GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

D.C. OFFICE OF PLANNING
2003 SEP 22 PM 4:43

SUPPLEMENTAL REPORT

DATE: September 22, 2003

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director OP

SUBJECT: **Zoning Commission Case # 03-06 – Supplemental Report**

Map amendment to zone un-zoned lands known as the Southeast Federal Center site to CR, R-5-E, R-5-D and W-0; and text amendment to create a new SEFC Overlay District.

APPLICANT: Federal General Services Administration

I. BACKGROUND

On September 4, 2003, the Zoning Commission held a Public Hearing for Southeast Federal Center (SEFC) site zoning map and text amendments. The Commission left open the record for the receipt of additional information from the Office of Planning and other District agencies, as well as a clarified survey of proposed zone district boundaries.

II. SURVEY OF PROPOSED ZONE BOUNDARIES– Attachment I

The Commission requested that the applicant provide a more detailed survey of proposed zone district boundaries, one that shows existing underlying features and anticipated street locations. This survey plan is attached as Attachment I. This more detailed and refined survey generally corresponds to the earlier Illustrative Plan map, in terms of road placement and parcel location and development potential. Generally, the zone district boundary lines run along the centerlines of the likely street rights of way, with the following exceptions:

- lines around the proposed USDOT site correspond to the boundary of the site, which is proposed, through the PUD process, to be zoned C-3-C. The developer of the USDOT project has utilized some of that additional footprint to reduce its effective FAR.
- adjacent to the waterfront park, the zone boundaries are on the W-0 edge of the road rights of way rather than in the centerline. This does not appear to affect overall development potential, and GSA notes that would ensure that the roads are constructed entirely off W-0 zoned land. However, for consistency, OP recommends that the boundary lines be located along the centerlines of the streets. OP also recommends that the Zoning Order clearly state that development potential is based on the yellow parcel areas, to ensure that ultimate development potential on the SEFC site corresponds to the densities anticipated in the Illustrative Plan. Although it is expected that the roads will be public, this would ensure that, in the event that the developer maintains some or all roads as private roads, that no additional density is accrued from the road right-of-way area.

Although the survey plan is intended to show zone district boundaries, it also, by default, shows anticipated road alignments and parcels sizes and locations. OP and DDOT note that there has been little time to evaluate this survey plan in detail. DDOT further notes that they have not yet seen the GSA EIS, which may impact analysis of

ZONING COMMISSION
District of Columbia
Case 03-06
Exhibit 52
ZONING COMMISSION
District of Columbia
CASE NO.03-06
EXHIBIT NO.53

exact street (and therefore zone boundary) alignment. However, DDOT and OP note the following general comments related to road alignment as shown on the survey map:

- the public street running north-south from N Place S.E. to parcel A (between New Jersey Avenue/Canal Street and 1st Street SE), as shown on the Illustrative Plan, must be added to the survey map. This street separates parcels F and G, and parcels H and I. Although this street does not affect zoning, as it is entirely within the SEFC/CR zoned area, it affects parcel size and therefore development potential.

- DDOT and OP recommend consideration of realigning the Water Street right of way such that it does not jog around the R-5-D parcel, as shown on the GSA plan and on the Illustrative Plan. DDOT would prefer this alignment, as generally, road rights-of-way that do not jog are more functional. This would impact the zone boundary, as well as parcel size, making the R-5-E parcel to the north larger, and the R-5-D parcel to the south smaller. DDOT and OP further recommend that if this realignment occurs, the short section of street to the south of the R-5-D parcel could be eliminated or reduced in width. OP further notes that the zone boundary must ensure a setback of development from the seawall of a minimum of 100 feet in depth.

- DDOT also recommends consideration be given to amending the CR zoned parcel size and dimensions at the intersection of New Jersey Avenue and N Street SE, to provide additional opportunity for a more functional and, possibly, monumental intersection and terminus of New Jersey Avenue.

Additional review of road alignment is necessary, and will occur as the developer brings forward detailed plans for street openings. Minor adjustments to the zone boundaries may also be desirable at that time. This would be another reason to define the zone boundaries within, rather than on the edge of, the road rights-of-way.

III. OFFICE OF PLANNING POWERPOINT PRESENTATION – Attachment II

The Commission requested a copy of the OP presentation, made at the public hearing - attached.

IV. MAP OF AREA EXISTING AND PROPOSED ZONE DISTRICTS – Attachments III, IV and V

The Commission requested a map showing existing and proposed zone district boundaries in the Near Southeast area, including potential heights and densities. A zone map is attached, along with separate maps which show maximum potential height and density under existing / proposed zoning.

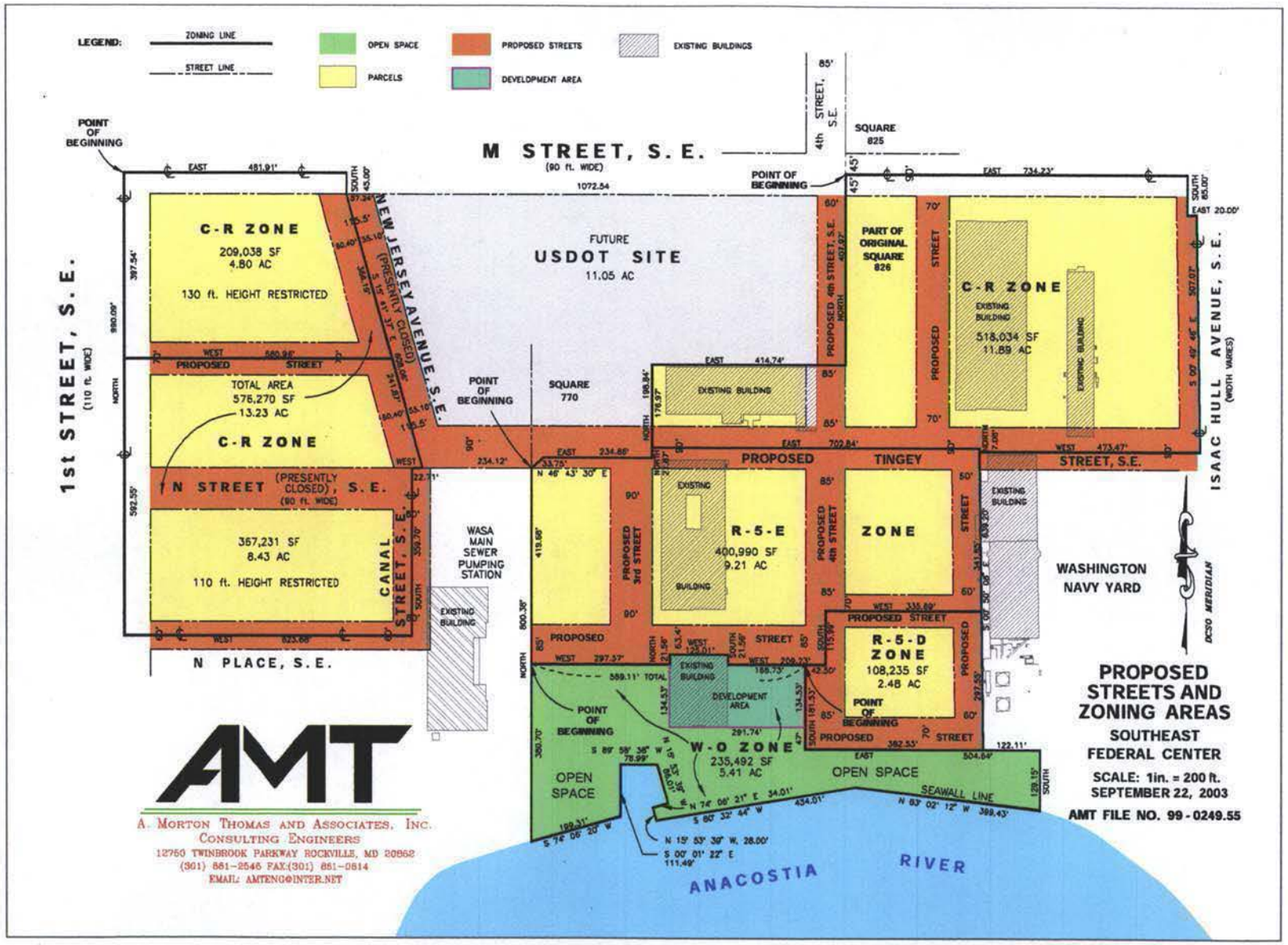
V. DISTRICT AGENCY COMMENTS

The Zoning Commission requested that the Office of Planning contact District agencies and departments that had not previously provided comments on this application. Information had been sent from OP to relevant agencies on April 02, 2003, with additional information and requests for comments sent by email on May 29, 2003 and August 15, 2003. The August 25, 2003 report from the Office of Planning included comments from Department of Housing and Community Development, District Department of Transportation, Water and Sewer Agency, and the National Capital Planning Commission. Additional general comments from DDOT are noted above; a request for comments from OP did not result in additional comments from any other department.

