

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



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**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director *JS*

**DATE:** February 13, 2009

**SUBJECT:** **Supplemental Report for ZC #08-30**  
Akridge Half Street  
Zoning Commission Design Review Under the Capitol Gateway Overlay

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The Commission held a public hearing on this item on January 29. At that time the Commission asked the Office of Planning (OP) to prepare a supplemental report to update the status of issues outstanding at the time that OP's written public hearing report was published. This supplemental report will present the issues raised or information items requested in the public hearing report and how the applicant has addressed them.

1. Information on the number of retail bays anticipated (the number of retailers), the number of entrances to the retail and the size of retail spaces;

The Office of Planning has no outstanding issues, is very supportive of the design and recommends approval of the application. OP feels, however, that it would benefit the project if additional information was submitted describing the interaction between the private and public spaces. This would be especially important on Half Street south of the residential lobby, where the applicant envisions an anchor retailer, and where there is a potential for a long "blank" wall. The private retail space should engage the public space not just visually, through interesting architecture, but also programmatically.

2. Perspective views / renderings from pedestrian level – from both immediately in front of the building and down the street;

The applicant provided perspective views in the plans submitted January 15 and at the public hearing. OP requested this information to assess whether the building form would help achieve the goals of the Capitol Gateway (CG) Overlay. The building form will reinforce the L'Enfant streets while providing architectural interest and variety, provide a comfortable sense of enclosure for the pedestrian, and focus views down Half Street toward the ballpark. Issue resolved.

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3. A rendering of the exterior lighting scheme;

**The renderings provided by the applicant at the public hearing show that, in keeping with the CG Overlay, no excessive lighting will be created by the project that would detract from monumental views. Issue resolved.**

4. Plans showing the minimum clear height of ground floor retail spaces if less than 14' and its location within the retail area;

**The plans submitted on January 15 confirmed that the retail spaces will have fourteen feet of clear space, even with the presence of mechanical equipment, ductwork and the like. Issue resolved.**

5. A roof plan showing all structures – including elevator overruns, stair access points, mechanical equipment enclosures, canopies related to communal recreation space and elevated pool decks – their height, and their distance to exterior walls;

**This information was provided by the applicant in plans submitted January 15. The applicant will submit additional roof plans to the Commission in order to clarify previous submissions. Issue resolved.**

6. Information on how the above-mentioned roof structures meet the requirements of §411 and the Height Act;

**The applicant will submit additional roof plans per Commission requests. The applicant has stated that the Height Act discrepancy presented by the east stair tower on the residential portion of the building will be resolved. Issue resolved.**

7. Information about the percentage of green roof;

**The applicant submitted this information prior to the public hearing. The percentage of green roof (approximately 52%) is greater than some similar applications. Issue resolved.**

8. A LEED checklist for the entire project as a whole;

**The applicant initially submitted a LEED checklist for the office portion of the building only. Prior to the hearing the applicant submitted a LEED checklist for the residential portion of the building. Because two different LEED rating systems will be used for the different portions of the building, one list for the entire project was not possible. The applicant testified at the hearing that the building would achieve a LEED Silver rating. Issue resolved.**

9. Information on how retailers access the trash room;

**Earlier plans showed no connection between some of the retail space and the trash room on the west side of the building. Revised plans show a connecting door to the loading / trash area. Issue resolved.**

10. Information about the number of residential units and their breakdown by number of bedrooms;

**This information was provided in the applicant's pre-hearing statement. Issue resolved.**

11. Information showing that the proposed loading will be sufficient;

**Similar reductions have been granted on other large, multi-use projects, and the District Department of Transportation does not object to the number of loading bays. Issue resolved.**

12. Resolve discrepancies within the plans – Elevations of rooftop structures, Ramp leading to a dead end on the ground floor of the residential portion of the building, retail ceiling heights, M Street projection.

**Discrepancies in the plans have been removed. Issue resolved.**

The Office of Planning continues to recommend approval of the design review application. The project is not inconsistent with the Comprehensive Plan and would meet the goals of the CG Overlay. OP also recommends approval of the various areas of zoning relief requested.

JS/mrj