

SQUARE 701 Half Street Ballpark Site, Washington, DC

Zoning Analysis

Square 701

- M Street
- N Street
- Half Street
- 1st Street

Surrounding uses (existing & planned)

- High-rise, mixed use
- Office, residential, hotel
- Parks and open space
- Ballpark
- Metrorail

Subject Property

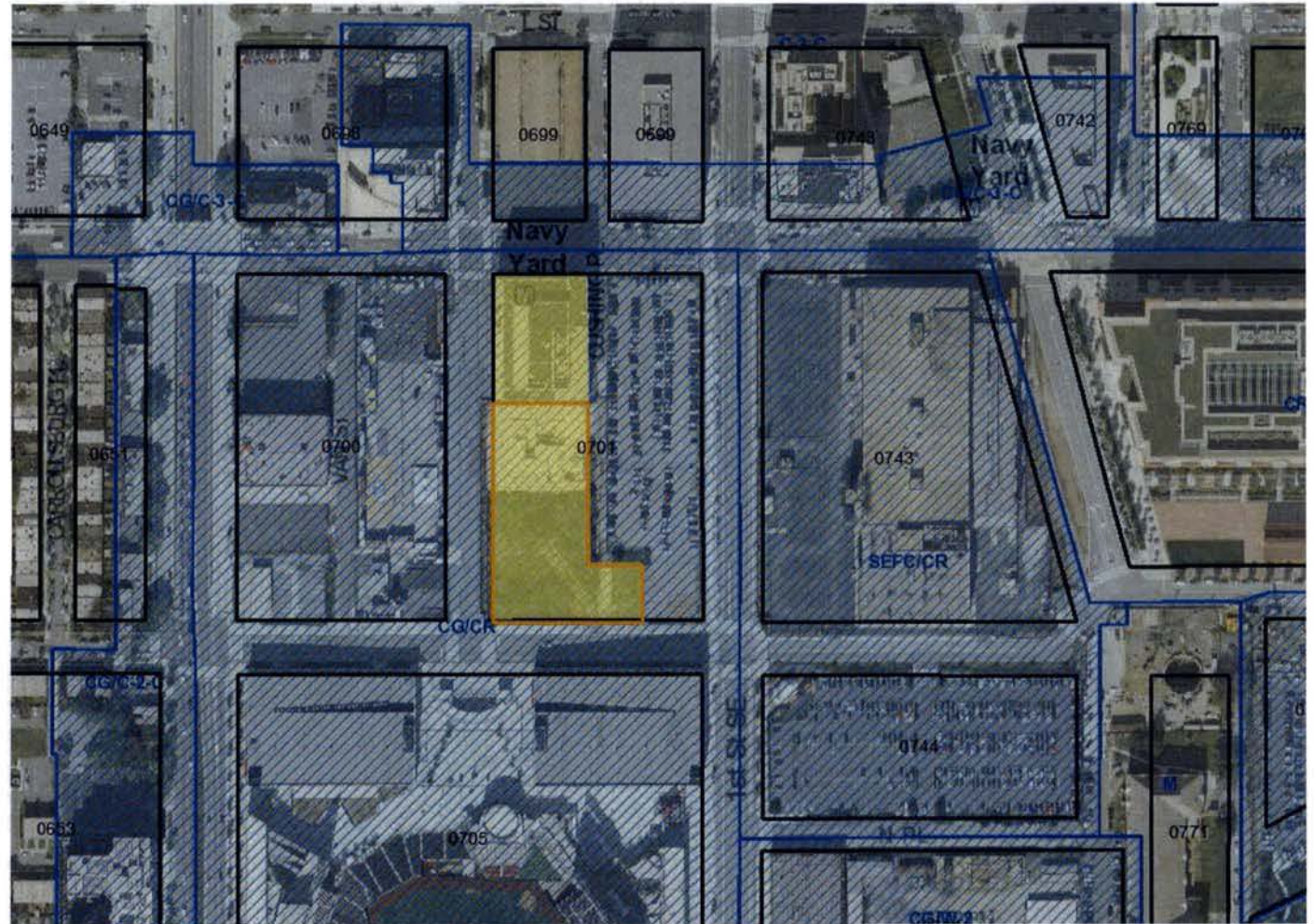
- Portion of Record Lot 168
- Theoretical building site
- "L" shaped
- 67,835 square feet

Abutting streets and alleys:

- Half Street (80')
- N Street (90')
- Cushing Place (30')

Abutting street frontages

- Half Street (365 feet)
- N Street (250 feet)



