

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



Office of the Director

**MEMORANDUM**

**DATE:** November 4, 2005  
**TO:** District of Columbia Zoning Commission  
**FROM:** *LS* Ellen McCarthy, Director Office of Planning  
**SUBJECT:** Zoning Commission Case No. 05-10  
Capital Gateway Overlay District Text Amendment

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**I. APPLICATION-IN-BRIEF**

**Applicant:** Office of Planning  
**Location:** The Capitol Gateway Overlay Area, located in the Southwest and Near Southeast Areas of the District of Columbia.  
Ward 6, Advisory Neighborhood Commission 6D  
**Proposal:** An amendment to the Capitol Gateway (CG) Overlay District Zoning Regulations to:

- Establish a Zoning Commission review and approval process and design guidelines for all properties within the area;
- Provide regulations pertaining to existing Combined Lot provisions,
- Establish preferred use (retail and entertainment) requirements and regulations at certain locations within the area, and
- Provide for setbacks and upper story step-backs along specific streets within the area.

This report also serves as the pre-hearing statement as required under Section 3013.

**II. RECOMMENDED ACTION**

The Office of Planning recommends that the Zoning Commission set down this proposal for public hearing.

**III. EXECUTIVE SUMMARY**

Zoning Commission adopted case No 96-3/89-1 in October of 2002, an initiative to rezone the Buzzard Point-Capital Gateway area and to map a new overlay district. This initiative rezoned from industrial to mixed use a large area of the Southeast / Southwest area, and established specific criteria intended to encourage the development of a vibrant mixed use neighborhood with strong connections to existing residential neighborhoods and to the waterfront. The Capitol Gateway (CG) Overlay was recently amended to accommodate the proposed new Major League baseball stadium.

The CG Gateway area is currently experiencing significant development interest, with a number of large and small development proposals either planned or underway. To ensure that the overall goals and objectives for the area are maintained, and in accordance with more recent planning initiatives, OP is

proposing a further amendment to the CG Overlay, to: establish a requirement for Zoning Commission review and approval for all new development proposals within the CG Overlay District, against specified objectives and design guidelines; establish regulations pertaining to the use of the existing Combined Lot provisions within the CG Overlay District; require the provision of ground floor retail space along Half Street and First Street SE and establish specific regulations pertaining to the form and character of this space; and establish setbacks and upper story step-back requirements along South Capitol Street, Half Street SE and Potomac Avenue.

**IV. EXISTING CG OVERLAY** refer to Context Map Attachment I and CG Overlay Map Attachment II

Zoning Commission case No. 96-3/89-1 was an initiative to rezone the Buzzard Point-Capitol Gateway area and to map a new overlay district. Detailed planning studies for the area date to as early as 1988, with the intention of encouraging the development of an active mixed-use community in this currently underdeveloped warehouse and industrial area

Public hearings on the Capitol Gateway Overlay District (CG Overlay) (then referred to as the Buzzard Point Overlay) map and text amendment were originally held in November of 1996. Advertised changes included a proposal to rezone the area from the then predominantly industrial M and CM zones to the more mixed use CR and W-2 zones. Although the proposals were advertised and public hearings were held, no action was taken by the Commission at that time.

The Commission re-advertised the case, including the map and text amendments for the establishment of the new overlay, in June 2001, and additional public hearings were held in September 2001 and September 2002. The Commission took final action to adopt the rulemaking at its regularly scheduled public meeting of October 28, 2002.

The CG Overlay is mapped to include an area roughly bounded by M Street to the north, the Anacostia River to the south, Fort McNair to the west, and the Southeast Federal Center site to the east. It does not include existing low density residential areas within the Southwest neighborhood. The area is now zoned CG/C-3-C (area to the north of M Street); CG/W-2 (area along the Anacostia River); and CG/CR, with small CG/W-1 and CG/W-3 parcels now within the Ft. McNair site. In addition to the rezoning, the CG Overlay.

- Establishes a set of objectives or purposes for the area;
- Allows additional density and height to accommodate bonus density for residential development;
- Permits combined lot development for the purposes of allocating residential and commercial uses with the District,
- Permits the transfer of some density within the area, from the CG/W-2 District to the CG/CR District (the CR District allows the transfer of density from one lot to another within a square, §631.3);
- Requires the provision of ground floor retail and a 15 foot setback along M Street SE;
- Requires the provision of publicly accessible open space along the waterfront via a 75 foot building setback, and
- Establishes mandatory Zoning Commission review of projects fronting M Street SE and within the CG/W-2 District.

