



## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

**DATE:** January 31, 2014

**SUBJECT: **Setdown Report - ZC 13-17**** Brownstein Commons  
(Square 5933, Lot 45-49 and Square 5934, Lots 17, 18 and 806)

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### **I. APPLICATION**

Brownstein Commons, LP (Applicant) requests consolidated review of a Planned Unit Development (PUD) and related Map Amendment from the R-5-A zone to the R-5-B zone for the property located between Mississippi Avenue, Trenton Place, 13<sup>th</sup> Street, and 10<sup>th</sup> Place, S.E. (Square 5933, Lot 45-49 and Square 5934, Lots 17, 18 and 806), an approximately 7.46 acre site. The development to be known as “Archer Park” would have 190 apartment units and 71 townhouses.

### **II. RECOMMENDATION**

The Office of Planning (OP) supports the proposal to accomplish the redevelopment of the former Trenton Terrace property. The application is generally consistent with the requirements of the Zoning Regulations and elements of the Comprehensive Plan. The flexibility requested would allow for an improved development over that permitted by-right. OP therefore **recommends that the application be setdown for public hearing.**

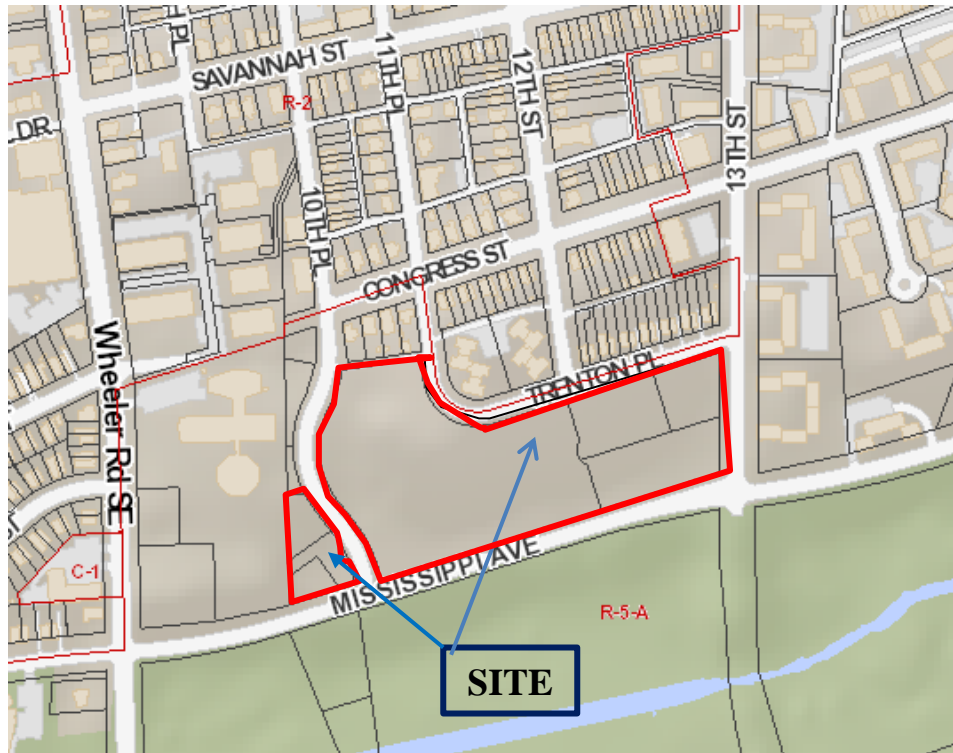
OP will continue to working with the Applicant to improve the proposal and provide a more detailed review prior to the public hearing. In order to accomplish this review OP requests that the Applicant:

- Provide additional articulation on the sides of the rowhouse units which front on adjacent roadways;
- Provide information regarding bicycle parking and TDM measures;
- Provide signed Certified Business Enterprises and First Source Employment Agreements;
- Provide an elevation of the retaining walls to the rear of the multifamily building; and
- Provide additional details regarding the proposed green building initiatives.



