

The Anacostia

Waterfront Corporation

April 3, 2006

Carol Mitten, Chair
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, N.W.
Washington, D.C. 20002

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Dear Commissioner Mitten,

I am writing to you to with regard to Zoning Commission "Case 05-10, Text Amendment to the Capitol Gateway Overlay District". On March 30, AWC wrote a letter to you respectfully requesting an extension to keep the public record open for another 30 days. We continue to request this extension.

In the event the Commission is unable to extend or reopen the public record on this case, the AWC would like to bring the following considerations to the Commission's attention:

1. Given the overall urban design objective of creating a great urban boulevard along South Capitol Street, the AWC is reviewing the mechanism to achieve a uniform streetwall and continuous public open space. AWC believes that the zoning text as written will not achieve this desired outcome and that the mechanics of establishing a "build-to" line must be refined, given that the street does not currently have a uniform width.
2. The proposed text amendment and the CG Overlay covers only one portion of South Capitol Street. Given the pace of development activity in the area; given the lack of building bulk and setback controls along all other segments of South Capitol Street which are outside of this text amendment or the Overlay; and given the importance of transforming South Capitol with a sense of superior urban design integrity, the AWC strongly urges the Zoning Commission to act on the areas on both sides of the Street and on the areas north of M Street. Failure to act will result in an inconsistent "jagged" urban street wall along South Capitol Street and an inconsistent view corridor framing views of the Capitol building.
3. Given the reduction of density to be developed in the neighborhood resulting from the decision to construct a Ballpark, AWC is reviewing the achievable development densities on all sites surrounding the ballpark to ensure that a vital mixed-use and mixed-income waterfront neighborhood emerges.
4. Given the urban design objective of creating a unique and memorable urban experience along Half Street between M Street and the Ballpark, the AWC is performing an architectural analysis of the which will recommend an alternative to the proposed height and depth of the building step back.

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ZONING COMMISSION
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Case 05-10
EXHIBIT NO. 12

5. AWC believes the definition of required retail area needs to be refined to a reasonable and achievable requirement and coordinated with the open space requirements of the Overlay.

Thank you for your consideration of this matter.

Respectfully,



Uwe Steven Brandes
V.P. Director of Capital Projects and Planning

Copy: Ellen McCarthy, OP
Adrian Washington, AWC

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TO:

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AWC

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