

## REPORT TO THE ZONING COMMISSION

CASES NO. 03-12C AND 03-13C  
250 M STREET, SE

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DECEMBER 7, 2006

- I. Introduction
- II. Nature of application: final review of planned unit development (portion of the larger Capper/Carrollsborg PUD)
- III. Site location
  - A. North side of M Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, SE
  - B. Near Southeast area, part of the Anacostia Waterfront Initiative, between the Navy Yard and the Southeast Federal Center and the Southeast Freeway
- IV. Site description
  - A. Rectangular (almost square) site measuring approximately 170 feet in the east-west direction and 165 feet in the north-south direction
  - B. Comprised of parts of lots 18, 20 and 21 in Square 769
  - C. Existing condition: vacant (portion paved)
  - D. Contains approximately 27,961 square feet (approximately 0.64 acres) of land area
  - E. Abutting streets
    - 1. M Street to the south - 90 feet wide
    - 2. 3<sup>rd</sup> Street to the east - 90 feet wide
    - 3. 2<sup>nd</sup> Street to the west - 90 feet wide (officially closed but reopening approved on first reading by the Council on December 5, 2006)

ZONING COMMISSION  
CASE NO. 03-12C-103-13C  
EXHIBIT NO. 31

V. Description of the surrounding area

A. General area: Near Southeast area, adjacent to the Washington Navy Yard and the Southeast Federal Center

B. Immediately adjacent uses

1. To the east, eight story office building at 300 M Street (north side of M Street between 3<sup>rd</sup> and 4<sup>th</sup> Streets)
2. To the south, new headquarters building for the U.S. Department of Transportation (under construction)
3. To the west:
  - a) Vacant area used for parking between the two portions of 2<sup>nd</sup> Street, site of future Canal Blocks Park
  - b) Ten story office building at 1100 New Jersey Avenue (occupying the whole square bounded by New Jersey Avenue and 2<sup>nd</sup>, L and M Streets)
4. To the north, a portion of the Capper/Carrollsborg site

C. General area

1. To the north: other portions of the Capper/Carrollsborg site, followed by the Southeast Freeway and the Capitol Hill residential area
2. To the east: other portions of the Capper/Carrollsborg site and the Washington Navy Yard
3. To the south: Southeast Federal Center and ballpark district
4. To the west: Capitol South receiving zone, presently a mix of auto related uses, fast food restaurants, clubs, vacant land, Metro facilities and several high-rise office buildings, a hotel and an apartment house

VI. Zoning: CG/C-3-C

A. General commercial district permitting almost all retail, service and office uses, as well as hotel, residential and institutional uses

B. Maximum height: ninety feet

C. Maximum FAR: 6.5

- D. Minimum required rear yard – 2½ inches per foot of height at the rear; for a through lot, may be measured to the center line of the street at the rear
- E. Side yard – not required
- F. Minimum required parking
  - 1. For office use: one space for each 1,800 square feet of gross floor area in excess of 2,000 square feet of gross floor area
  - 2. For retail use: one space for each 750 square feet in excess of 3,000 square feet of gross floor area
- G. PUD guidelines:
  - 1. Maximum height: 130 feet (limited under the Act of 1910 to 110 feet)
  - 2. Maximum FAR: 8.0
- H. Capitol Gateway (CG) Overlay
  - 1. Provisions applicable to buildings fronting on M Street
  - 2. Regulations adopted by Order No. 971, November 18, 2002, effective as of January 7, 2005
  - 3. Proposed amendments contained in Notice of Proposed Rulemaking, published November 10, 2006
  - 4. Specific requirements
    - a) No driveway from M Street to required parking or loading
    - b) Streetwall setback from M Street curb no less than 15 feet
    - c) Minimum of 35% of gross floor area of ground floor devoted to retail, service entertainment and arts uses
    - d) Minimum of 50% of surface area of streetwall devoted to display windows and entrances
    - e) Minimum clear floor to ceiling height of 14 feet for retail on the ground floor

VII. PUD History

- A. Original order granted preliminary approval for the entire PUD and consolidated approval for the central low-rise residential portion of the site (Order No. 03-12/03/13, dated February 6, 2004, effective October 8, 2004)
- B. Modification to correct the height of Senior Building 2 in Square 825S (Order No. 03-12B/03-13B, dated September 15, 2005, effective April 7, 2006)
- C. Correction to add lot 30 in Square 825S (Order No., 03-12C/03-13C, dated October 3, 2005, effective October 7, 2005)
- D. Final approval to a portion of the project and modification to the approve consolidated and preliminary PUD for the number of parking spaces (Order No. 03-12A/03-13A, dated February 13, 2006, effective September 15, 2006)

