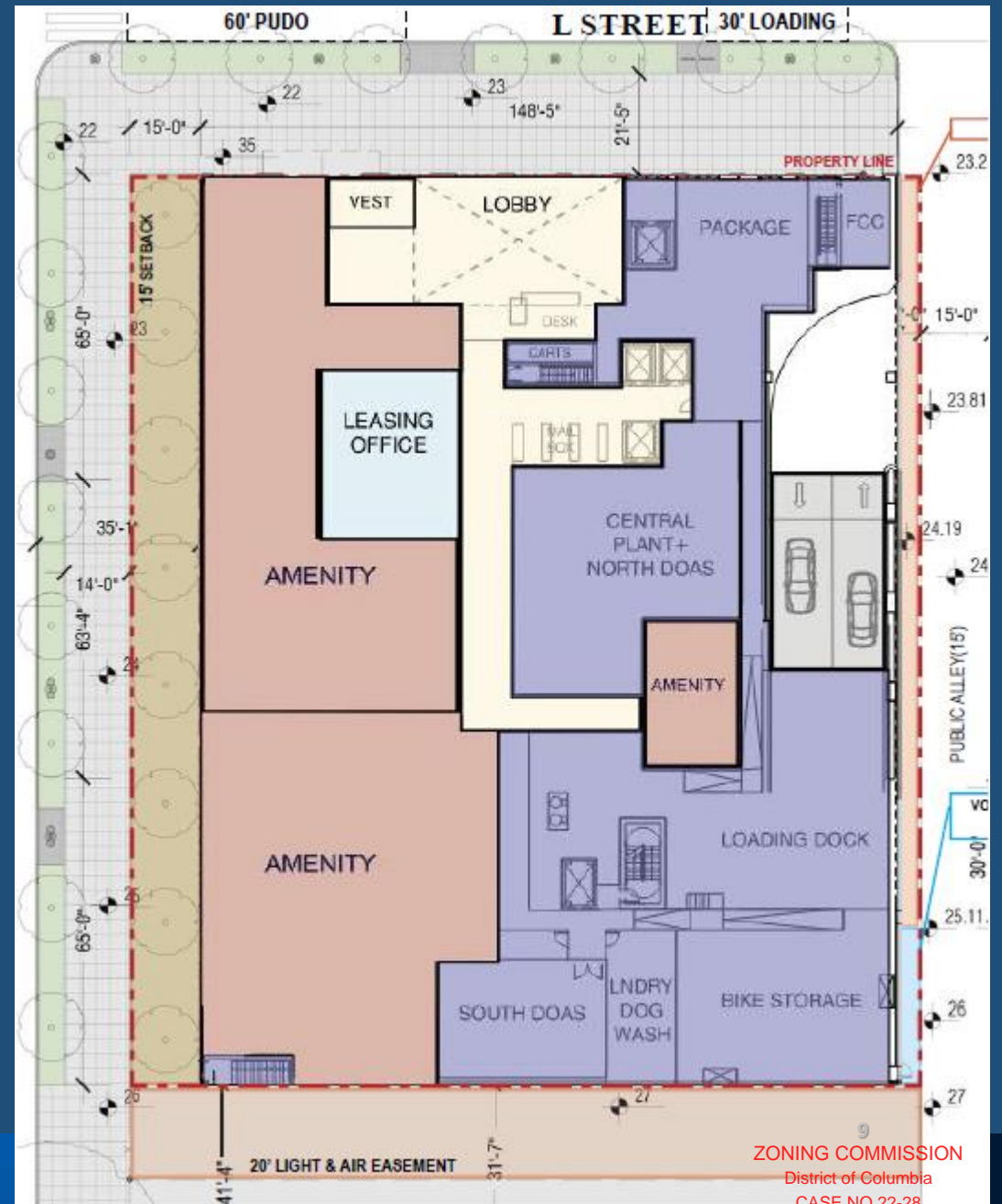


SUB-AREA CRITERIA (11-I DCMR § 616.7)

The streetwall on the eastern and western sides of South Capitol Street shall be set back for its entire height and frontage not less than 15 ft. from the property line adjacent to South Capitol Street (with exceptions not applicable here)



ZONING COMMISSION
District of Columbia
CASE NO. 22-28
EXHIBIT NO. 20A3



SUB-AREA CRITERIA (11-I DCMR § 616.7)

