

## Zoning

The Capitol Gateway Overlay District was instituted in Buzzard Point in 2002 following the planning focus on the Anacostia River through the AWI effort. In the new ZR-16 zoning, these overlay zones were translated into the Capital Gateway (CG) special zones. They allow for a range of heights and densities and include requirements to ensure an appropriate mix of residential and commercial uses and excellent design.

The CG zones reinforce South Capitol Street as a gateway into downtown and establish a Zoning Commission design review process over much of the area. Design review will help to achieve the desired character and design excellence for Buzzard Point, including streetscape and environmental improvements. CG zoning permits matter-of-right residential, office, retail, recreational, and light industrial development. The majority of the area consists of the CG-4 zone with areas along the Anacostia River in the CG-5 zone. These zones regulate the form and density of development and promote a mixture of compatible uses. Existing residential areas north of P Street are zoned RF-1 for low to moderate density residential.

## Preferred Neighborhood Uses

As Buzzard Point is transformed from an industrial area and new regional amenities are added, it is important that future residential and commercial development include uses and amenities that are neighborhood-focused, meeting a variety of resident needs. New housing choices should include

a range of units that accommodate families, seniors, and varied incomes levels. The provision of public facilities, such as schools, and police, as well as community-serving retail are critical components of a well-rounded neighborhood. Future development should consider how to provide space that support small businesses and entrepreneurial ventures, including maker spaces.

## Development Capacity

Under existing zoning, the current maximum development capacity of Buzzard Point is approximately 11.3 million square feet of land area not utilized by stadium uses and new infrastructure, based on floor area ratio (FAR). Without the DC United Soccer Stadium, PEPCO sub-station, and new road and Oval Park infrastructure, the estimate is 16.6 million gross square feet. The relative portions of future development that will be residential and commercial, including hotels, are not mandated in the zoning. This Vision Framework anticipates high amount of residential use, given the extensive water frontage, the isolated peninsula location, and the compatibility with adjacent neighborhood areas.

Inclusionary Zoning (IZ) regulations require the provision of affordable residential units within new market rate residential developments in Buzzard Point as well as other areas of the city. The District's IZ regulations further the District's goal of creating diverse, mixed-income neighborhoods and a range of housing opportunities. A minimum of eight percent of new residential units in Buzzard Point will be affordable through IZ.

ESTIMATED DEVELOPMENT YIELD		NOTES + METHODOLOGICAL ASSUMPTIONS
Total Residential Uses	6,040 Units	Based on estimate of zoning capacity and development trends, with approximately 1,100 square feet per unit.
Inclusionary Zoning (IZ) Residential	480+ Units	50% of the permitted IZ 20% bonus density within in mixed-use projects dedicated to affordable units.
Market Residential	5,560 Units	Remaining market rate units.
Total Non-Residential Uses	4,700,000 Sq Ft	Based on AECOM estimate of zoning capacity and development trends.
Retail	60,000 Sq Ft	Assumes approximately 0.4 FAR dedicated to ground floor retail and entertainment uses.
Office	3,200,000 Sq Ft	75% of remaining non-residential uses dedicated to office.
Hotel Rooms	1,000 Rooms	25% of remaining non-residential uses dedicated to hotel.
ADDITIONAL PREFERRED NEIGHBORHOOD USES		
Civic, Institutional, Community (e.g. school, police, fire, EMS, etc.)		
Neighborhood-Serving Retail, Services (e.g. child care, maker space, floorplates suitable for independent entrepreneurs, etc.)		
Housing Choices (e.g. units that accommodate families, seniors, a range of incomes, etc.)		

**ZONING COMMISSION**

District of Columbia  
CASE NO.16-06A  
EXHIBIT NO.19A

## 1. Florida Rock

Florida Rock is a four-phase project along the Anacostia River, and bounded by First Street SE, Potomac Avenue, and South Capitol Street. The first phase, Dock 79, a 305-unit apartment building with 20,000 square feet of retail, is complete. The second phase, 71 Potomac, is underway in 2017. The third and fourth phases are planned as a 315,000-square-foot office and 275,000-square-foot hotel, respectively, and are likely to advance after the District completes the reconstruction of the Frederick Douglass Memorial Bridge and South Capitol Street in 2021. When complete, the 1.1 million square foot project will constitute 600 residential units, 325,000 square feet of office space, 50,000 square feet of retail and 325 hotel rooms. The project will provide an esplanade space for sporting event crowds to enjoy the waterfront, eventually extending under the future Frederick Douglass Bridge to connect to the Anacostia Riverwalk.

## 2. South Capitol Street Corridor Project, Oval Park and Frederick Douglass Bridge

The South Capitol Street Corridor Project is replacing the Frederick Douglass Memorial Bridge and transforming Center City's southernmost entrance into a grand urban boulevard. The new fixed-span bridge will carry six lanes of traffic and provide stairs and accessible ramp connections to the Anacostia Riverwalk on both sides of bridge. On the west side of the river, a new traffic oval, Oval Park, connecting South Capitol Street to the new bridge, intersecting Potomac Avenue, Q Street SW, and R Street SW, provides a monumental public space within Buzzard Point. On the east side of the river, a new traffic oval will connect South Capitol Street and Suitland Parkway to the new bridge, providing access to Anacostia Park. This signature project is one of a series of transportation, environmental, economic, community, and recreation projects undertaken by the District of Columbia to implement the larger Anacostia Waterfront Initiative. Currently in the planning and land acquisition stages, the project is anticipated to start construction in 2017 and be completed in 2021.

## 3. DC United Soccer Stadium

The DC United Soccer Stadium is anticipated to start construction in early 2017 along 2nd Street between R and T Streets SW. It includes a plaza suitable for pre-game gatherings and public use on non-event days and approximately 300 parking spaces for stadium staff. In addition to improvements to existing infrastructure, the project will deliver extensive landscaping,

storm water management facilities, tree-lined streets, and double-sided retail on 1st Street SW.

## 4. 1900 Half Street

An existing eleven-story office building will be redeveloped into 414 luxury apartments with over 15,000 square feet of retail space and 236 parking spaces. The project will contribute to the Anacostia Riverwalk, featuring walking and bike paths along the water. The project will start construction in 2017.

## 5. Peninsula 88

Peninsula 88 is at First, V and Half Streets SW and is surrounded on three sides by water and overlooking Buzzard Point Park. This 110-unit condo development at Buzzard Point is planned to begin construction in 2017/2018.

## 6. Riverpoint

The former US Coast Guard headquarters at 2100 Second Street SW will be converted into a 535-unit residential building with 80,000 square feet of retail space.

## 7. PEPCO Waterfront Substation

PEPCO is currently constructing its Waterfront Substation, on the block bound by Q, R, 1st, and 2nd Streets SW. This distribution facility will upgrade aging infrastructure in support of existing customers and planned development in the Capitol Riverfront and Southwest Waterfront areas. The new facility is intended to blend into the future fabric of Buzzard Point and will include public art installations.



PEPCO substation under construction at 1st and R Streets, Southwest

Credit: CORE Architects