

GOVERNMENT OF THE DISTRICT OF CO.  
OFFICE OF PLANNING

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Office of the Director

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** *for* Harriet Tregoning, Director

**DATE:** February 12, 2007

**SUBJECT:** Public Hearing Report for ZC 06-41  
Camden Development Square 653, 1325 South Capitol Street  
Zoning Commission Design Review Under the Capitol Gateway Overlay

**I. SUMMARY RECOMMENDATION**

The Office of Planning recommends approval subject to the receipt of additional information and detail as outlined in this report. Alternatively, OP recommends continuing the public hearing to a later date to allow the applicant time to supply additional detail, to allow OP time to submit additional analysis and for the Zoning Commission to evaluate the submitted information.

**II. APPLICATION-IN-BRIEF**

**Location:** 1325 South Capitol Street  
Square 653, Lot 111  
Ward 6, ANC 6D

**Applicant:** Camden Development

**Current Zoning:** C-2-C / CG (Community Business Center / Capitol Gateway Overlay)

**Proposed Development:** A 110' apartment building with some potential ground floor retail

**Relief and Zoning:** Pursuant to 11 DCMR §1610.7, the applicant seeks variance relief from building height (§770) and court requirements (§776), and special exception relief from rooftop structure requirements. OP notes that relief is also required for minor encroachments into the South Capitol Street setback, the percentage of building wall on South Capitol Street (§1605.2) and for residential recreation space (§773).

ZONING COMMISSION  
District of Columbia

CASE NO. 2007-06-41

EXHIBIT NO. 25

### **III. SITE AND AREA DESCRIPTION**

The subject property is located on the west side of South Capitol Street at the corner of O Street, across South Capitol from the baseball stadium. The property is 249 feet from north to south, 174 feet from east to west and relatively flat. There is no alley access. The former use on the site was an auto repair and storage facility. Across O Street to the south is an established rowhouse neighborhood. Newer rowhouses are located west of the site, as is the historic William Syphax School. To the north of the subject site are properties mostly in industrial use. In front of the site South Capitol Street is currently divided between locally serving lanes and lanes forming the beginning of the Frederick Douglas Bridge. The reconstruction of South Capitol by DDOT will result in O Street being an at-grade, signalized intersection.

The subject site is zoned C-2-C, as are all the properties on the eastern half of Square 653, and the Commission took proposed action on January 8, 2007 to extend the CG Overlay west of South Capitol to encompass all C-2-C zoned properties. OP reviewed the application using the pending CG criteria. Properties on the western half of the square are zoned R-4, and properties to the south of O Street are zoned R-5-D. Please refer to the Vicinity Map in Attachment 1.

### **IV. PROJECT DESCRIPTION AND OP ANALYSIS**

The applicant is proposing to construct an 11 story, 110 foot tall apartment building. The 268,628 square foot project may include about 3,000 square feet of retail on the ground level. The maximum height is reached along South Capitol Street and O Street, but the building steps down toward the west to 70 feet. The design provides the required 15 foot rear yard on the western side of the site. OP encouraged the proposed height along South Capital Street for three reasons: 1) to help that boulevard reach its potential as a major, monumental urban street; 2) to push the density of the project away from the adjacent rowhouses; and 3) to allow the project to meet IZ requirements with the provision of bonus density.

The applicant's February submission includes older renderings of the building showing an obsolete architectural scheme. OP prefers the newer, more refined architectural representations and feels that the overall design is appropriate for the neighborhood. The baseball stadium and its surroundings are developing with a modern architectural vernacular and this building is consistent with that trend.

The main entrance to the building will be on South Capitol Street. The ground floor will have a lobby, leasing offices, service areas, some residential units and community rooms along South Capitol Street. The building will have two elevator cores, although only the northern core accesses the roof level. At roof level the applicant is proposing a pool and roof deck as well as associated restrooms, mechanical equipment and kitchen facilities. The majority of rooftop space will be occupied by heat pumps for each unit. Access to loading and parking will be from O Street. The applicant is providing the required loading spaces and 261 underground parking spaces for the 276 residential units, or a ratio of 0.95 spaces per unit.