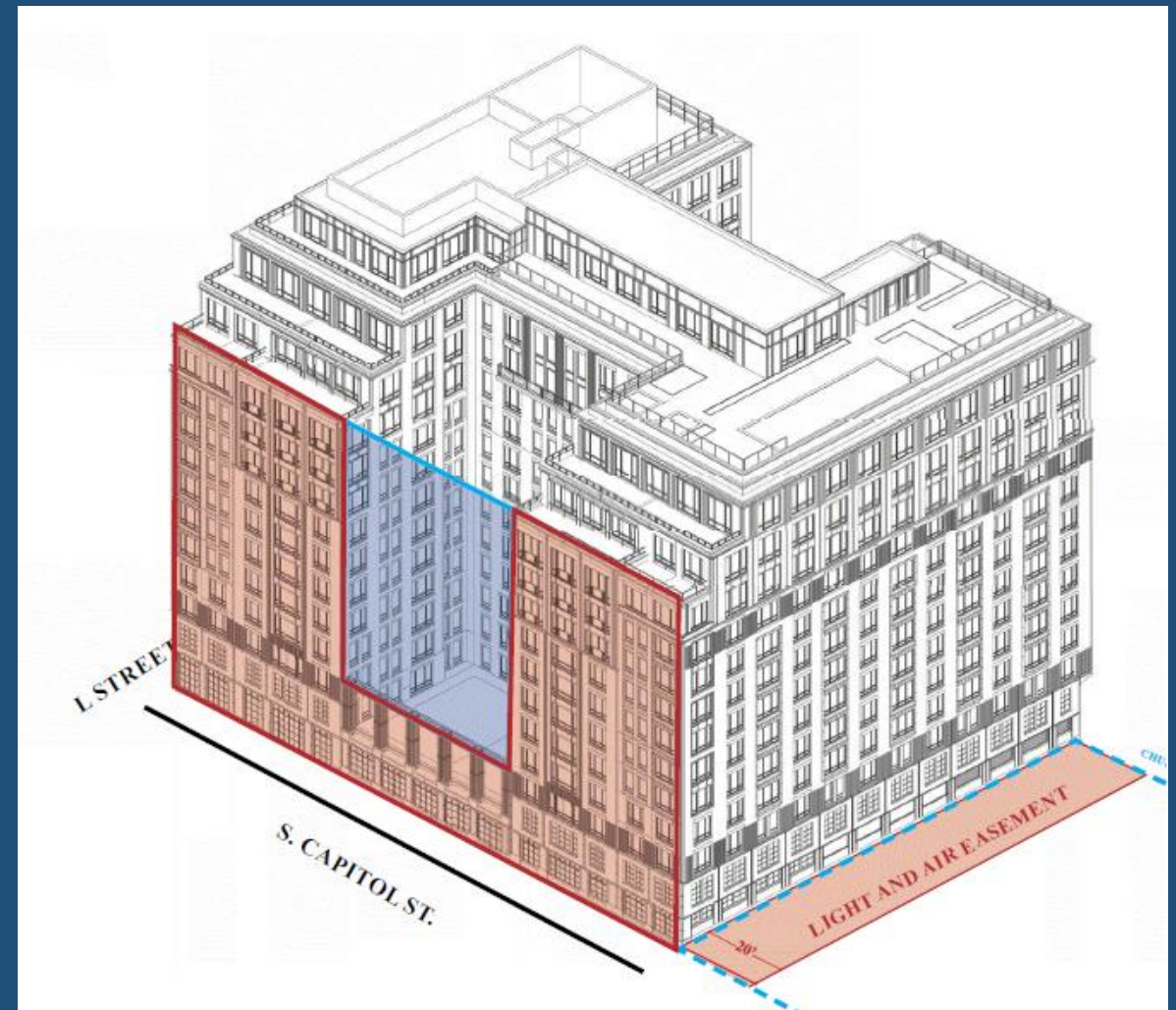
- d) *Any portion of a building that exceeds 110 ft. in height shall provide an additional 1:1 setback from the building line along South Capitol Street*



SUB-AREA CRITERIA (11-I DCMR § 616.7)

- e) *There shall be no openings in building frontages adjacent to South Capitol Street that provide entrances or exits for vehicular parking or loading;*
- f) *A minimum of 75% of the streetwall on the east side of South Capitol Street shall be constructed on the setback line*

KEY	
	LESS THAN 25% OF ALL SOUTH CAPITOL FACADE AREA.
	STREETWALL / TOTAL WALL = 16,430 SF / 21,643 SF =75.91%



DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

a) *In addition to proving that the proposed use, building, or structure meets the special exception standards set forth in Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:*