At its October 17, 2005 meeting, the Zoning Commission adopted an amendment to the CG Overlay, for the "Ballpark Site" (Squares 702-706 and Reservation 247). That amendment explicitly permits a

ballpark, establishes regulations pertaining to FAR, height, setbacks, upper story step-backs, parking, bus loading, and provision of retail space for a ballpark use. The amendment also established a requirement for Zoning Commission approval of the ballpark design, with review against a set of objectives and guidelines intended to address design and site planning issues such as streetscape character, neighborhood fit, pedestrian and vehicular movement, and architectural form.

## **V. AREA DEVELOPMENT**

The total area of private land (not including roads) within the CG Overlay is just under 100 acres, or about 4.3 million square feet. Under current development possibilities, a maximum of about 23.5 million square feet of development is possible by-right, including anticipated development on the Ballpark Site (refer to Attachment III).

The CG Overlay area is currently developed with a broad mix of low density warehouse, industrial, utility, and parking uses, with smaller amounts of recreation (marina), office, institutional, and residential uses. Few of the properties provide access to the waterfront, or provide direct amenity to surrounding neighborhoods. There is a lack of open space and few streetscape improvements. The only Metro station in the area is the Navy Yard Station, although portions of the CG Overlay are within walking distance of Waterfront Station, also on the Green Line. There has been limited (re) development activity in recent years.

However, the area has recently been subjected to intense interest and pressure for redevelopment. This is partly due to the decision to locate the new baseball stadium in the area; partly due to the CG Overlay zoning of the land from industrial to higher density mixed commercial/residential; and partly due to the proximity of the area to downtown, major transportation corridors, the waterfront, and the Washington Navy Yard. The area is seen as being “ripe” for redevelopment, with significant amounts of available land – often in large parcels.

## **VI. OFFICE OF PLANNING PROPOSAL** – refer to **DRAFT** CG Overlay Text Amendment, Attachment III

OP proposes to amend the CG Overlay, in response to significant new development pressure within the area, and to recent planning initiatives related to South Capitol Street and the decision to locate the new Major League baseball stadium within the area - refer to Section VII of this report for more information on area planning initiatives. Main objectives for the proposed amendment are to further regulate density transfer available through the existing combined lot provisions, to require Zoning Commission review of development proposals throughout the overlay area; to establish retail requirements along Half Street SE and First Street SE, and to establish setback and step back requirements on Half Street SE, South Capitol Street, and Potomac Avenue. Specific proposed amendments include the following:

- **Objectives** (§1600.2) – Additional objective or purpose statements, related to the form and character of South Capitol Street, Half Street SE, and First Street SE are proposed.
- **Combined Lot Development** (§1602) – OP is proposing amendments to existing combined lot development regulations to regulate the transfer of density from one parcel to another within the CG Overlay. As originally drafted, the CG Overlay permitted the transfer of some density from CG/W-2 zoned parcels to other parcels, and allowed the transfer of use from one parcel to another within the CG/CR District. However, the Office of the Attorney General (OAG), in response to queries from landowners, confirmed that the language as drafted allows the transfer of actual density from any parcel to another within the area.

With some restrictions, OP feels that such a transfer is not contrary to the objectives for the area, since it would not alter overall densities possible within the area and could provide additional

flexibility for development and opportunities for a better overall form. As such, OP is proposing some clarification and limitations on this transfer, namely:

