



MEMORANDUM

2011 APR -1 PM 3:02

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: April 1, 2011

SUBJECT: Supplemental Report - ZC #08-34: I-395 Air Rights (Return to L'Enfant) Consolidated PUD, First-Stage PUD, and Related Map Amendment

I. BACKGROUND

The Zoning Commission held a public hearing for this application on December 6, 2010 and scheduled a public meeting to take proposed action on January 24, 2011. At that meeting, the Commission deferred taking proposed action, requesting that the applicant respond to issues raised and that the Office of Planning (OP) submit a response to any additional submission. The applicant filed a supplemental submission on March 25, 2011; this report is OP's analysis and comments on that submission.

OP has worked with the Applicant to refine the proposal in response to Commission comments. OP supports the latest project designs and appreciates the Applicant's continued pursuit of design and programming enhancements as reflected in the latest submission. A summary of the modifications from the earlier submission reviewed by the Zoning Commission follows.

1. Site Density Distribution

The Applicant has adjusted the FAR on the three blocks of the development, mainly to reduce the density on the South Block and to provide more balanced development intensity across the site. The density on the North Block, for which consolidated approval is requested, was increased from 8.79 to 8.91 FAR (13,038 square feet) while the FAR on the South Block was reduced from 9.85 to 9.0 (72,174 square feet). As such, the density of the overall proposal has reduced by approximately 60,000 square feet to 8.74 FAR. The Applicant has requested the flexibility to increase the square footage on the South Block by 0.5 FAR in the second stage application.

OP is supportive this redistribution, and is supportive of the request for additional South Block density, which allows for review of the possible impacts and Zoning Commission approval of any additional density.

2. North Block Massing

The Applicant has redesigned the North Block massing to create a two building scheme, divided by a single pedestrian street, rather than the formerly proposed three buildings separated by two angled intersecting pedestrian ways. The building along 3rd Street is further articulated by a two to four-story break, which would be set back from 3rd Street.

OP is very supportive of these significant changes, which provide for a better relationship between the buildings and the surrounding streets, and for the development of a more meaningful internal pedestrian way. The variety should help to break-up uniform building massing on the west side of the North Block.

3. North Block Building Design

The applicant has refined the design of the North Block buildings, adding some façade treatment variety and replacing the formerly proposed metal band / canopy which wrapped around the three buildings with a two story stone and metal treatment at the base of each individual building. Building corners feature a 10 feet by 10 feet notch from the third floor to the roof to visually minimize building mass.



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EXHIBIT NO. 08-34

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OP is supportive of these design changes which provide more articulated building façades, enhance the pedestrian level experience, and provide a unifying base level element.

4. Pedestrian Way

The Applicant now proposes a single pedestrian way through the site, designed to feel like a “street”, which would visually and physically connect Massachusetts Avenue and G Street through the North Block. The Pedestrian Way would be animated by retail storefronts, furniture, landscaping, and light fixtures common to other streets in the District. Four rectangular eco-chimneys, which would rise approximately 18 feet in height and occupy approximately 100 square foot footprints each, would be located along the Pedestrian Way. Lobby entrances would be highlighted by a canopy stretching between the east and west buildings. The terminus of the Pedestrian Way, at G Street, would be activated by sculptural lighting and the residential building entrance. North Block retail also would have opportunities for complementary managed outdoor space.

OP is very supportive of this change. As now designed, the space will serve as an inviting entrance onto the site, serving office users and future residents of the site, as well as visitors from the surrounding community. The proposed design will help to ensure that the space feels both safe and welcoming, avoiding the possibility that it could be perceived as “semi-private” space not open to the general public.

5. G Street

The Applicant has also refined the design of the G Street right-of-way, while maintaining it as a pedestrian street. Large planters capable of supporting trees, sculptural lighting, sitting areas, and decorative paving have been proposed. At street level on the north side of the street would be optional retail / office space and proposed technology incubator space (described below), while on the south side (future phase of development) would be the residential building entrance and additional retail.

OP supports the design of this space.

