photograph
2. Area Map
3. Comprehensive Plan Map

EM/mbr AICP



**Comstock East Capitol
1705-1729 East Capitol Street, S.E.
Zoning Commission # 06-34**



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 District of Columbia
 Anthony A. Williams, Mayor

Office of Planning ~ October 4, 2006

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 Information provided by other agencies
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	Water
	Street Centerlines
	Development Review Sites
	Zoning Districts



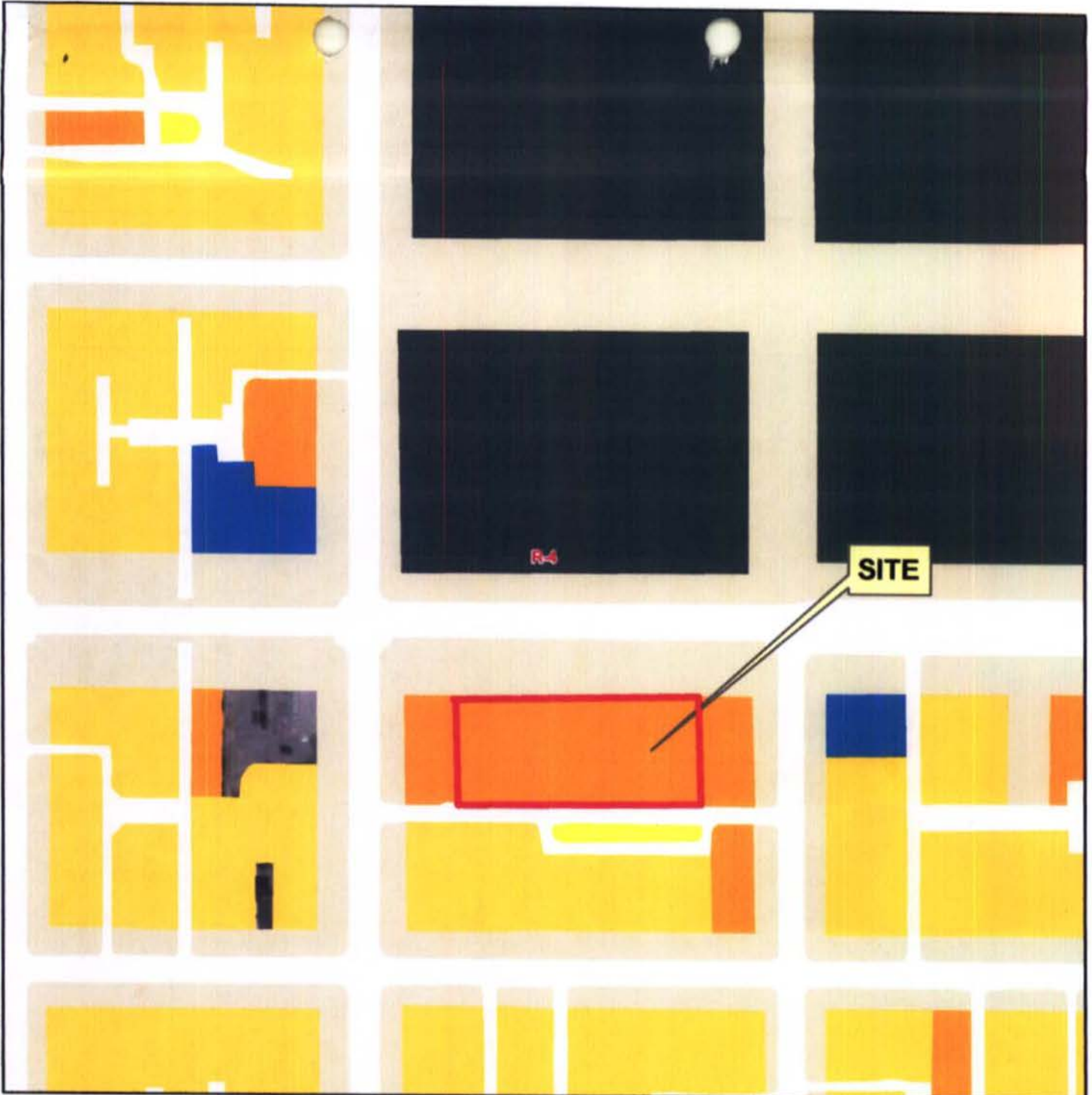
Location
Comstock East Capitol
1705-1729 East Capitol Street, S.E.
Zoning Commission # 06-34

-  Water
-  Street Centelines
-  Development Review Sites
-  Zoning Districts
-  Zoning Districts
-  Buildings
-  Major Roads
-  Street Centelines
-  Alleys and Parking
-  Alleys
-  Curbs
-  Interstate Highways
-  Public School Buildings
-  Roads
-  Street Centelines

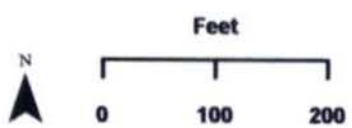


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Comprehensive Plan
Comstock East Capitol
1705-1729 East Capitol Street, S.E.
Zoning Commission # 06-34

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	Water
	Street Centerlines
	Development Review Sites
	Zoning Districts
<i>Selected from Existing Land Use</i>	
	Land Use Designation
	Low Density Residential
	Low-Medium Density Residential
	Medium Density Residential
	Institutional
	Local Public
	Roads, Alleys, Median
	Transportation Right of Way