### III. SITE AND SURROUNDING AREA

The proposed development would be located on an irregularly shaped property within the Congress Heights neighborhood. The site is divided into two parcels for a total of 7.46 acres. The larger parcel is bounded by Trenton Place, SE, 11<sup>th</sup> Place, SE and an alley to the north; 13<sup>th</sup> Street, SE to the east; Mississippi Avenue, SE to the south; and 10<sup>th</sup> Place, SE to the west. The smaller parcel is bound by 10<sup>th</sup> Place to the east; Mississippi Avenue to the south; McGogney Elementary School to the west; and Eagle Academy Charter School to the north.



The site is currently undeveloped and the topography of the site ranges for steep to gently undulating to flat across the site. The parcels have a change in grade of about forty (40) feet between Trenton Place and Mississippi Avenue. There is also a grade change of about sixteen (16) feet between the eastern and western portions of the site along Mississippi Avenue.

Directly surrounding the property is a community consisting of a mixture of residential unit types, open space and park and institutional uses. To the east along 13<sup>th</sup> Street is a 3-story garden apartment complex in the R-5-A zone; to the north are single-family semi-detached homes, 3-story apartments, single-family detached homes, and the Eagle Academy Charter School in the R-2 and R-5-A zone; to the west is the McGogney Elementary School; and to the south is the Oxon Run Park in the R-5-A zone.

### IV. SITE HISTORY

The approximately 7.46 acre property was formerly developed with 24 apartment buildings with 215 apartments. Over the years, the condition of the apartments deteriorated which led to them being vacated and later demolished in the summer of 2005. On December 21, 2005 the

Applicant filed a PUD application (Zoning Commission No. 05-41) seeking to develop the site with 240 condominium units. Prior to public hearing, the application was withdrawn. On March 21, 2006, the Applicant filed an application with the Board of Zoning Adjustment (BZA) to redevelopment the site with twelve, multifamily buildings with 240 condominium units. The proposal was approved by BZA Order 17507.

The development of the approved project was stymied due to a downturn in the economy which affected the ability of the Applicant to finance the project and the prospective homeowner's ability to obtain financing to purchase the units. The Applicant believes that with improvements in the financial market for both developers and purchasers, in addition to support from the Department of Housing and Community Development (DHCD), the proposed project is viable and would come to fruition.

## **V. PROJECT DESCRIPTION**

For purposes of this application, the parcels would be combined and processed as a single application. The redevelopment proposes a 4-story apartment building with 190 rental units and 71 townhouse units to house residents with varying incomes and household sizes. The development would utilize the topography of the site for the placement of the buildings which would result in the buildings being strung along the existing street frontages and the preservation of the steeper slopes in the center of the property for open space.

### ***Apartments***

The apartment building would front on the block of Mississippi Avenue between 13<sup>th</sup> Street and 10<sup>th</sup> Place for a length of nearly 787.4 feet. To help reduce the sense of a very long building, the structure would be divided into three portions: two, 4-story structures (55 feet) connected by a central, one-story (19 feet) structure in the center. The expanse of the building would be further reduced by having the architecture on each of the 4-story portions broken up through a series of bays which seems to mirror large rowhouses; through the use of different materials; brick, siding and masonry; and through the use of variety in material colors. Internally, breaking the building up into portions also affect the internal functioning of the building as it removes long corridors which would have resulted if the structure was not divided.

The building would have total of 190 units with each residential portion having 95 units consisting of efficiencies, one-bedroom and two-bedroom units. Additionally, 65 parking spaces and a loading berth would be provided on the rear portion of the first floor to serve the residents of each wing. Direct access from the parking garage to the buildings would be provided through secured elevators and stairs. To the rear of the building, a portion of the parking garage roofs would be exposed which the Applicant proposes to utilize for a green roof.

The central, one-story portion of the building would provide the main pedestrian access into the building as well as allow movements between the two residential portions. In addition, it would have the front desk/reception area, the leasing office, a computer/business center and a gym for the residents.

### ***Row Houses***

The rowhouse portion of the development would have 71, for sale, three-story units with two or three bedrooms with purchasers having the option to add a loft. The front façade of these units would be brick with masonry elements while the sides and rear would be siding. Units would have widths of 16 and 20 feet. Units with widths of 16 feet would have an area of 1,935 square feet while those with 20-foot widths would have an area of 2,520 square feet. The 16-foot wide units with the loft option would have an area of 2,320 square feet while the 20-foot wide units with the loft option would have an area of 2,900 square feet.