AA/jl

ATTACHMENTS:

I. Survey of Proposed Zone District Boundaries
II. Office of Planning PowerPoint Presentation
III. Map of Near Southeast Area Existing and Proposed Zone Districts
IV. Map of Near Southeast Area Maximum Potential Building Heights
V. Map of Near Southeast Area Maximum Potential Building Density (FAR)



ATTACHMENT I

Urban Design Framework for the Southeast Federal Center



SEFC Zoning Briefing

ATTACHMENT II

The Mayor's Vision for the AWI



"Look at the Anacostia River. We must clean it up! We must make the river that once divided us a symbol of our unity and the engine for a thriving waterfront in the Nation's Capital."

- Mayor Anthony A. Williams

AWI Planning Area

A total of 2,800 acres



SEFC Zoning Briefing

The AWI Strategy

five framework themes for a world-class waterfront

1

A Clean and Active River



Charting the environmental restoration of the river over 25 years

2

Breaking Down Barriers and Gaining Access



Reconstructing transportation infrastructure to better serve neighborhoods and the region

3

A Great Riverfront Park System



Transforming over 1,800 acres of public open space into an interconnected RiverParks system

4

Cultural Destinations of Distinct Character



Introducing new museums and monuments which emphasize the civic importance of the Anacostia

5

Building Strong Waterfront Neighborhoods



Increasing the vitality of waterfront neighborhoods by adding over 20,000 households and up to 40,000 new jobs

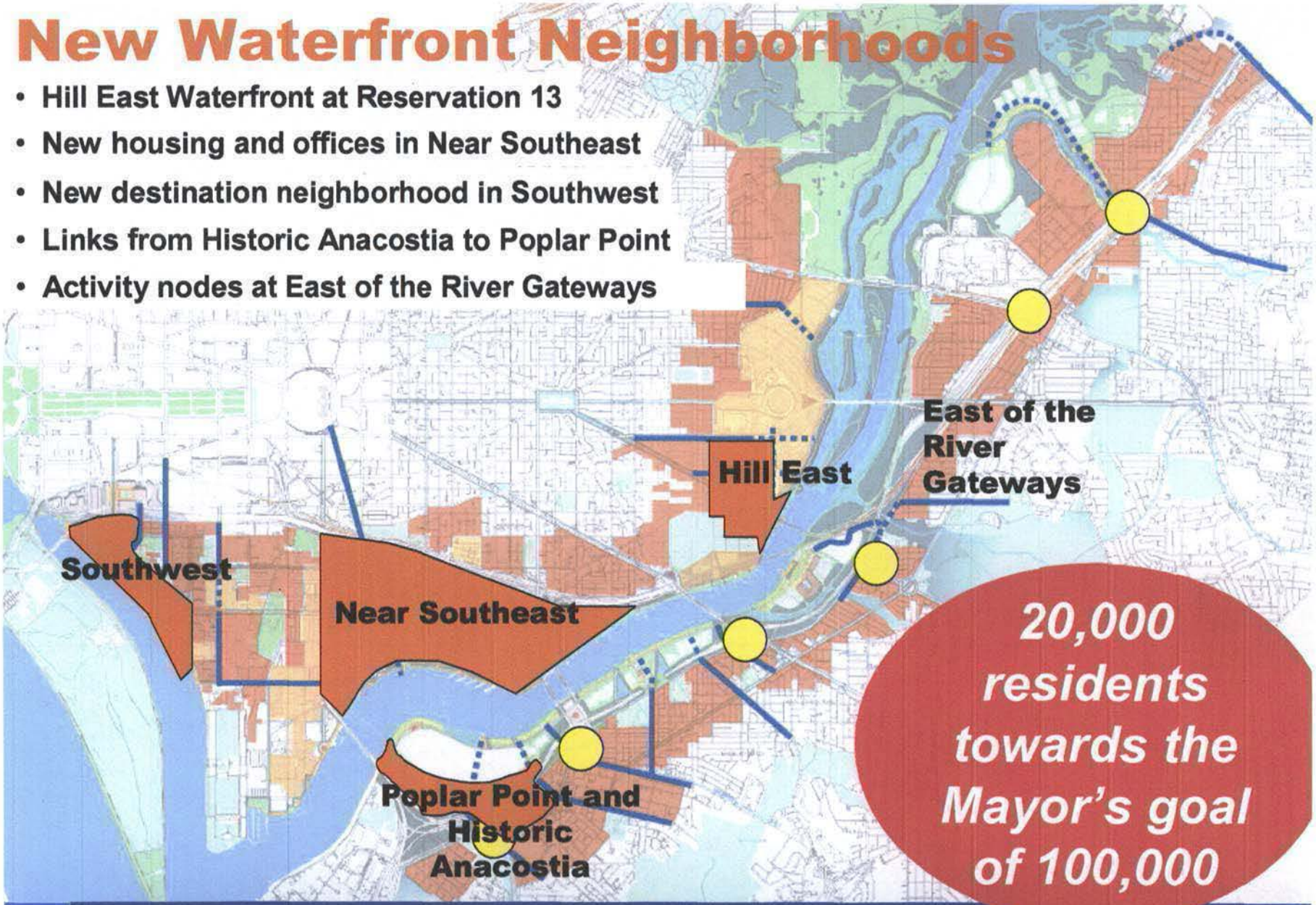
100 Acres of New Waterfront Parks

- Hill East Meadows
- Kingman Island
- Near Southeast Waterfront Park
- Poplar Point Cultural Park
- Southwest Cultural Park



New Waterfront Neighborhoods

- Hill East Waterfront at Reservation 13
- New housing and offices in Near Southeast
- New destination neighborhood in Southwest
- Links from Historic Anacostia to Poplar Point
- Activity nodes at East of the River Gateways



Plan Summary: Top AWI Projects



NEAR SOUTHEAST – TODAY



ANACOSTIA WATERFRONT INITIATIVE

SEFC Zoning Briefing

Why does the NSE matter?

- The Near Southeast is one of the largest waterfront redevelopments in the country.
- Over 40% of the 378-acre neighborhood is subject to redevelopment.
- Comparable projects:
  - Battery Park City (NY, NY) 92-acres
  - Inner Harbor (Baltimore) 95-acres

Why does the Framework matter?

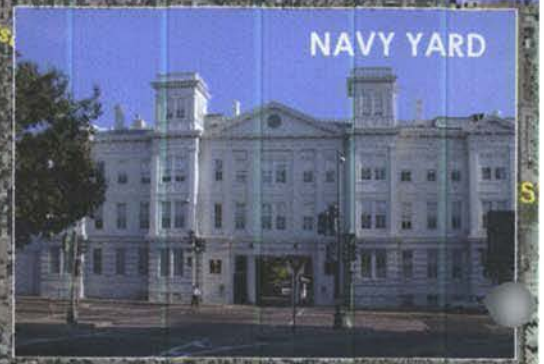
- The Near Southeast is the second major growth center in Washington after the downtown.
- The Near Southeast is one of four new waterfront neighborhoods proposed by the AWI.
- The Near Southeast represents the largest neighborhood redevelopment in the District since Urban Renewal transformed the Southwest in the 1950s and 1960s.

Not Just Another Plan...

- Major Federal Investments in the neighborhood: Navy Yard, HUD Hope VI, US DOT.
- Current Zoning Cases represent one of the largest and most significant in the City's history.
- Funding for first new urban park in a urban neighborhood center in decades.