VIII. Description of the proposed project

- A. Second final application to implement the Capper/Carrollsborg PUD (first office building component)
- B. Uses: office building with ground floor retail
- C. Height: 110 feet
- D. Density: 200,780 square feet of gross floor area (7.18 FAR)
  - 1. Retail: 10,948 square feet
  - 2. Office: 189,832 square feet
- E. Lot occupancy: 82.46%
- F. Parking: 237 spaces provided (195 conforming accessible spaces plus 42 stacked spaces)
- G. Loading: 2 12 x 30 foot berths and 1 service/delivery loading space provided

IX. Compliance with preliminary approval (plans marked as Exhibit 19 in Case No. 03-12/03-13)

- A. Use:
  - 1. Permitted: office with ground floor retail
  - 2. Proposed: office with ground floor retail

- B. Height:
  - 1. Maximum permitted: 11 stories, 110 feet
  - 2. Proposed: 9 stories, 110 feet
- C. Clear height for first floor retail use:
  - 1. Minimum required: 14 feet
  - 2. Proposed: 14 feet
- D. Roof structure height
  - 1. Maximum permitted: 18 feet, 6 inches above roof
  - 2. Proposed: 18 feet 6 inches at the high point, 13 feet, 8 inches at the low point
- E. Density (gross floor area):
  - 1. Maximum permitted: 236,000 square feet
  - 2. Proposed: 200,780 square feet
- F. Density (FAR)
  - 1. Maximum permitted:
    - a) 0.80 for total land area of PUD
    - b) 1.87 for area zoned commercial
  - 2. Proposed:
    - a) 0.21 for total land area of PUD
    - b) 0.50 for area zoned commercial
    - c) 7.18 for subject site
- G. Parking spaces:
  - 1. Minimum required by PUD order: 150
  - 2. Proposed: 237 spaces (194 conforming accessible spaces)

H. Contribution to the Canal Blocks Park

1. Required: \$46,000 prior to the issuance of a building permit
2. Status: will be done prior to permit

I. LSDBE and DOES Agreements

1. Required: Applicant to comply with executed agreement
2. Status:
  - a) Applicant has executed agreement with the Department of Employment Services (Exhibit 5 to supplemental pre-hearing submission)
  - b) Applicant has submitted executed agreement to the Department of Small and Local Business Development (Exhibit C to pre-hearing submission)

J. Phasing

1. Required:
  - a) First second stage application to be filed within 18 months of Order No. 03-12/03-13
  - b) Overall approval was for 4 years
2. Status:
  - a) Order was effective October 8, 2004
  - b) First application was filed April 29, 2005
  - c) This application filed April 21, 2006

K. Covenants

1. Required: no application for second stage approval until after covenants have been recorded
2. Status: covenants have been recorded

- L. Design guidelines (from Plans marked as Exhibit No. 19)
  - 1. Required:
    - a) Along M Street, building must be at a line established by the setback of the existing building at 300 M Street
    - b) Ground floor retail at build-to lines along M and 2<sup>nd</sup> Street
    - c) Height at 110 feet
    - d) Building should recognize role as gateway to Canal Blocks Park
    - e) Primary office entry from M Street
    - f) Corner of 2<sup>nd</sup> and M Street as significant urban place
    - g) Façade divided into three parts
    - h) Retail fenestration at 30 foot bays
    - i) Maximum 70% glazing for office portion of the building
    - j) Parking and loading from service alleys
  - 2. Provided: complies in all respects
- M. Landscaping
  - 1. Required: as shown on Sheet L-1.0 of preliminary plans
  - 2. Provided: as shown on Sheets L-1.1 through L-1.5, including roof plantings
  - 3. Has been coordinated with DDOT and Anacostia Waterfront Corporation
- X. Compliance with the requirements of the CG Overlay
  - A. No driveway from M Street
  - B. Face of building set back 16 feet, 3 inches from curb at closes point
  - C. 52% of gross floor area of ground floor devoted to retail, service entertainment and arts uses
  - D. 62% of M Street façade devoted to display windows

E. Finished ceiling is 14 foot clear

XI. Amenities

A. Decided in preliminary approval

1. Project overall

- a) Housing and affordable housing
- b) Urban design and architecture
- c) Landscaping and open space
- d) Transportation features
- e) Social service and other uses of special value to the neighborhood
- f) Employment and training opportunities
- g) Neighborhood oriented retail and service uses

2. Included in this application

- a) Urban design and architecture
- b) Contribution to Canal Block Park Development Association
- c) LSDBE and DOES agreements
- d) Green roof (not required)

XII. Area of flexibility from C-3-C standards - roof structure:

A. Required: walls of equal height

B. Proposed: slanted roof form with maximum height of 18 feet, 6 inches at the east end and 13 feet 8 inches at the west end

XIII. Conclusions

- A. Project complies with the requirements of the modified preliminary PUD approval with minor exceptions
- B. Flexibility sought for roof structure is minor in the overall scheme
- C. Project responds positively to the surrounding context



D. Application should be approved

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