Existing Conditions

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Zoning

- CG/CR

Height

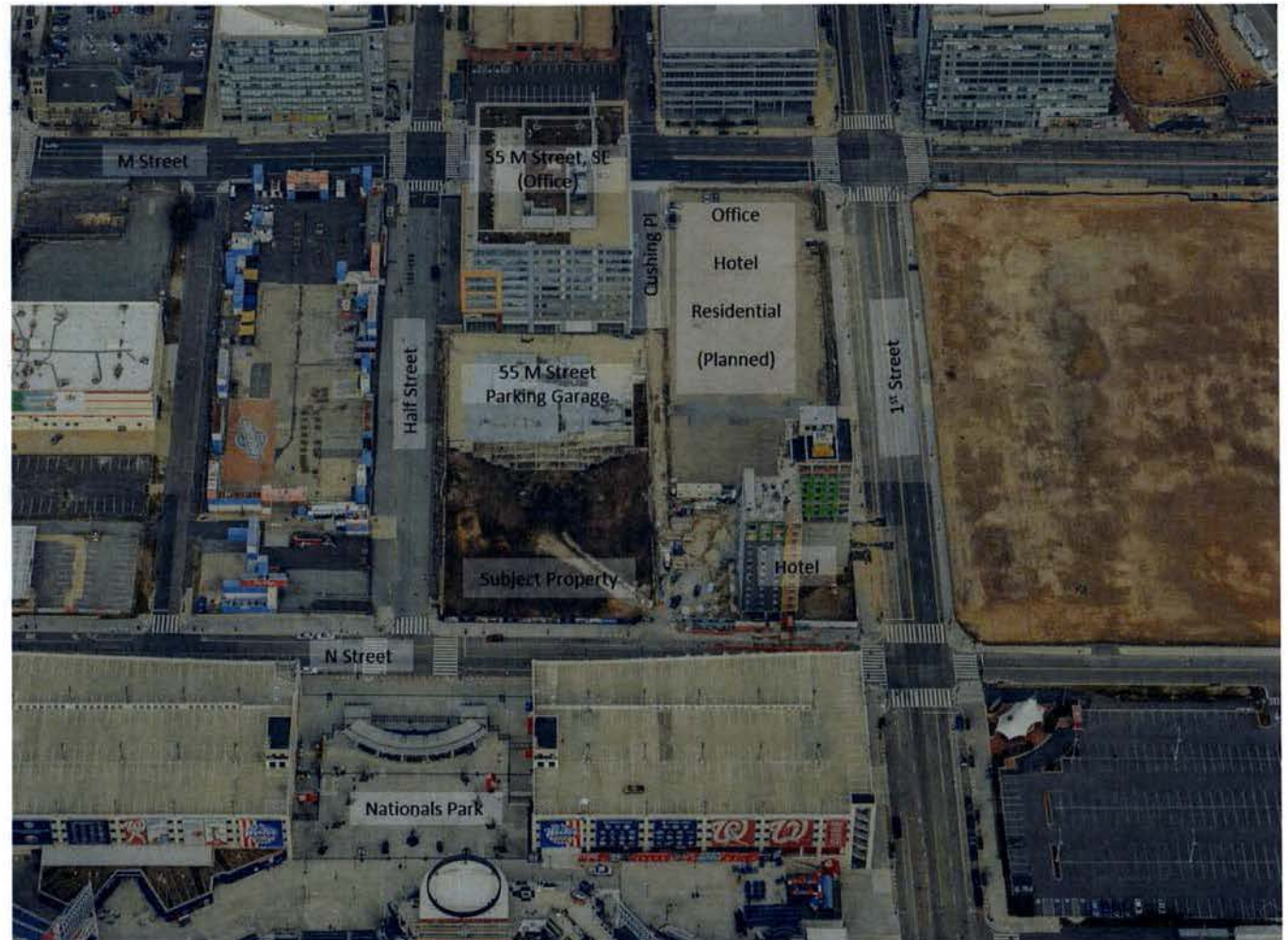
- 90'
- 110' (CLD)

FAR

- 6.0 (3.0 max non-res)
- 8.0 (CLD)

Lot occupancy

- 75% residential
- 100% non-residential



Existing Conditions

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Building Program Comparison of Previously Approved Plans and Modified Plans			
Case No.	Previous Plans	Modified Plans	
	ZC 06-46A	ZC 06-46B	
		Scenario 1	Scenario 2
Height	110'	110'	110'
Gross Floor Area			
Residential	320,511	401,600 (393,700)	326,500 (318,600)
Hotel	106,269	0	75,100
Retail / service	37,334	60,100 (68,000)	60,100 (68,00)
Total	464,114	461,700	461,700
FAR	6.84	6.81	6.81
Parking	244	231	231
Loading			
No. of Berths (55')	1	1	1
No. of Berths (30')	3	3	3
No. Service Delivery Spaces (20')	2	2	2
<i>Numbers in parenthesis reflect option where Level 2 of proposed building's south wing is allocated to retail use. This option results in approximately 7,900 additional square feet of retail and an equivalent reduction in residential use</i>			