6. North Block Retail

The proposal relocates dedicated retail use in the North Block from the internal pedestrian ways of the former proposal, mainly to Massachusetts Avenue and the northern portion of the Pedestrian Way. Ceiling heights for Massachusetts Avenue facing retail space would rise between 18.3 feet to 20.5 feet. Such ceiling heights are typically attractive to retailers and provide a prominent appearance from the street. On the southern portion of the North Block, the Applicant would provide the option for approximately 14,000 square feet of additional retail space with ceiling heights between 12.75 feet and 14.25 feet.

OP is supportive of the additional retail space along Massachusetts Avenue. In order to encourage retail uses that will maximize activity along Massachusetts Avenue, the Applicant has agreed to a condition that banks not be located along the Massachusetts Avenue frontage.

7. Amenities/Technology Incubator Space

The Applicant has committed to providing a minimum of 5,700 gross square feet of space to technology incubator uses for a minimum of ten years. The dedicated space is currently shown at the corner of G and 3rd Streets, although the Applicant asks for flexibility to locate it in any of the ground floor space facing G Street. To further encourage its immediate and ongoing use, the applicant has committed to rent this space at a discounted rate of 50% of rent that would be charged for third floor office space.

OP is highly supportive of the inclusion of technology incubator space and the requested location flexibility. Such uses have the potential to enliven G Street, and, from a broader perspective, will further reinforce the District’s role as a technology hub. OP further considers the subsidized incubator space to be a project amenity which could provide value to the project, neighborhood, and District as a whole.

8. Canopy

At OP's request, the Applicant provided additional detail regarding the design of the pedestrian canopy (Attachment 1) connecting the two buildings. The drawings show a glass canopy supported on each end by a 20" deep I-beam, which in turn is suspended by cables attached to the two buildings. The canopy would be 10.5 feet above ground level, minimum.

OP has no concerns with this proposed design, as it is commiserate with the design and materials of the buildings.

9. Planter Heights

At OP's request, the Applicant also provided detailed design drawings of the G Street planters (Attachment 2), particularly to demonstrate the height at which the planters will be constructed. The planters would be two to three feet high with connecting benches.

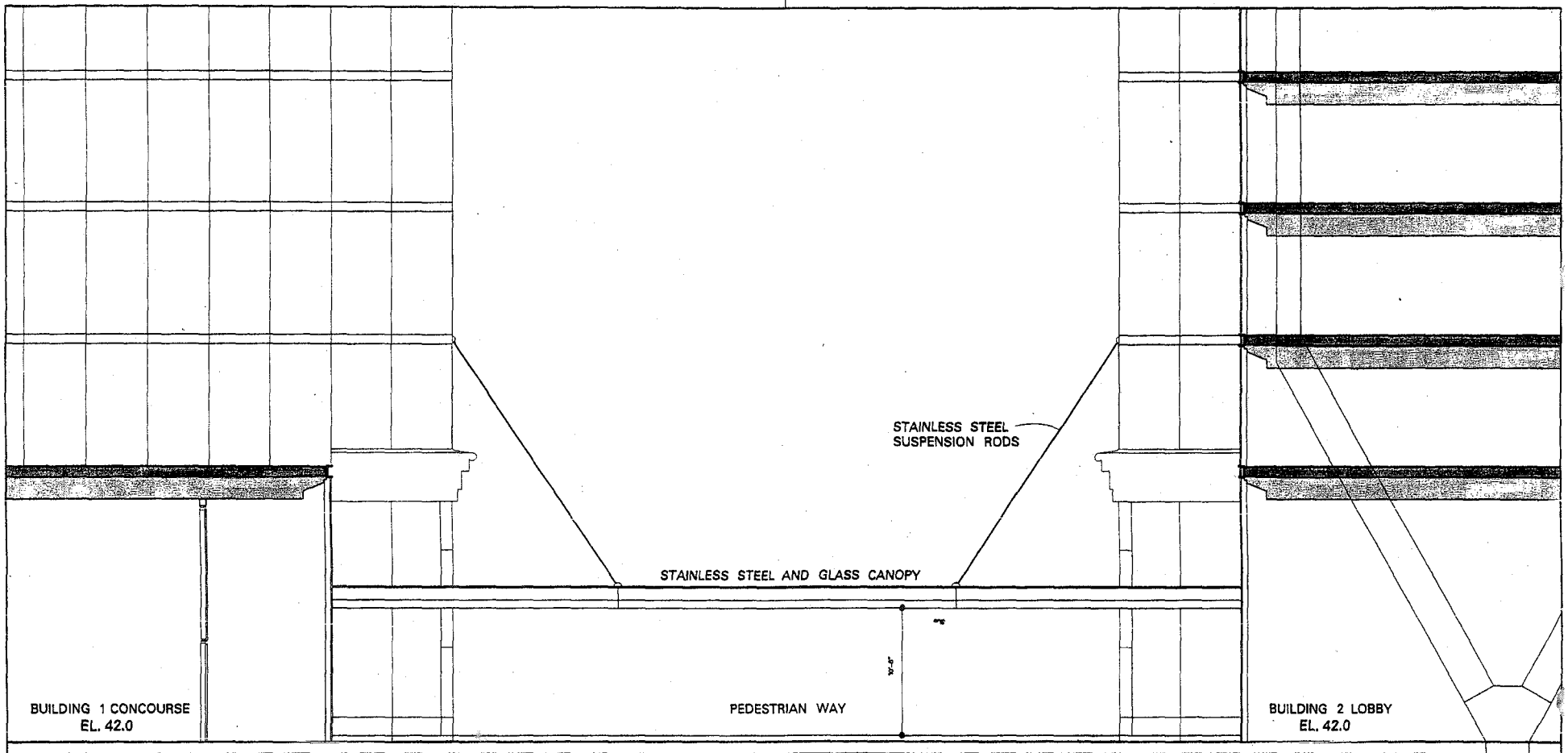
OP is supportive of the planters, which will allow shade trees in this space, or the design. The relatively low height of the planters is important to allow views from all directions, minimizing blind spots which could impair the security of the area. The benches encourage activity in the area which also assists in the creation of an inviting and secure area.