The design proposes a façade with a significant amount of glass and masonry. Finer grained masonry units will be used on the South Capitol and O Street façades and more coarse, split face units will be on the western façade. Some metal panels are used near the windows. The color palette shown on the unnumbered materials page of the applicant's February submission is generally light. But some of the elevation drawings, also in the most recent submission, appear darker and less articulated, especially the western elevation. That elevation, if as dark as indicated, could appear overbearing for the nearby rowhouses, and OP has requested additional information about the color palette.

The ground level along South Capitol Street is very transparent with a significant amount of glass. The windows will allow views into and out of the community rooms, lobby and offices. Retail at the southern corner of the building, which has a two story height, will help activate the streetscape. The applicant has met with DDOT to coordinate the design of the public space and the 30 foot wide sidewalk will meet DDOT standards. More detail is required at this stage, however, to be certain that the development is fully meeting the intent of the CG Overlay.

Recessed balconies are provided on the second floor and on the third through tenth floors balconies will extend 3'5" into the required 15 foot setback. In the renderings, the balcony railings appear very transparent. The Office of Planning is supportive of that balcony design as it will ease the feeling of intrusion into the setback. OP has requested that the applicant confirm the design of the balcony railings. The front façade also includes an architectural embellishment directly above the main entrance. The feature rises to a height of 124 feet, or 14 feet above the main roof.

The submitted materials indicate that some measures will be taken to reduce the building's impact on the environment. The garage will include bicycle storage and the building is relatively close to transit service. The applicant will also use water efficient landscaping and stormwater quality control, but has not detailed what exact quality controls will be used. Although some landscaping will be provided on the roof and around the building, the design does not incorporate an actual green roof. The roof plan shows that there is significant areas of open space that could be used for a green roof, and OP has recommended to the applicant that they incorporate this element to the maximum extent possible.

## **V. COMPREHENSIVE PLAN**

The proposed development does not require PUD or rezoning approval, and is generally consistent with most aspects of the zoning regulations, specifically use, lot occupancy and rear yard. As such, the proposal is generally consistent with the Comprehensive Plan and would further the following Major Themes of the Comprehensive Plan, as outlined and detailed in Chapter 1, the General Provisions Element:

- (a) *Stabilizing and improving the District's neighborhoods* – The proposed development will transform an under-utilized and industrial site into an important segment of an emergent mixed use neighborhood.

- (c) *Developing a living downtown* – Although the subject site is across the street from, and not in, the Central Employment Area (CEA), it is logical to state that the entire South Capitol Street corridor and the entire CEA will benefit from an improved physical appearance and increased neighborhood activity.
- (e) *Respecting and improving the physical character of the District* – By enhancing the streetscape of South Capitol Street, the building will improve the physical character of the District. The project will also serve as a visual frame for views to the north and south as well as the baseball stadium. Also, the building steps down to a lower height and density toward the established residential development to the west.
- (h) *Reaffirming and strengthening the District's role as the economic hub of the National Capital Region* – By contributing to the vitality of the emerging neighborhood and enhancing the appearance of the area, the development will help make the baseball vicinity a regional destination.
- (i) *Promoting enhanced public safety* – By helping to create a neighborhood that has activity at all hours of the day and eyes on the street, the project will enhance public safety in the community.

The application also is consistent with major policies from various elements of the Comprehensive Plan. The Economic Development Element places a high priority on expanding the District's role as a center for national and international tourism and encourages new and productive uses of currently underused commercially and industrially zoned lands (§§200.8 and 200.10). The Urban Design policies of the Plan call for development that respects the L'Enfant street grid and enhances District neighborhoods. The proposed development will enhance the presently underutilized subject site and increase the amount of street activity in a neighborhood that will attract many visitors to the District. The development, therefore, is not inconsistent with the Comprehensive Plan.

The pending 2006 Comprehensive Plan calls for the development of South Capitol Street as "a great urban boulevard and 'walking' street, befitting its role as a gateway to the U.S. Capitol and a major Anacostia River crossing" (Policy AW-2.2.1). It also states that high density residential uses are appropriate near the ballpark and in the South Capitol Street corridor. The proposed development would further those policies.