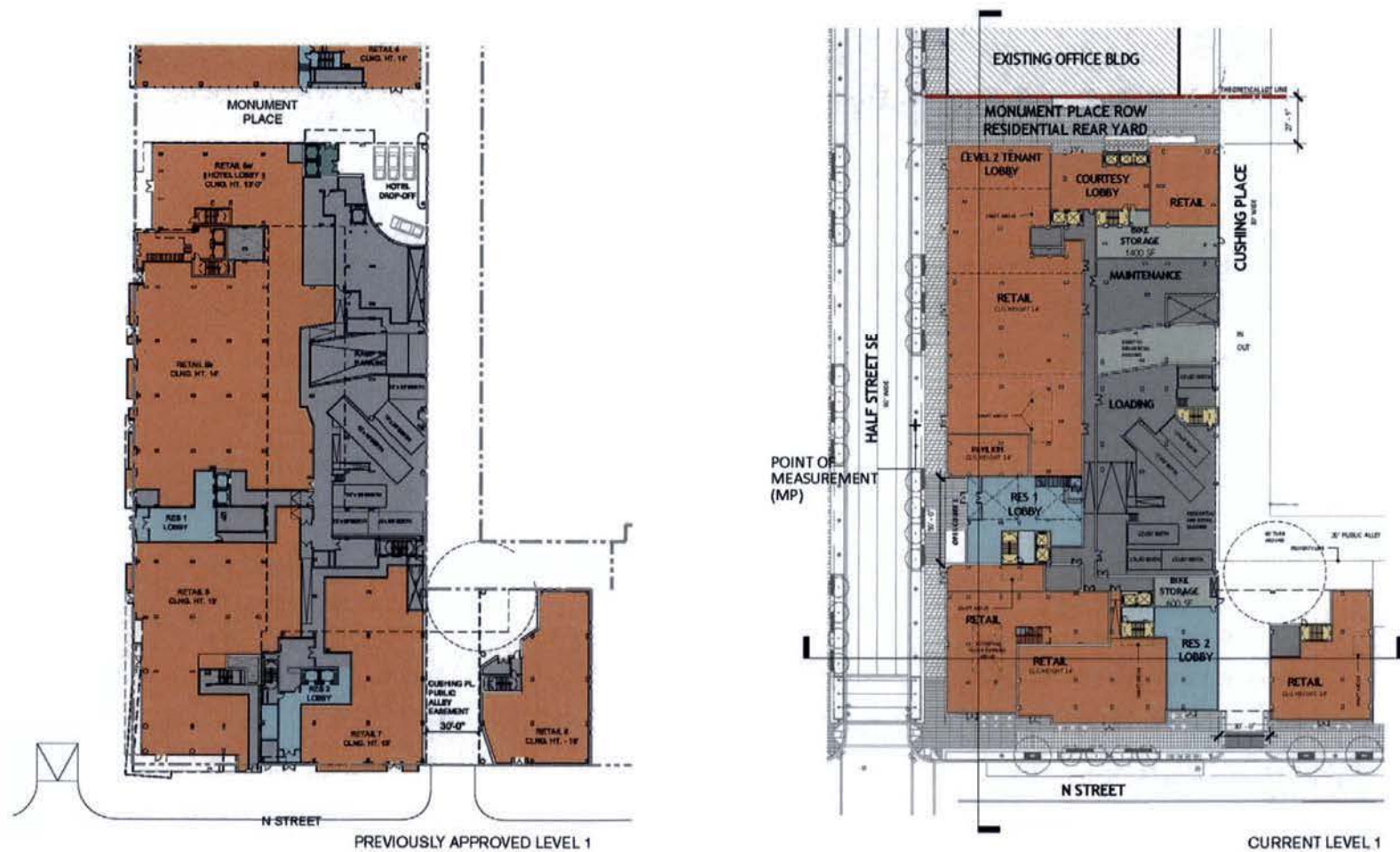
Comparison of previous and proposed building program

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Zoning Relief Comparison of Previously Approved Plans and Modified Plans			
Section	Requirement	Previous Plans (ZC 06-46A)	Modified Plans (ZC 06-46B)
§1607.4	100% of the frontage along Half Street devoted to preferred uses	Variance (Office Building)	Compliant
§1607.3	75% of ground floor devoted to preferred uses	Variance	Compliant (75.9% provided)
§1607.5	14' Minimum floor-to-ceiling height at ground floor	Variance	Compliant (14' provided at ground floor)
§1607.2	20-foot setback above 65 feet	Special exception (12-foot setback above 80 feet)	Special exception (12-foot setback above 80 feet)
§2201.1	Loading (2 berths @ 55') (2 berths @ 30') (3 service delivery spaces @ 20')	Variance (1 berth @ 55') (3 berths @ 30') (2 service delivery spaces @ 20')	Variance (1 berth @ 55') (3 berths @ 30') (2 service delivery spaces @ 20')
§400.7	Roof Structure (1:1 setback from exterior walls)	Special exception	Special exception (Extent of relief substantially reduced)

