



EASTGATE SENIOR RESIDENCES
Anacostia Road and B Street SE
Washington, DC

Delegated Action of the Executive Director

September 1, 2005

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the preliminary and final site and building plans for construction of the proposed apartment house for low and moderate-income senior citizens at B Street SE, Washington DC, as shown on NCPC Map File No. 81.00(38.00)41674, and urge the applicant to reconsider using cementitious plank siding in lieu of vinyl as part of this HOPE VI project's efforts to improve communities through quality amenities, and to reconsider the location and number of gates to the public park.

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The District of Columbia Housing Authority (DCHA) and partners, A&R Development and the Henson Development Company, propose to develop a 100-unit, three-to- four story apartment house for low and moderate-income senior citizens. The nearly triangular shaped 54,438-square-foot site is bounded by Anacostia Road, SE to the north, B Street, SE to the south, and Ridge Road SE to the east. The property has remained undeveloped since the deteriorated Stoddard Terrace public housing apartments were demolished in 1998. Development surrounding the site consists of residential uses including two-story single family detached homes across Anacostia Road and B Street and a mix of two and three-story garden apartment buildings owned and operated by DCHA along Ridge Road and a portion of B Street, SE.

Due to sloping topography, the building will appear as 3-stories on the front along B Street, but will expose 4-stories at the rear along Anacostia Road. The building will be clad in two colors of brick (field and band), two colors of vinyl siding (which help to break down the massing into areas), exterior insulation finish system (EIFS) accent bands, and an asphalt shingled pitched roof in two contrasting colors (field and accent). The landscape plan includes deciduous and evergreen trees lining the street as well as in the building yard, to help screen the 19-space

parking area. Where the “U” shaped building opens to face Anacostia Road, a decorative fence will enclose a private, landscaped courtyard area to prevent direct access from the sidewalk. A small pocket park, to be created as public space at the intersection of Anacostia Road and B Street will also be fenced, with one central gate to provide access through the parking area.

The District of Columbia Office of Planning (DCOP) reviewed the project on January 3, 2005. The DC Office of Planning strongly supports the proposed construction, which would enable DCHA to allocate its housing resources to other residents they serve, and believes that the proposal is not inconsistent with the Comprehensive Plan. The inclusion of this site in the larger New Eastgate HOPE VI development will allow residents to access HOPE VI amenities. NCPC staff supports the project, and recommends using cementitious plank siding in order to achieve a more substantial appearance than vinyl, in keeping with a multi-unit housing project with public realm sponsorship. Staff also recommends replacing the single gate through the middle of the parking area with one gate at each end near sidewalks, so pedestrians (residents and public), will not have to walk through the parking lot to access the public park. NCPC staff concurs with the findings of the DCOP.

The Coordinating Committee coordinated the proposal at its meeting on August 17, 2005. As a District of Columbia agency project, outside of the central area of the District on non-federal property, the National Environmental Policy Act does not apply to the proposed construction. The project site, currently vacant, is neither near a historic district nor does it contain any structures that could be determined eligible for the National Register of Historic Places. Neither is the project subject to Section 106 review under the National Historic Preservation Act (NHPA) outside the central area of the District.

Patricia E. Gallagher, AICP
Executive Director