

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

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

**DATE:** May 26, 2017

**SUBJECT:** **Public Hearing Report for ZC #17-05**  
2100 2<sup>nd</sup> Street, SW  
Design Review in CG-5 Zone

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### **I. SUMMARY AND RECOMMENDATION**

This application is for the adaptive reuse of an existing office building into a mixed residential / retail building in a zone which establishes a mandatory review by the Zoning Commission. Evaluation of the subject application<sup>1</sup> is against the criteria contained in DCMR 11, Subtitle K, Chapter 5, Section 512.

The Office of Planning (OP) is not opposed to the Applicant's proposal to adaptively reuse the existing building, or opposed in concept to the proposed design. There are, however, ongoing studies and unresolved issues, which could result in substantial changes to the building design that include the following:

- Flood protection strategy;
- Stormwater management;
- Infrastructure / public space improvements;
- National Park Service (NPS) Buzzard Point Park Conceptual Planning process;
- Resilience, including Department of Energy and Environment (DOEE) Rambøll Study of Buzzard Point; and
- Applicant's Building Code Modification request.

**NOTE:** Compliance with District Stormwater Management, Floodplain, and Building Code Regulations would be required at the time of Building Permit and this report should not be construed to imply conformance with other relevant District Regulations. Any ZC Order should reflect this. Furthermore, compliance could result in building design changes that would necessitate a modification to, or re-review of, the subject Design Review case.

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<sup>1</sup> See Applicant's Prehearing Statement, Exhibit 16 (Exhibits A – E), dated May 16, 2017.

**II. APPLICATION-IN-BRIEF**

**Location:** 2100 2<sup>nd</sup> Street SW (Square 613, Lot 10)  
**Applicant:** 2100 2<sup>nd</sup> Street, SW LLC  
**Zoning:** Capital Gateway (CG)-5  
**Site Area:** 115,479 square feet

**Proposed Development:**

The Applicant is proposing to redevelop the existing office building to a mixed-use development with ground floor retail uses (70,441 square feet) and residential above (447,955 square feet or approximately 485 units). The Applicant is proposing to provide 372 below-grade parking spaces and 157 bicycle parking spaces.

**Requested Relief:**

1. Variance Relief, C § 712.5, Drive Aisle Width
2. Variance Relief, C § 1501 and K § 505.5, Penthouse Height

**III. SUMMARY OF OP COMMENTS**

OP Comment	Planning and / or Zoning Rationale
<p><b><u>Projections into Public Space</u></b>                      Confirm that all projections, including the proposed ramps and stairs at the southeast and southwest corners of the building meet public space regulations for setbacks and the Buzzard Point streetscape guidelines.</p>	<p>Design of the public space and stairs could potentially have impacts on the design of the ground floor.</p>
<p><b><u>LEED</u></b>                      The design should achieve a higher LEED score.</p>	<p>Environmental protection is an important goal of the Comprehensive Plan, especially in waterfront locations. The CG zone and <i>Buzzard Point Vision Framework</i> also encourage buildings to achieve a high degree of sustainability.</p>
<p><b><u>Inclusionary Zoning</u></b>                      Provide additional information regarding the provision of Inclusionary Zoning (IZ) units on-site as required for the habitable penthouse space.</p>	<p>The applicant originally proposed making a contribution to the Housing Production Trust Fund. While OP strongly supports the current proposal to provide on-site affordable housing units, the Applicant should demonstrate that the units proposed to be provided meet requirements, including that they be provided at 50% AMI; and that they be equitably distributed throughout the building and reflect the unit mix of market rate units.</p>
<p><b><u>Rendered Views of the Waterfront</u></b>                      Provide rendered views of the waterfront from the intersection of V and 1<sup>st</sup> Street SW and V and 2<sup>nd</sup> Street SW - showing the project with proposed improvements to the building and public space, including mature landscaping.</p>	<p>Additional rendered views should be provided for a full evaluation by OP and the Commission.</p>