- Limit the maximum floor area ratio of a “receiving” parcel – one which receives density – to 8.0 on parcels for which a height of 110 feet is permitted under the Height Act of 1910; or 8.5 on parcels for which a height of 130 feet is permitted under the Height Act of 1910. This is intended to ensure that the density transferred can adequately be accommodated within building envelope constraints such as setback, height, and lot occupancy
- Limit the amount of commercial density transferred from one parcel to another to the lesser of an FAR of 3.0 or the amount of residential density being transferred. This is intended to ensure that the desired residential mix of development is maintained, and to further encourage the provision of residential development within the area.
- Allow buildings to the height that is permitted by the Height Act of 1910 within the CG/CR District. Currently, residential or mixed use buildings are permitted to go to this height, but commercial buildings are limited to a height of 90 feet in the CG/CR District. Within the CG/W-2 District, along the waterfront, height is limited to 60 feet (70 feet for a residential building with bonus residential FAR) – OP is not proposing that this height be increased. The narrow band of CG/C-3-C District along M Street is within a TDR Receiving area, where an FAR of as much as 10 and a height of as much as 130 feet are permitted by right, so the use of combined lot development is not anticipated. OP has proposed wording to restrict the transfer of density to or from the CG/C-3-C District.
- Mandatory Zoning Commission Review – OP proposes that Zoning Commission review of any building or structure within the subject area be required. This is a large area in which to make this requirement, but a significant amount is already within mandatory Zoning Commission review areas (properties facing M Street, the Ballpark site, and the CG/W-2 District). Given the intensity of development anticipated in this area, and the ability to by right achieve density and heights normally anticipated as part of a Planned Unit Development (PUD) review, this review is warranted. This review would be against a specific set of objectives and guidelines for the area, addressing such things as siting, architectural design, site planning, views, sunlight access, landscaping, and sidewalk treatment. Some criteria would exist for specific locations (such as along the waterfront, as is currently the case), while others would be more general in scope, applying to the entire overlay area. Anticipated guidelines include:
  - further the objectives of the CG Overlay District,
  - be of superior design quality,
  - recognize neighborhood context and street patterns;
  - provide for safe and convenient movement to and through the site;
  - provide for openness of views and vistas between the ballpark, federal monumental buildings, the waterfront, and the surrounding neighborhood,
  - minimize conflict between vehicles and pedestrians;
  - be sensitive to the establishment of South Capitol Street as a monumental civic boulevard;
  - encourage safe and active streetscapes through the provision of active ground level uses including retail, entertainment, service, and cultural uses,
  - minimize unarticulated blank walls adjacent to public spaces through facade articulation, and

- promote the use of best practice environmental design and alternatives to the private automobile.
- Required Ground Floor Retail Space - OP proposes requirements for the provision of ground floor retail, entertainment, and other public uses on First Street SE and Half Street SE, to encourage streetscape vitality and safety throughout the year, and to encourage the creation of a year-round destination retail area. A retail requirement currently exists within the CG Overlay for properties facing M Street and for the Ballpark, and a similar requirement exists within the adjacent SEFC Overlay for properties facing M Street and the waterfront park. Regulations will include ones related to façade length and building depth devoted to such preferred uses; transparency; direct street access; and minimum floor to ceiling heights.
- Setbacks - OP proposes a number of specific setbacks and upper story step-backs
  - South Capitol Street A setback requirement of 15 feet as well as a 1:1 upper story step-back above 110', to provide a consistent street wall and monumental character to South Capitol Street. These would be identical to setbacks currently adopted for South Capitol Street within the Ballpark site.
  - Half Street SE: Given its location as a principle pedestrian connection between the Metro station and the new Ballpark site, Half Street is envisioned as a primary pedestrian corridor with an active, restaurant and retail oriented streetscape. However, at only 80 feet in width, this is a relatively narrow street, so a step-back is proposed to ensure the provision of a pedestrian scale, to allow greater light access to the street, and augment openness for views (mainly to and from the Ballpark and the Capitol Dome) along the street. OP has proposed a 20 foot step-back above a height of 65 feet on Half Street SE. OP will study these figures in more detail prior to the public hearing, and is requesting feedback from the Commission, the development community, and land owners within the area with regards to the proposed step-back amounts and the potential impacts on development feasibility on these parcels.
  - Potomac Avenue A 1:1 upper story step-back above 110' is proposed
  - M Street SE and the waterfront: Existing setbacks (15 feet on M Street and 75 feet along the waterfront) would remain; no additional setbacks are proposed.
- Driveways – OP proposes to prohibit new driveway access for loading or parking from South Capitol Street, Half Street SE, and P Street SW, to compliment the existing curb cut prohibition from M Street. Generally, most squares within the area have a well defined system of alleys, so the intent is to limit conflicts between pedestrians and vehicles on main pedestrian streets such as Half Street SE, and along major traffic routes, South Capitol Street and M Street. The prohibition on P Street SW is intended to minimize the potential direct impacts of parking and loading on existing residential neighborhoods directly to the north
- Relief - OP is proposing that the Commission be permitted to consider requests for additional Zoning Regulations relief, as part of its otherwise required review

No map amendments are proposed at this time, although OP anticipates bringing forward a future amendment to the CG Overlay to include additional commercially zoned lands along South Capitol Street, and existing high density land (TDR Receiving Area) to the north of M Street, between South Capitol Street and New Jersey Avenue SE.