Current Development Activity

over $2 billion of public and private investment





Constitution Ave NW
Independence Ave SW
14th St SW
Kutz Brdg
Washington Marina
Capital Square
I-395
Millennium Arts
Gangplank Marina
Waterfront
Capitol Hill Towers
M St SW
30 M St.
80 M
300 M Street
South Capitol St
New Jersey Ave SE
Results Gym
Capper/Carrollsburg HOPE VI
Marine Barracks
Ellen Wilson Townhomes
Pennsylvania Ave SE
Maritime Plaza I & II
Maritime Plaza III
Sousa Br
DOT HQ
Navy Yard
I-295
13th St
11th St
Florida Rock
Riverwalk Demo Trails
Capitol Point
Anacostia Gateway

Development Summary

New Housing Units	4,434
New Office SF	10,000,000

NEAR SOUTHEAST VISION

- Washington's Near Southeast is a dense mixed-use neighborhood, which creates new development opportunities for mixed-income housing, offices, retail uses and cultural destinations.
- A network of streets, parks and esplanades help to create unprecedented access to the Anacostia River.
- A unique partnership between the Federal and District governments promotes citizen engagement and investment.

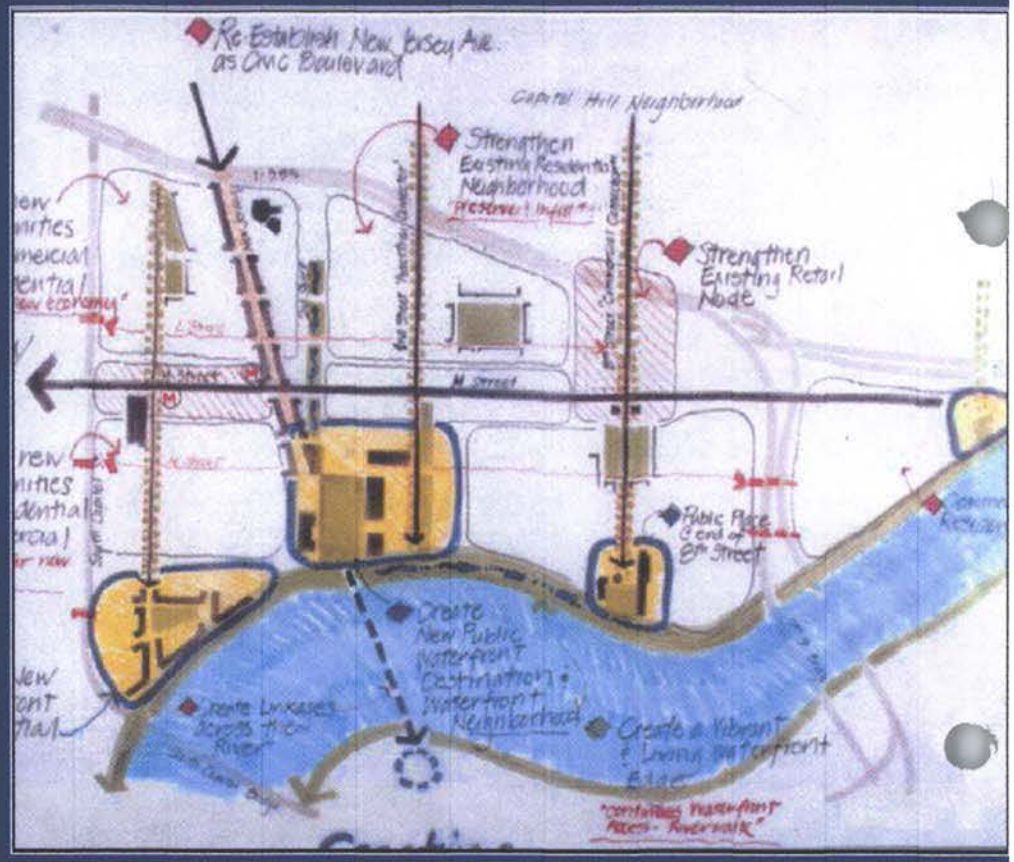
NSE Planning Process

- *May 2000 Workshop: understanding the issues*
- *May 2001 Workshop: further developing the vision*
- *Ongoing Stakeholder Meetings*



Workshop Outcomes

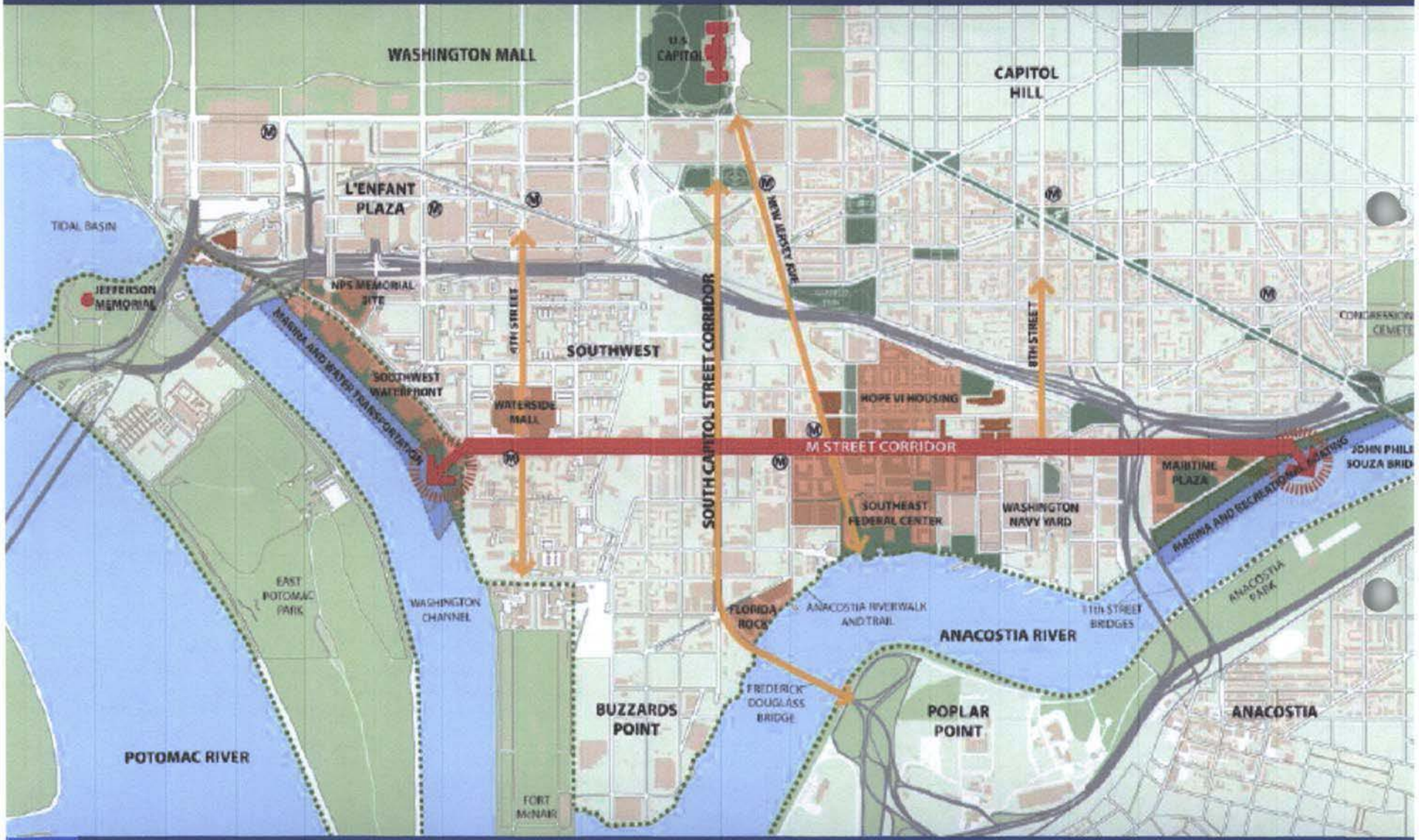
- Zoning Emergency
- 1 to 1 Replacement of Public Housing
- Include Housing on SEFC
- Canal Blocks Park



Achievements To Date...