II. RECOMMENDATION

OP remains fully supportive of the development of the I-395 Air Rights site, which will reconnect the L'Enfant plan grid and thereby reconnect adjacent neighborhoods, provide a unique new high density development opportunity with a mix of uses, and incorporate innovative environmental and circulation design elements.

OP commends the applicant for the modifications to the design of the proposal and is supportive of the modifications to the plans. OP recommends approval of the revised application.

JLS/ mbr/pg
Maxine Brown-Roberts / Paul Goldstein project managers



BUILDING 1 CONCOURSE
EL. 42.0

PEDESTRIAN WAY

STAINLESS STEEL
SUSPENSION RODS

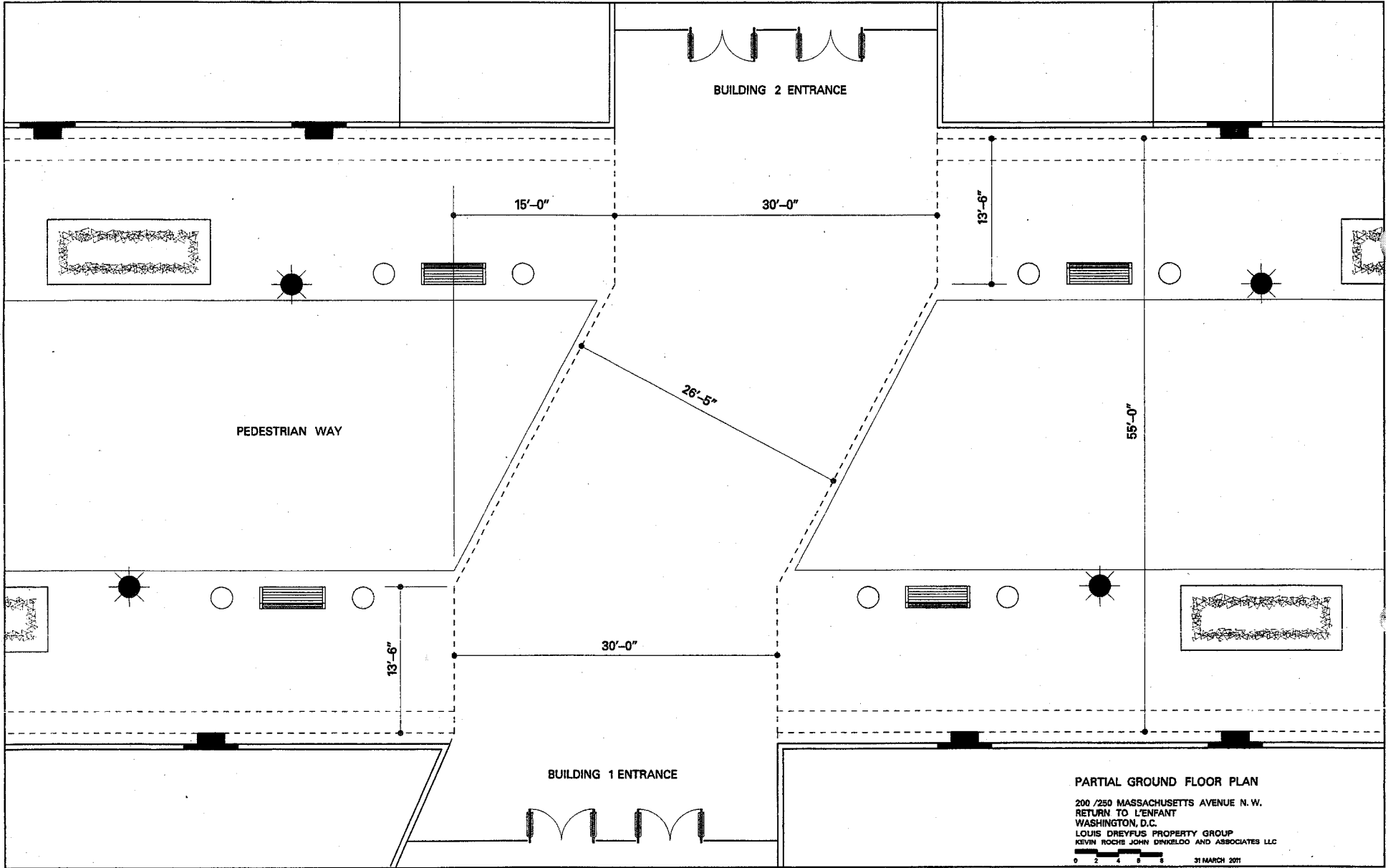
STAINLESS STEEL AND GLASS CANOPY

BUILDING 2 LOBBY
EL. 42.0

SECTION THROUGH CANOPY
LOOKING NORTH

200 /250 MASSACHUSETTS AVENUE N.W.
RETURN TO L'ENFANT
WASHINGTON, D.C.
LOUIS DREYFUS PROPERTY GROUP
KEVIN ROCHE JOHN DINKELLO AND ASSOCIATES LLC

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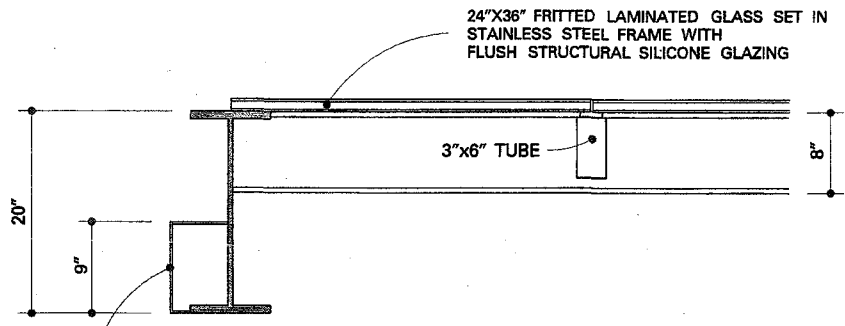


PARTIAL GROUND FLOOR PLAN

200 /250 MASSACHUSETTS AVENUE N.W.
 RETURN TO L'ENFANT
 WASHINGTON, D.C.

