

**ARTHUR CAPPER/CARROLLSBURG HOPE VI REDEVELOPMENT PROJECT
PRELIMINARY AND FINAL SITE AND BUILDING PLANS**

The portion on Squares 797, 798, 824, 825, S-825, and 880; bounded by 3rd Street, SE on the west, Virginia Avenue, SE on the north, 7th Street, SE on the east, and M Street, SE on the south

Submission by the District of Columbia Housing Authority

February 5, 2004

Commission Action Requested

Approval of preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

Commission Action

The Commission:

Approves the preliminary and final site and building plans for the Arthur Capper/Carrollsborg HOPE VI redevelopment project on Squares 797, 798, 824, 825, S-825, and 880, bounded by 3rd Street, SE on the west, Virginia Avenue, SE on the north, 7th Street, SE on the east, and M Street, SE on the south as shown on NCPC Map File Number 41.10(38.00)41296, **except for:**

- The design of 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 Comprehensive Plan for the National Capital.

Recommends that:

- The south wall of Senior Housing Building 2 facing M Street, SE, be redesigned to include fenestration above the ground floor where feasible, use of higher quality building materials such as brick or stone, and further detail such as patterned brick work as appropriate on the wall's exterior where it is visible from M Street;
- The project's landscaping along M Street, SE, to be included in phase 2 of the redevelopment project, comply with the landscaping plan previously developed by the District of Columbia Department of Public Works and the U.S. Navy, and subsequently approved by NCPC in 1999;

- For Senior Building 2, the ground floor design along 4th and 5th Streets, SE be modified by incorporating landscape or other screening material, to significantly reduce the amount of building frontage along these streets that presents a blank wall at the sidewalk level;
- The design of Senior Building 1 be modified to reduce the visual impact of the garage door on the building's east façade by using more articulated and transparent materials such as wrought iron instead of a solid door and by minimizing the size of the door, and that blank portions of exterior wall along the building's east and west facades at the parking garage level be further articulated and screened, for example, with landscaping;
- The DC Housing Authority verify that the loading bay for Senior Housing Building 2 is of adequate depth to allow delivery vehicles to clear the sidewalk on 5th Street, SE;
- The use of vinyl siding, cementitious fiber board and exterior insulation finishing systems (EIFS) be limited to areas that are not visible from any public or private street.

Deborah B. Young
Secretary to the National Capital Planning Commission