## **VI. COMPREHENSIVE PLAN GENERALIZED LAND USE MAP AND LAND USE POLICIES MAP**

The Generalized Land Use Map recommends the subject site for Medium Density Residential and Moderate Density Commercial uses. Section 1100.11 of the Comprehensive Plan notes that "The Land Use Element does not identify or fix every use, height, and density on every block in the District. The text and the maps construct a guiding framework within which public and private land use and zoning decisions are to be made." The Office of Planning is supportive of the redevelopment of the site for primarily residential uses and the scale of the project is

consistent with planning studies suggesting that larger scale buildings along South Capitol Street are appropriate in order to help create a monumental boulevard.

The pending 2006 Comprehensive Plan has two associated maps, the Generalized Policy Map and the Future Land Use Map. The Generalized Policy map shows this site as a Land Use Change Area, and the Future Land Use Map indicates that the site is suitable for Medium Density Residential and Moderate Density Commercial uses. Given the evolving context of the neighborhood and associated construction, the proposed development is not inconsistent with these designations.

## VII. ZONING

The subject site is currently zoned C-2-C (Community Business Center) and is proposed to also be subject to the CG Overlay (Capitol Gateway Overlay). OP reviewed the application using the proposed CG regulations. The C-2-C district is designed for commercial and residential uses with higher density than other C-2 districts. The C-2-C zone is typically located in or near the Central Employment Area. The Capitol Gateway Overlay is intended to encourage a mix of uses while creating a pedestrian-friendly environment. More specifically, it seeks to reshape South Capitol Street as a grand civic boulevard.

The applicant's proposal requires relief from specific zoning regulations listed below the table of application data. OP's analysis of each request follows.

Item	Section	C-2-C (MOR)	Proposed	Relief
Site Area	n/a	n/a	41,019 sf	n/a
Building Height	770	90'	110'	Requested
FAR	771	6.0 (max – 246,114 sf) 6.0 (res. max) 2.0 (comm. max)		
FAR (IZ)	2604.1	7.2 (max – 295,337 sf)	6.55 (268,628 total sf) 6.48 (265,998 res. sf) 0.06 (2,998 retail sf) 0.01 (1,612 other sf)	Conforming to FAR. Must provide 8% affordable.
Lot Occupancy	772	80% (residential) 100% (comm.)	66.07%	Conforming
Rear Yard	774	15'	15'	Conforming
Side Yard	775	none required	none proposed	Conforming
Courts	776	width of 36'8" (4 in / ft. of height at 110')	31'7"	Requested
M Street Setback	1605.2	15' setback from property line	3 foot balcony projections into setback	Required
M Street Streetwall	1605.2	60% of building face at setback line	59.43% of building face at setback line	Required

### **Variance Relief**

1. South Capitol Street Setback (§1605.2)
2. South Capitol Street Streetwall (§1605.2)
3. Building Height (§770)
4. Size of Court (§776)
5. Residential Recreation Space (§773)

### **Special Exception Relief**

6. Rooftop Structures (§411)
7. Inclusionary Zoning

#### **1. South Capitol Street Setback (§1605.2)**

Relief is required for the 3'5" encroachment of the proposed balconies into the 15 foot South Capitol Street setback. There is no encroachment at the first two levels of the building. The regularity of the balconies and the small magnitude of the encroachment help the proposed design meet the intent of the overlay provisions to create a regular streetwall along South Capitol Street, while providing articulation and interest to the front elevation. The submitted materials indicate that the balcony railings will be very transparent and OP has requested that the applicant provide detailed drawings to verify this. OP does not object to the concept of balconies projecting a short distance into the setback and overall the building will help frame the street and direct views toward the Capitol dome or the Anacostia River.

#### **2. South Capitol Street Streetwall (§1605.2)**

Relief is required for the percentage of building wall at the 15 foot South Capitol Street setback. The overlay requires that at least 60% of the building face be constructed at the setback line. The proposed design has 59.43% of the building face along the setback. The renderings provided by the applicant, however, show that the small deviation from the requirement will not impair the intent of the overlay to create a streetwall along South Capitol Street. The architecture provides the feeling of a consistent streetwall and the building will help direct views toward the Capitol dome or direct views from the north toward the Anacostia River.