- Capitol Gateway Overlay Zone
- Hope VI Application Required 1 to 1 Replacement of Public Housing
- GSA has Included Housing in SEFC RFP
- Canal Blocks Funding

NEAR SOUTHEAST: Urban Context Plan



NSE – Urban Design Principles

Dramatically Increase Housing Opportunities

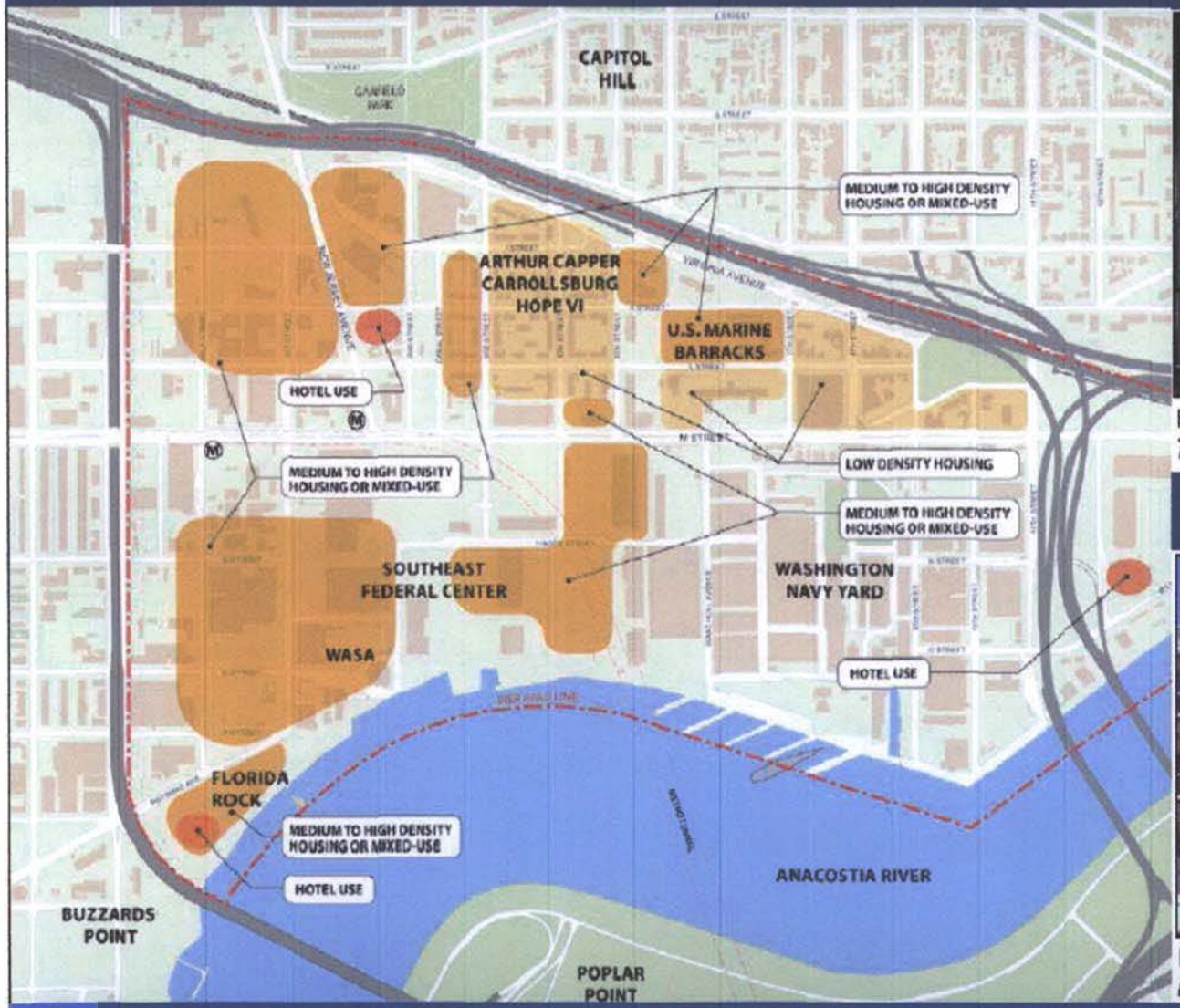




FIGURE 4.11
Townhomes in Portland, OR



FIGURE 4.10
Ellen Wilson Homes, Capitol Hill

NSE – Urban Design Principles

Introduce a Mixture of Uses at the Waterfront

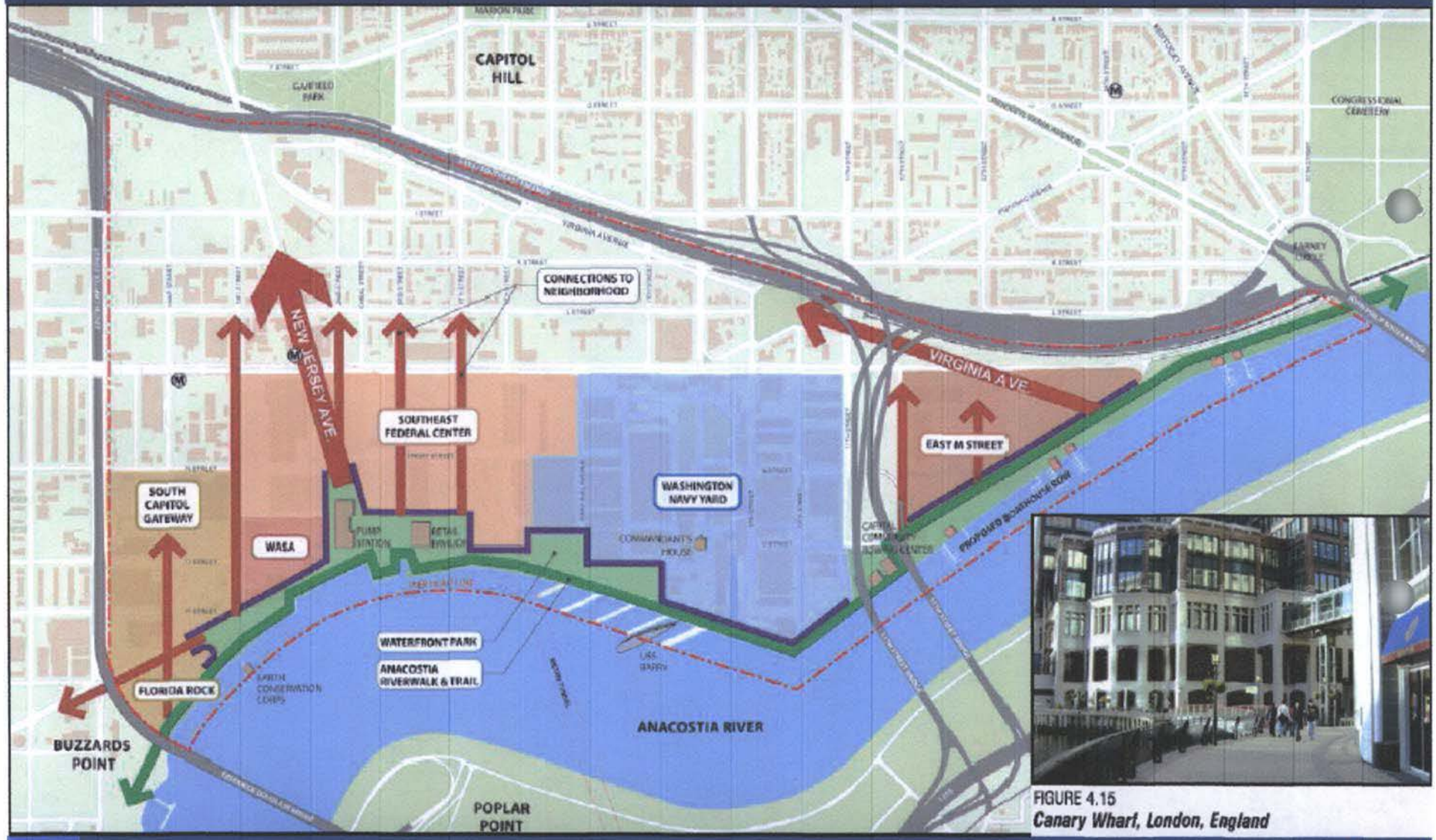


FIGURE 4.15
Canary Wharf, London, England

NSE – Urban Design Principles

Extend existing streets to the river

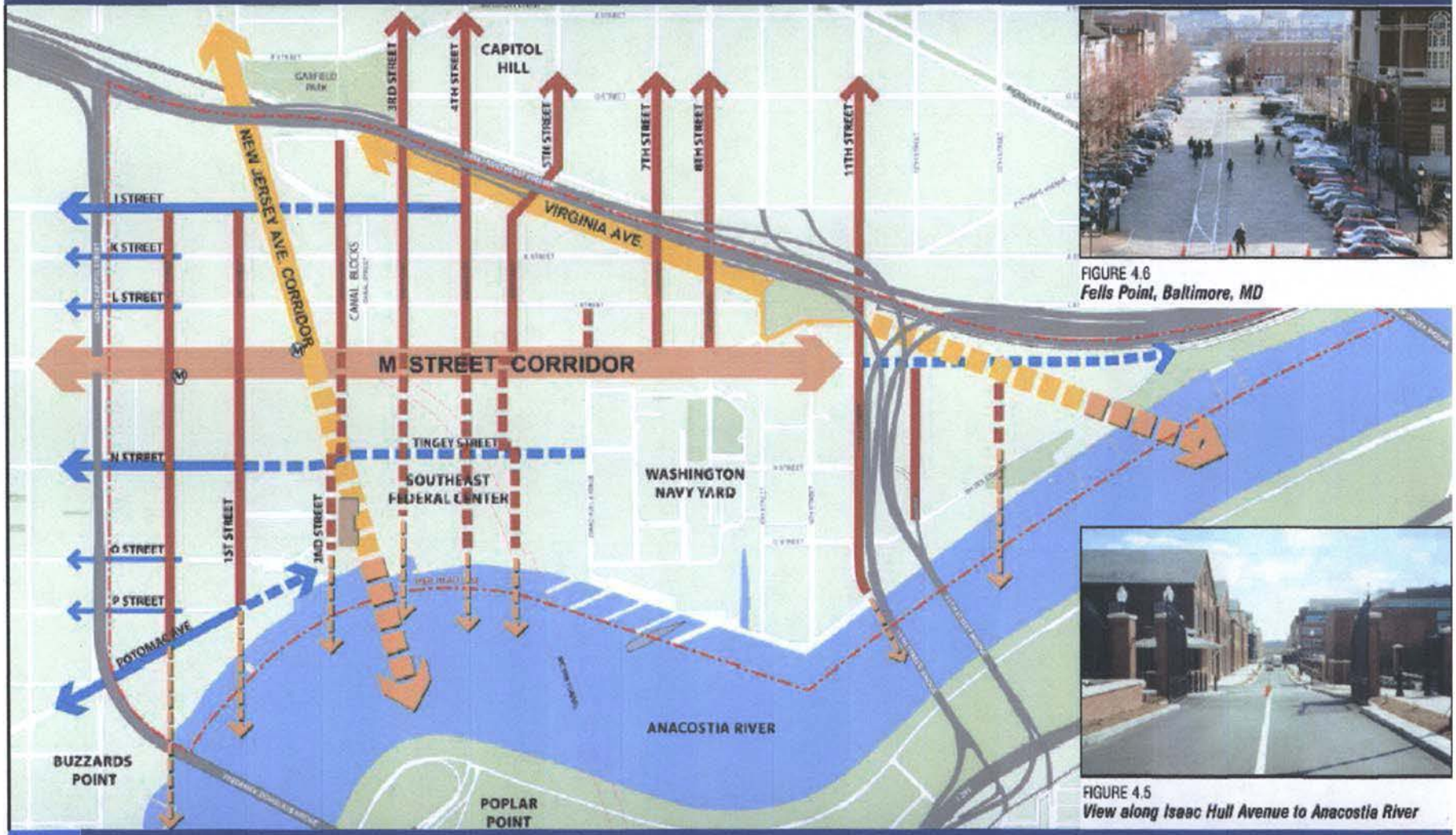


FIGURE 4.6
Fells Point, Baltimore, MD

FIGURE 4.5
