

COMMISSION ACTION

NCPC File Nos. Z.C. 03-12 /03-13



ARTHUR CAPPER/CARROLLSBURG HOPE VI REDEVELOPMENT PROJECT FIRST STAGE PLANNED UNIT DEVELOPMENT AND CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT FROM R-5-B TO CR

Located on all or parts of 13 Squares in Southeast Washington, DC between the Southeast Freeway, M Street, SE, New Jersey Avenue, SE and 7TH Street, SE

Submission by the Zoning Commission of the District of Columbia

January 8, 2004

Commission Action Requested by Applicant

Approval of comments pursuant to Section 8 of the National Capital Planning Act (40 USC § 8724(a) and D.C. Code § 2-1006(a)).

Commission Action

The Commission:

Concludes that the proposed *first stage Planned Unit Development and related map amendment* **would not adversely affect** the identified federal interests and is consistent with the Federal Elements of the Comprehensive Plan for the National Capital, **except for** Senior Housing Building 2, which places a blank wall above the ground floor along M Street, SE, an identified Special Street in the Preservation and Historic Features Element of the Plan.

Recommends that for the proposed *first stage Planned Unit Development and related map amendment*, the Zoning Commission require the applicant to improve the M Street, SE, façade of Housing Building 2 above the ground floor, by using higher quality material such as stone or brick, and by considering incorporating windows above the ground floor or varying the material to create a pattern, to visually enhance the facade.

Recommends that for the *second stage PUD*, the Zoning Commission require landscaping along M Street, SE and New Jersey Avenue, SE to be consistent with the streetscape improvements developed by the District of Columbia Department of Public Works and the Department of the Navy, approved by the National Capital Planning Commission on July 1, 1999.

Concludes that the proposed *Consolidated Planned Unit Development* **would not adversely affect** the identified federal interests and is consistent with the federal elements of the Comprehensive Plan for the National Capital, **except for** Senior Housing Building 2, which places a blank wall above the ground floor along M Street, SE, an identified Special Street in the Preservation and Historic Features Element of the Plan.

Recommends that the Zoning Commission confirm that the portions of Canal Street and Reservation 17A north of the reconstructed I (Eye) Street, SE, are not included in the subject PUDs, will not be closed, and that the portions north of I (Eye) Street, SE, shall remain unaffected by the development.

Informs the District of Columbia Housing Authority that this project must be submitted to the National Capital Planning Commission for review under Section 5 of the National Capital Planning Act. It is further recommended that the Section 5 review for the Consolidated PUD be done as soon as possible and that the Section 5 review for the remainder of the project be done concurrent with the *second stage* PUD Zoning Commission referral.

Recommends that the National Park Service and the District of Columbia amend the use restriction on Reservation 17-A to be consistent with the residential and highway uses planned for the project.

Deborah B. Young
Secretary to the National Capital Planning Commission