



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director

DATE: January 7, 2013

SUBJECT: **Public Hearing Report for ZC #09-22**
M and South Capitol Streets, SE
Zoning Commission Design Review Under the Capitol Gateway Overlay

I. SUMMARY RECOMMENDATION

The application successfully addresses many of the criteria of the Capitol Gateway Overlay and the Office of Planning (OP) supports the project. OP has requested that the applicant refine the design and provide more information about certain aspects of the project, as described in this report, at or prior to the public hearing.

- Provide a complete set of revised plans to fully evaluate any changes made since the initial filing
- Refined building design
- Enhanced renderings and elevations
- More detailed rooftop plan
- Bicycle parking
- Lighting
- Use of garage in off-hours
- Revise 1:1 step back so that it is measured from the main building façade (§1605.3)

II. APPLICATION-IN-BRIEF

Location: Southeast corner of M and South Capitol Streets, SE
Ward 6, ANC 6D

Applicant: MR Ballpark 4, LLC (Monument Realty)

Zoning: CR / CG (Commercial Residential / Capitol Gateway Overlay)

Site Area: 35,558 sf

Proposed Development: A 130' mixed use building with office and retail.

Relief: Pursuant to 11 DCMR §1610.7, the following relief is required in order to develop as proposed:

1. Variance from the South Capitol build-to requirement (§ 1605.5)
2. Variance from loading requirements (§ 2201).

III. SITE AND AREA DESCRIPTION

The subject property is located on M Street, SE, between South Capitol Street and Van Street, in Square 700. M Street has a 90 foot right-of-way, South Capitol Street is 160 feet wide, and Van Street is 50 feet wide. The subject site is currently used for surface parking. It is zoned CR / CG (Commercial Residential / Capitol Gateway Overlay), as are the other properties in Square 700 and 701 to the east. Please refer to the Vicinity Map in Attachment 2. The Navy Yard metro station west entrance is one block to the east at the corner of M and Half Streets.

The subject property is adjacent to a self-storage warehouse to the south. West of South Capitol Street are one story commercial uses and, diagonally to the north, a 7-11. On the north side of M Street is the St. Vincent DePaul church and an office building. Across Van Street is the site of case 08-30, approved by the Commission in 2009. In that application, Akridge proposed a mixed use project with office, residential and retail that occupied the entire eastern half of Square 700 in two buildings. At ground level, facing the subject site, the Akridge project will have some retail on Van Street, but also three separate loading areas, two parking ramps and transformer vaults.

IV. PROJECT DESCRIPTION

The application proposes a 130', 12-story office building with ground floor retail. The total FAR would be 9.2, with 17,260 square feet of potential retail and 311,542 square feet of office (Plan Set, Sheet 9).

Ground Floor

Retail would occupy almost all of the M Street façade, with the exception of the office lobby at the corner. On South Capitol Street about half the ground floor façade would be office lobby and half would be retail (Sheet 23). The South Capitol retail space is shown on the plans as also potentially being used for office. This would not be inconsistent with the CG Overlay, as the preferred retail requirement for the ground floor would be met entirely by the M Street retail bay. In conformance with the provisions of the CG Overlay, the building would be set back at least 15 feet on both M and South Capitol Streets, with additional pedestrian space reserved at the ground level. OP supports the extra sidewalk space, but has asked the applicant to provide more information about the lighting in those areas of building "overhang". Van Street would be used for access to loading and parking, and the applicant has asked for relief from the number of loading bays.

Upper Floors

Upper levels would be devoted entirely to office uses. The second floor would have only a partial office floorplate because of the double-height retail along M Street. At the 110' level, the building would step back from South Capitol Street, in conformance with the CG Overlay. At the roof level two terraces would be accessible by building occupants, but the roof plan provided

shows very little detail (Sheet 27). OP asked the applicant to prepare a more detailed roof plan that shows roof access and setbacks of mechanical structures. Those plans to date have not been provided. OP also encouraged the applicant to consider the use of a green roof, which has been proposed with the latest revisions.

Parking

Twenty-one bicycle parking spaces are shown on the first garage level. Their location next to the fitness center is logical, but for such a large office building OP encourages a greater number of bike parking spaces. 191 vehicular parking spaces are required for the building, and 310 spaces are proposed. The application includes a Transportation Impact Study (Exhibit C of the December 28th 2012 submission). The applicant should clarify how much, if any, underground parking would be available to ballpark patrons.