View along Isaac Hull Avenue to Anacostia River

NSE – Urban Design Principles

Transform M Street into a Vibrant, Mixed-Use Corridor



FIGURE 4.17
Seine Riverfront Development in Paris, France

NSE – Urban Design Principles

Create an Interconnected System of Parks and Trails



FIGURE 4.24
Waterfront Trail in Portland, OR

NSE – Urban Design Principles

Create a Great Waterfront Park



FIGURE 4.23
Bryant Park, New York, NY

NSE – Urban Design Principles

Build on the History of the Carrollsburg Neighborhood

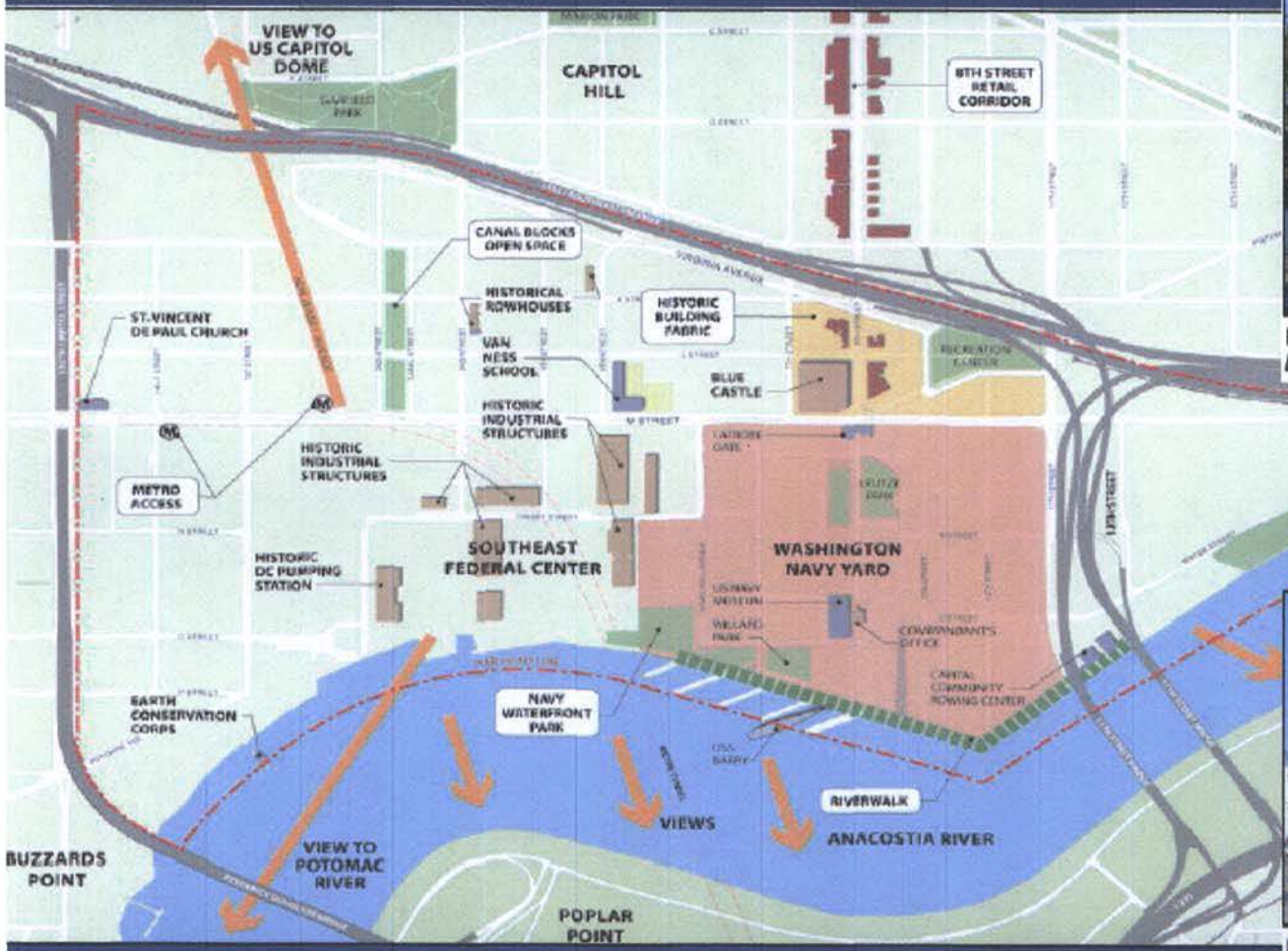




FIGURE 4.27
Latrobe Gate

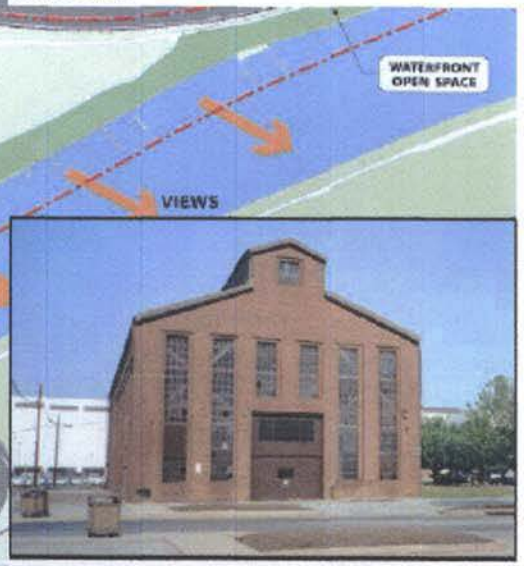


FIGURE 4.28
Historic Electric Substation


New mixed development around Canal Blocks Park
1,500 mixed income housing units