With these amendments, OP feels that the CG Overlay will better respond to the rapidly changing nature of the area, and provide greater opportunity for input from the community. The Office of

Planning is working with the Office of the Attorney General to draft proposed text amendment for advertising prior to the public hearing

## **VII. PLANNING AND ZONING ISSUES**

The CG Overlay is located partially or entirely within the boundaries of a number of planning studies and initiatives. Given the rapid rate of change and new planning objectives for the area, plans dating from even a few years ago have elements that are no longer entirely valid, but also contain goals and objectives that represent important and valid direction. While details amongst the plans vary, the underlying intent is that this area has tremendous potential to play a much more vital role in the life of the District. Various studies advocate or support specific changes to zoning regulations, mainly pertaining to the provision of setbacks and upper story step-backs along South Capitol Street. These will be discussed in more detail as part of the OP analysis of the changes recommended in this report. Following is a brief summary of the most relevant aspects of these planning initiatives.

### **1. Anacostia Waterfront Initiative**

The Ballpark Area is within the Anacostia Waterfront Initiative (AWI). Mayor Williams officially released the AWI Framework Plan on December 3, 2003. 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. Additional information is available on the Office of Planning website at <http://planning.dc.gov>.

The AWI includes a number of target areas, including the Near Southeast target area and the South Capitol Street Corridor target area. Planning principles cited in the AWI for the Near Southeast target area include:

- 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*
- 3. Create continuous public access to the Anacostia River waterfront, as part of the Anacostia Riverwalk and Trail.*
- 4. Create a linked network of public parks, open spaces, greenways, and tree-lined streets to tie the Near Southeast neighborhood together and to the waterfront.*
- 5. Create a major waterfront park destination for residents, employees, and visitors.*
- 6. Maximize access to the waterfront from residential areas by extending existing streets and view corridors to the river*
- 7. Emphasize mixed-use development, integrating commercial and residential areas, to form a lively and active neighborhood throughout the Near Southeast*
- 8. Provide diversity in housing types and income levels to ensure a strong and balanced neighborhood.*

- 9 *Encourage commercial development to maximize economic growth and job creation, emphasizing major street corridors and transit connections.*
10. *Create linkages to the adjacent neighborhoods of Capitol Hill and Southwest by overcoming the physical and psychological barriers of the highway network.*
- 11 *Encourage low-impact development with “green” building techniques for sustainable architecture and landscape design (AWI Framework Plan, p 119)*

Planning principles cited in the AWI for the South Capitol Street Corridor target area include:

1. *Create a great urban boulevard with a broad range of public activities and amenities;*
- 2 *Design South Capitol Street as a primary open space connection between the National Mall and the Anacostia waterfront.*
- 3 *Provide a place to work, with office (including for Federal use) along South Capitol Street along with civic and other uses at street level to activate the street*
- 4 *Provide new places to live, especially along the waterfront*
- 5 *Provide great civic architecture, particularly for the replacement to the Frederick Douglas Bridge*
6. *Provide great civic spaces along the waterfront, on both sides of the Anacostia River*
7. *Provide places for commemorative works and cultural resources*
- 8 *Restore neighborhood connections, to overcome barriers between the Southeast and Southwest neighborhoods*
9. *Provide for higher density, transit oriented development*
- 10 *Design South Capitol Street to accommodate pedestrians and bicycles, fully integrated with the Anacostia Riverwalk and Trail*

While recent initiatives within the area – specifically the baseball stadium - have somewhat altered planning for the area, these objectives remain valid. The proposal to amend the CG Overlay is in keeping with achieving these objectives by further encouraging the provision of continuous publicly accessible green space along the waterfront; the creation of a lively mixed use, transit-oriented neighborhood; the redesign of South Capitol Street as a great urban boulevard; the assessment of impacts of development – positive and negative – on existing residential areas; and the use of “low impact” development.

## **2. Near Southeast Target Area Plan**

A portion of the CG Overlay area is within the Near Southeast Target Area. The Southeast Area includes the Washington Navy Yard, which has received significant investment to accommodate over 10,000 employees, including restoring historic structures, constructing infrastructure improvements, and enhancing the waterfront area. Approval by the Commission has been given for a number of area development projects, including the Southeast Federal Center site, the Hope VI Arthur Capper / Carrollsburg site, and the US Department of Transportation Headquarters, while PUD Phase II review of the Florida Rock Property (which is within the CG Overlay area) site is also underway. A number of other commercial developments are recently completed or are under construction, while a design for the new Canal Blocks Park has been chosen and construction is

eminent. Together, these projects represent significant public and private investment.