Along Trenton Place and 11<sup>th</sup> Place would be 16-foot wide, rear loaded units with access provided by a new 15-foot wide, private alley off 13<sup>th</sup> Street and extending to an existing 15-foot wide public alley on the northernmost portion of the site. Fronting on the west side of 10<sup>th</sup> Street are 14, 20-foot wide rowhouses. Due to the topography in this area, slopes of 15% to 25%, these units would have front loaded garages with a shared driveway serving two units in order to minimize the number of curb cut along 10<sup>th</sup> Place.

West of 10<sup>th</sup> Place would have six, 20-foot wide units fronting on Mississippi Avenue and five, 16-foot wide units fronting on 10<sup>th</sup> Place. Except for two units, all would have either a rear parking garage or a parking pad. The two units without on-site parking would utilize on-street parking.

### ***Retaining Walls***

As shown on the Slope Analysis Plans, (Sheet C-02) of the Applicant's submission, the site has areas of significant steep slopes. In some areas where retaining walls would be needed the Applicant would incorporate them into the buildings thereby reducing the number of exposed retaining walls. A portion of the area to the rear of the multifamily building has slopes of over 50%. The Applicant has introduced some retaining walls with terracing in that area. The Applicant should provide an elevation of the area showing the height of each wall and the vegetation.

### ***Connections***

The units would be connected by a system of sidewalks and access points around the development and along all the adjacent streets. The proposal does not propose any on-site recreational facilities, but many public recreational facilities to serve the residents currently exist within the community. The upgraded Oxon Run Park, across from the subject property, has a playground, an amphitheater and a baseball field. The site is approximately six blocks from the Town Hall Educational Arts and Recreation Campus (THEARC) which has a number of programs that cater to residents of all ages. The organizations operating the programs include: The Boys & Girls Clubs of Greater Washington, FBR Branch; Building Bridges Across the River; Children's Health Project of D.C.; Corcoran Gallery of Art; Covenant House Washington; Levine School of Music; Trinity University; The Washington Ballet; and the Washington Middle School for Girls.

## **VI. ZONING**

The R-5 district is designed to permit flexibility of design and all types of urban residential development. The site is currently zoned R-5-A which allows for low height and density while

the proposed R-5-B zone allows moderate height and density. The following table is a comparison between the development standards of the R-5-A zone, PUD in the R-5-B zone, and the proposed development:

**Multifamily Building**

	<b>R-5-A Standards</b>	<b>R-5-B PUD Standards</b>	<b>Proposal</b>	<b>Compliance</b>
Area <sup>2</sup>	2 acres	1 ac. minimum (43,560 sq. ft.)	7.6 ac. (324,817 sq. ft.)	Complies
Height	40 ft.	60 ft. maximum	55 ft. maximum	Complies
FAR	0.9	3.0 maximum	1.35	Complies
Lot Occupancy	40%	60% maximum	25.6%	Complies
Lot Width	40 ft.	None	787.3 ft.	Complies
Rear Yard	20 ft.	4 ft./ft. of height of building but not less than 15 ft.	81.2 ft. average	Complies
Side Yard	3 ft./ft. of height of building but not less than 8 ft.	None required but if provided 3 ft./ft. of height of building but not less than 8 ft. = 13.73 ft.	<b>13.3 ft. and 35.1 ft.</b>	<b>Relief Requested</b>
Parking	1 space/2 units = 95 spaces	1 space/2 units = 95 spaces	130 spaces	Complies
Loading:	1 berth @ 55 ft. 1 platform @ 200 ft. 1 service /delivery space @ 20 ft.	1 berth @ 55 ft. 1 platform @ 200 ft. 1 service /delivery space @ 20 ft.	<b>2 berths @ 25 ft. 2 platforms @ 200 ft. 0 service/delivery space</b>	<b>Relief Requested</b>