Design

OP feels the design of the building would be generally appropriate for its location and would begin to form a marker for the very important M and South Capitol intersection. OP supports the use of angles in the “frame” element on the M Street façade. The gesture helps break the rectilinearity seen in many buildings in the area. At the top of the building, the angled frame forms part of a vertical element that wraps the corner onto the South Capitol side of the building. OP supports the use of this element.

OP asked the applicant to examine ways to bring more cohesion to the South Capitol façade of the building. The applicant’s December 28th written statement indicates that some changes to the design have been made, but the amount of information included in the latest submission does not permit a complete evaluation of the design. At the ground floor, a significant quantity of retail, in combination with what appears to be a large amount of glazing, would likely activate the street. But in order to fully understand the proposed ground floor façade, OP asked the applicant to provide more detailed renderings and material sheets. As of this writing that information has not been submitted.

OP is generally supportive of the massing and overall design of the proposal. The Capitol Gateway Overlay, as described in additional detail later in this report, seeks to create an active pedestrian and transit-oriented environment and a vibrant entertainment district, especially in the area north of the ballpark. This project should help achieve those aims, though additional information would help ensure that the goals of the Overlay are met. The applicant should submit a complete set of revised plans – including elevations, renderings, detailed renderings of the ground floor, and a complete rooftop plan, among other items – so that a complete evaluation of the building and its impact on the street and its surroundings can be made.

V. COMPREHENSIVE PLAN

The proposed development does not require PUD or rezoning approval, and is generally consistent with most aspects of the zoning regulations, specifically height, FAR and use. As

such, the proposal is generally consistent with the Comprehensive Plan and would further the following Guiding Principles of the Plan, as outlined in Chapter 2, the Framework Element:

1. Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. 217.1
4. The District needs both residential and non-residential growth to survive. Nonresidential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income. 217.4
6. Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6
7. Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. 217.7
27. Washington's wide avenues are a lasting legacy of the 1791 L'Enfant Plan and are still one of the city's most distinctive features. The "great streets" of the city should be reinforced as an element of Washington's design through transportation, streetscape, and economic development programs. 220.3
35. Planning decisions should improve the health of District residents by reducing exposure to hazardous materials, improving the quality of surface and groundwater, and encouraging land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel. 221.4

The application is also consistent with major policies from various elements of the Comprehensive Plan including the Land Use, Transportation and Economic Development Citywide Elements, and the Lower Anacostia Waterfront / Near Southwest Area Element. For a complete analysis of the project against Plan guidelines, please refer to Attachment 1.

VI. ZONING

The subject site is zoned CR / CG (Commercial-Residential / Capitol Gateway Overlay). The CR district is designed to "help create major new residential and mixed use areas in planned locations at appropriate densities, heights and mixture of uses" (600.3(a)). The Capitol Gateway Overlay is intended to encourage a mix of uses while creating a pedestrian-friendly environment. The applicant's proposal requires relief from specific zoning regulations listed below.

1. Variance from the streetwall build-to requirement (§ 1605.5);

The proposed design would not meet the requirement that 60% of the building façade be built to the 15' setback line on South Capitol Street. The northernmost bay of the building would angle away from the street, the top two stories would be setback in conformance with other regulations, and the ground floor would be set back in places to create more sidewalk space. In total, these design features reduce the streetwall percentage to 46% (Sheet 17). The location of this building along an important corridor and in an area that is intended to be heavily trafficked by pedestrians creates an exceptional condition where creative architecture would enhance the urban design and pedestrian experience. Strict conformance to the regulation could result in a difficulty to the applicant by requiring a less successful design for the building. In addition, the design, as proposed, meets the intent of the regulation by in general maintaining a visual line along South Capitol Street. Where the façade angles into the property, fins would carry the line of the setback north toward the corner. Finally, supporting an enhanced pedestrian experience with wider sidewalks is another main goal of the Overlay that would be achieved through this design.