OP Comment	Planning and / or Zoning Rationale
<p><b><u>Vehicular Turnarounds</u></b>                      Revise vehicular turnarounds at 1<sup>st</sup> and 2<sup>nd</sup> Street to minimize paved surface area, limit potential vehicular, bicycle and pedestrian conflicts, and frame the water views.</p>	<p>Given the project’s waterfront location and the District’s commitment to being the healthiest, greenest, and most livable city in the country within 20 years, the Applicant should strive to adopt resilience strategies that include incorporation of green infrastructure into public space to capture and hold run-off.</p>
<p><b><u>Right-of-Way Improvements</u></b>                      Address right-of-way improvements in 2<sup>nd</sup> Street south of the building.</p>	<p>The District Department of Transportation (DDOT) anticipates that this area will be disturbed as a result of work related to installation of the Capital Bikeshare Station; therefore, the Applicant should plan to complete improvements in this area.</p>
<p><b><u>Building Materials</u></b>                      Provide more information on the proposed building materials, including color and materials board, as well as precedents for material use in similar waterfront contexts to demonstrate durability.</p>	<p>Complete information is needed for staff and the Commission to fully evaluate the project.</p>
<p><b><u>Waterfront Sections</u></b>                      Provide revised waterfront sections to include detail for all knee- or retaining walls, vertical edge treatments, and to include the mean high water and the high high water level.</p>	<p>DOEE has requested that the Applicant review and revise the waterfront sections in order to provide a complete analysis of the proposed improvements and potential stormwater and flood impacts.</p>
<p><b><u>Design/ Treatment of River Shoreline</u></b>                      Ensure that design and treatment of the Anacostia River shoreline complies with the Buzzard point Riverwalk Guidelines and provide detailed information regarding proposed plant palette, provisions for public access, and ongoing private maintenance of the space.</p>	<p>The CG Design Review Criteria (K § 512.4) and the <i>Buzzard Point Vision Framework</i> Riverwalk Guidelines require the provision of detailed information with respect to treatment of the waterfront. The Applicant has not provided sufficient information for OP and the Commission to complete a full analysis.</p>

**IV. SITE AND AREA DESCRIPTION**

Square 613 is located in the southwest quadrant of the District and is bounded by 1<sup>st</sup>, 2<sup>nd</sup>, and V Streets SW, and the Anacostia River. The property is generally rectangular in shape with an angled southeastern property line. The entire subject property is located within the 100-year floodplain.

Lots 802, 804, 806, 812, 814 and 817 are to the south and east of the subject property and are partially on land and partially in the Anacostia River. These lots are owned by the National Park Service (NPS). NPS-owned property also includes James Creek Marina to the west and Buzzard Point Park to the east.

The property is improved with an existing nonconforming vacant eight-story office building with two levels of below grade parking that was constructed in 1973. The existing building has a height of 90 feet and approximately 692,872.86 square feet of gross floor area or 6.0 FAR. There are four (4) existing curb cuts at the property – one at the northwest corner and one at the southeast corner providing parking access and two (2) at the southwest corner providing access

to two (2) uncovered loading bays and a loading dock (Sheet A5<sup>2</sup>). There are currently 1,028 parking spaces in the building. The building was used most recently as the Headquarters for the United States Coast Guard and other federal office tenants.

## V. BROADER PLANNING CONTEXT

Recognizing that Buzzard Point is an emerging neighborhood, OP, DDOT, and DOEE undertook a joint planning effort, along with property owners and the public, to ensure that the design of buildings and the public realm in the neighborhood responds to the unique waterfront setting. The joint planning effort resulted in the *Buzzard Point Vision Framework + Design Review Guide*. The *Vision Framework* serves as a tool for property owners and developers to shape their projects and for District agencies and community stakeholders to design public realm projects and evaluate development projects in the Buzzard Point area during the Design Review and PUD processes.

The subject site is a pivotal location and the proposed project could help to set the stage for the transformation of the Anacostia River waterfront in Buzzard Point. As such, it is critical that the project establish connectivity to the surrounding area, take a coordinated approach to infrastructure and waterfront improvements, employ resilience strategies to establish Buzzard Point as a model green neighborhood, and provide excellent architectural design.

The *Buzzard Point Vision Framework* calls for bold architecture, resilient urbanism and materials, first floors that shape memorable places, massing and transitions, and outdoor spaces for life to support a livable and resilient waterfront neighborhood in Buzzard Point. While this is a Design Review evaluated under the Capitol Gateway Design Review Criteria of the Zoning Regulations, the OP review and analysis of the project also relied on the goals and principles contained in the *Buzzard Point Vision Framework + Design Review Guide*.