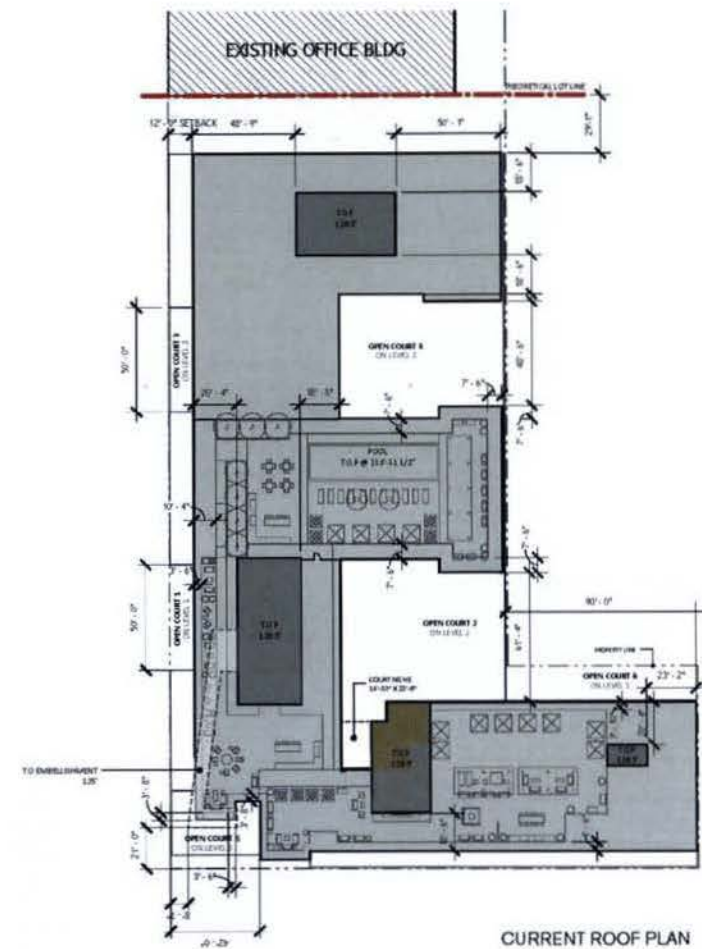
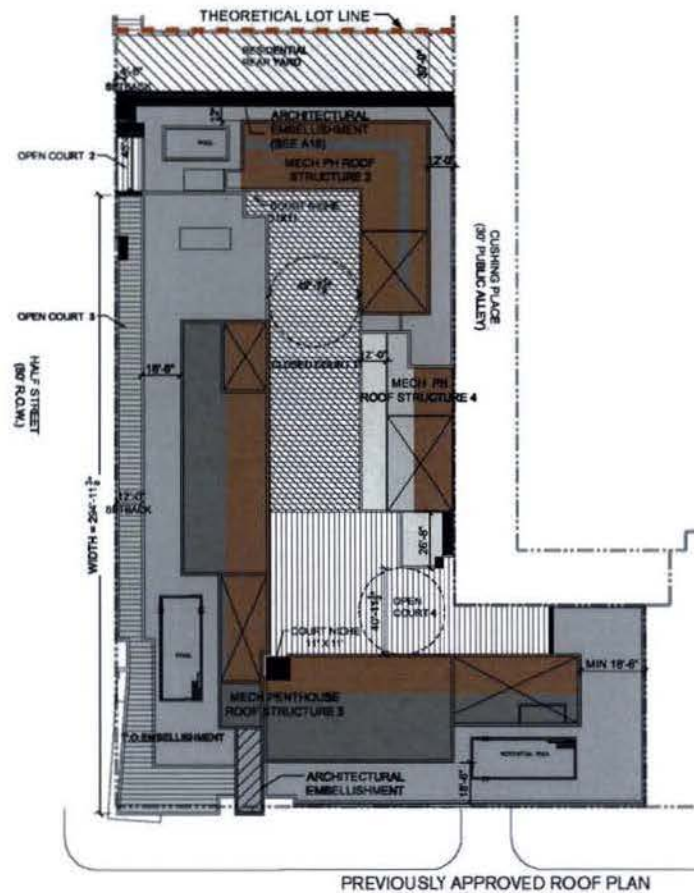
Comparison modified plans to previous zoning relief

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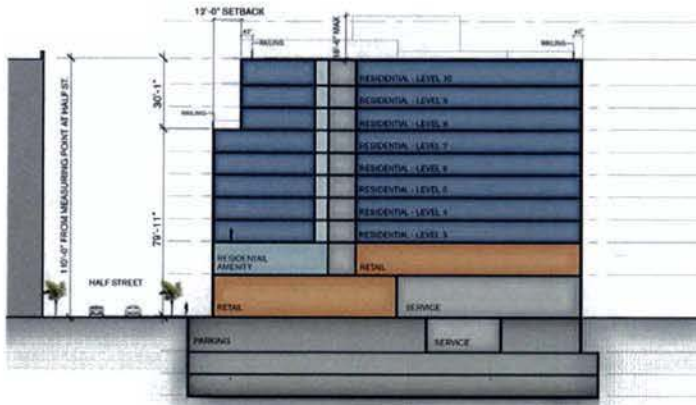
Comparison of previous and proposed loading plan

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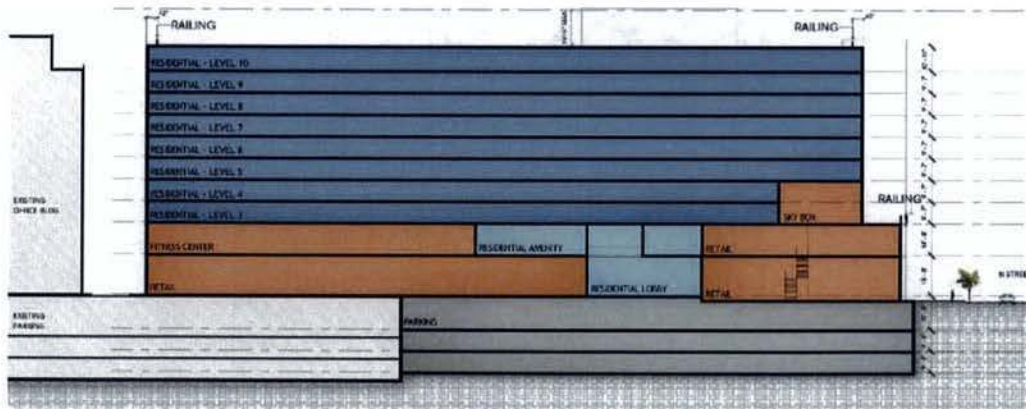


