

Memorandum

Government of the District of Columbia

TO: SEE DISTRIBUTION

Department,
Agency, Office: Planning

FROM: Fred I. Greene
Director

Date: MAY 8 1987

SUBJECT: Large Tract Review Application No. LTR-004
1625 Eckington Place, N.E.

This is to inform you that the Office of Planning (OP) has completed its processing of Large Tract Review Case No. LTR-004, 1625 Eckington Place, N.E.

OP is recommending approval of 1625 Eckington Place, N.E. on the condition that the proposed building is fully protected by an automatic sprinkler system designed and installed as per applicable building codes.

This conditional recommendation for approval of 1625 Eckington Place, N.E. is being made without regard to (1) legal issues not already identified or anticipated in the course of this Large Tract Review; or (2) other applicable codes and regulations. Such issues, should they arise, must be handled through the Office of the Corporation Counsel (OCC) and the Department of Consumer and Regulatory Affairs (DCRA).

A copy of the final Large Tract Review report for 1625 Eckington Place, N.E. is on file with the Office of Planning. Should you wish to review this document, please contact me at 727-6492 or William Washburn III, Chief, Special Projects Unit at 727-9616.

D.C. OFFICE OF PLANNING

LARGE TRACT REVIEW FORM

Part B. OP Review Form

PROJECT NO. LTR-004

DATE RECEIVED BY OP 3 / 23 / 87

1. APPLICATION PACKAGE CHECKLIST:

	Included	Not Included
Site Analysis Report	<u> V </u>	<u> </u>
Transportation Analysis Report	<u> V </u>	<u> </u>
Site & Building Plan Documents	<u> V </u>	<u> </u>
Statement on Relationship of Project to Comprehensive Plan	<u> V </u>	<u> </u>
Statement on Contribution of Project to Implementation of City/Community Goals and Policies	<u> V </u>	<u> </u>

2. IS PROPOSED DEVELOPMENT CONSISTENT WITH:
(Check appropriate column)

	Yes	No	N/A
Comprehensive Plan?	<u> V </u>	<u> </u>	<u> </u>
Pertinent Ward Plan?	<u> V </u>	<u> </u>	<u> </u>
Small Area Plan?	<u> </u>	<u> </u>	<u> V </u>
Urban Renewal Plan?	<u> </u>	<u> </u>	<u> V </u>
Current CD Program?	<u> V </u>	<u> </u>	<u> </u>
Other District-Sponsored Community/Economic Development Strategies?	<u> V </u>	<u> </u>	<u> </u>
Other District Policies?	<u> V </u>	<u> </u>	<u> </u>

LTR CERTIFICATION FORM: PART B (Cont'd.)

3. REQUIRED REVIEWS:

	Case No.	Date Begun	Date Completed
DCRA	_____	3 / 25 / 87	____ / ____ / ____
DPW	_____	3 / 25 / 87	____ / ____ / ____
DCFD	_____	3 / 25 / 87	4 / 6 / 87
MPD	_____	3 / 25 / 87	4 / 7 / 87
OCC	_____	3 / 25 / 87	____ / ____ / ____

IMPORTANT NOTICE: THE REMAINDER OF THIS QUESTIONNAIRE IS TO BE FILLED OUT ONLY AFTER INTERAGENCY REVIEWS HAVE BEEN COMPLETED AND REVIEW COMMENTS RECEIVED IN WRITING FROM THE AGENCIES LISTED ABOVE.

4. PROJECTED ENVIRONMENTAL IMPACTS:

Number of On-Site Parking Spaces	_____	59
Estimated Daily Trips Generated:		
Peak A.M./P.M. Rush Hours	_____	32 / 19
Daily Total	_____	
Expected Water Use (GPD)	_____	
Expected Sewage Generated (GPD)	_____	

5. DOES THE PROPOSED PROJECT FACE CONSTRAINTS WITH RESPECT TO:
(Check appropriate column)

	Yes	No	N/A
Site Conditions?	_____	V	_____
Physical Design?	_____	V	_____
Public Services?	_____	V	_____
Potential Environmental Impacts?	_____	V	_____
Other?	_____	V	_____

LTR CERTIFICATION FORM: PART B (Cont'd.)