## VI. PROJECT DESCRIPTION

The Applicant proposes to develop the property by renovating and adaptively reusing the existing building as a mixed-use development that includes approximately 447,955 square feet of residential use, or approximately 485 units, and 70,441 square feet of ground floor retail (Sheet A13). The Applicant is proposing to remove portions of the existing building by cutting out approximately 178,863 square feet of gross floor area (1.55 FAR), which will result in two open courts facing the Anacostia River, an open court facing V Street SW, and an open court facing 1<sup>st</sup> Street SW (Sheet A14). Ground floor retail will consist of restaurant uses fronting the Anacostia River and neighborhood-serving commercial uses, such as a market, pharmacy, and coffee shop fronting V Street SW (Sheet A19).

As stated above, the project lies within the 100-year floodplain. The existing ground floor is at 9.95 feet<sup>3</sup>, the base flood elevation is at 10.7 feet<sup>4</sup>, and the proposed project would have a design flood elevation (DFE) of 12.7 feet<sup>5</sup> (Sheet F2). Plans indicate that parking garage entrances and ramps are below the existing ground floor at 9.95 feet, which could result in an increased flood

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<sup>2</sup> All references to applicant submission materials are to the most recent submission, Exhibit 16

<sup>3</sup> All elevations are in feet above sea level

<sup>4</sup> Base Flood Elevation is 10.7 feet DC Datum

<sup>5</sup> Design Flood Elevation is 12.7 feet DC Datum

risk (Sheets A31 and A37). The Applicant is not proposing to raise the ground floor out of the floodplain, but is instead proposing to use a system of dry floodproofing up to the DFE and manual floodshields to be deployed in the event of a flood event. The Applicant has identified the terrace – located on the south side of the building – as the refuge area. Should building occupants not evacuate prior to the onset of flooding, emergency rescue would be accomplished via the terrace (Sheet F10). The Applicant is proposing to request a Code Modification from the Federal Emergency Management Agency (FEMA) to change from Residential Use to Mixed Use, which would require review and approval by DOEE (Sheet F3).

The renovated building would include approximately 514,010 square feet of gross floor area (4.45 FAR), with 442,890 square feet of gross floor area (3.84) devoted to residential use as 485 dwelling units and 71,120 square feet of gross floor area (0.62 FAR) dedicated to commercial use. Two levels of parking would be retained and reused for a total of 361 spaces (285 residential and 76 commercial) with ingress and egress from 2<sup>nd</sup> Street. The project would provide the following bicycle parking:

	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Long-Term	162	6	168
Short-Term	24	17	41
Total	186	23	209

Retail loading would be provided in two locations on 2<sup>nd</sup> Street via curb-cuts to the north and south of the parking entrance and residential loading would be accessed via a curb cut on 1<sup>st</sup> Street SW.

The Applicant has requested relief for the height of four elevator overruns, which would exceed the maximum permitted penthouse height of 15 feet and would rise to a height of 18 feet 6 inches.

The Applicant is proposing to re clad the exterior of the building with an aluminum storefront system, aluminum composite material (ACM) panel, natural stone, and high-density fiber cement panel at the retail level. The upper, residential levels would feature precast concrete, phenolic resin board, ACM panel, corrugated aluminum siding, high-density fiber cement panel, and an aluminum window wall system (Sheet A40). OP encourages the Applicant to employ high quality durable materials that will endure in this waterfront location.

The overall building height would remain at 90 feet. The Applicant is proposing to remove the second floor to create a double-height retail space on the ground floor. Floors 3 through 8 would feature residential units. A new habitable penthouse with would be added with about 32 units and resident amenity space. The Applicant is proposing to provide affordable units on-site in lieu of a payment to the Affordable Housing Trust Fund with approximately 5,850 square feet of affordable housing within the project at a mix of 50% and 60% of Area Median Income.

Approximately 3,200 square feet or eight percent of the habitable penthouse space would be set aside at 50% of AMI - all units provided as a requirement for the habitable penthouse space must be provided at 50% AMI maximum. The Applicant should provide detailed information on the final distribution of the Inclusionary Zoning (IZ) units<sup>6</sup>. The overall proposed unit mix for the project is as follows. The Applicant should consider the provision of more family-size units.