#### **3. Building Height (§770)**

The applicant has asked for variance relief to allow a height of 110 feet. 90 feet is the maximum height in the C-2-C district. The applicant states that the setback along South Capitol and the OP-requested step down to the adjacent rowhouses are exceptional situations that lead to a practical difficulty, that the development would not be able to obtain the permitted FAR. The applicant notes that the IZ provisions also reduce the return on the project, and that both IZ and the CG Overlay were put in place on the property after the applicant purchased it. The pre-hearing statement notes that "it has become especially important for the Applicant to capture as much of the density that it believed would be permitted as a matter-of-right, while minimizing any impact on adjacent properties" (Pre-Hearing Statement, pp. 8-9). The current design at 110 feet successfully captures not only the density permitted as a matter of right, but also an

additional 22,500 square feet, utilizing bonus density from the IZ provisions. OP acknowledges that there are a number of constraints on the site and that this office encouraged the 110' height to help South Capitol Street reach its potential as a major, monumental urban street, to push the density of the project away from the adjacent rowhouses and to allow the project to meet IZ requirements with the provision of bonus density.

The added height will not impair the intent of the Zoning Regulations. The CG Overlay, in fact, anticipated greater heights along South Capitol Street. Sections 1600.2(g) and 1610.6(a) state that South Capitol should be a monumental civic boulevard and should be developed as such. In addition, §1605.3 states that if a building on South Capitol "exceeds 110 feet in height" that additional setbacks should be provided. OP also notes that future amendments to the IZ regulations might include a 110 foot height limit in the CG Overlay to account for circumstances where the bonus FAR cannot be accommodated. OP supports this variance relief.

#### **4. Size of Court (§776)**

Relief has been requested for the size of the court at the northern property line. The court is required to be 36'8" wide, but is only 31'7" wide. The applicant states that the South Capitol Street setback reduces flexibility in the location of the building and associated green spaces. The pre-hearing statement also indicates that the wing of the building cannot be narrowed without significantly impacting interior layout. Although the application states that the wing cannot be shifted to the south, the court at the middle of the property is 63 feet wide and it seems that it could be reduced in size somewhat to bring the northern court closer to compliance, if not entirely within the regulations. OP has asked the applicant to reexamine this issue prior to the public hearing.

#### **5. Residential Recreation Space (§773)**

Because the order eliminating the regulation is not yet published, the Office of Planning feels that relief is still technically needed from the C-2-C requirement for 15% residential recreation space. The proposal includes 26,018 sf of indoor and outdoor recreation space, equivalent to 9.69% of the residential floor area. The Office of Planning does not object to granting relief to residential recreation space.

#### **6. Rooftop Structures (§411)**

The Zoning Regulations specify that rooftop mechanical equipment must be in one structure and that it must be of a uniform height. The applicant is seeking relief from those regulations because the design includes four rooftop structures of varying heights. Because of the length of the building, the design incorporates two elevator cores – one at the north and one at the south. Similarly, two stairwells are provided for the two sections of the building. OP also notes that the pool is raised above the main roof and could itself be considered another rooftop structure. The result is five rooftop structures, with the northern elevator override being the tallest at 18 feet above the main roof. That 18 foot tall structure also includes a kitchen which should be removed or designed so it is not habitable space. Enclosing all of those points in one structure would

result in a rooftop form that would be overly bulky and more of an imposition on the adjacent neighborhood. Besides the rooftop kitchen, OP does not object to the requested relief.

## **7. Inclusionary Zoning (§2600)**

The applicant is proposing less than the percentage of affordable dwelling units prescribed by the Inclusionary Zoning regulations. IZ states that new apartment buildings will provide 8% of their matter of right residential density for affordable units. As a bonus for providing the affordable units, the development may go above the matter of right density by up to 20%.

Site Area	41,019 sf
MOR Floor Area	246,114 sf (6.0 FAR)
8% of MOR Floor Area	19,689 sf
Proposed IZ Floor Area	11,250 sf (4.6% of MOR Floor Area)
Proposed Total Floor Area	268,628 sf (6.55 FAR)

The IZ regulations provide for special exception relief if the applicant can show that site conditions or development restrictions imposed by the District or Federal governments preclude the realization of all the bonus FAR (§2606). The pre-hearing statement indicates that the IZ and CG Overlay regulations were not imposed on this property until after it was purchased by the applicant, and that now requiring the 8% IZ contribution would make the project financially unfeasible. But one of the reasons that the Office of Planning encouraged the applicant to design to 110 feet was so that IZ could be a component of the project. OP, therefore, recommends that the building include the full 8% contribution toward affordable units.