6. DOES THE PROPOSED PROJECT HAVE THE POTENTIAL TO CAUSE:
(Check appropriate column)

	Yes	No	N/A
Conflicts Due to Incompatible Use(s)?	_____	<u> V </u>	_____
Conflict with Comprehensive Plan or Ward Plan?	_____	<u> V </u>	_____
Overloading of Available Sewage Treatment Capacity?	_____	<u> V </u>	_____
Storm Runoff Drainage Problems?	_____	<u> V </u>	_____
Erosion Due to Excessive Removal of Natural Vegetation or Ground Cover?	_____	_____	<u> V </u>
(Increased) Traffic Congestion?	_____	<u> V </u>	_____
Increased Air Pollution?	_____	<u> V </u>	_____
Increased Noise?	_____	<u> V </u>	_____
Displacement of Resident Households and/or Businesses?	_____	_____	<u> V </u>

For each "Yes" answer above, briefly indicate in the following space a recommended action or course of action that might ameliorate the indicated problem. Attach a separate sheet after this page if additional space is required (NOTE: Incompatible uses or substantial conflict with the adopted Comprehensive Plan may constitute sufficient grounds for a recommendation of disapproval of the proposed development plan).

LTR CERTIFICATION FORM: PART B (Cont'd.)

7. FINAL OP RECOMMENDATION FOR ACTION (Check One):

Approval of Project Recommended V

Approval of Project Recommended on the Condition
That the Development Plan is Modified to Address
Identified Problems Within Thirty (30) Days of
the Date of This Conditional Recommendation for
Approval _____

Recommendation for Denial of Proposed Project
(Explain Below) _____

DATE OF FINAL OP DETERMINATION 5 / 8 / 87

SIGNATURE OF REVIEWER Wm Washburn III

SIGNATURE OF APPROVING OFFICIAL _____

INSTRUCTIONS FOR FILLING OUT PART B

Upon receipt of a completed LTR Application Package including the completed LTR CERTIFICATION FORM: PART A, enter the assigned OP Project Number and date of receipt by OP in the appropriate spaces on page 4 of the application form as well as at the top of page 1 of this LTR CERTIFICATION FORM: PART B.

1. After reviewing the submitted application package for completeness, enter check marks in the "Included" or "Not Included" columns to indicate which required items are present or missing.

IMPORTANT NOTE: AN APPLICATION PACKAGE SHALL BE CONSIDERED INCOMPLETE UNLESS ALL REQUIRED DOCUMENTS ARE INCLUDED. IN THE CASE OF MISSING ITEMS, THE APPLICANT SHALL BE NOTIFIED IMMEDIATELY IN WRITING REGARDING THE MISSING ITEMS AND THE NEED TO PROVIDE OP WITH THESE ITEMS SO THAT PROCESSING OF THE APPLICATION CAN BEGIN.

2. Check the appropriate column for each listed item, using as reference the appropriate documentation. If the proposed project is not affected by a particular plan or policy document, enter a check mark in the "N/A" column.
3. A completed copy of the submitted LTR Application Package is to be sent to each of the following District agencies: Department of Consumer & Regulatory Affairs (DCRA), Department of Public Works (DPW), D.C. Fire Department (DCFD), Metropolitan Police Department (MPD), and Office of the Corporation Counsel (OCC). Each reviewing agency will assign an internal case number to its package and provide its own review documentation. Each agency's written comments shall refer to the LTR Application Package by its internally-assigned case number and include the dates that the agency began and ended its own review of the package. Using this information, enter the case number and the review starting and ending dates for each reviewing agency in the appropriate spaces.