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<sup>6</sup> A rehab of an office building to residential does not trigger an IZ requirement, so any affordable units are the result of the penthouse habitable space.

Unit Type	Quantity	Percentage
Studio	21	4%
Jr. 1 Bedroom	180	37%
1 Bedroom	156	32%
1 Bedroom + Den	26	5%
Jr. 2 Bedroom	42	9%
2 Bedroom	60	12%
<b>Total</b>	<b>485</b>	<b>100%</b>

The Applicant also should clarify whether the project would be rental or ownership or a combination of the two.

As the building steps back from the ground floor retail level, the building mass is sculpted to provide four courtyards (Sheet A27). The northwest courtyard is envisioned as a hearth garden (Sheet L29), the northeast courtyard as a meditation garden (Sheet L30), the southwest courtyard as a culinary garden (Sheet L31), and the southeast courtyard as a social theater (Sheet L32). Close to 20,000 square feet of extensive green roof space would be installed (Sheet A26).

The Applicant is proposing to construct the Anacostia Riverwalk Trail along the property frontage at the Anacostia River. The design is proposed to include a twenty-five foot (25-foot) natural buffer and ten-foot (10-foot) active and passive trails separated by a five-foot (5-foot) planting area (Sheet L13). The Applicant is also proposing to install a Capital Bikeshare (Cabi) station in the 2<sup>nd</sup> Street SW right-of-way to the south and west of the subject property. The trail would continue as a cycletrack along the Second Street right-of-way to the west of the project.

## VII. ZONING

The subject site is zoned CG-5. The CG-5 zone is intended to permit, “medium-density mixed-use development generally in the vicinity of the waterfront; encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural and hotel uses; provide for a reduced height and bulk of buildings along the Anacostia River in the interest of ensuring views over and around waterfront buildings; and provide for continuous public open space along the waterfront with frequent public access points.” CG-5 includes a mandatory Zoning Commission review against the criteria found in Subtitle K Chapter 5 – OP analysis is provided in Section VII of this report.

Item	CG-5	Existing	Proposed*	Relief
Lot Area	n/a	115,479 sf	No change	n/a
Residential Units	n/a	n/a	485	n/a
FAR K § 505.3	4.0 max./2.0 max. (comm.) 4.8 max. (IZ)	6.0	3.84 (res.)/0.62 (comm.) 4.45 (total)	Conforming
Height K § 505.4	60' max. 80' max. (IZ) 90' max. (ZC Flex.)	90'	90' maximum	Existing Nonconforming
Penthouse Height K § 505.5	12', 1 story 15', 2 stories for mech.	n/a	12' 18'6" at elevator override	<b>ZC Flexibility Required</b>

Item	CG-5	Existing	Proposed*	Relief
Rooftop Structures C § 1502	1-to-1 setback	n/a	1-to-1 setback in all locations	Conforming
Lot Occupancy	Comm. n/a Res. 75%	78% n/a	83% 61% (70,265 sf)	Conforming
Side Yard K § 505.6	None required; If provided, 5' min. (2"/1' or 15')	11'	11' (un changed and not expanded)	Existing Nonconforming
Rear Yard K § 505.7	12' min.	80.45'	21.6' avg.	Conforming
River Setback K § 505.8	75' from bulkhead	n/a	Varies	Existing Nonconforming
Parking C § 701	Comm. 1.33 per 1,000 sf in excess of 3,000 sf (76 spaces) Res. 1 per 3 dwelling units in excess of 4 dwelling units (160 spaces)	1,028 spaces	Comm. 76 spaces Res. 285 spaces 361 spaces total	Conforming
Loading C § 901	Comm. two 30' berth one 20' delivery space two platforms  Res. one 30' berth one 20' delivery space one platform		Comm. two 30' berths + two platforms two 55' berths + two platforms one 20' delivery space Res. one 30' berth one 20' delivery space one platform	Conforming

\* Information provided by Applicant.

Variance Relief

The Applicant has requested variances from the following requirements:

1. Variance from Penthouse Height (C § 1501 and K § 505.5) to allow four elevator overrides to exceed the maximum permitted height by two and one-half feet (Sheet A49); and
2. Variance from Drive Aisle Width (C § 712.5).