2. Variance from loading requirements (§ 2201)

The building would provide two 30 foot loading berths where three are required, and two 100 square foot loading platforms where three are required. This property fronts on three streets that are planned to be major or potentially important pedestrian routes. Also, at this location it is important to maximize the amount of preferred uses at the ground floor. By reducing the size of the loading bay, the impact on the sidewalk is reduced and more space is created for ground floor retail. Granting the variance would not impact the public good; The applicant's traffic study indicates that "5-6 truck deliveries per day are expected [and the] loading facilities contained within the development will be able to accommodate the expected truck activity" (Traffic Study, p. 22). OP has no objection to this area of relief.

VII. CRITERIA OF THE CAPITOL GATEWAY OVERLAY

The Capitol Gateway Overlay District lists a number of objectives for the overlay and provides specific criteria for the Zoning Commission review of proposed developments. The following is OP's analysis of these standards as applied to the application.

§1600.2 The purposes of the CG Overlay District are to:

- (a) Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies of the area;**

The project proposes office and retail uses, which are appropriate in the CG Overlay. The proposed height of 130 feet and the design shown by the applicant are generally appropriate to an area near the center of the city, accessible by Metro, and developing with a modern style of

architecture. These characteristics of the development are consistent with Comprehensive Plan policies. OP has asked the applicant to reexamine and refine certain areas of the architecture to help the building achieve greater cohesion from façade to façade, enhance the southern façade, enhance the pedestrian experience, and generally bring a greater level of prominence to what would be a highly visible building at an important intersection.

- (b) Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural and hotel or inn uses;**

The project proposes ground floor retail, which would meet the intent of this section, and which would enhance the pedestrian experience along M Street, South Capitol Street, and potentially Van Street. The retail would add to the planned entertainment and retail environment in the area near the baseball stadium.

- (e) Require suitable ground-level retail and service uses and adequate sidewalk width along M Street, S.E., near the Navy Yard Metrorail station;**

The design would meet the 15 foot setback along M Street and would provide retail on the entire frontage save for an office lobby. In general OP supports the design direction for the retail along M Street, but has asked the applicant to provide more detailed renderings showing the ground floor and more information about the treatment of the M Street “overhang”. A lively façade and active retail uses would help enrich the pedestrian experience on M Street. As of this writing adequate revised architectural drawings have not been received.

- (g) Provide for the establishment of South Capitol Street as a monumental civic boulevard;**

Because of the office use and concentration of ground floor retail, the proposed development would create an active pedestrian character on South Capitol Street at its important intersection with M Street. The design would also meet the intent of the CG Overlay by providing the 15’ setback on South Capitol. It would also maintain the streetwall as intended by the CG regulations. Overall the architecture would provide an appropriate landmark for this important intersection and boulevard. OP, however, has asked the applicant to refine the architecture of the building to make it more cohesive, provide better elevation drawings, and provide better renderings that more clearly show the treatment of the ground floor. Also, the public realm design should comply with DDOT plans for South Capitol Street.

§ 1602 Combined Lot Development

- § 1602.1(e) In addition to [the normal Combined Lot Development (CLD) procedures limiting FAR to 8.5], the Zoning Commission may, at its discretion, grant an additional transfer of density of 1.0 FAR maximum to or within Squares 700,**

701, and 702, subject to the applicant addressing to the satisfaction of the Zoning Commission the objectives and guidelines of §§ 1601 and 1604 – 1607, as applicable.

The applicant has generally addressed the objectives and guidelines of the relevant sections stated above. Subject to the applicant providing more information as described in this report, OP has no objection to the additional transfer of up to 1.0 FAR of CLD density.

§1604 Buildings, Structures and Uses on M Street, SE

§1604.1 The following provisions apply to new buildings, structures, or uses with frontage on M Street, SE within the CG Overlay.

§1604.2 No driveway may be constructed or used from M Street to required parking spaces or loading berths in or adjacent to a new building.

No vehicular access points are planned on M Street. All parking and loading would be accessed from Van Street.

§1604.3 The streetwall of each new building shall be set back for its entire height and frontage along M Street not less than fifteen (15) feet measured from the face of the adjacent curb along M Street, SE.

The design would provide the 15 foot setback along the M Street frontage.

§1604.4 Each new building shall devote not less than thirty-five percent (35%) of the gross floor area of the ground floor to retail, service, entertainment, or arts uses (“preferred uses”) as permitted in §§ 701.1 through 701.5 and §§ 721.1 through 721.6 of this Title; provided, that the following uses shall not be permitted: automobile, laundry, drive-through accessory to any use, gasoline service stations, and office uses (other than those accessory to the administration, maintenance, or leasing of the building).