IMPORTANT NOTE: THE REMAINDER OF THIS QUESTIONNAIRE IS TO BE FILLED OUT ONLY AFTER INTERAGENCY REVIEWS HAVE BEEN COMPLETED AND REVIEW COMMENTS RECEIVED IN WRITING FROM ALL OF THE AGENCIES INVOLVED IN THE LARGE TRACT REVIEW PROCESS. THE FOLLOWING QUESTIONS SHALL BE FILLED OUT USING AS REFERENCE THE WRITTEN COMMENTS RECEIVED FROM THE OTHER REVIEWING AGENCIES.

4. Enter the number of trips projected for the peak A.M. and peak P.M. rush hours in the appropriate space; likewise, record the projected daily total of trips generated by the project. "GPD" refers to gallons per day for both water and sewage flow (all necessary information shall be provided by DPW). The term

INSTRUCTIONS FOR PART B (Cont'd.)

"sewage" refers to liquid waste generated by residential and non-residential uses that are treated at a sewage treatment plant (e.g., Blue Plains) prior to being released into a nearby body of water for dispersion (usually a river).

5. Enter check marks in the appropriate column for each listed item, using as primary references the written comments received from DCRA and DPW. Consultation with OP's Zoning Services and Urban Design Units is recommended with regard to the question dealing with physical design constraints. Comments from DPW, DCFD, and MPD should be referred to in answering the question on public services, and the comments from OCC should be referenced with regard to "other" constraints.

6. Enter check marks in the appropriate column for each listed item, using as primary references the Comprehensive Plan, the pertinent Ward Plan, and the written comments from DPW and DCRA. "Available Sewage Treatment Capacity" refers to the available carrying capacity of sanitary or combined (sewage and storm runoff) sewers serving the project site as well as the known available treatment capacity of the Blue Plains Sewage Treatment Plant. "Excessive Removal of Natural Vegetation or Ground Cover" refers to proposed site and building plans showing removal of natural cover from areas not covered by pavement or building structures in those plans. These areas may be landscaped in a manner judged (by DCRA) ineffective in minimizing or preventing soil erosion. In elaborating on "Yes" responses entered under Question #6, keep comments as brief as possible. ~~Outlining or listing of points is preferred to overly-verbose~~ narratives, and the use of "bullets" is encouraged for the sake of clarity.

7. Enter a check mark by the selected OP response. If additional space is required in explaining a recommendation for denial, attach a separate sheet to page 4 as a continuation.

At this point, you should complete the section of page 4 marked "FOR OP USE ONLY" in the Developer's Application (PART A). Enter a check mark in the appropriate space under "OP RECOMMENDATION FOR" and record the date that final OP action was taken. These final 2 items should match the information on page 4 of the OP Review Form (PART B). This form should also be signed by the reviewer and the approving OP official.

D.C. OFFICE OF PLANNING

LARGE TRACT REVIEW CERTIFICATION FORM

Part A: Developer's Application

1987 MAR 23 PM 4:00

1. PROJECT NAME Capital City Flower Market
NAME OF DEVELOPER Eckington Place Limited Partnership
ADDRESS c/o Paul's wholesalers (Dennis Paul)
1312 I Street, N.W. - Washington, D.C. 20005
PHONE(S) (202) 628-2682 (202) 596-1199

If Developer does not own subject property, please provide the following information regarding the property owner:

NAME OF OWNER Same As developer
ADDRESS _____
PHONE(S) () _____ () _____

2. PROPERTY ADDRESS 1625 Eckington Place, N.E.
Washington, D.C.
WARD 5 ANC(S) 5C SQUARE(S) 3576
PARCEL/LOT NO(S). 805

3. CURRENT USE(S) (Check where applicable):

Residential _____ Retail/Office _____ *Industrial
Public/Institutional _____ Open Space/Undeveloped _____
Other *Two, small, vacant buildings

*MAXIMUM HEIGHT OF EXISTING IMPROVEMENTS (ft.) N/A

*TOTAL GROSS FLOOR AREA (GFA) OF EXISTING IMPROVEMENTS (sq.ft.):

~~59,205~~ N.A. (NOTE: Refer to definition of GFA in Section 199 of the D.C. Zoning Regulations)

*If property is undeveloped or cleared, enter "N/A".