**Rowhouses<sup>3</sup>**

	<b>R-5-A</b>	<b>R-5-B w/PUD</b>	<b>Proposal</b>		<b>Compliance</b>
			<b>WO/Loft</b>	<b>W/Loft</b>	
Area <sup>2</sup>	2 acres	1 ac. minimum (43,560 sq. ft.)	7.6 ac. (324,817 sq. ft.)	7.6 ac. (324,817 sq. ft.)	Complies
Height	40 ft.	60 ft. maximum	27.76 ft. to 37.84 ft.	29.35 ft. to 38.17 ft.	Complies
FAR	0.9	3.0 maximum	0.77 to 1.67	0.92 to 2.0	Complies
Lot Occupancy	40%	60% maximum	22.75% to 55.66 %	22.75% to 55.66 %	Complies
Lot Width	40 ft.	None	16 ft. to 44.25 ft.	16 ft. to 44.25 ft.	Complies
Rear Yard	20 ft.	4 ft./ft. of height of building but not less than 15 ft.	17.79 ft. to 30 ft.	17.79 ft. to 30 ft.	Complies
Side Yard	3 ft./ft. of height of building but not less than 8 ft.	None required but if provided 3 ft./ft. of height of building but not less than 8 ft. = 0 ft. to 9.46 ft.	0 ft. to 9.46 ft.	0 ft. to 11 ft.	<b>Relief requested - 10 lots</b>
Parking	1 space/unit = 95	1 space/units = 71	69	69	<b>Relief Requested</b>

<sup>2,2</sup> This is the total site area which includes the multifamily building, the rowhouses and the open space areas.

<sup>3</sup> This table is a summary of the information for the rowhouse units. Sheet D-04, Site Tabulation, in the Applicant's submission provides the details for the individual lots.

## **VII. FLEXIBILITY**

In addition to the related map amendment, the Applicant has also requested flexibility from several zoning requirements as part of the PUD.

### ***Parking***

Each rowhouse requires one parking space. The Applicant requested flexibility to not provide parking on two of the townhouses, Lots 71 and 72, on the portion of the property west of 10<sup>th</sup> Street due to the shape of the property in that area. The Applicant anticipates that adequate on street parking would be available to serve these units.

### ***Side Yard***

Side yards on 10 of the rowhouses and one side of the multifamily building does not meet the side yard requirement. On the eastern side of the multifamily building a side yard of 13.73 feet is required and 13.3 feet is provided on a small portion of the side yard. The required side yards for the 10 rowhouses range between 8 feet and 9.33 feet but have been reduced to between 6.66 feet and 7.2 feet. The reduction in side yards is due to the layout which is greatly influenced by the topography of the site.

### ***Loading***

Loading is required on the multifamily building and the Applicant proposed two, 25-foot berths and two, 200-foot platforms where a 55-foot berth, two, 200-foot platforms and one, 20-foot service delivery space. The 25 foot berths and associated platforms would be provided so that each portion of the building would have an easily accessible berth. The Applicant also states that the 25-foot berth would satisfy the needs of the residents.

### ***Roof Structures***

Since the multifamily building would be divided into three portions, the stair towers and elevator penthouses are separated. The Applicant is therefore requesting flexibility to have multiple roof structure which would not be enclosed within a single structure and the structures would be of unequal heights.

## **VIII. PUD EVALUATION STANDARDS**

Development of the site utilizing the PUD process would facilitate the redevelopment of a site in the Congress Heights neighborhood that was vacated due to its deterioration over the years and was unsuitable for continued habitation. The PUD process encourages the Applicant to propose a development whose design, architecture, and site planning are complementary to the surrounding community and contribute to the continued revitalization of the area. Through the flexibility of the PUD process, the design of the project would be able to achieve a development that provides open space, parking on site, pedestrian access, stormwater runoff, and slope stability. Section 2403 further outlines the standards under which the application is evaluated.

*2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to 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.*

The Congress Heights neighborhood is experiencing revitalization through the introduction of a number of new housing projects in the area, such as the Villages of Parklands, the Townes at Oxon Creek, Wheeler Creek, the Camp Simms residential and commercial development, the federal development at St. Elizabeths West campus and the projected redevelopment of the St. Elizabeths East campus by the District Government. The new residences would be a mixture of affordable and market rate homeownership and rental units which would contribute to the general improvement of the area. The adequacy of city services to the proposed development will be analyzed and presented prior to the public hearing.