New Marine Barracks and shared playfields
New mixed uses at terminus of M Street
US-DOT at SEFC
Expanded "Boathouse Row"
Anacostia Riverwalk and Trail
New high density employment corridor along South Capitol
Waterfront esplanade and parks
Mixed development incl. 2,000 units and 1.2–1.8 M s.f. office
Renovated Navy Yard and new waterfront parks
CAPITOL HILL
WASHINGTON NAVY YARD
ANACOSTIA PARK
POPLAR POINT
SEFC Zoning Briefing

NEAR SOUTHEAST WATERFRONT

a mixed-use, mixed-income waterfront neighborhood



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SEFC Zoning Briefing

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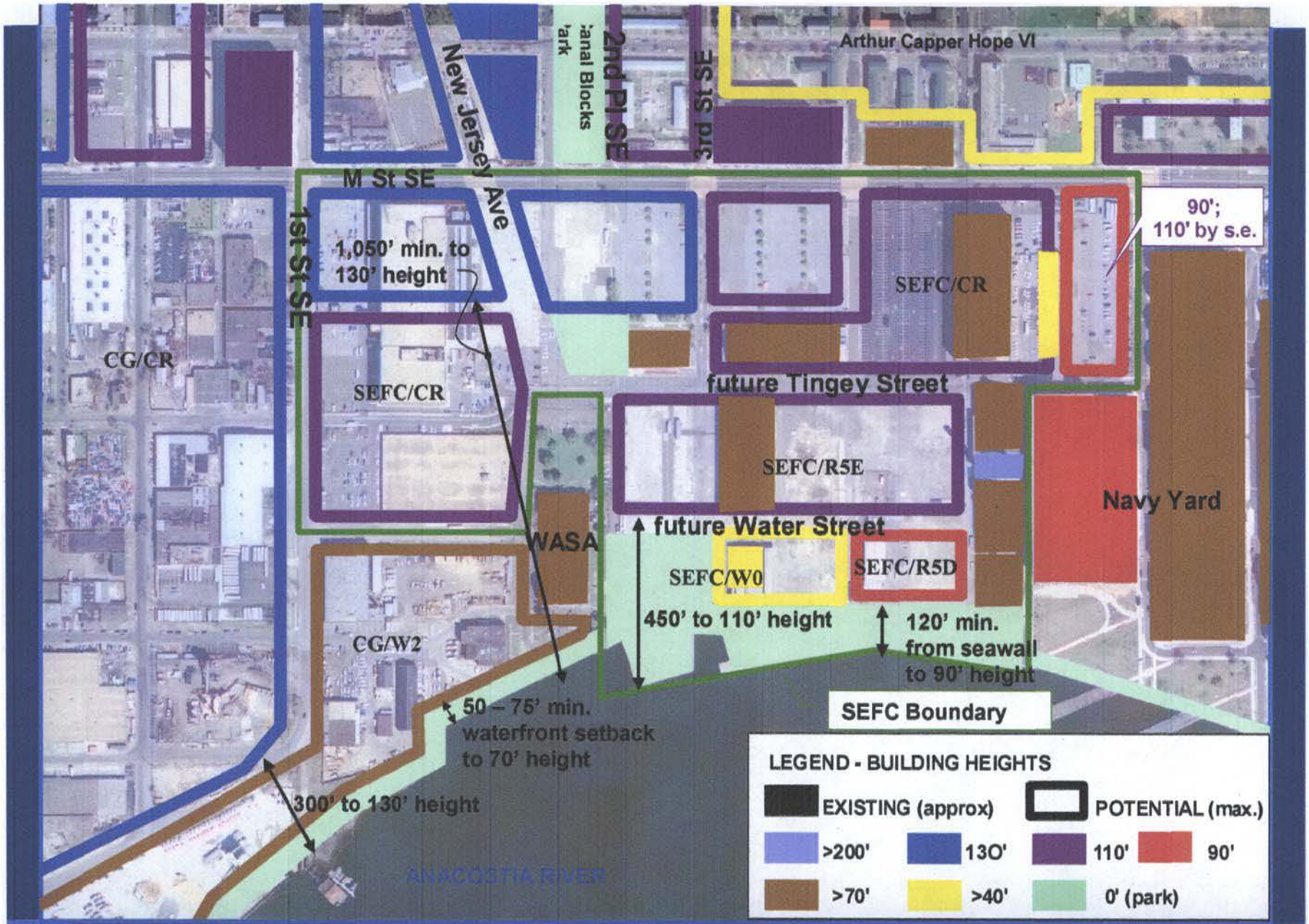
a mixed-use, mixed-income waterfront neighborhood



