Elements of Possible New Overlay
Supplanting Leapfrog of and Tinkering with Capitol Gateway
to "M Street East"

Scope:

Map in conjunction with W-3 zoning ***(but not any areas remaining M)***

Objective of Changes Relative to That Advertised:

- Protect sensitive exposures to the Anacostia River
- Substitute basic design standards for design "review"
- Provide for ZC jurisdiction of area variances or special exceptions arising within area

Basic Principles:

- Establish maximum height of buildings along Water Street SE's private property limits (north side): **Suggested: ___'**

- Allow additional height in the manner of DD along Massachusetts Avenue, i.e. allowed provided it is stepped back 1:1 from lot line at the height that is determined to be appropriate to a **total height of no more than 110'** as measured from Water Street, SE.

- Provide that **floors that can be entered from Virginia Avenue within the area will have a floor-to-ceiling height of 14' to a depth of at least 50 feet** to create a height that would be appropriate for retailers even if they are not the initial occupants.

- Provide view corridors along former rights of way (13th Street, N Street)

- Provide that pedestrian access through the site can occur within 13th Street's former right of way, either by zoning requirement or by easement/covenant, not necessarily 24/7.

- Reduce matter of right height of penthouses from 18' 6" to possibly 13' where height exceeds 90'

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ZONING COMMISSION
District of Columbia
Case 04-02
Exhibit 11
ZONING COMMISSION
District of Columbia
CASE NO.04-02
EXHIBIT NO.11