The Near Southeast Area Urban Design Framework Plan includes a number of Urban Design Principles for the area and for specific sites within the area, which are generally more detailed and specific versions of the AWI Near Southeast Area planning principles, noted above. Relevant planning principles include:

1. *Extend existing streets to the Anacostia River;*
2. *Transform M Street into a vibrant mixed-use corridor,*
3. *Dramatically increase housing opportunities;*
4. *Introduce a mixture of uses at the waterfront;*
5. *Create an interconnected system of parks and trails,*
6. *Build on the unique history of the Carrollsborg neighborhood*

The proposed amendments to the CG Overlay would further these design objectives, especially by further encouraging the provision of new housing as well as retail, entertainment, and service uses to support the retail; recognizing pedestrian connections and existing surrounding neighborhoods through the review process; and encouraging public access to the waterfront.

### **3. DDOT South Capitol Street Corridor Study**

The District Department of Transportation (DDOT) is currently managing the Environmental Impact Statement (EIS) process for the reconstruction of South Capitol Street, part of the broader Anacostia Access Study. South Capitol Street is intended to function as a boulevard, rather than a highway, providing access to the District from the south. It is envisioned as a grand and lively urban boulevard in the tradition of Pennsylvania Avenue and Connecticut Avenue, serving residents and visitors as a principal gateway to the U.S. Capitol, the Anacostia waterfront and the Southwest, Southeast and Buzzard Point neighborhoods.

The study area is a 3.5 mile long corridor, extending from the Federal Core south to Howard Road. Through meetings with stakeholders, including area residents and business owners, the study will build on the broad principles that underlie the AWI, including improving public access to the waterfront, providing greater continuity in the waterfront open space system and trail network, encouraging economic revitalization, and respecting the Anacostia River as a central element of the city and region. The EIS is expected to be completed in 2006. Additional information is available on the DDOT website, <http://www.ddot.dc.gov>

### **4. NCPC South Capitol Street Plan**

The National Capitol Planning Commission (NCPC) New Vision for South Capitol Street (2005) was unveiled by the NCPC in 2005, following direction of NCPC's South Capitol Street Task Force. This plan envisions South Capitol Street as a "*grand urban boulevard and waterfront gateway with spectacular views to and from the U S Capitol*" (p.1). Among its findings, the plan envisions

1. *Transforming South Capitol Street into a grand urban boulevard*
2. *Developing an oval traffic rotary and South Capitol Commons (major public open space and memorial site), where the new bridge intersects South Capitol Street and Potomac Avenue*

- 3 *Creating a South Capitol Waterfront Park (major public open space and a memorial site or new museum) between the traffic rotary and the terminus of the South Capitol Street viewshed on the Anacostia River.*
- 4 *Establishing a mixed-use cultural development zone adjacent to the common and waterfront gateway*
5. *Supporting federal facilities as part of a broader mixed-use development along the corridor predominantly north of M Street. (p.4)*

The plan also includes a specific recommendation for a 15 foot setback along the length of South Capitol Street (p 5). The proposed amendment to the CG Overlay would generally support and further these objectives, and includes a recommendation for the building setback.

## **5. Ballpark District and Ballpark Master Plan**

The Anacostia Waterfront Corporation (AWC) has been charged with overseeing a Master Planning process for the baseball site and the surrounding area. A number of public meetings were held in the early part of 2005, and consultants working are currently completing two complimentary planning studies:

1. The Ballpark District Urban Development Strategy is intended to guide development on and directly adjacent to the Ballpark, within a 60-acre area bounded by M Street on the north, South Capitol Street on the west, New Jersey Avenue and the SEFC site on the east, and the Anacostia River on the south. It sets forth design principles and criteria for the key public improvements and public and private development that will create the urban environment around it. Overall objectives are to.
  - “• *Create a new place in the District of Columbia a vibrant mixed-use waterfront destination on the Anacostia River*
  - *Provide an exciting and exceptional Major League Baseball fan experience, unique to the nation's capital*
  - *Provide benefit to and minimize negative impacts on existing surrounding residential neighborhoods*
  - *Reinforce the role of the Anacostia waterfront as a publicly accessible recreational resource*
  - *Create an interconnected network of well designed neighborhood, ballpark and waterfront open spaces*
  - *Establish South Capitol Street as the principal north-south boulevard in Washington, and to*
  - *Enhance the tax base for the District of Columbia allowing for reinvestment in the Anacostia Waterfront project area ” (p. 1)*