Public amenities are defined in Section 2407.3 as including “one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors.” Section 2403.9 outlines “Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following categories:

- (a) *Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) *Site planning, and efficient and economical land utilization;*
- (c) *Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*
- (d) *Historic preservation of private or public structures, places, or parks;*
- (e) *Employment and training opportunities;*
- (f) *Housing and affordable housing;*
- (g) *Social services/facilities;*
- (h) *Environmental benefits, such as:*
  - (1) *Storm water runoff controls in excess of those required by Stormwater Management Regulations.*
  - (2) *Use of natural design techniques that store, infiltrate, evaporate, treat, and detain runoff in close proximity to where the runoff is generated, and*
  - (3) *Preservation of open space or trees;*
- (i) *Uses of special value to the neighborhood or the District of Columbia as a whole; and*
- (j) *Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.*

### ***Urban Design and Site Planning***

The proposed development would front outward in order to integrate the new development into the existing community. The materials used on the façade of the buildings would be similar to the brick used on the older homes and the cementitious siding used on the more recent developments in the neighborhood. OP recommends that the applicant consider providing additional articulation on the sides of the rowhouse units which front on 10th Place and 13<sup>th</sup> Street so that they appear like a front entrance along the street frontage.

The design and layout of the development would be sensitive to the natural topography of the property and would integrate the slopes into the design of the building in some cases while

preserving open space in areas where the slopes are steepest. Due to the site's topography and its proximity to the Oxon Run Park stormwater management would be important to prevent runoff onto adjacent properties.

The subject property has vehicular connections to all four of the adjacent streets. Additionally, each building is connected to the streets via existing sidewalks. Metrobus routes are along Mississippi Avenue, 10<sup>th</sup> Place and 13<sup>th</sup> Street and the Congress Heights Metro Station is five to 10 minutes walk northeast of the site

### ***Parking and Transportation Demand Management***

Parking to serve the multifamily building would be provided in a garage on the first floor of the building and would consist of 130 spaces where 95 spaces are required. Most of the rowhouse units would have one internal parking space with a few units having parking pads to the rear of the unit. Two units would have no onsite parking and would be dependent on street parking.

The application did not indicate that any bicycle parking within or outside of the multifamily building would be provided. The subject property is a 5 to 10 minutes walk to the Congress Heights Metro Station and Metro bus routes are along Mississippi Avenue, 10<sup>th</sup> Place and 13<sup>th</sup> Street. The applicant should identify the locations of bus stops along the perimeter or in close proximity to the site. The Applicant should also address Transportation Demand Management (TDM) measures to encourage transportation alternatives along with a Traffic Study, prior to the public hearing.

### ***Landscaping and Streetscape Design***

Landscaping of the area around and within the development is proposed (Sheets L-01 to L-07) and would consist of large deciduous trees along the streets and adjacent to the internal open space. Ornamentals, evergreens, shrubbery and planter beds are provided on individual lots and at the entrances to the multifamily building. The large, central open space would be mainly grass, planter beds, shrubs and trees. The Applicant would supplement the existing trees along the adjacent streets with additional deciduous trees.

### ***Local Business Opportunities and First Source Agreements***

New employment opportunities would be generated from the redevelopment of the site and the Applicant states that they would enter into a Certified Business Enterprises (CBE) agreement with the District of Columbia Local Business Opportunity Commission and execute a First Source Employment Agreement with Department of Employment Services (DOES). To further expand employment opportunities for local residents, the Applicant has proffered to:

- Assist in establishing a registered apprenticeship program;
- Assist non-CBE certified businesses to obtain certification;
- Assist in providing training and apprenticeship opportunities during construction;
- Provide opportunities for property maintenance, janitorial, clerical and administrative positions; and
- Provide summer employment for 16-22 year olds residents.

The Applicant should provide signed agreements to implement the programs prior to final action.



### ***Housing***

The proposed development would provide a total of 261 residential units, 71 homeownership units and 190 rental units with a variety of unit sizes to meet the housing needs of a variety of households. The development would exceed the Inclusionary Zoning requirements as 10 of the multifamily units would be for households with a family income of up to 50% of the Area Median Income (AMI) while the remaining 180 units would be for households with a family income of up to 60% of the AMI. Within the rowhouse portion of the development, 7 units (10%) would be IZ units with 3 units for households with a family income of up to 50% of AMI and 4 units for households with a family income of up to 80% of AMI. The Applicant is working with the Community of Hope (COH) and would reserve 10 units as permanent supportive housing units to be managed by COH. COH would also provide other services to the residents of these units.

The Applicant needs to clarify if the permanent supportive housing units would be for persons who are within the 50% or 60% AMI category. Further, the Applicant should indicate on the plans how they would meet the IZ requirements regarding location and spacing of the units.

