



Delegated Action of the Executive Director

PROJECT

**Capitol Gateway Overlay District Review at
Square 700, Lots 43, 866 (SQ700 Trust, LLC)**
South Capitol Street and M Street, SE
Washington, DC

NCPC FILE NUMBER

ZC 15-23

NCPC MAP FILE NUMBER

24.30(06.20)44174

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approval of report to the Zoning
Commission of the District of Columbia

REVIEW AUTHORITY

Advisory per 40 U.S.C § 8724(a) and
DC Code § 2-1006(a) and § 11-
3012.1(a)

The Zoning Commission of the District of Columbia referred a zoning case on September 14, 2015 for Commission review and comment pursuant to the Capitol Gateway (CG) Overlay District provisions. The operative provisions include Sections 1601, 1605 and 1610 of the District of Columbia Zoning Regulations (11 DCMR), which apply to new construction on any lot that abuts South Capitol Street within the CG Overlay District. (The project site is zoned CG/CR and must conform to both CG Overlay District and CR—Commercial-Residential zoning requirements). On November 5, 2015, the Zoning Commission of the District of Columbia will review plans for a proposed new building occupying a portion of the block bounded by South Capitol Street, M Street, Van Street, and N Streets, SE.

The project site consists of the southern half of combined Lots 43 and 866 in Square 700. The property has frontage on South Capitol Street to the west, M Street, SE to the north, Van Street, SE, to the east and is adjacent to a five-story storage building to the south. The same owner will develop the northern portion of the site as a ten-story office building. The Commission reviewed and approved the PUD for the northern portion of the site in July 2015. The Capitol Riverfront neighborhood is a rapidly redeveloping part of Washington, DC and currently consists of many vacant lots and new, dense office and residential buildings. The Washington Nationals baseball stadium is located one block south of the project site.

The proposed structure is a 176,485 square-foot, 13-story residential building located mid-block, facing both South Capitol Street and Van Street, SE. The building lobby access is from both street frontages, while access to loading and 92 off-street parking spaces is provided from Van Street, SE. Approximately nine townhouse-style units will have individual entrances at street level. The proposed building height is 130 feet, which is based on the dimension of South Capitol Street (160 feet) and is the maximum height allowed under the Act to Regulate the Height of Buildings in the District of Columbia (Height Act). The proposal also includes an 18-foot, six-inch-high penthouse on the roof of the proposed 130-foot building. The façades of the proposed structure consist of a mixture of brick, granite, aluminum panel systems and window systems. Building setbacks at upper levels provide terrace space and green roofs; portions of the penthouse roof are also proposed

to be green. A central court is oriented towards South Capitol Street to provide direct light for the surrounding residential units.

The proposed structure meets the requirements of the CG Overlay District, including a 15-foot setback from the property line along South Capitol Street, a one-to-one setback above the 110-foot height along South Capitol Street. Glass handrails on the roof are also set back at a one-to-one ratio.

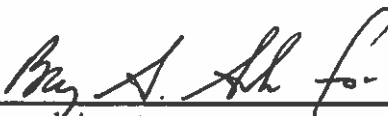
The land owner is requesting relief from the CG Overlay District regulations regarding lot occupancy as set forth in Section 1601.1 of the regulations. The proposal indicates a lot occupancy of 88.3 percent in lieu of the 80 percent required under the regulations. Given the mid-block location of the development, and relative density of the neighborhood, this proposal is not inconsistent with the intent and requirements of the CG Overlay District, the Comprehensive Plan for the National Capital, or any other federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a) and in reference to 11-3012.1(a), I find that the proposed building at Square 700, Lots 43, 866 (SQ700 Trust, LLC) is consistent with the intent and requirements of the Capitol Gateway Overlay District, and would not be inconsistent with the Comprehensive Plan for the National Capital nor affect other federal interests.



Marcel Acosta
Executive Director

10-30-15

[Date]