LOUIS DREYFUS PROPERTY GROUP
 KEVIN ROCKE JOHN DRYWALD AND ASSOCIATES LLC





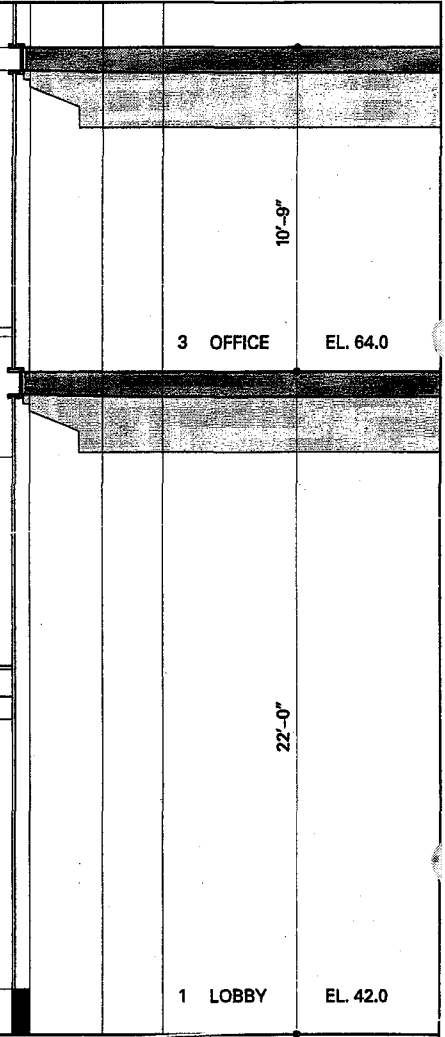
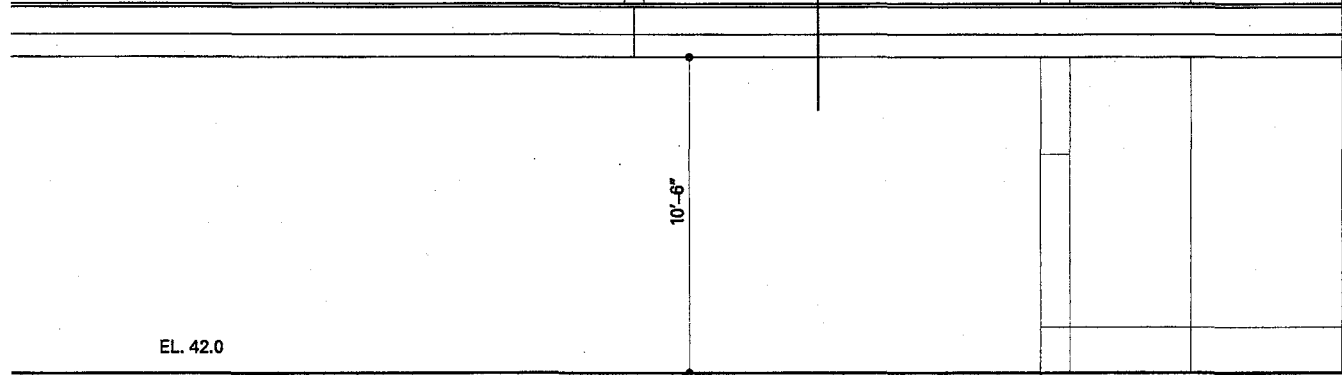
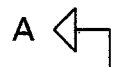
SECTION A