A draft summary of this plan is available at <http://www.anacostiawaterfront.net/>. The proposed text amendment would address specific recommendations of the study, and further its direction, particularly with regards to ensuring vibrant development at the waterfront and along major connections to the waterfront from existing neighborhoods, and recognizing the unique character of South Capitol Street

- 2 The South Capitol Street Urban Design Framework study has been under way throughout 2005, with an anticipated completion date prior to the end of 2005. The boundaries of this area extend

from the Mall, down South Capitol Street including virtually all of the CG Overlay area, and across the Anacostia River to Suitland Parkway. The study is intended to include principles for the redevelopment of lands within the corridor area, as well as specific planning recommendations for the area and for subareas. As this study is not complete, OP analysis of the proposed CG Overlay text amendment against it will be provided prior to the public hearing

## **VIII. COMPREHENSIVE PLAN**

The existing CG Overlay addresses many goals and objectives of the Comprehensive Plan, related to land use, employment, housing, economic development, environment, and neighborhood character. The proposed amendments to the CG Overlay are intended to augment this and to further CG Overlay goals and objectives, particularly through the establishment of a public Zoning Commission review process with review guidelines for the entire area. This would particularly further the following major themes as outlined in Chapter 1 of the Comprehensive Plan

- (a) Stabilizing and improving the District's neighborhoods*
- (b) Increasing the quantity and quality of employment opportunities in the District*
- (e) Respecting and improving the physical character of the District*
- (f) Preserving and ensuring community input*
- (g) Preserving the historic character of the District*
- (i) Promoting enhanced public safety*
- (j) Providing for diversity and overall social responsibilities*

The proposed amendments would also help to ensure that new construction within the area furthers additional Comprehensive Plan goals and objectives, particularly within the Environmental Protection, Urban Design, and Ward 6 Chapters

### **CHAPTER 4 ENVIRONMENTAL PROTECTION ELEMENT**

#### **405 Protecting The Quality Of The Land Areas**

- 405.2 (f) Ensure public access to waterfront areas and protect and enhance their aesthetic and recreational qualities, Pedestrian and visual access from and through the site to the waterfront is proposed to be required and assessed through the review process*

### **CHAPTER 7 URBAN DESIGN ELEMENT**

#### **702 Urban Design: General**

- 702.2 The policy established in support of the urban design objectives is to strengthen and enhance the physical image and symbolic qualities of the District that establish its character as an urban center and the Nation's Capital*

#### **706 Waterfront Design Areas Policies**

- 706.2 (d) Require that site planning in these areas establish, and be sensitive to, the close interrelationship between buildings, parks and open spaces, and the rivers,*

#### **708 Buildings**

- 708.2 (a) Design residential, commercial, and all other buildings to complement or enhance the physical character of the District, and*

- (b) Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region*

**709 Streetscape**

- 709.2 (c) Create a visually interesting environment that utilizes the design opportunities present in the public space and defines a special image for both Downtown and District neighborhoods,*

**712 Areas In Need Of New And Improved Character**

- 712.2 (e) Establish a new physical identity in areas having a strong negative image and where the surrounding areas lack character,*

**713 Commercial Activity Corridors**

- 713.2 (e) Orient major new development toward the street in order to emphasize the public space as a setting for active use,*

The proposed review process and guidelines would permit Commission, staff, and public review of proposed new developments against objectives and guidelines for the area, mainly addressing various land use issues, site planning, connectivity, and waterfront design character.

**CHAPTER 17 WARD 6 PLAN**

**1701 Ward 6 Objectives For Economic Development**

- 1701.1 (a) To encourage a range of commercial services and facilities for Ward 6 residents through appropriate development of commercial areas when needed and to upgrade commercial areas such as .. South Capitol from the Capitol to Buzzard's Point, and*
- (b) To stimulate economic activity and employment opportunities and growth consistent with the respective needs of the various neighborhoods in Ward 6*

**1714 Ward 6 Policies In Support Of Transportation Objectives**

- 1714.1 (b) Seek to ensure that development adjacent to the Ward 6 Metrorail Stations enhances ridership;*
- (c) Minimize conflicts between vehicular and pedestrian traffic,*

**1721 Ward 6 Objectives For Urban Design**

- 1721.1 (c) To encourage a high quality of architecture consistent with the styles and characteristics of buildings in Ward 6 ,*

The proposed amendment would require the provision of new retail, service and entertainment uses to serve residents of and visitors to the area. It encourages development which addresses streetscape character and safe, enjoyable pedestrian access to and through the CG area, from the Metro station, and to the Ballpark and the waterfront. Finally, the review process is intended to encourage a higher quality of site planning and design, including the assessment of potential impacts of new development on existing neighborhoods.