A minimum of 37% of the ground floor would be dedicated to retail uses.

Such preferred uses shall occupy 100% of the building’s street frontage along M Street, except for space devoted to building entrances or required to be devoted to fire control.

Except for the office building lobby, the proposed design shows retail along the M Street frontage.

§1604.5 For good cause shown, the Commission may authorize interim occupancy of the preferred use space required by §1604.4 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses.

The applicant has not requested temporary-use relief.

§1604.6 Not less than fifty percent (50%) of the surface area of the streetwall of any new building along M Street shall be devoted to display windows having clear or low-emissivity glass except for decorative accent, and to entrances to commercial uses or the building.

The application does not state the exact quantity of display window on the M Street façade, but renderings seem to indicate that the percentage would be well over 50% of the surface area.

§1604.7 The minimum floor-to-ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet.

The design shows double-height retail for the area required to be preferred uses. Please refer to Sheet 22, which shows that the minimum clear height would be 17 feet.

§1604.9 Where preferred use retail space is required under this section and provided, the provisions of DCMR 11 §633 shall not apply.

In conformance with this provision, the design does not incorporate a ground level public plaza.

§1605 Buildings, Structures, and Uses on South Capitol Street

§1605.1 The following provisions apply to new buildings, structures, or uses with frontage on South Capitol Street within the CG Overlay.

§1605.2 Each new building or structure located on South Capitol Street shall be set back for its entire height and frontage not less than 15 feet...

The design is set back at least 15 feet from the South Capitol Street property line.

§1605.3 Any portion of a building or structure that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step-back from the building line along South Capitol Street.

At the 107 foot level, the building steps back so that the top two stories are set back from the western edge of the building. Sheet 21 of the plans seems to indicate that the setback is measured from the edge of the brise soleil that extends out from the face of the building. This

section requires that the setback be measured from the “building line,” and OP recommends that the setback be measured from the face of the building and not the brise soleil.

§1605.4 No private driveway may be constructed or used from South Capitol Street to any parking or loading berth areas in or adjacent to a building or structure constructed after February 16, 2007.

Parking and loading will be accessed from Van Street, and no driveways are proposed for South Capitol Street.

§1605.5 For each new building or structure located on South Capitol Street, a minimum of 60% of the street-wall shall be constructed on the setback line...

The design proposes 46% of the building face on the setback line, and the applicant has requested relief from this provision. Although the design does not meet the letter of this regulation, it does meet the intent by maintaining the feel of the streetwall. The design also meets other goals of the CG Overlay by providing architecture appropriate to a major boulevard and by providing an enhanced pedestrian experience with wider sidewalks.

§1610 Zoning Commission Review of Buildings, Structures and Uses

§1610.1 The following provisions apply to properties located:

- (b) On a lot that abuts M Street SE;**
- (c) On a lot located within Squares 700 or 701, north of the Ballpark site;**
- (f) Any lot which is the recipient of density through the combined lot provisions of §1602.**

§1610.2 With respect to those properties described in § 1610.1, all proposed uses, buildings, and structures, or any proposed exterior renovation to any existing buildings or structures that would result in an alteration of the exterior design, shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.

§1610.3 In addition to proving that the proposed use, building, or structure meets the standards set forth in § 3104, an applicant requesting approval under this section must prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:

(a) Help achieve the objectives of the CG Overlay District as set forth in §1600.2;

Based on the materials submitted to date, the project would generally further the objectives of the CG Overlay. The project would assure that the area is developed with a mix of uses, especially ground floor retail, and the development will provide adequate sidewalk width along M and South Capitol Streets. In order to fully evaluate the project, however, some additional information is required, as described in this report.

(b) Help achieve the desired mixture of uses in the CG Overlay District as set forth in §§ 1600.2(a) and (b), with the identified preferred uses specifically being residential, hotel or inn, cultural, entertainment, retail or service uses;

The proposal would provide office and retail, appropriate uses in an area developing as a mixed use neighborhood with a focus on entertainment and hospitality uses. Retail is identified as a preferred use in the CG overlay.