Comparison of previous and proposed roof plan

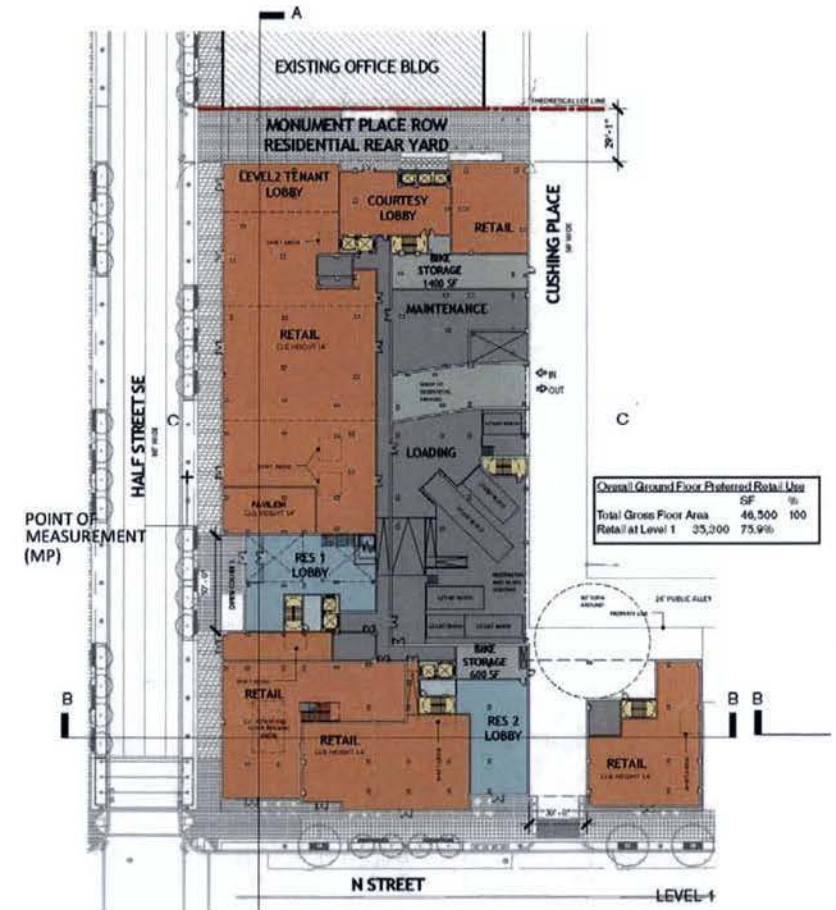
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- Building step back along Half Street (\$1607.2)



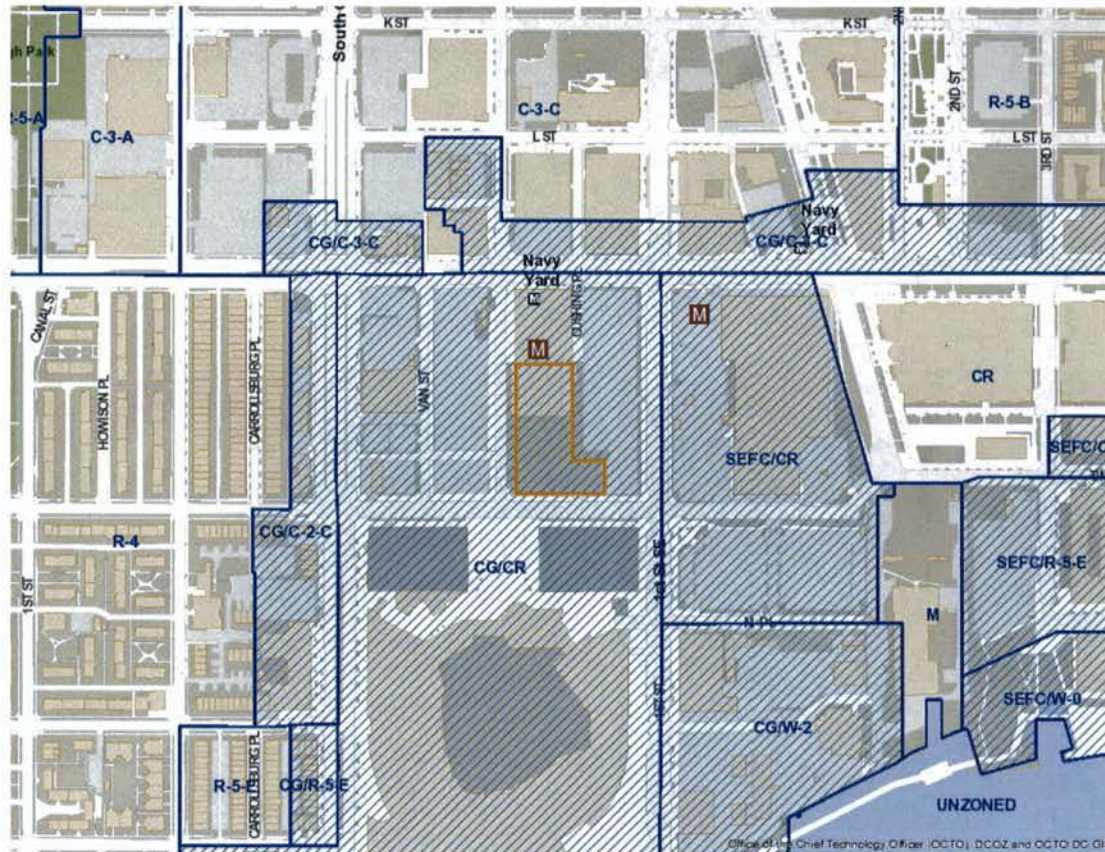
- Minimum ground floor ceiling height (\$1607.5)