If the Commission finds that provision of 8% would not be achievable, the design should, at a minimum, provide for the equal distribution of affordable units throughout the building. The pre-hearing statement indicates that affordable units would be provided on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. OP normally expects affordable units to be distributed throughout the building, with the possible exception of the top one or two stories, and that the affordable units reflect the mix of unit sizes in the building.

## **VIII. CRITERIA OF THE CAPITOL GATEWAY OVERLAY**

The Capitol Gateway Overlay District lists a number of objectives for the overlay and provides specific criteria for proposed developments. The following is OP's analysis of these standards as applied to the application.

### **§1600.2 The purposes of the CG Overlay District are to:**

- (a) Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk and design of buildings, as generally**



**indicated in the Comprehensive Plan and recommended by planning studies of the area;**

Residential is the primary use on the site and the plans show a potential 3,000 square foot retail area at the southern corner of the building. The proposed height of 110 feet and the design shown by the applicant are appropriate to an area near the center of the city, accessible by Metro, and developing with a modern style of architecture. These characteristics of the development are consistent with existing and proposed Comprehensive Plan policies. Nevertheless, more architectural and design detail has been requested by OP to complete its analysis.

- (b) Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural and hotel or inn uses;**

The proposed development does not provide support or visitor-related uses, but the presence of a significant new residential population will create more activity on the street and in the surrounding neighborhood. A more active baseball stadium district will be more attractive to visitors, and the applicant has indicated possible ground floor retail space totaling 3,000 square feet.

- (c) Allow for continuation of existing industrial uses, which are important economic assets to the city, during the extended period projected for redevelopment;**

The applicant proposes to begin redevelopment of the site immediately and any existing uses will be removed.

- (d) Provide for a reduced height and bulk of buildings along the Anacostia riverfront in the interest of ensuring views over and around waterfront buildings, and provide for continuous public open space along the waterfront with frequent public access points;**

Because the proposed development is not located directly on the waterfront it will not block views of the Anacostia River. But the proposed residential use will contribute to the overall vitality of the neighborhood, including the Anacostia riverfront. An aesthetically pleasing building in place of previous industrial uses will improve the view down South Capitol towards the river.

- (e) Require suitable ground-level retail and service uses and adequate sidewalk width along M Street, S.E., near the Navy Yard Metrorail station;**

Not applicable.

- (f) Provide for development of Squares 702-706 and Reservation 247 as a ballpark for major league sport and entertainment and associated uses;**

Not applicable.

- (g) Provide for the establishment of South Capitol Street as a monumental civic boulevard;**

The proposed development will help establish South Capitol Street as a monumental civic boulevard. The 110 foot height is appropriate for a major avenue in the city and is consistent with recent South Capitol Street corridor planning studies. The building will help frame the street by matching the height of the baseball stadium on the east side of South Capitol. Redevelopment of the previously industrial site with a more aesthetically pleasing building will enhance this major city street and increase pedestrian movement in the area. The view north towards the Capitol or south towards the Anacostia River will be improved.

- (h) Provide for the development of Half Street SE as an active pedestrian oriented street with active ground floor uses and appropriate setbacks from the street façade to ensure adequate light and air, and a pedestrian scale;**

Not applicable.

- (i) Provide for the development of First Street SE as an active pedestrian oriented street with active ground floor uses, connecting M Street, the Metro Station and existing residential neighborhoods to the Ballpark site and the Anacostia Waterfront.**

Not applicable.

**§1605 Buildings, Structures and Uses on South Capitol Street**

**§1605.1 The following provisions apply to new buildings, structures, or uses with frontage on South Capitol Street within the CG Overlay.**

**§1605.2 Each new building or structure located on South Capitol Street shall be set back for its entire height and frontage not less than 15 feet, provided that a minimum of 60% of the street-wall shall be constructed on the setback line.**

The applicant has generally provided the 15 foot setback along the South Capitol Street frontage but must seek relief for the projection of balconies into that space. The balconies would project up to three feet into the 15 foot setback. Relief is also required because the design provides 59.43% of the building's street-wall at the setback line. OP is generally supportive of the design of the South Capitol Street façade and feels that the design meets the intent of the CG overlay provisions meant to establish a monumental street and grand street wall. The intrusion of the balconies is minimal in magnitude and their regularity gives the sense of a continuous streetwall. OP has nevertheless requested additional detail on balcony design from the applicant to ensure

that the transparent nature of the balconies seen in the renderings is carried through to construction.