**IX. COMPREHENSIVE PLAN GENERALIZED LAND USE MAP**

The area within the CG Overlay is almost entirely designated on the Generalized Land Use Map as mixed Production and Technical Employment / Medium to High Density Commercial / High Density

Residential (Comprehensive Land Use Map). This designation generally corresponds to zoning currently on the site. A narrow band along the edge of the river is designated Parks, Recreation and Open Space on the map, a designation which the current waterfront setback supports. The proposed text amendment would not significantly change permitted uses or overall land use patterns, so would have no impact on the Generalized Land Use Map.

Portions of the CG Overlay area are within the Navy Yard Metro Development Area, and within the Central Employment Area, the core area of the District where the greatest concentration of employment in the city and region is encouraged.

#### **X. AGENCY REFERRALS**

This application will be referred to the following agencies for review and comment:

1. Department of Consumer and Regulatory Affairs (DCRA).
2. Department of Health (DOH);
3. Department of Parks and Recreation (DPR);
4. Department of Public Works (DPW);
5. Department of Transportation (DDOT);
6. Fire and Emergency Medical Services Department (FEMS);
7. Metropolitan Police Department (MPD);
8. Water and Sewer Agency (WASA);
9. The Anacostia Waterfront Corporation (AWC), and
10. The DC Sport and Entertainment Commission (DCSEC).

#### **XI. RECOMMENDATION**

The Office of Planning recommends that this proposal, to amend the Capitol Gateway Overlay text to provide for a ballpark within the specified Ballpark Area, be set down for public hearing. This is in keeping with District policy and recent planning initiatives for the area and for the District and region as a whole. Additional refinement of the proposal is anticipated, and will be provided to the Commission prior to the public hearing.

EM/jl

#### **ATTACHMENTS:**

- I Context Map
- II Site Map
- III By-Right Development Potential Within the CG Overlay Area





