

# The Anacostia

## Waterfront Corporation

May 19, 2006

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

ZONING COMMISSION  
District of Columbia

CASE NO. 05-10 FAX

EXHIBIT NO. 17

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 respectfully requesting an extension to the public record for 30 days. On April 4, AWC wrote a letter outlining issues regarding this case which were under consideration by AWC. I would like to thank the Commission for extending the public record period for this important case. AWC is delighted to submit these final considerations to the Commission and notes that each of these comments has been reviewed with the Office of Planning:

1. South Capitol Setback Issue – AWC has reviewed detailed engineering surveys of the South Capitol Street Corridor, prepared by the District Department of Transportation, together with staff representatives of Office of Planning and the National Capital Planning Commission. The survey information clearly indicates that the South Capitol Street right-of-way is a typical 130' width and remains in the original L'Enfant Plan location, *with the exception of the following squares: 650, 650N and 647*, where the right-of-way was expanded towards the west to a total of 155' width. Neither of these squares is located within the mapped area of the CG Overlay. AWC recommendation: No substantive revision.
2. South Capitol Setback Beyond the CG Overlay - The proposed text amendment and the CG Overlay covers only one portion of South Capitol Street. Given the lack of building bulk and setback controls along other segments of South Capitol Street outside of the Overlay; and given the importance of transforming South Capitol with a sense of superior urban design integrity, AWC strongly urges the Office of Planning and the Zoning Commission to introduce 1) the special exception review requirement, 2) the 15' building setback requirement and 3) the upper story step-back requirement to each of the remaining sites fronting South Capitol Street which are outside of the CG Overlay. Failure to act will result in an inconsistent "jogged" urban street wall along South Capitol Street and an inconsistent, asymmetrical view corridor framing the Capitol building.
3. Density Considerations – AWC has reviewed the density allowances within the area of the text amendment and has determined that no further adjustments are necessary to achieve a dynamic, mixed-use and mixed-income neighborhood around the ballpark. AWC recommendation: No substantive revision from the Office of Planning report at the January 30 public hearing.

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4. **Half Street Setbacks** - Given the urban design objective of creating a unique and memorable urban experience along Half Street between M Street and the Ballpark, the AWC has coordinated a revised recommendation for the building step back requirement, which is both responsive to the desire to 'signify' the urban entrance to the Ballpark along Half Street and which is *feasible* for building layout and development.

AWC anticipates that the majority of buildings facing Half Street will be primarily residential in use and the attached architectural design analysis demonstrates the conceptual layout of building floor plates on these sites. By reducing the upper story step-back to 12' from 20', the layout of apartment building floor plates (and associated interior circulation elements) may accommodate apartment depths which are moderately deep and moderately shallow with respect to typically designed buildings and thereby achieves the step back in the building's massing. The 20' step-back depth resulted in apartment depths which were deemed unmarketable.

With regard to the height of the step-back, AWC advocates increasing the height from 65' to 80' so as to correlate to the width of the Half Street and thereby resulting in a 1:1 street section proportion. This revision results in building proportions which do not appear "top heavy" and which more effectively mask the massing of the upper stories when seen in perspective from the opposite sidewalk.

**AWC recommendation: Revise Half Street Building Step Back to 12' back at 80' in height.**

5. **Retail Requirement** - AWC recommends that the retail requirement be simplified to restrict and limit all non-service and non-circulation ground floor space to retail uses. Given this requirement, AWC believes there is sufficient market incentive to maximize the overall amount of retail in each building. **AWC recommendation: Revise retail requirement to restrict all non-service and non-circulation ground floor space to retail uses.**

Thank you for your consideration these matters!

Respectfully,



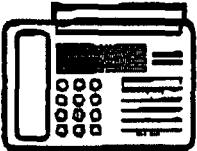
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To: Carol Mitten and Sharon Schellin  
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Date: 5/19/2006

Regarding:  
Letter regarding Zoning Commission "Case 05-10, Text Amendment to the Capitol Gateway Overlay District"

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