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DISTRICT DEPARTMENT OF TRANSPORTATION

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2007 FEB 27 PM 3:24

Transportation Policy and Planning Administration

To: Sharon S. Schellin, Secretary
Zoning Commission

From: Kenneth G. Laden 
Associate Director for Transportation Planning

Date: February 22, 2007

Subject: ZC 06-41 – Application for Zoning Commission Design Review of
Proposed Residential Building Located at 1325 South Capitol Street,
SE, Square 653, Lot 111, Zoned C-2-C

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. **DDOT has no objection to the project provided the Applicant coordinate with DDOT to ensure that their project plans reflect DDOT's roadway improvement plans and other streetscape plans for the area.**

Project Description

The applicant, Camden Development Inc. (Applicant), seeks design review of a proposed new residential building at the subject site. The project site is located on the western side of South Capitol Street immediately across from the location of the proposed new baseball stadium and is bounded by South Capitol Street to the east, Half Street, SW to the west, N Street, SW to the north and O Street, SW to the south. Existing row dwellings border the site to the west. The project proposal calls for the construction of an 11-story residential building with 1,390 square-feet of ground floor retail and a three-level below-grade parking garage that will provide a total of 215 parking spaces. The applicant seeks variance relief from the roof height, open court, building height and residential recreation space requirements.

The Office of Planning (OP) proposes extending the boundaries of the Capitol Gateway Overlay District to the west of South Capitol Street, which would include the subject site. The Overlay District restrictions were incorporated into the project proposal including a

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15 ft. building setback from the South Capitol Street curb-line and restricting the construction of private driveways accessing parking garages or loading berths from the roadway. The project has been designed so that access to the parking garage and loading facilities is from O Street, SE.

Coordination with DDOT Roadway Improvements

DDOT's current rehabilitation of the Frederick Douglass Memorial Bridge, which includes lowering the exiting viaduct and reconstructing South Capitol Street from Potomac Avenue, SW to a point 270' north of O Street, SW, directly impacts the project. This segment of the roadway reconstruction project is currently in the design phase. Reconstruction of South Capitol Street and related intersections is expected to begin in July 2007 and be completed in February 2008.

DDOT shared 30% design plans for this segment of roadway reconstruction with the Applicant in November 2006 and DDOT shared 65% design plans with the Applicant in February 2007. The 65% plans include curb and sidewalk locations, curb and sidewalk elevations, streetscape plans, and other roadway and sidewalk improvements that must be incorporated into the Applicant's plans. The Applicant's plans submitted to the Zoning Commission for review do not reflect DDOT's current plans for roadway and sidewalk reconstruction of South Capitol Street and O Street, SW. This includes the location of the curb line along South Capitol Street, the location of the curb line and intersection configuration at O Street, and sidewalk/curb elevations for both South Capitol Street and O Street, SW.

Public Space - Streetscape Improvements

In addition, there are several streetscape elements that must be coordinated and incorporated into the Applicant's plans. The Applicant is responsible for developing streetscape plans that adhere to DDOT's Anacostia Waterfront Initiative (AWI) Transportation Architecture Design Standards, match DDOT's roadway improvement plans, and are coordinated with streetscape plans for the ballpark across the street. This includes tree spacing and location, tree species selection, streetlight spacing, and sidewalk paving materials.

As advised in the AWI Transportation Architecture Design Standards, this section of South Capitol Street will feature a double row of trees. Although DDOT will be planting one row of trees as part of the roadway reconstruction project, the Applicant must show the double row of trees on their plans and is responsible for ensuring that the plan is fully implemented when the Applicant's project is complete. For example, if any of the

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streetscape improvements that DDOT constructs are damaged or impacted during construction of the Applicant's project, the Applicant will be responsible for replacing those elements or materials. Therefore, it is important for the Applicant's landscape plan to show all streetscape elements from the curb to the property line. In addition to showing the double row of trees on South Capitol Street, the landscape plan should show two continuous strips of granite cobblestones between and around the two rows of trees. The remaining sidewalk material should be shown as exposed aggregate. These materials and streetscape design will be consistent with streetscape improvements at the ballpark.

Conclusion

In summary, the site plans submitted with the application do not reflect DDOT's current plans for roadway and sidewalk reconstruction that were provided to the applicant. DDOT has no objections to the project proposal provided the applicant coordinates with DDOT to ensure that their plans incorporate DDOT's roadway improvement plans and other streetscape plans for the area. The Applicant's site plans should match the road construction details provided by DDOT.

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