

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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2006 DEC 29 AM 11:32

Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *ELM*
Ellen McCarthy, Director, Office of Planning
DATE: December 29, 2006
SUBJECT: **Public Hearing Report for ZC 06-46**
Monument Realty Half Street Project Phase I
Zoning Commission Design Review Under the Capitol Gateway Overlay

The applicant, Monument Realty, is seeking Zoning Commission design review approval pursuant to 11 DCMR Chapter 16, the Capitol Gateway Overlay District (CG Overlay), in order to construct two mixed use buildings near the new baseball stadium in Southeast. The subject site is the entire east side of Half Street, S.E., between M and N Streets, S.E. In conjunction with the design review, the applicant is seeking relief from a number of other zoning requirements for building form, setbacks and arrangement of uses.

Using the criteria of the CG Overlay, the Office of Planning has begun its review of the submitted materials. The CG Overlay encourages a design that facilitates pedestrian movement and the use of transit, creates a mixed use environment with an active streetscape and enhances the entire near Southeast and Anacostia waterfront area. While in general OP views the project favorably, our initial analysis indicates that the applicant must submit significantly more information. For the streetscape more information should be provided regarding materials, landscaping, seating and lighting. For the architecture of the buildings themselves, more detailed drawings are required for the ground-level retail façades, and more information should be provided about signage.

The Office of Planning does not discourage a modern vernacular in the architecture of this neighborhood and the direction indicated by the submitted drawings is appropriate for a developing entertainment district. But more information is required before OP can provide a full analysis. The applicant has indicated that more materials will be forthcoming, and OP will submit a complete report prior the public hearing.

ZONING COMMISSION
District of Columbia

CASE NO. 06-46

EXHIBIT NO. 20

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