**i. Exceptional Situation Resulting in a Practical Difficulty**

The Applicant states that a conforming elevator override that could be accommodated within the 15-foot penthouse height limit is not available (Sheet A50). This would allow the Applicant to provide access to the penthouse via elevator, as required by code.

The Applicant also has requested drive aisle width relief and states that the placement of the structural columns in the existing building does not permit the provision of the required 20-foot drive aisles.

**ii. No Substantial Detriment to the Public Good**

Elevator overrides are required to provide building code compliant access to the penthouse. The elevator overrides would meet the required one-to-one setback and should not be highly visible from the street or the waterfront (Sheet A47).

The proposed drive aisle width of 18.3 feet should provide sufficient width for the safe circulation of vehicles in the parking garage.

**iii. No Substantial Harm to the Zoning Regulations**

The proposed elevator override height would exceed the maximum permitted height by two and one-half feet and would comply with all setback requirements. An elevator override of this height is anticipated and permitted in most zones which allow a building of 90 feet in height; in this case the existing building exceeds the anticipated height for a building in the CG-5 zone.

The reduced drive aisle width should not adversely affect circulation within the parking garage. Therefore granting the requested penthouse height and drive aisle width variance relief should not result in substantial harm to the Zoning Regulations.

**VIII. CRITERIA OF THE CAPITOL GATEWAY ZONING**

The Capitol Gateway zoning lists a number of objectives and provides specific criteria for the Zoning Commission review of proposed developments. The following is OP's analysis of the applicable standards to the application.

500.1 The purposes of the Capitol Gateway (CG) zones (CG-1 through CG-7) are to:

(a) *Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk, and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies of the area;*

The project proposes a mixed-use building featuring residential and ground floor retail (restaurant and service uses), which are called for by this section. The massing of the building is not inconsistent with Comprehensive Plan direction for the area, which calls for Medium Density Residential/Medium Density Commercial. The building height would be consistent with existing buildings in the area and the Applicant has proposed to reduce the bulk of the building and FAR. The building as proposed would not be inconsistent with the regulations of the zoning that govern building form.

(b) *Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural, and hotel uses;*

The Applicant is proposing a significant amount of ground floor retail. The 70,441 square feet of ground floor retail would be divided in to four retail spaces fronting V Street that would feature neighborhood serving retail and three retail spaces fronting the Anacostia River that would feature restaurant uses. The restaurant uses should attract visitors to the area. The addition of



485 residential units proposed with this application would help support uses such as retail, service, food, beverage and entertainment in the Buzzard Point neighborhood.

- (c) *Allow for continuation of existing industrial uses, which are important economic assets to the city, during the extended period projected for redevelopment;*

The existing building was previously used as federal office space; therefore, the adaptive reuse of the building for retail and residential would not result in the discontinuation of an existing industrial use.

- (d) *Provide for a reduced height and bulk of buildings along the Anacostia riverfront in the interest of ensuring views over and around waterfront buildings, and provide for continuous public open space along the waterfront with frequent public access points;*

The Applicant is adaptively reusing an existing building, which has a height of 90 feet. The height is not inconsistent with other buildings in the area; zoning for parcels directly to the north would permit a height of 90 feet, or higher (up to the limit permitted under the Height Act) for the provision of residential uses.

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512.3 *In addition to proving that the proposed use, building, or structure meets the standards set forth in Subtitle X and the relevant provisions of this chapter, an applicant requesting approval under this section shall prove that the proposed building or structure, including the sitting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:*

- (a) *Help achieve the objectives of the Capital Gateway defined in Subtitle K § 500.1,*

The project satisfies the following stated objectives for the CG Overlay, as provided in Subtitle K § 500.1, including:

- Assuring development of the area with a mixture of residential and commercial uses, and a suitable height, bulk, and design of buildings;
- Encouraging a variety of support and visitor-related uses, such as retail and service uses; and
- Providing for a reduced height and bulk of buildings along the Anacostia riverfront in the interest of ensuring views over and around waterfront buildings, and providing for continuous public open space along the waterfront with frequent public access points.