LTR CERTIFICATION FORM: PART A (Cont'd.)

4. CURRENT ZONING:

	ZONING	LAND AREA (sq.ft.)	M.O.R. FAR*	PERMITTED HEIGHT (ft.)
1.	<u>M</u>	<u>82,000⁺</u>	<u>6</u>	<u> </u>
2.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
3.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
4.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
5.	<u> </u>	<u> </u>	<u> </u>	<u> </u>

*Matter-Of-Right Floor Area Ratio (FAR)

5. PROPOSED ZONING:

	ZONING	LAND AREA (sq.ft.)	PROPOSED M.O.R. FAR	PERMITTED HEIGHT (ft.)
1.	<u>M</u>	<u>82,000</u>	<u>1</u>	<u>30'</u>
2.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
3.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
4.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
5.	<u> </u>	<u> </u>	<u> </u>	<u> </u>

6. ESTIMATED PROJECT COMPLETION DATE (mo./yr.) 9/87

TYPE OF DEVELOPMENT (Check where applicable):

New Rehab/Historic Preservation Addition

EXISTING JOBS RETAINED AND/OR NEW JOBS CREATED BY PROJECT:

Temporary/Construction

Permanent 150⁺

LTR CERTIFICATION FORM: PART A (Cont'd.)

7. GROSS FLOOR AREA (GFA) BY USE:

	GFA (sq.ft.)
*Residential	_____
Retail	_____
Office	_____
Hotel	_____
Industrial	<u>57,205</u> (6,039 canopy)
Other	_____
Total GFA	<u>57,205</u>

*For residential space only:

No. of Single-Family Units _____

No. of Multi-Family Units _____

ESTIMATED DEVELOPMENT COST:

Land Cost	\$ <u>2 M.</u>
Construction Cost	\$ <u>4.5 M</u>
Other Costs	\$ _____
Total Project Cost	\$ <u>6.5 M</u>

8. PUBLIC CONTRIBUTION:

UDAG	\$ <u>NONE</u>
EDA	\$ _____
D.C. Revenue Bonds	\$ _____
CDBG	\$ _____
Urban Renewal	\$ _____
HODAG	\$ _____
Other	\$ _____

LTR CERTIFICATION FORM: PART A (Cont'd.)

9. RESIDENTIAL/BUSINESS DISPLACEMENT DUE TO PROJECT:
(If not applicable or no displacement expected,
enter "0")

Number of Households Displaced _____

Number of Businesses Displaced NONE

AUTHORIZED SIGNATURE BY *Eckington Place limited PARTNERSHIP*
Wesley D. Paul GENERAL PARTNER
(DENNIS I PAUL)

DATE 3/20/87

FOR OP USE ONLY - DO NOT WRITE BELOW LINE

PROJECT NO. _____

DATE RECEIVED BY OP / /

OP RECOMMENDATION FOR (Check One):

Approval Disapproval

DATE OF FINAL ACTION / /



LARGE TRACT REVIEW DOCUMENTS
for
CAPITAL CITY FLOWER MARKET
1625 Eckington Place, NW
Washington, DC

April 13, 1987

Prepared by:

Greenman-Pedersen, Inc.
1046 West Street
Laurel, Maryland 20707
(301) 470-2772

and

The Lee Organization
One Center Park
Suite 300
Columbia, MD 21045
(301) 995-0878



CAPITAL CITY FLOWER MARKET

Introduction

The proposed Capital City Flower Market will be located at 1625 Eckington Place, NE. The proposed usage will be primarily as a wholesale flower market with some general office usage. The proposed building is 242' wide and 175' deep including a 25' deep canopy over the covered loading/unloading areas. The building height is 31' 4" at the front (west face) and 18' 8" at the rear (east face). The building is located at the rear of Lot 805 in Square 3576. The building is 2 stories high.