## N

**1:7,500**

**Zoning Commission Case****0 - By-right Development Pote****I Within the CG Overlay**

| Square                  | Zone     | Area<br>sq.ft.   | Effective<br>Area * | Max By-Right FAR |      |       | Dev't<br>Sq.ft.   | Ht.<br>ft. |
|-------------------------|----------|------------------|---------------------|------------------|------|-------|-------------------|------------|
|                         |          |                  |                     | Non-res          | Res  | Total |                   |            |
| 698 part                | CG/C-3-C | 46,684           | 42,016              | ** 10.0          | 10.0 | 10.0  | 420,156           | 130'       |
| 699 part                | CG/C-3-C | 38,042           | 34,238              | 10.0             | 10.0 | 10.0  | 342,378           | 130'       |
| 742 part                | CG/C-3-C | 16,000           | 14,400              | 10.0             | 10.0 | 10.0  | 144,000           | 130'       |
| 743 N part              | CG/C-3-C | 13,123           | 11,811              | 10.0             | 10.0 | 10.0  | 118,107           | 130'       |
| 769 part                | CG/C-3-C | 53,450           | 48,105              | 9.5              | 9.5  | 9.5   | 456,998           | 110'       |
| 800 part                | CG/C-3-C | 44,445           | 40,001              | 9.5              | 9.5  | 9.5   | 380,005           | 110'       |
| <b>TOTAL CG/C-3-C:</b>  |          | <b>211,744</b>   | <b>190,570</b>      |                  |      |       | <b>1,861,643</b>  |            |
| 601 part                | CG/CR    | 52,396           | 47,156              | 6.0              | 7.0  | 7.0   | 330,095           | 110'       |
| 603                     | CG/CR    | 165,783          | 149,205             | 6.0              | 7.0  | 7.0   | 1,044,432         | 130'       |
| 605                     | CG/CR    | 70,384           | 63,345              | 6.0              | 7.0  | 7.0   | 443,417           | 130'       |
| 607                     | CG/CR    | 88,574           | 79,716              | 6.0              | 7.0  | 7.0   | 558,014           | 110'       |
| 609                     | CG/CR    | 132,665          | 119,399             | 6.0              | 7.0  | 7.0   | 835,791           | 110'       |
| 611                     | CG/CR    | 160,351          | 144,316             | 6.0              | 7.0  | 7.0   | 1,010,213         | 110'       |
| 656 part                | CG/CR    | 74,300           | 66,870              | 6.0              | 7.0  | 7.0   | 468,090           | 110'       |
| 657                     | CG/CR    | 134,586          | 121,127             | 6.0              | 7.0  | 7.0   | 847,889           | 130'       |
| 658                     | CG/CR    | 76,169           | 68,552              | 6.0              | 7.0  | 7.0   | 479,867           | 130'       |
| 660                     | CG/CR    | 67,630           | 60,867              | 6.0              | 7.0  | 7.0   | 426,070           | 130'       |
| 661                     | CG/CR    | 123,475          | 111,127             | 6.0              | 7.0  | 7.0   | 777,892           | 130'       |
| 662                     | CG/CR    | 137,979          | 124,181             | 6.0              | 7.0  | 7.0   | 869,270           | 110'       |
| 662 E                   | CG/CR    | 6,094            | 5,484               | 6.0              | 7.0  | 7.0   | 38,389            | 110'       |
| 664                     | CG/CR    | 38,353           | 34,518              | 6.0              | 7.0  | 7.0   | 241,625           | 110'       |
| 665 north               | CG/CR    | 286,891          | 258,202             | 6.0              | 7.0  | 7.0   | 1,807,413         | 110'       |
| 700                     | CG/CR    | 222,567          | 200,311             | 6.0              | 7.0  | 7.0   | 1,402,174         | 130'       |
| 701                     | CG/CR    | 208,340          | 187,506             | 6.0              | 7.0  | 7.0   | 1,312,545         | 130'       |
| Ballpark Site:          | CG/CR    | 140,000          | 126,000             | 6.0              | 7.0  | 7.0   | 2,250,000         |            |
| <b>TOTAL CG/CR:</b>     |          | <b>2,186,537</b> | <b>1,967,884</b>    |                  |      |       | <b>15,143,186</b> |            |
| 612                     | CG/W2    | 108,000          | 97,200              | 2.0              | 5.0  | 5.0   | 486,000           | 70'        |
| 613                     | CG/W2    | 131,558          | 118,402             | 2.0              | 5.0  | 5.0   | 592,009           | 70'        |
| 664 E                   | CG/W2    | 97,544           | 87,790              | 2.0              | 5.0  | 5.0   | 438,950           | 70'        |
| 665 south               | CG/W2    | 139,000          | 125,100             | 2.0              | 5.0  | 5.0   | 625,500           | 70'        |
| 666                     | CG/W2    | 115,660          | 104,094             | 2.0              | 5.0  | 5.0   | 520,471           | 70'        |
| 667 E                   | CG/W2    | 64,964           | 58,468              | 2.0              | 5.0  | 5.0   | 292,338           | 70'        |
| 667 ES                  | CG/W2    | 53,819           | 48,437              | 2.0              | 5.0  | 5.0   | 242,185           | 70'        |
| 667 S                   | CG/W2    | 72,060           | 64,854              | 2.0              | 5.0  | 5.0   | 324,268           | 70'        |
| 707 / 708               | CG/W2    | 253,500          | 228,150             | 2.0              | 5.0  | 5.0   | 1,140,750         | 70'        |
| 708 S (part)            | CG/W2    | 50,000           | 45,000              | 2.0              | 5.0  | 5.0   | 225,000           | 70'        |
| 744 S                   | CG/W2    | 197,259          | 177,533             | 2.0              | 5.0  | 5.0   | 887,665           | 70'        |
| res 248                 | CG/W2    | 148,670          | 133,803             | 2.0              | 5.0  | 5.0   | 669,015           | 70'        |
| res 296                 | CG/W2    | 12,200           | 10,980              | 2.0              | 5.0  | 5.0   | 54,900            | 70'        |
| <b>TOTAL in CG/W-2:</b> |          | <b>1,444,234</b> | <b>1,299,810</b>    |                  |      |       | <b>6,499,052</b>  |            |
| <b>TOTAL:</b>           |          | <b>3,842,515</b> | <b>3,458,264</b>    |                  |      |       | <b>23,503,881</b> |            |

\* Effective area = total square area - 10% for alleys

\*\* the CG/C-3-C area is also within a TDR Receiving zone