The proposed project would provide approximately 442,890 square feet of gross floor area devoted to new residential use and approximately 71,120 square feet of gross floor area devoted to new ground floor retail uses in a rehabilitated and adaptively reused building. The proposed design removes density to provide open courtyards to maximize riverfront views and create a more aesthetically-pleasing design. The project also would include continuous public open space along the waterfront through the construction of the Anacostia Riverwalk Trail – additional resolution and refinement of the public space improvements, including final review by the Public Space Committee, will be required.

- (b) *Help achieve the desired use mix, with the identified preferred uses specifically being residential, hotel or inn, cultural, entertainment, retail, or service uses;*

The project provides a mix of residential and retail uses in furtherance of the objectives of the CG zone.

(c) *Be in context with the surrounding neighborhood and street patterns;*

The southern portion of Buzzard Point is an emerging neighborhood with recently approved projects including the new DC United Soccer Stadium (ZC Case No. 16-02), 1900 Half Street (ZC Case No. 16-06), and 88 V Street (ZC Case No. 10-21A) in close proximity to the subject property. The height and general massing of the proposed building are appropriate given the location in an area slated to redevelop with a mix of medium and high density uses.

(d) *Minimize conflict between vehicles and pedestrians;*

The design would generally enhance the pedestrian environment through construction of sidewalks, planting of street trees and other landscaping, lighting in public space and on private property, and the introduction of street-activating uses. There are two areas where additional attention should be given to minimize the potential for conflicts between vehicles and pedestrians:

- Proposed design of the First and Second Street rights-of-way, which include large vehicular turn arounds at the southern terminus; and
- Multiple curb cuts, particularly on 2<sup>nd</sup> Street SW.

DDOT, in its report indicates that site access does not comply with DCMR 24 § 605.9 and would require a waiver from the Public Space Committee.

(e) *Minimize unarticulated blank walls adjacent to public spaces through facade articulation; and*

The V Street and waterfront facades feature high ceilings, large retail windows, and multiple building entries. The waterfront elevation features an active waterfront dining terrace. The building, with frontage on three streets and the water has no “rear” elevation.

The 2<sup>nd</sup> Street façade is interrupted in the middle by the parking and loading entrances. The Applicant should consider eliminating and/or combining these access points to reduce disruption to the pedestrian realm on 2<sup>nd</sup> Street. The Applicant should address the large louvered panel that appears at the east end of the V Street elevation.

Generally, the applicant has incorporated required flood mitigation into the building through the provision of a solid flood-proofed base. However, at doors or windows that extend to the ground, removable barriers are proposed to be manually installed upon the warning of a flood event. Given the low elevation of the ground floor, below the 100 year flood level, DOEE has shared concerns that the barriers will be required to be installed on a frequent basis, which may impact the viability of the ground floor retail and the overall building appearance. Increased environmental performance and adoption of greater resiliency measures should be considered.

(f) *Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards.*

The Applicant’s LEED scorecard shows a total score of 56 points with 18 additional possible points. A score of 56 places the project in the silver category, which would be achieved through compliance with District Building Code standards. The Applicant should strive to certify the project at a minimum LEED Gold level.

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512.4 *With respect to a building or structure to be constructed on a lot within the CG-5 District:*

- (a) *The building or structure shall provide suitably designed public open space along the waterfront;*
- (b) *A plan shall be included in the application for suitable open space treatment of the setback area for such uses as walkway and bikeway, passive or active recreational use, and including provisions assuring private maintenance of the space, convenient and permanent public access to the space, and suitable connections to adjacent public space along the waterfront;*

At the waterfront, the Applicant is proposing an elevated dining terrace that would serve the proposed ground floor restaurant uses. The terrace would be accessed via two sets of central stairs or via a ramp at either end of the terrace. A passive trail, with a minimum width of ten feet, would run south of the terrace. An approximately six-foot, four-inch planted buffer, consisting of infiltration planters, would separate the passive trail from the ten-foot active trail. Beyond the active trail, visitors would encounter a wood sundeck at the western portion of the site. The eastern portion of the site would feature an accessible crushed shell beach, adventure trail, and floodable forest.

The Applicant should provide updated sections of the site at the waterfront, which should include detailed information for any and all retaining or knee walls proposed. Treatment of the edges, including dimensions and materials, at the sundeck, terrace and adventure trail should be provided.