### ***Lighting***

The Applicant has provided a Lighting Plan (Sheet L-06) which shows motion sensor lights on the rear of each rowhouse unit and wall mounted lights on the rear of the multifamily building. Free standing globe lights would be provided on the property along Mississippi Avenue and in the vicinity of each string of rowhouses. The lighting on and around the buildings would be located so as not to spill-over onto adjacent properties and at the same time provide security to the units and the public spaces.

### ***Green Elements***

The proposal would incorporate sustainable features into the development. The plans show two micro-bioretenion areas approximately northeast and northwest of the multifamily building and a bioswale area along the private alley integrated into the open space and landscaped areas. The roof portion of the parking garage that extends beyond the upper residential portions of the building would have green roofs.

The Applicant states that the multifamily building would be designed to achieve LEED certification while the rowhouses would be designed to meet Energy Star standards. OP recommends that the rowhouses at least meet the Green Communities standards. The applicant should also provide information regarding the level of LEED certification for the multifamily building and the checklists.

### ***Use of Special Value***

The proposed development would be of special value to the community as it would serve to continue the revitalization of the neighborhood and provide new homeownership opportunities as well as contribute to the improvement of the community at large. Bringing this large property back into productive use would contribute to the stability of the area.

**Public Amenities and Project Amenities**

Benefits and amenities evaluation is based on an assessment of the additional development gained through the application process. In this instance, the map amendment from R-5-A to PUD/R-5-B would allow the site to be developed at a slightly higher density and height.

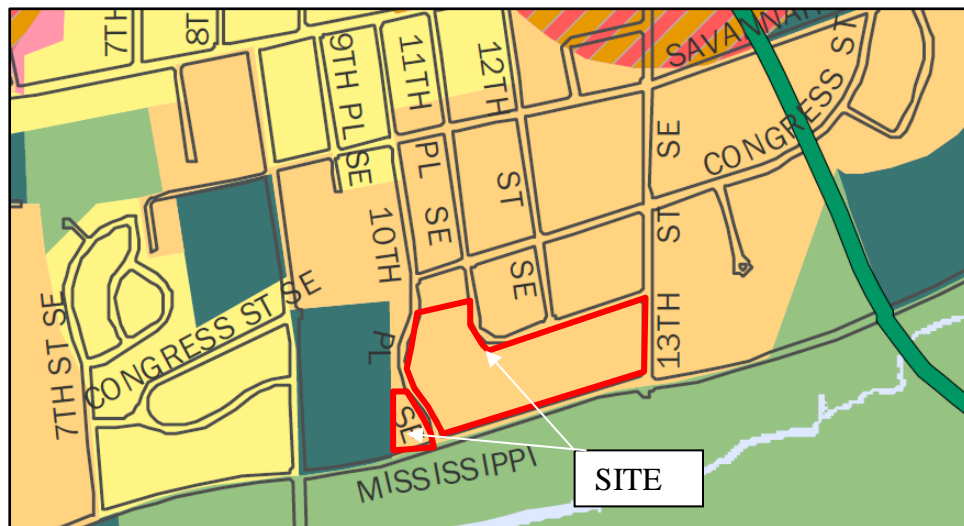
The proposed development would include affordable housing, social services and employment and training opportunities for the residents and other community members. The table below is OP's categorization of the proposed items.

Applicant's Amenities/Benefits	Required	Mitigation	Public Benefit	Project Amenity
New Housing			X	X
Affordable Housing	X		X	X
Social Services			X	X
Employment and Training Opportunities	X		X	X

OP will work with the Applicant to provide more details and provide additional analysis of the proposed benefits, amenities, and mitigation prior to the public hearing.