- Percentage of ground floor area devoted to preferred uses (\$1607.3)
- Percentage of Half Street frontage devoted to preferred uses (\$1607.4)
- No driveways to parking and loading along Half Street (\$1607.7)

Buildings Structures and Uses on Half Street, SE, South of M Street, SE

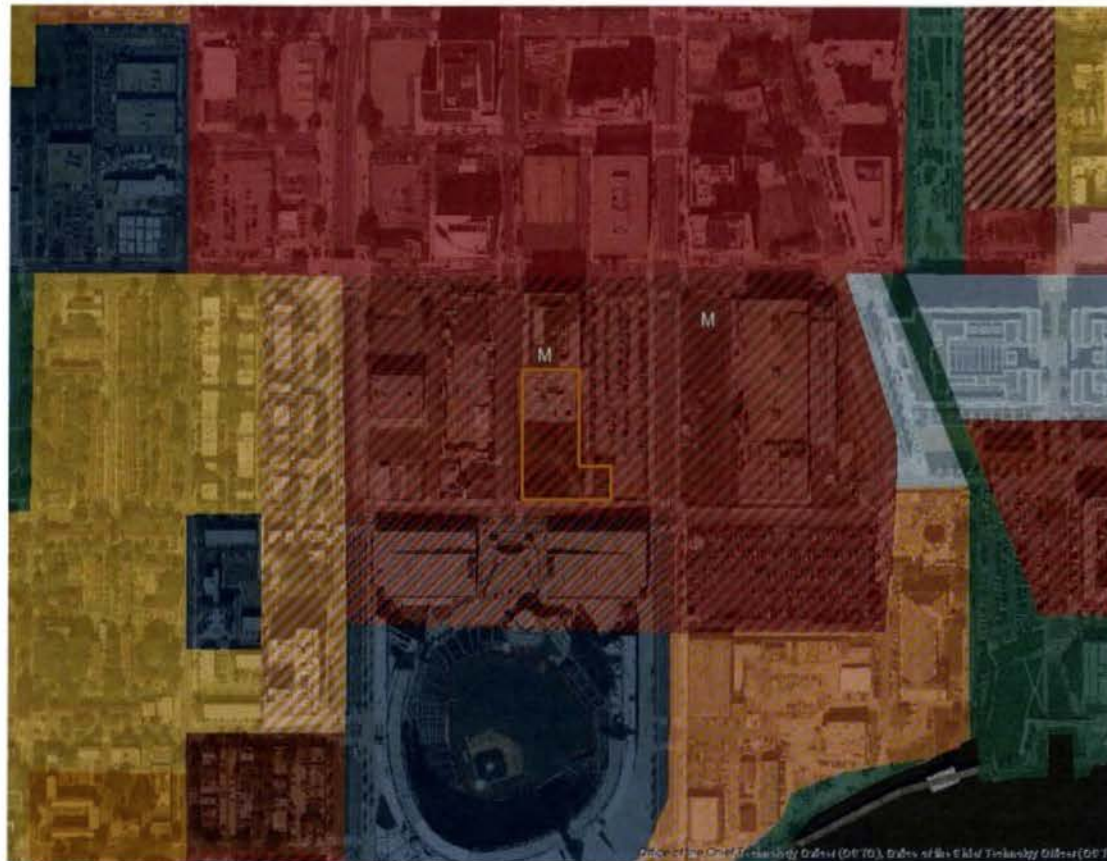
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- Harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and no adverse effect on use of neighboring properties (§1610.3)

Zoning Commission Review of Buildings, Structures, and Uses

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- Residential-Low Density
- Residential-Moderate Density
- Residential-Medium Density
- Residential-High Density
- Commercial-Low Density
- Commercial-Moderate Density
- Commercial-Medium Density
- Commercial-Medium-High Density
- Commercial-High Density
- Institutional
- Federal
- Local Public Facilities
- Parks, Recreation, and Open Space
- Production and Technical Employment
- Mixed Use
- Water

