

RECEIVED

D.C. OFFICE OF ZONING

IN REPLY REFER TO:
NCPC File No. Z.C. 06-41

February 21, 2007

2007 FEB 26 AM 11:40



401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

Ms. Carol J. Mitten, Chair
District of Columbia Zoning Commission
One Judiciary Square
441 4th Street, NW, Suite 210
Washington, D.C. 20001

Dear Ms. Mitten:

We would like to take this opportunity to comment on Zoning Case 06-41 (Capitol Gateway Overlay District Review at Square 653, Lot 111 -1325). Due to the timing of this Special Exception referral, we are not able to place this item on the NCPC agenda prior to the Zoning Commission's public hearing on February 22. Please note that these are staff comments only and do not reflect the official position of our Commission.

The subject project is of particular interest to the National Capital Planning Commission because of its treatment of South Capitol Street. This boulevard has been the subject of numerous planning studies, including the 2005 NCPC South Capitol Street Task Force. This joint Federal-District Task Force developed urban design guidelines for the emerging corridor, most notable being the recommendations of a 15 foot building set back from the South Capitol Street right-of-way and a 1:1 building step back for structures over 110 feet in height. The objective of this requirement is to establish a well designed, consistent street wall through the redeveloped urban boulevard.

Because the proposed project respects the 15 foot set back along South Capitol Street and does not step back as the building height is below 110 feet, the project does not appear to adversely affect any Federal interests. However, we do encourage the applicant to further explore incorporating ground floor retail into the project so as to promote a more active public space along the South Capitol Street corridor.

We appreciate this opportunity to provide you with our staff comments related to this project. Please feel free to contact David Zaidain of my staff on (202) 482-7230 if you have any related questions.

Sincerely,

Christine Saum
Director, Urban Design & Plan Review

ZONING COMMISSION
District of Columbia

CASE NO. 06-41
EXHIBIT NO. 33