**§1605.3 Any portion of a building or structure that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step back from the building line along South Capitol Street.**

The proposed building does not exceed 110 feet.

**§1605.4 No private driveway may be constructed or used from South Capitol Street to any parking or loading berth areas in or adjacent to a building or structure constructed after [effective date of this section].**

No vehicular access points are located on South Capitol Street. All parking and loading is accessed on O Street, S.W.

**§1610 Zoning Commission Review of Buildings, Structures and Uses**

**§1610.1 The following provisions apply to properties located:**

**(d) On a lot that abuts South Capitol Street;**

**§1610.2 With respect to those properties described in §1610.1, all proposed uses, buildings, and structures, or any proposed exterior renovation to any existing buildings or structures that would result in an alteration of the exterior design, shall be subject to review and approval by the Zoning Commission in accordance with the following provisions:**

**§1610.3 In addition to proving that the proposed use, building, or structure meets the standards set forth in §3104, an applicant requesting approval under this section must prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:**

**(a) Help achieve the objectives of the CG Overlay District as set forth in §1600.2;**

As noted in this report, the proposed development will successfully address the objectives of the CG Overlay. The project will provide a significant infusion of residential units, a preferred use in the CG overlay. The development will provide adequate sidewalk width along South Capitol Street and will improve the appearance of the area near the intersection of South Capitol and O Streets.

**(b) Help achieve the desired mixture of uses in the CG Overlay District as set forth in §§1600.2(a) and (b), with the identified preferred uses specifically being residential, hotel or inn, cultural, entertainment, retail or service uses;**

The proposed development is primarily residential with a potential retail bay at the southern corner of the ground floor. Both residential and retail are preferred uses. The significant addition of residential units will contribute to a more active neighborhood, both when the stadium is in use and when there are no events at the stadium.

**(c) Be in context with the surrounding neighborhood and street patterns;**

The proposed development respects and enhances the surrounding neighborhood and street patterns. Lower scale residential uses are located to the west and south, and the building steps down in height to the west so that it is not overbearing on the smaller structures. The building will reinforce the street grid at this location by better defining the South Capitol and O Street streetwalls. Plans call for the intersection of those two streets to become an at-grade, signalized crossing and the improved appearance of the area near the intersection will be a benefit for the community.

**(d) Minimize conflict between vehicles and pedestrians;**

Because there is no alley and vehicular and loading access is not permitted from South Capitol Street, the proposal places parking and loading access on O Street and limits pedestrian and vehicle conflict points to one location. The principal pedestrian corridor, South Capitol Street, will be free of conflict points and will have a 30 foot wide sidewalk. The applicant has met with DDOT to ensure that the reconstructed streetscape meets the standards established by that agency for materials and design, and OP has requested additional details on the proposed streetscape.

**(e) Minimize unarticulated blank walls adjacent to public spaces through facade articulation; and**

The main entrance is at the middle of the building along South Capitol and the design includes windows along the entire length of the building at ground level. The southern corner of the project has a potential retail location and the northern end of the building will be the location of community rooms associated with the residential use. The architecture is interesting and similar in style to other buildings in the vicinity. OP has requested additional information on the design of the west wall. The south (O Street) elevation has some areas of blank wall where articulation or addition of windows would help. The north wall includes a blank section which could eventually form a party wall with adjacent development.

**(f) Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards.**

Although the application did not include an evaluation against LEED standards, the pre-hearing statement includes a description of environmentally-friendly features that will be incorporated into the building. The design, however, does not include a green roof. There seems to be significant free space on the roof and perhaps enough to incorporate a sizeable green roof. OP

supports the initiatives proposed and has recommended that the applicant further consider a green roof and other LID initiatives.