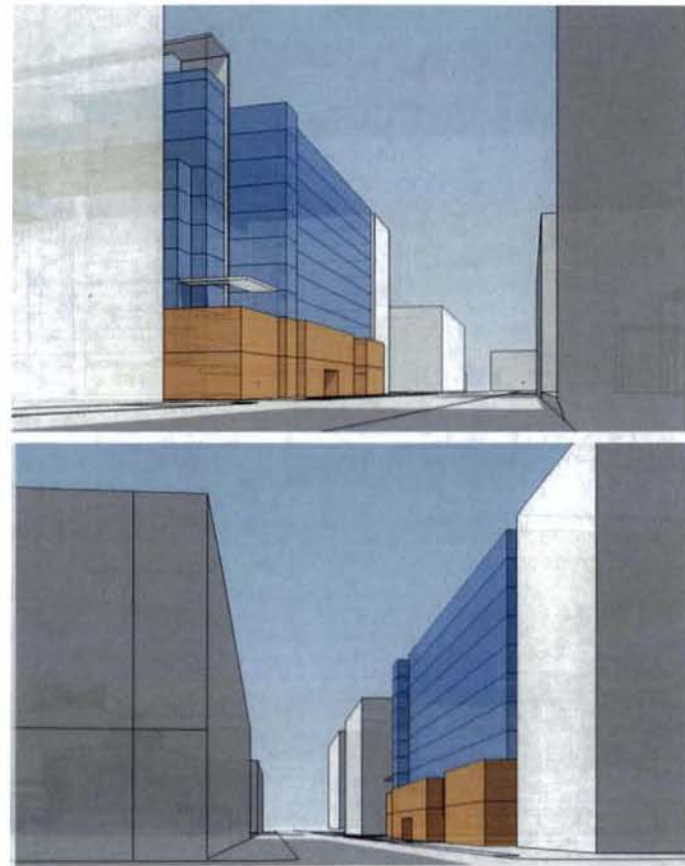
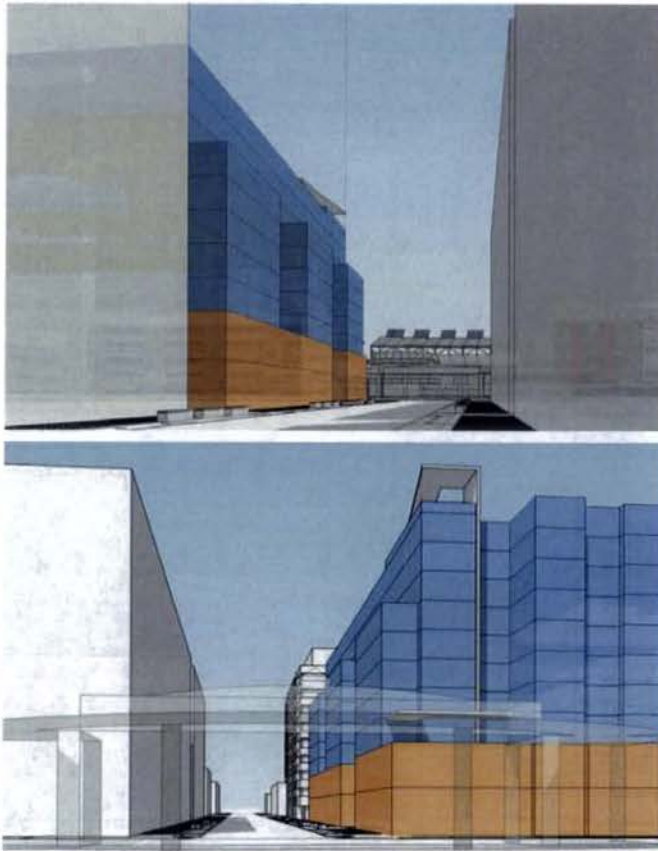
- Help achieve the objectives of the Capitol Gateway Overlay (§1610.3(a))



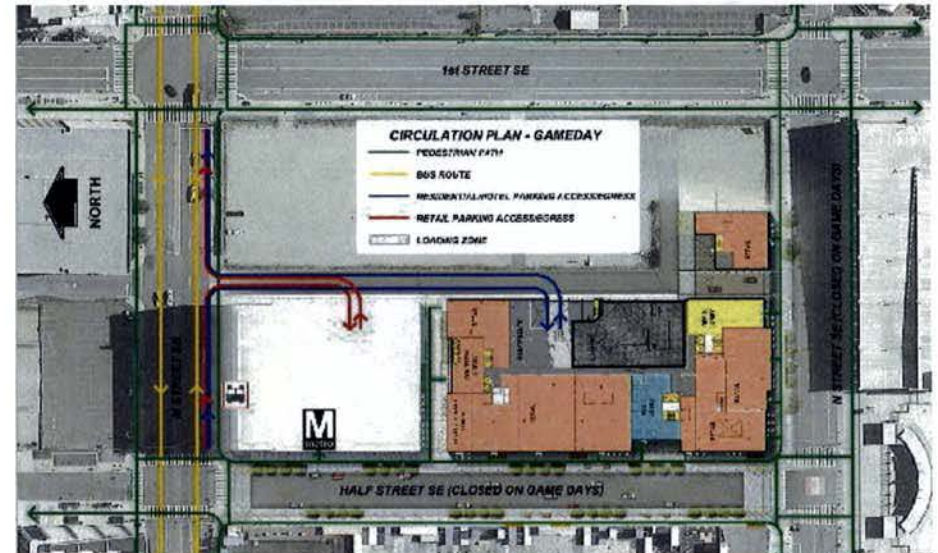
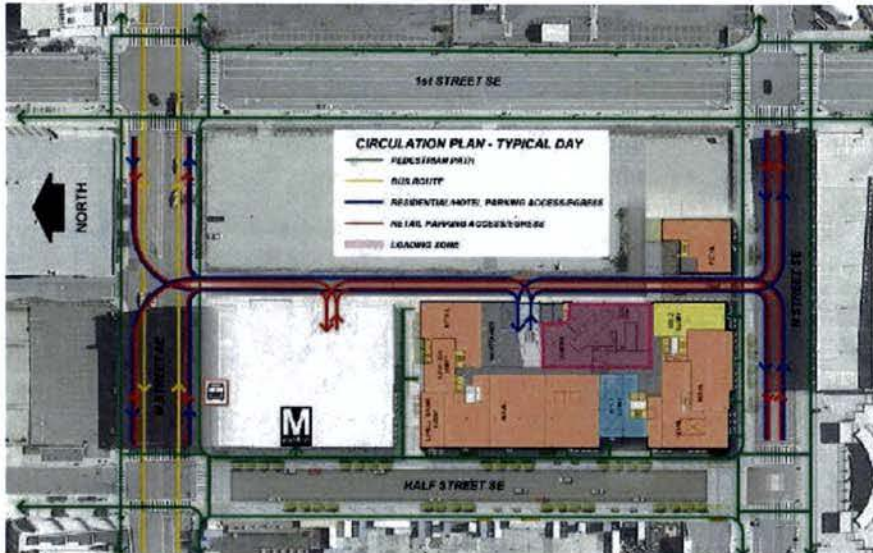
- Help achieve the objectives of the Capitol Gateway Overlay (§1610.3(a))
- Help achieve the desired mix of uses in the Capitol Gateway Overlay (§1610.3(b))
- Provide safe and active streetscapes through building articulation, landscaping, and active ground level uses (§1610.5(a))