(c) Be in context with the surrounding neighborhood and street patterns;

The proposed development would respect and enhance the surrounding neighborhood and street patterns. The neighborhood has an emerging architectural character with some of the new buildings on M Street and the baseball stadium sharing a modern vernacular. The design of the proposed building would expand on that trend by using modern forms and materials and incorporating active street-level retail typical of an urban entertainment area.

(d) Minimize conflict between vehicles and pedestrians;

The proposed design would minimize conflict between vehicles and pedestrians. All loading and parking would be accessed from Van Street, which serves as an alley for this square. On South Capitol and M Streets pedestrians would have wide sidewalks and would be buffered from traffic by parked cars, landscaping and street furniture. A substantial sidewalk would also be provided on Van Street, which could be a pedestrian corridor south to the Ballpark.

(e) Minimize unarticulated blank walls adjacent to public spaces through facade articulation; and

The building would have almost no blank walls. The ground floor would incorporate a significant amount of glass to allow views into the office lobby and retail spaces. Upper floors would also have significant fenestration. OP advised the applicant to increase the level of detail on the southern party wall, since it will likely be visible from vantage points along South Capitol Street. Based on the December 28th submission it appears that some changes to that façade have been made, but the amount of information provided is not adequate to fully evaluate that part of the building.

- (f) Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards.**

Application materials indicate that the project would include design features resulting in the equivalent of a LEED Silver rating.

1610.6 With respect to a building or structure which has frontage on South Capitol Street, SE:

- (a) The building or structure shall incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of South Capitol Street as a monumental civic boulevard;**

The design would meet the intent of the CG Overlay by providing the 15' setback on South Capitol. It would also maintain the streetwall as intended by the CG regulations. Overall the architecture would provide an appropriate landmark for this important intersection and boulevard. OP, however, has asked the applicant to refine the architecture of the building to make it more cohesive, provide better elevation drawings, and provide better renderings that more clearly show the treatment of the ground floor. Also, the public realm design should comply with DDOT plans for South Capitol Street.

- (b) The building or structure shall incorporate massing, location of access to parking and loading, and location of service areas to recognize the proximate residential neighborhood use and context, as applicable;**

The design uses appropriate locations for access to parking and loading, away from the two most major streets, and on the tertiary road, Van Street. The design also provides adequate pedestrian space on the adjacent sidewalks to encourage a walkable neighborhood.

- (c) The application shall include a view analysis that assesses openness of views and vistas around, including views toward the Capitol Dome, other federal monumental buildings, the Ballpark, and the waterfront.**

The application includes two renderings of the view looking north toward the Capitol Dome (September 28 plans, Sheet 15; December 28 submission, Sheet 3). The building would help frame the view along South Capitol Street, a major urban boulevard. In general the building would not impact the view of other monumental buildings, the Ballpark, or the waterfront, although as noted above, OP still has concerns with the design of the south elevation, which would be visible along South Capitol Street.

§1610.7 The Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

As described in this report, the design of the project would require relief from various provisions of this Title.

VIII. AGENCY COMMENTS

OP received from the Metropolitan Police Department a letter stating that they have no objections to the project. OP also received an email from FEMS stating no concerns with the project. As of this writing OP is not aware of any other agency comments.

IX. COMMUNITY COMMENTS

As of this writing the Office of Planning has received no comments on the project from the community.

X. ATTACHMENTS

1. Comprehensive Plan Analysis
2. Agency Referrals
 - a. MPD Letter
 - b. FEMS Email
3. Vicinity Map

JS/mrj

Attachment 1 Comprehensive Plan Analysis

Comprehensive Plan Policies

The Land Use Element encourages infill development and development near metro stations (Policies LU-1.3.1 and LU-1.3.2). That element also envisions the neighborhood near the baseball stadium as one of the areas for growth of the central city, with significant office and residential development (§304.3). The Transportation Element supports transit-oriented development and discourages auto-oriented uses (T-1.1.4 and T-1.2.3). The proposed development would concentrate housing, office, hotel and retail one block from a Metro entrance and improve the streetscape to encourage walking. The Economic Development Element talks about the need to accommodate the continuing growth of the office sector, and suggests the area near South Capitol Street as one location for new office development (§707.6). Policies also seek to enhance DC as a regional shopping destination and also promote “new and enhanced visitor and entertainment venues” to draw national and international visitors (Policies ED-2.2.2 and 2.3.2).