SEFC Zoning Briefing

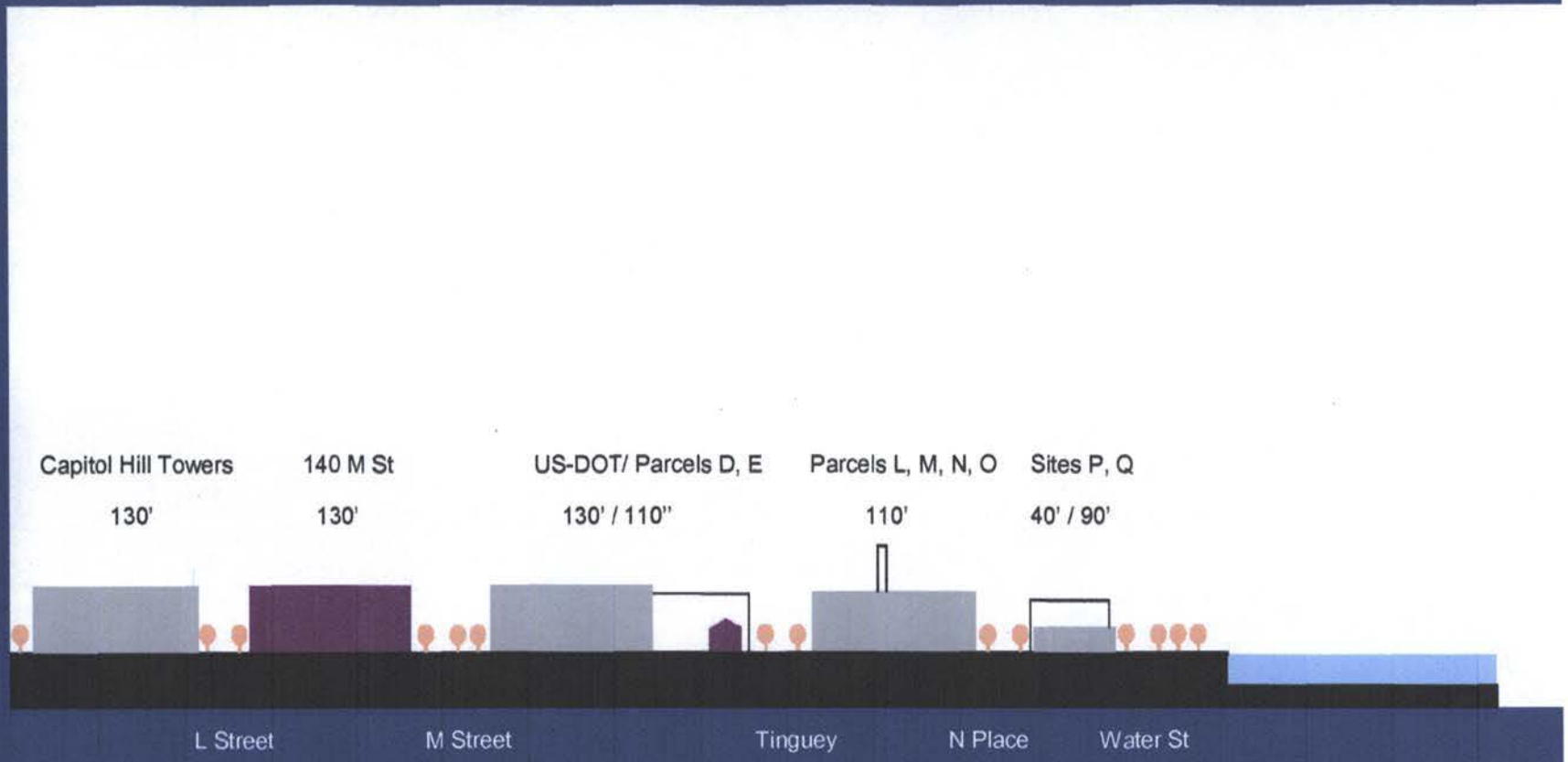
Proposed Zone Districts



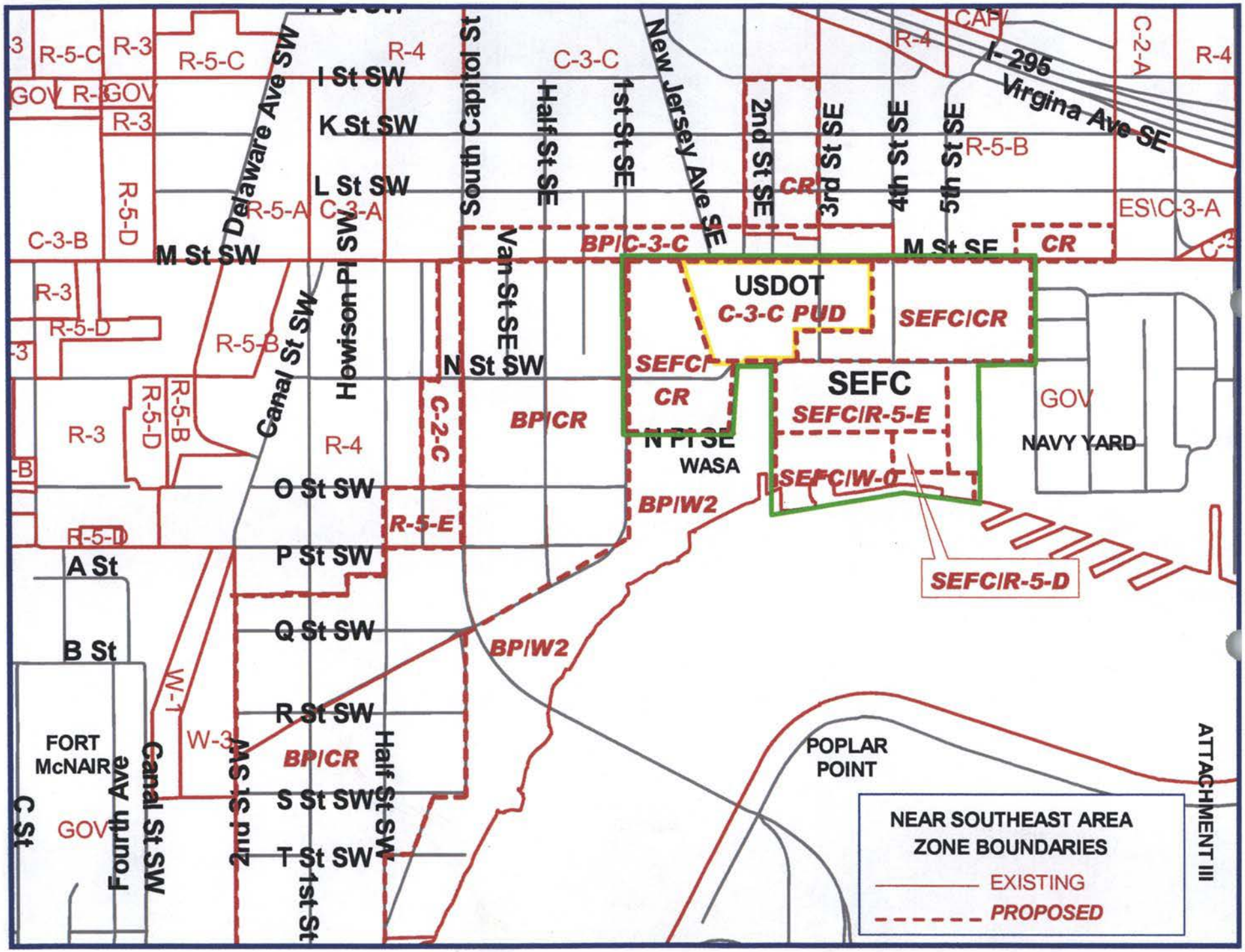


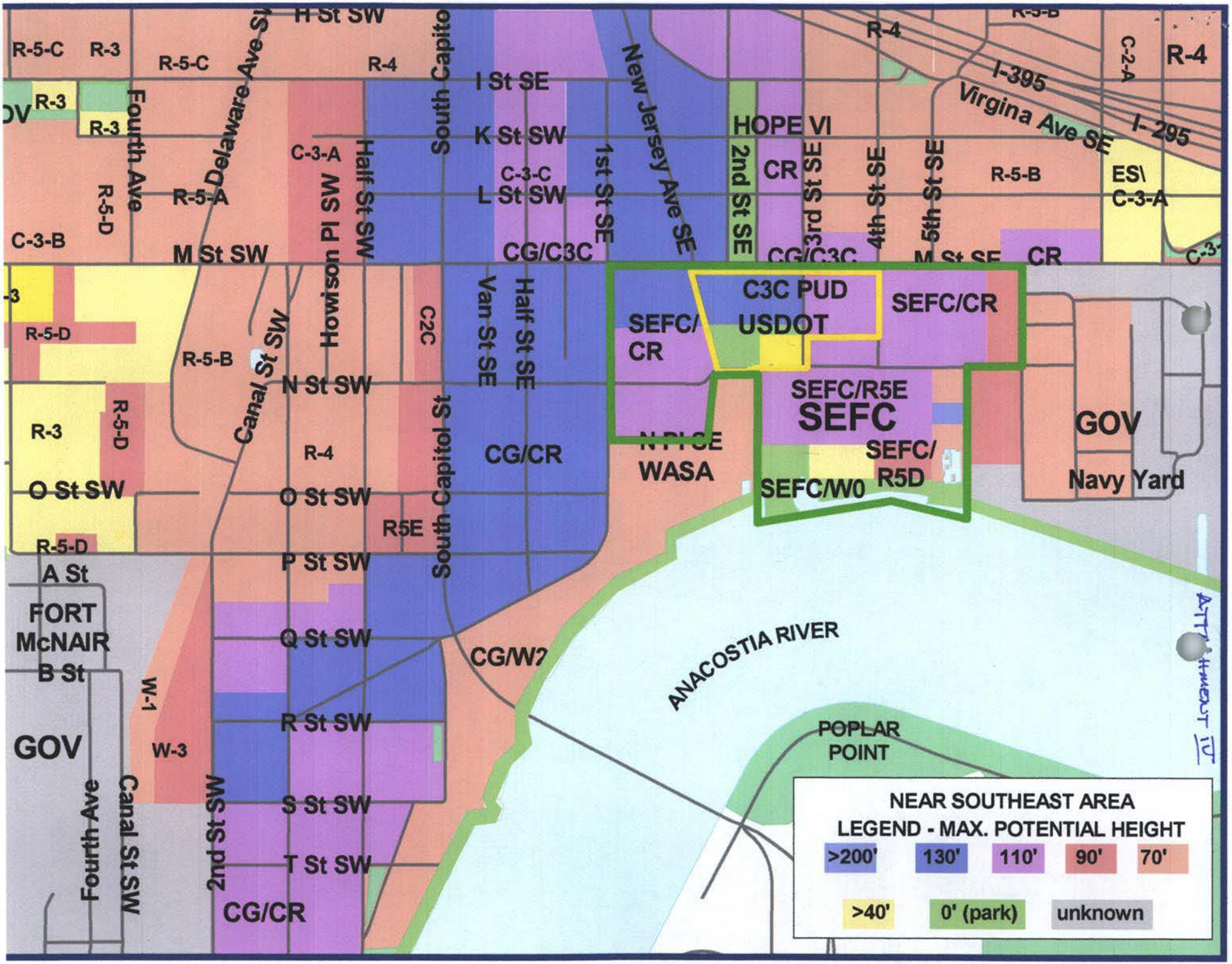
SEFC Zoning Briefing

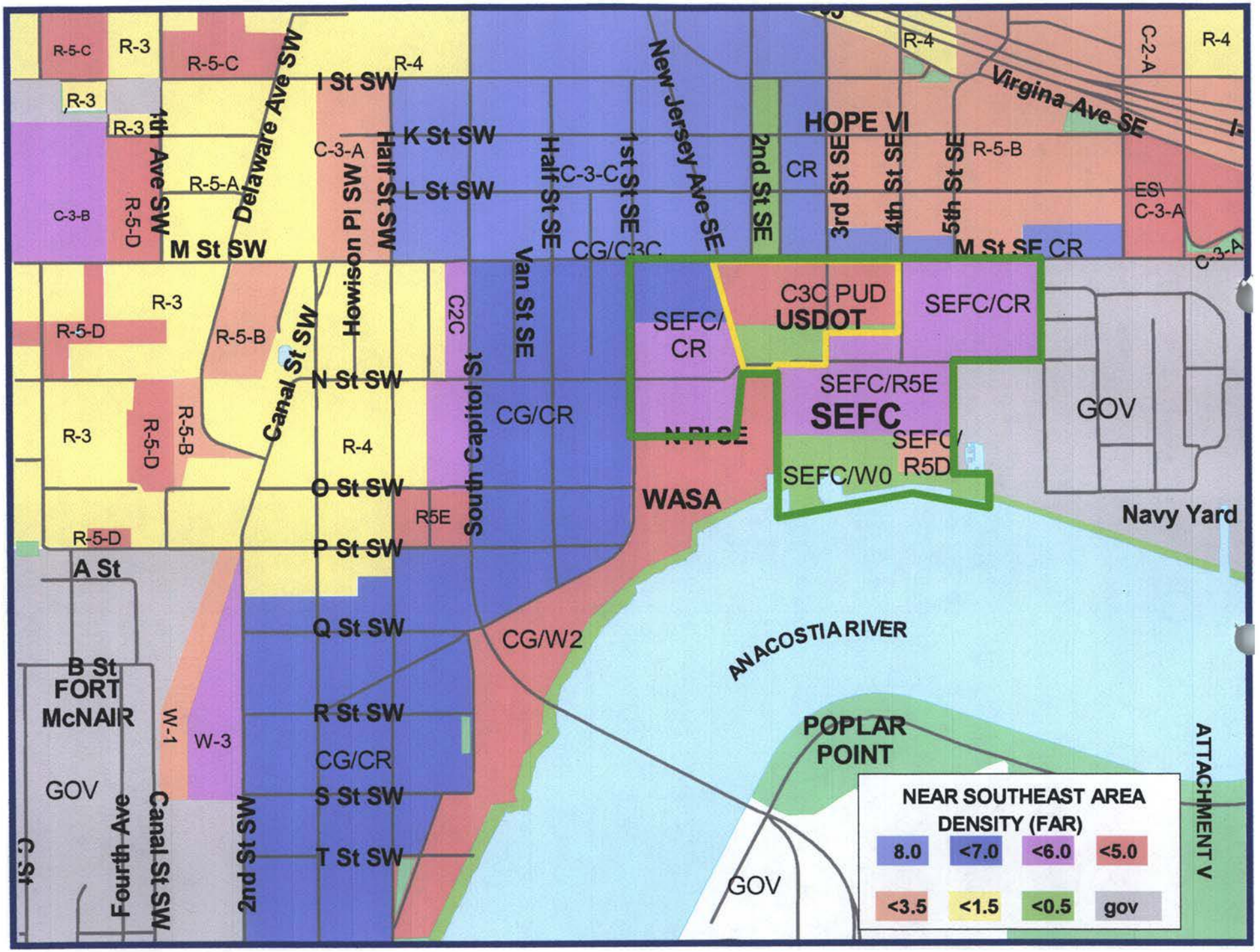
Building Heights



Site Section Along New Jersey Avenue


R-5-C
R-3
R-4
C-3-C
I St SW
K St SW
L St SW
M St SW
Delaware Ave SW
South Capitol St
Half St SE
1st St SE
New Jersey Ave SE
2nd St SE
3rd St SE
4th St SE
5th St SE
I-295
Virgina Ave SE
R-5-B
R-5-A
C-3-A
C-3-B
R-5-D
ES\C-3-A
BP/C-3-C
CR
M St SE
USDOT
C-3-C PUD
SEFC/CR
SEFC
SEFC/R-5-E
GOV
NAVY YARD
N St SW
Canal St SW
Howison Pl SW
Van St SE
C-2-C
BP/CR
N Pl SE
WASA
SEFC/W-0
BP/W2
R-5-E
O St SW
P St SW
A St
SEFC/R-5-D
Q St SW
B St
R St SW
S St SW
T St SW
W-1
W-3
FORT McNAIR
Fourth Ave
C St
2nd St SW
1st St SW
Half St SW
POPLAR POINT
NEAR SOUTHEAST AREA
ZONE BOUNDARIES
EXISTING
PROPOSED
ATTACHMENT III


H St SW
I St SE
K St SW
L St SW
M St SW
N St SW
O St SW
P St SW
Q St SW
R St SW
S St SW
T St SW
Fourth Ave
Delaware Ave SW
Half St SW
Howison Pl SW