Zoning Commission Review of Buildings, Structures, and Uses

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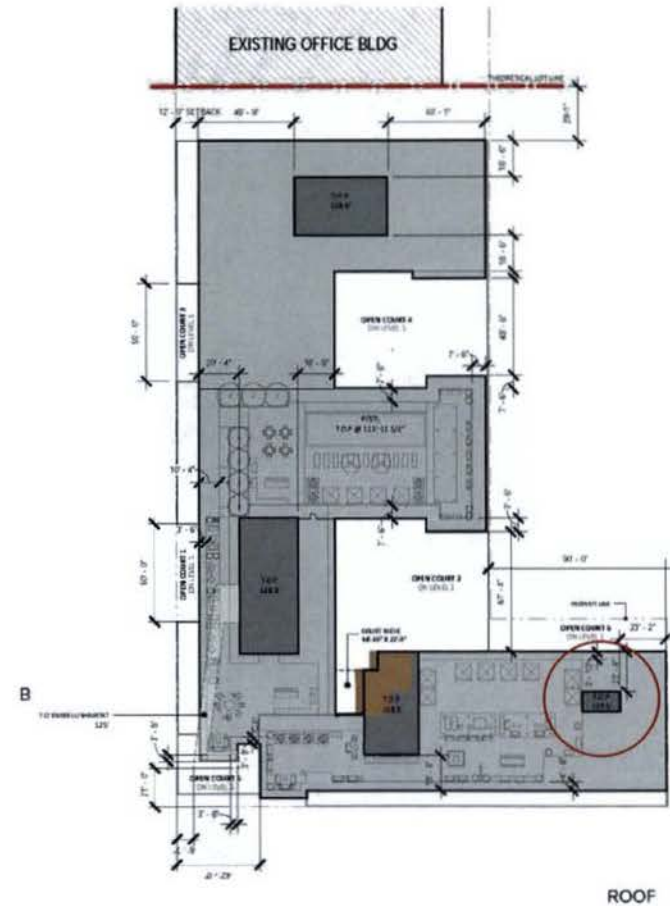
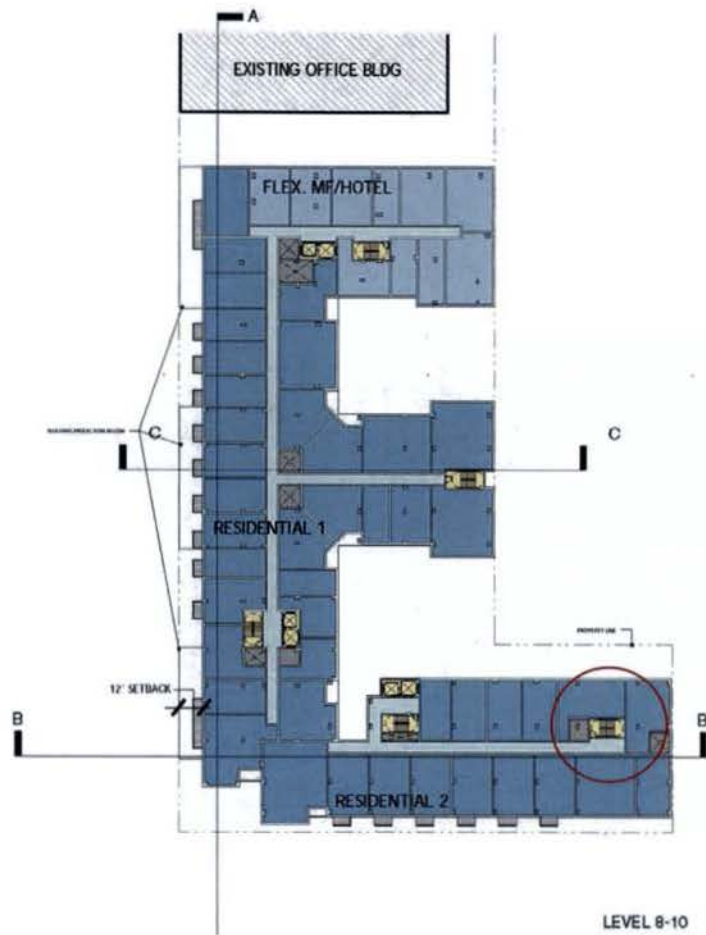
- Be in context with the surrounding neighborhood and street patterns (§1610.3(c))



- Minimize conflicts between vehicles and pedestrians (§1610.3(d))
- Provide safe and convenient movement to and through the site, including to public transit, the Ballpark, and to the Anacostia River (§1610.5(b))



- Minimize unarticulated blank walls adjacent to public spaces (§1610.3(e))



Special exception: single roof structure enclosure requirement (§411.3)

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