The Lower Anacostia Waterfront / Near Southwest Area Element encourages the development of new neighborhoods on lands that are vacant or available for redevelopment, and especially emphasizes the need to provide additional retail options for these areas (Policies AW-1.1.2 and 1.1.3). That element goes on to emphasize the need for a pedestrian friendly environment and the improvement of M Street, SE into a “graciously landscaped urban boulevard” (Policies AW-1.1.6 and 1.1.9). The proposed development would be a major factor in creating a new, walkable and mixed use neighborhood in near southeast and would not be inconsistent with the policies of the Comprehensive Plan.

Comprehensive Plan Land Use Maps

The Comprehensive Plan’s Generalized Policy Map describes this neighborhood as a Land Use Change Area. The Comprehensive Plan anticipates and encourages the redevelopment of underutilized sites in Land Use Change Areas. Plan policies promote a mix of uses in these areas as well as “exemplary site and architectural design” (Comprehensive Plan, §223.12). The plan notes that these areas have the potential to become complete mixed use communities (§223.11). The Future Land Use Map designates this area for a mix of High Density Residential and High Density Commercial uses. These designations are the most dense in the city and are characteristic of areas like downtown. The proposed development is not inconsistent with the Comprehensive Plan’s land use map designations.

Anacostia Waterfront Initiative

The subject site is within the Anacostia Waterfront Initiative (AWI) area. The vision of the AWI is of a clean and vibrant waterfront with a variety of parks, recreation opportunities, and places for people to meet, relax, encounter nature and experience the heritage of the waterfront. The

AWI also seeks to revitalize surrounding neighborhoods, enhance and protect park areas, improve water quality and environment, and, where appropriate, increase access to the water and maritime activities along the waterfront. One of the neighborhoods designated for improvement is the Near Southeast target area, which includes the subject site. The proposed development is not in conflict with planning principles cited in the AWI for the Near Southeast target area (AWI Framework Plan, p. 119), and would particularly further the following:

1. Extend the surrounding urban fabric to the waterfront, bringing the city to the Anacostia River.
2. Build upon the current wave of public and private development to create a comprehensive vision for the Near Southeast, integrating diverse projects.
7. Emphasize mixed-use development, integrating commercial and residential areas, to form a lively and active neighborhood throughout the Near Southeast.
9. Encourage commercial development to maximize economic growth and job creation, emphasizing major street corridors and transit connections.

Attachment 2 Agency Referrals

MPD Referral



GOVERNMENT OF THE DISTRICT OF COLUMBIA
METROPOLITAN POLICE DEPARTMENT

NOV 28 2012

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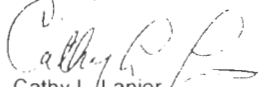
Dear Mr. Mordfin:

This is in response to the request that the Metropolitan Police Department (MPD) offer comments regarding a proposed development (Zoning Commission Case Number ZC 09-22). Specifically, this represents the development of a new twelve-story office building with ground floor retail. Three levels of below-grade parking will also be provided. The proposed development site is located at South Capitol and M Streets, S.E.

The proposal was forwarded to First District Commander Daniel Hickson, as the development would be located within the confines of the First District. Commander Hickson reviewed the plans and has no objection to the proposed development. I have also reviewed the plans and concur with Commander Hickson's assessment, although I recognize that the additional population and occupancy will likely require additional police resources to handle probable increased calls for service.

Thank you for providing MPD with the opportunity to submit comments on matters that impact the Department, as well as the service that we provide to citizens in the District of Columbia.

Sincerely,


Cathy L. Lanier
Chief of Police

FEMS Referral

Jesick, Matthew (OP)

From: Faust, Bruce (FEMS)
Sent: Wednesday, November 07, 2012 12:34 PM
To: Jesick, Matthew (OP)
Subject: RE: Zoning Commission #09-22 - Monument M and S. Cap. Design Review

Thanks Matt,

There does not seem to be anything here that would raise any objections from DC Fire and EMS's perspective. We always stress the importance of adhering to the applicable DC Construction and Fire Codes as the project moves forward.

Thanks,

Bruce D. Faust
Deputy Fire Chief
Fire Marshal
Washington DC Fire & EMS Department
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Washington DC 20024
(202) 727-3298
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ATTACHMENT 3 VICINITY MAP