Canal St SW
2nd St SW
South Capitol St
Van St SE
Half St SE
1st St SE
New Jersey Ave SE
2nd St SE
3rd St SE
4th St SE
5th St SE
I-395
Virginia Ave SE
I-295
HOPE VI
CR
C3C PUD
USDOT
SEFC/CR
SEFC/
CR
SEFC/R5E
SEFC
SEFC/
R5D
SEFC/W0
N PL SE
WASA
GOV
Navy Yard
ANACOSTIA RIVER
POPLAR
POINT
FORT
McNAIR
A St
B St
GOV
CG/C3C
CG/CR
CG/W2
C2C
R5E
R-5-A
R-5-B
R-5-C
R-5-D
R-3
R-4
C-3-A
C-3-B
C-3-C
C-2-A
ES\
W-1
W-3
NEAR SOUTHEAST AREA
LEGEND - MAX. POTENTIAL HEIGHT
>200'
130'
110'
90'
70'
>40'
0' (park)
unknown


R-5-C
R-3
R-5-C
I St SW
R-4
R-3
R-3
4th Ave SW
Delaware Ave SW
K St SW
C-3-A
Half St SW
1st St SE
New Jersey Ave SE
2nd St SE
HOPE VI
3rd St SE
4th St SE
5th St SE
Virginia Ave SE
C-2-A
R-4
R-5-A
L St SW
C-3-C
CR
R-5-B
C-3-B
R-5-D
M St SW
Howison Pl SW
M St SW
Half St SE
CG/C3C
M St SE CR
ES\
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ATTACHMENT V
NEAR SOUTHEAST AREA
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8.0
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<5.0
<3.5
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