RELATES TO 9" BAND AT 2ND FLOOR AND CURTAINWALL FLOOR SLABS ABOVE

STAINLESS STEEL SUSPENSION RODS

STAINLESS STEEL AND GLASS CANOPY

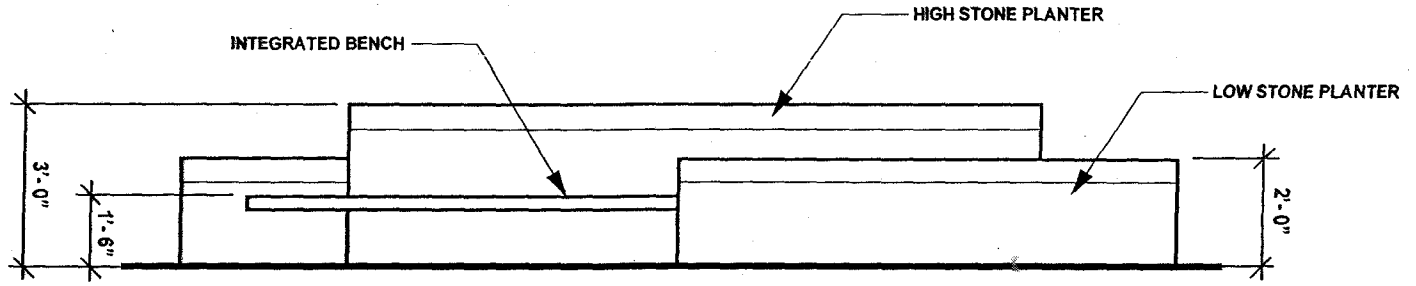


GLASS CANOPY SECTION /DETAIL

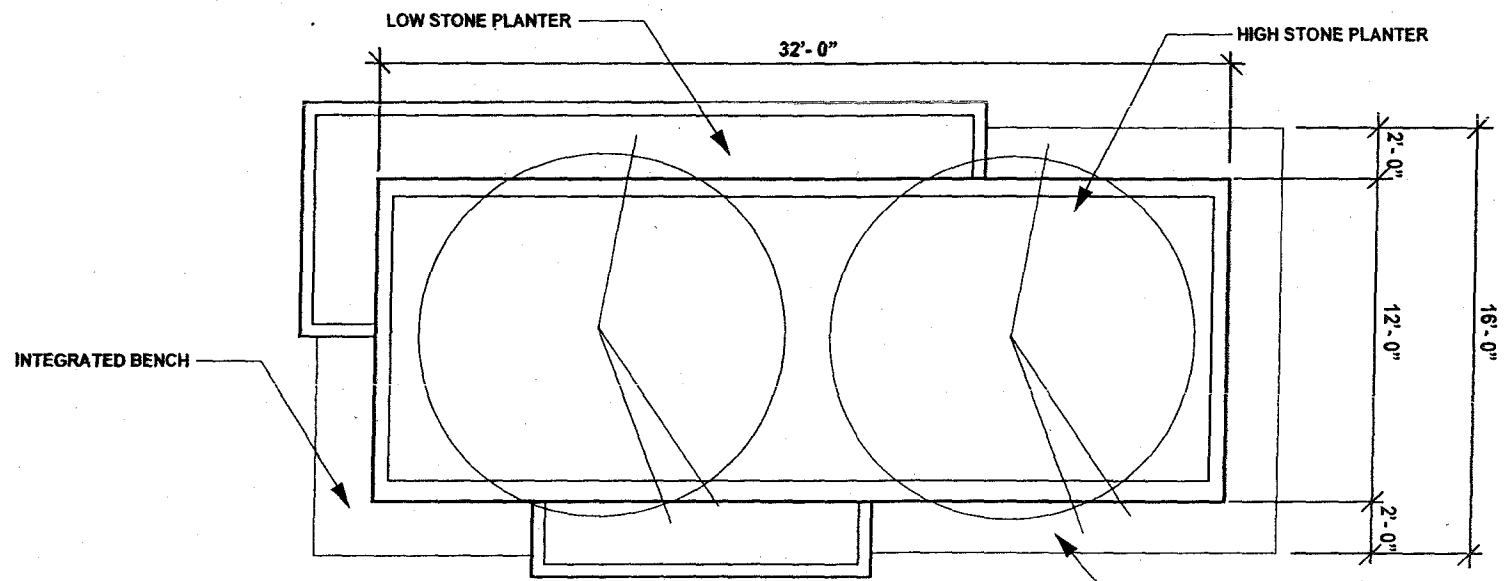
200 /250 MASSACHUSETTS AVENUE N.W.
 RETURN TO L'ENFANT
 WASHINGTON, D.C.
 LOUIS DREYFUS PROPERTY GROUP
 KEVIN ROCHE JOHN DINKELCO AND ASSOCIATES LLC



31 MARCH 2011



G-STREET PLANTER ELEVATION - not to scale



G-STREET PLANTER PLAN - not to scale