Large Tract Review for this site is necessary under Section 1501.3 due to the total gross floor area of 57,205 square feet (including 6,039 sf of canopy). Eight copies of the following documentation is included:

- a) Certification Form
- b) Name, Address & Signature of Authorized Agent (on certification form)
- c) Site and Vicinity Maps
- d) Statement re: City and Community Goals
- e) Statement re: Objectives of the Comprehensive Plan
- f) Reduction of General Site and Development Plan
- g) General Circulation Plan (included on the Site and Development Plan)
- h) Typical Floor Plan
- i) Projected Construction Schedule
- j) Traffic Study

D.C. OFFICE OF PLANNING

LARGE TRACT REVIEW CERTIFICATION FORM

Part A: Developer's Application

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NAME OF DEVELOPER Eckington Place Limited Partnership
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If Developer does not own subject property, please provide the following information regarding the property owner:

NAME OF OWNER Same as developer
ADDRESS _____

PHONE(S) () ()

2. **PROPERTY ADDRESS** 1625 Eckington Place, NE
Washington, D.C.
WARD 5 **ANC(S)** 5C **SQUARE(S)** 3576
PARCEL/LOT NO(S) 805

3. **CURRENT USE(S) (Check where applicable):**

Residential _____ Retail/Office _____ Industrial * X
Public/Institutional _____ Open Space/Undeveloped _____
Other _____ *Two small, vacant buildings

*MAXIMUM HEIGHT OF EXISTING IMPROVEMENTS (ft.) NA

*TOTAL GROSS FLOOR AREA (GFA) OF EXISTING IMPROVEMENTS (sq.ft.):

NA (NOTE: Refer to definition of GFA in Section 199 of the D.C. Zoning Regulations)

*If property is undeveloped or cleared, enter "N/A".

LTR CERTIFICATION FORM: PART A (Cont'd.)

4. CURRENT ZONING:

	ZONING	LAND AREA (sq.ft.)	M.O.R. FAR*	PERMITTED HEIGHT (ft.)
1.	<u>M</u>	<u>82,000 +</u>	<u>6</u>	<u> </u>
2.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
3.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
4.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
5.	<u> </u>	<u> </u>	<u> </u>	<u> </u>

*Matter-Of-Right Floor Area Ratio (FAR)

5. PROPOSED ZONING:

	ZONING	LAND AREA (sq.ft.)	PROPOSED M.O.R. FAR	PERMITTED HEIGHT (ft.)
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2.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
3.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
4.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
5.	<u> </u>	<u> </u>	<u> </u>	<u> </u>

6. ESTIMATED PROJECT COMPLETION DATE (mo./yr.) 9 / 87

TYPE OF DEVELOPMENT (Check where applicable):

New Rehab/Historic Preservation Addition

EXISTING JOBS RETAINED AND/OR NEW JOBS CREATED BY PROJECT:

Temporary/Construction

Permanent 150+

LTR CERTIFICATION FORM: PART A (Cont'd.)

7. GROSS FLOOR AREA (GFA) BY USE:

	GFA (sq.ft.)
*Residential	_____
Retail	_____
Office	_____
Hotel	_____
Industrial	<u>57,205 (6,039 canopy)</u>
Other	_____
Total GFA	<u>57,205</u>

*For residential space only:

No. of Single-Family Units _____

No. of Multi-Family Units _____

ESTIMATED DEVELOPMENT COST:

Land Cost	\$ <u>2 M</u>
Construction Cost	\$ <u>4.5 M</u>
Other Costs	\$ _____
Total Project Cost	\$ <u>6.5 M</u>

8. PUBLIC CONTRIBUTION:

UDAG	\$ <u>NONE</u>
EDA	\$ _____
D.C. Revenue Bonds	\$ _____
CDBG	\$ _____
Urban Renewal	\$ _____
HODAG	\$ _____
Other	\$ _____