**§1610.6 With respect to a building or structure which has frontage on South Capitol Street SE:**

- (a) The building or structure shall incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of South Capitol Street as a monumental civic boulevard;**

The massing of the building will further the establishment of South Capitol Street as a monumental civic boulevard. The 110 foot height is appropriate for a major avenue in the city and the building will help frame the street by matching the height of the baseball stadium on the east side of South Capitol. Redevelopment of the previously industrial site with a more aesthetically pleasing building will enhance this major city street and increase pedestrian movement in the area. The view north towards the Capitol or south towards the Anacostia River will be improved. The architecture of the building will be in the same modern vernacular of other approved or proposed construction in the area and the streetscape will be in conformance with DDOT standards for South Capitol Street.

- (b) The building or structure shall incorporate massing, location of access to parking and loading, and location of service areas to recognize the proximate residential neighborhood use and context, as applicable; and**

The massing of the building is in response to Office of Planning concerns that the building, if allowed full height at the western side of the property, would be overbearing towards adjacent low-rise residential development and would greatly impact light, shadow and privacy. OP proposed a stepped design with the greatest height, 110 feet, along South Capitol Street with a number of steps down to a lower height at the rear of the property. The applicant is proposing a height of 70 feet; OP had originally recommended a height of between 60 and 75 feet. The parking and loading access is located on O Street because no access is allowed from South Capitol Street and there is no alley access.

- (c) The application shall include view analysis that assesses openness of views and vistas around, including views toward the Capitol Dome, other federal monumental buildings, the Ballpark, and the waterfront.**

The applicant submitted to OP renderings of the proposed building from several perspectives. The view from south of the site looking north on South Capitol Street shows that the Capitol will not be obstructed by the development. The rendering also shows that the building will begin to form a western streetwall to frame views along the boulevard. The building will likely block views of the baseball stadium from locations to the west, but the building height is appropriate for South Capitol Street. The structure will demarcate the corner of O Street, framing views

down that street toward the stadium's O Street entrance. Like views to the north, the view toward the river will also be enclosed by the building.

**§1610.7      The Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.**

As described in this report, the applicant has requested relief from various requirements of this Title.

## **IX. AGENCY REFERRALS**

This application was referred to several District agencies for review and comment. To date OP has received no negative comments on the overall application, though the District of Columbia Water and Sewer Authority (WASA) noted that some of the infrastructure in the vicinity may need upgraded because of its extreme age. WASA also stated that the applicant should incorporate a storm water detention structure to minimize runoff from the site. OP agrees, but would more so recommend a low impact design to reduce the amount of off-site storm water drainage. An email from the Department of Parks and Recreation encouraged the provision of outdoor recreation space. The applicant is providing almost 17,000 square feet of outdoor green and recreation space at ground level and on the roof.

## **X. COMMUNITY COMMENTS**

The Office of Planning has received no comments on the project from the community. The applicant will be presenting the case to the ANC on February 12, 2007.