The *Buzzard Point Vision Framework* Riverwalk Guidelines call for a resilient and ecologically beneficial waterfront with a soft edge and native plants that provides for direct public access to the water, as well as public seating, public art, and public education components. The Guidelines also state that the trail should continue on 2<sup>nd</sup> Street as a separated trail within a park setting that incorporates nature and informal open spaces. While the proposed design is generally consistent with the guidelines, additional detail is required to address maintenance, public access, seating, art, and education components. Additional attention to the cycletrack also is recommended to include more native plants and landscaping along the trail. Confirmation from DOEE that the waterfront design adequately addresses stormwater management / resilient design is also needed.

A portion of the waterfront generally in front of the building site is owned by the National Park Service. While OP commends the Applicant's work on the waterfront treatment and believes the proposal generally addresses the design guidelines, additional coordination and information is required to ensure a smooth transition between the subject property, the waterfront, and the adjoining NPS owned property. NPS is in the process of developing a concept site plan for the development of Buzzard Point Park – to the east of the subject property.<sup>7</sup> NPS developed draft landscape design concepts, which have been made publically available, and held public meetings in July and December 2016. OP understands from the application and from discussions with NPS staff that discussions between the applicant and NPS regarding the design of this space have taken place but are not resolved. Thus the applicant is not showing a proposed design for that space. OP strongly encourages the applicant to continue those discussions to provide an appropriately designed, seamless waterfront experience.

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<sup>7</sup> <https://parkplanning.nps.gov/projectHome.cfm?projectID=62603>

- (c) *The application shall include a view analysis that assesses openness of waterfront views and vistas, and views and vistas toward the Capitol Dome, other federal monumental buildings, existing neighborhoods, South Capitol Street, and the Frederick Douglass Bridge.*

The application materials include renderings showing views toward the property and the waterfront. As this is an adaptive reuse of an existing building, the project should not significantly impact views on the ground toward the Capitol, South Capitol Street or the Douglass Bridge. The Applicant should provide additional rendered views to the water from the intersection of V Street and 1<sup>st</sup> and 2<sup>nd</sup> Streets SW. These renderings should show the proposed development in context with all proposed public space improvements and mature landscaping.

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*512.7 The Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.*

As described in this report, the design of the project would require relief for penthouse height and drive aisle width. OP supports the requested variance relief for penthouse mechanical height and drive aisle width, as analyzed above.

The Applicant has requested numerous additional areas of flexibility<sup>8</sup>.

1. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structure;
2. To provide a range in the number of residential units plus or minus 10% from the number depicted on the plans and in this statement;
3. To provide a range in the number of vehicular parking spaces plus or minus 10% from the number depicted on the plans and in this statement;
4. To vary the final selection of the color of exterior materials based on availability at the time of construction so long as it remains within the color range proposed;
5. To continue coordination of the streetscape design with DDOT during the public space process;
6. To modify the number and location of retail entrances, based on the number of tenants ultimately secured for the retail space; and
7. To make minor refinements to exterior details and dimensions including balcony enclosures, belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building uses or systems.

OP is not opposed to the requested flexibility to make interior refinements to the project, to make final exterior material color selections, and to work with DDOT through the public space review and approval process as outlined in items 1, 4 and 5. The applicant should continue to refine the application to minimize the flexibility requested in items 2, 3, 6 and 7. However, OP is concerned that the full range of requested flexibility and unresolved issues relative to adjoining

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<sup>8</sup> See page 5 of Exhibit 16, PHS - Cover Letter, dated May 16, 2017.

property, public space and resiliency noted on page one of this report make a predictable understanding of the project difficult at this time.

**IX. COMMUNITY COMMENTS**

ANC 6D voted 6-0-0 at its regularly scheduled and properly noticed meeting on May 8, 2017, to support the subject design review with concerns and suggestions. The ANC expressed concerns about affordable housing, pet relief areas, and ground floor retail tenants, which the Applicant has addressed.

**X. DISTRICT AGENCY COMMENTS**

As of this writing, DDOT had submitted brief comments noting that the project requires review by the Public Space Committee prior to the submission of full DDOT comments.<sup>9</sup> Comments from DOEE had not been filed at the time of the writing of this report.

**XI. ATTACHMENTS**

1. Vicinity Map

JS/emv

**ATTACHMENT 1  
VICINITY MAP**



<sup>9</sup> Exhibit 17, dated May 25, 2017.