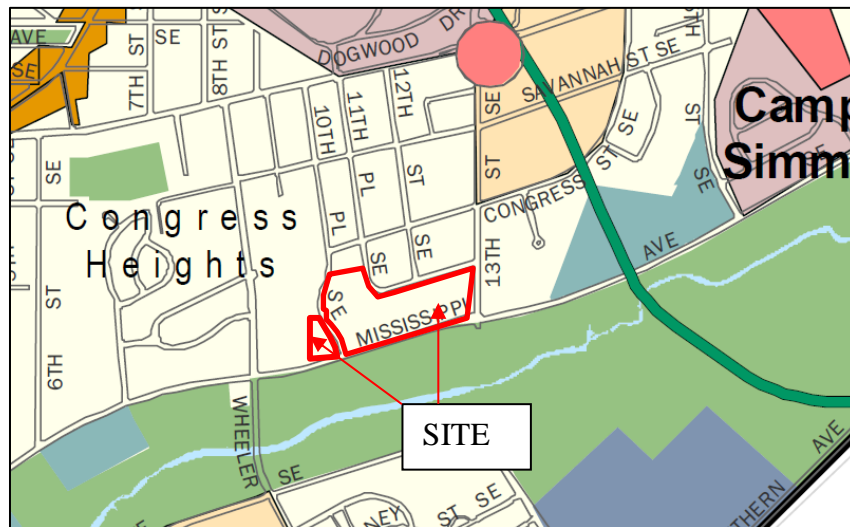
**IX. COMPREHENSIVE PLAN**

The Future Land Use Map recommends the subject site for moderate density residential.



**Future Land Use Map**

The Generalized Policy Map identifies the site as a Neighborhood Conservation Area. The guiding philosophy in Neighborhood Conservation Areas is: *“to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities do exist within these areas but they are small in scale. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map.”* 223.5



**Generalized Policy Map**

The proposed R-5-B zoning and PUD is not inconsistent with this recommendation. The proposed development meets or furthers many of the policies of the Comprehensive Plan as outlined below.

***Land Use***

***LU-1.4.1: Infill Development*** Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. 307.5

The proposed development would replace a former rental housing community that became unfit for habitation and therefore had to be demolished. The redevelopment of the site will help in stabilizing the overall community and would be a significant contribution to the District’s housing stock.

***Housing***

***H-1.1: Expanding Housing Supply*** Expanding the housing supply is a key part of the District’s vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city’s fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs. 503.1

***H-1.1.3: Balanced Growth*** Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need

*for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4*

***H-1.2.1: Affordable Housing Production as a Civic Priority*** *Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.6*

The requested zoning and PUD would allow the proposed development to provide homeownership and rental opportunities for a variety of household sizes and incomes. Further, ten low-income, homeless or underserved residents would be afforded housing, health and other social service assistance.

### ***Environmental Protection***

***E-1.1.3: Landscaping*** *Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity.*

***E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff*** *Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces.*

***E-3.2.1: Support for Green Building*** *Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities.*

The proposal includes landscaping and public open spaces along each street frontage as well as around the buildings. The development would include sustainable features such as bioretention and bioswale areas, and green roofs. The Applicant has also submitted that they would incorporate standards to provide a sustainable development and that the multifamily building would achieve an unspecified LEED certification.

The proposal would be sensitive to the topography of the site which varies from steep slopes to gently undulating areas. The buildings generally would be placed outside of the area with the steepest slope and many of the slopes have been integrated into the building's design to minimize extensive grading of the site.

### ***Far Southeast Southwest Element***

The property is within the Far Southeast Southwest Area Element and the relevant Policy references in the Comprehensive Plan are as follows”

***FSS-1.1.4: Infill Housing Development*** *Support infill housing development on vacant sites within the Far Southeast/Southwest, especially in Historic Anacostia, and in the Hillside, Fort Stanton, Bellevue, Congress Heights and Washington Highlands neighborhoods. 1808.5*

***FSS-1.1.12: Increasing Home Ownership** Address the low rate of home ownership in the Far Southeast/Southwest by providing more owner-occupied housing in new construction, encouraging the construction of single family homes, and by supporting the conversion of rental apartments to owner-occupied housing, with an emphasis on units that are affordable to current tenants. 1808.13*

The proposal would lead to the redevelopment of a long vacant site in the Congress Heights neighborhood. The new development would include a variety of household sizes and incomes with a significant number of homeownership units.

## **X. AGENCY REFERRALS**

The application will be referred to the following District Government agencies for review and comment:

1. District Department of Transportation;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration;
5. D.C. Board of Education;
6. Department of Housing and Community Development; and
7. Department of Parks and Recreation.

## **XI. COMMUNITY OUTREACH**

The Applicant made a presentation to ANC-8E and was given positive feedback regarding elements of the development such as the design, facade and unit types. Suggestions for improvements were also given. The Applicant submits that they will continue to work with the ANC and other community organization.

JLS/mbr