## **XI. RECOMMENDATION**

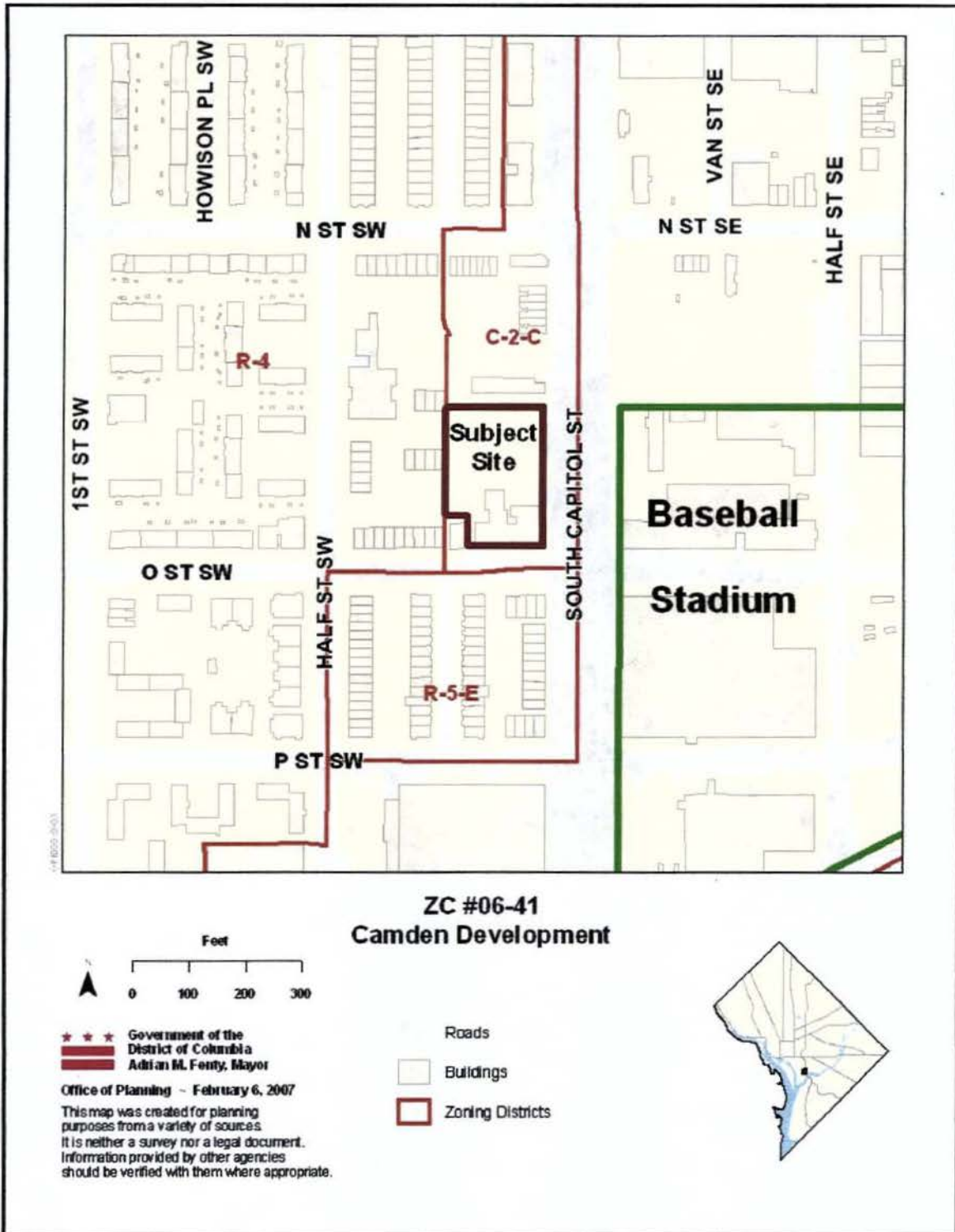
The Office of Planning recommends approval subject to the receipt of additional information and detail as outlined in this report. Alternatively, OP recommends continuing the public hearing to a later date to allow the applicant time to supply additional detail and for the Zoning Commission to evaluate the submitted information.

## **XII. ATTACHMENTS**

1.      Vicinity Map
2.      Aerial Photo
3.      Agency Comments

HT/mrj

## ATTACHMENT 1 VICINITY MAP





## ATTACHMENT 2 AERIAL PHOTO





December 21, 2006

**TRANSMITTAL**

TO: Matthew R. Jesick  
Development Review Specialist  
DC Office of Planning

FROM: Rizwan Elahi, Engineer III  
Planning & Design Branch  
DC Water and Sewer Authority

SUBJECT: Zoning Commission Case 06-41  
1325 South Capitol Street SW

DCWASA reviewed the zoning application for this project as transmitted by the DC Office of Planning dated November 16 2006. DC WASA comments are as follows:

**Water Requirements:** The proposed development abuts an existing 8-inch water main in O Street, SW. This water main was built in 1912. Due to age of this water main, this water main would need to be replaced for an adequate water service for the proposed development.

**Sewer Requirements:** This property abuts a 12-inch sanitary sewer in O Street, SW. This is an old sewer and may need to be replaced.

**Storm Sewer Requirements:** This property abuts a 24-inch storm sewer in O Street, SW. This capacity of this storm sewer is adequate for the proposed development. The applicant's engineer must design a storm water detention structure to ensure the 15-year post condition storm water peak discharge is less than or equal to the pre-development conditions. DCWASA will review the project plans that the applicant submits for a public space permit.