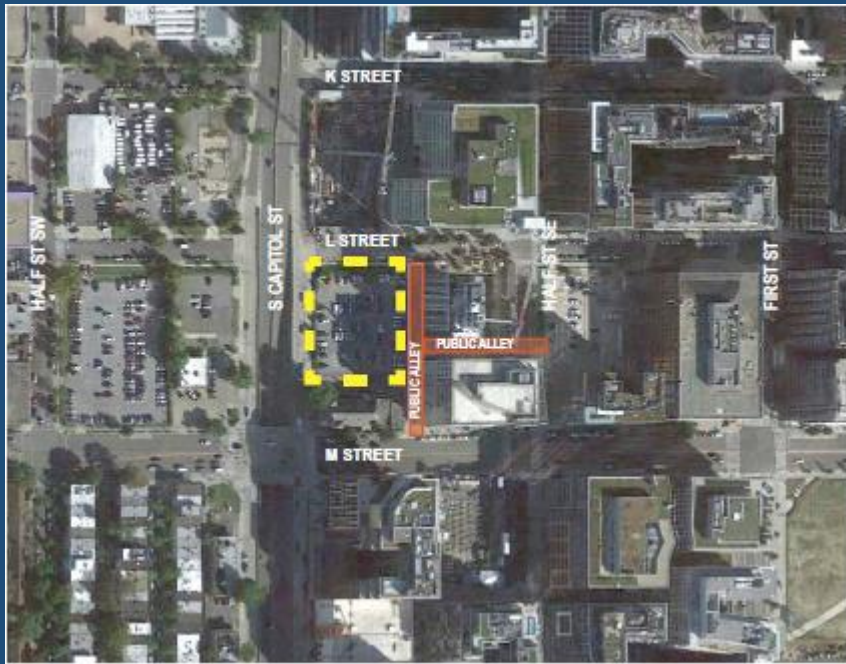
1) *Help achieve the objectives of the sub-area, as set forth in Sub. I, Ch. 6, in which it is located;*

“The objectives of the M and South Capitol Streets Sub-Area are to ensure the preservation of the historically important axial view of the Capitol Dome and further the development of a high-density mixed-use corridor north of the Capitol Gateway neighborhood.”



DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

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



VIEW 4 - ST. VINCENT DE PAUL CHURCH



VIEW 5 - ST. VINCENT DE PAUL CHURCH
1903 - W. F. WAGNER & BROTHERS



VIEW 1 - 1000 S CAPITOL APTS



VIEW 2 - EAST NEIGHBORING BUILDINGS



VIEW 3 - CHURCH RECTORY & EAST ALLEY

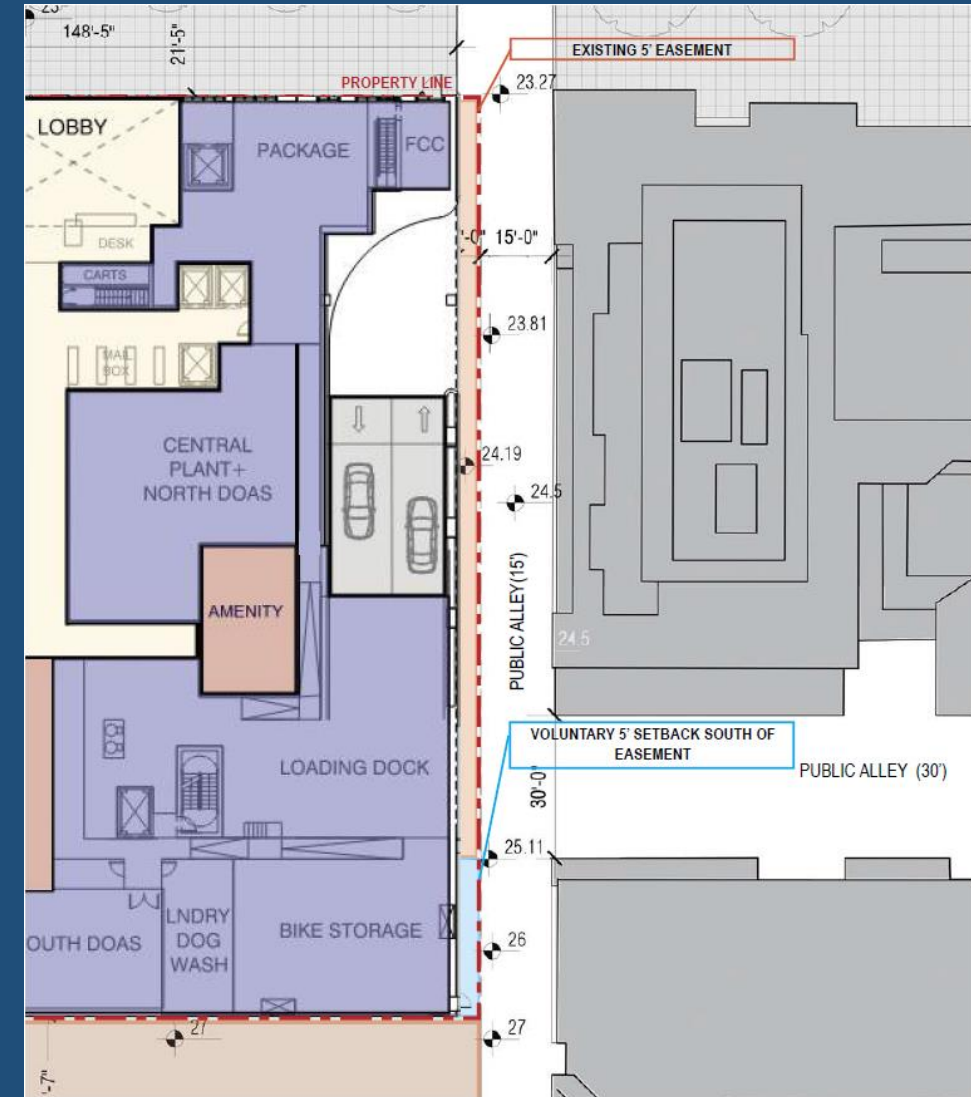
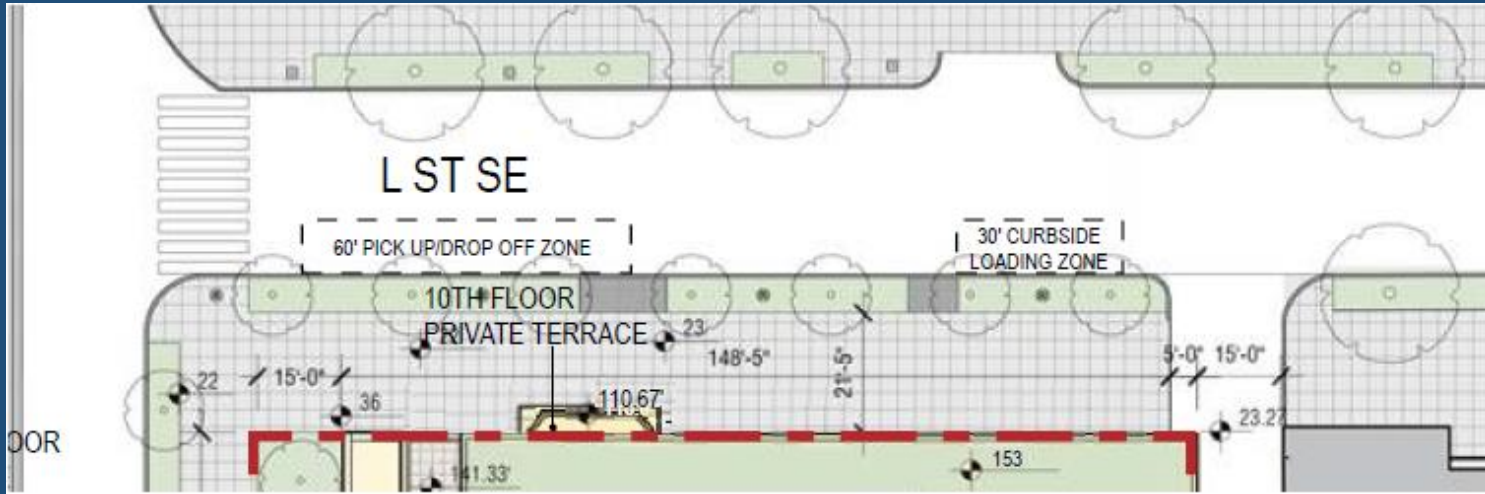
DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

- 2) *Be in context with the surrounding neighborhood and street patterns (CON'T);*



DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

3) *Minimize conflict between vehicles and pedestrians;*



DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

- 4) *Minimize unarticulated blank walls adjacent to public spaces through facade articulation;*



DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

- 5) *Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards; and*



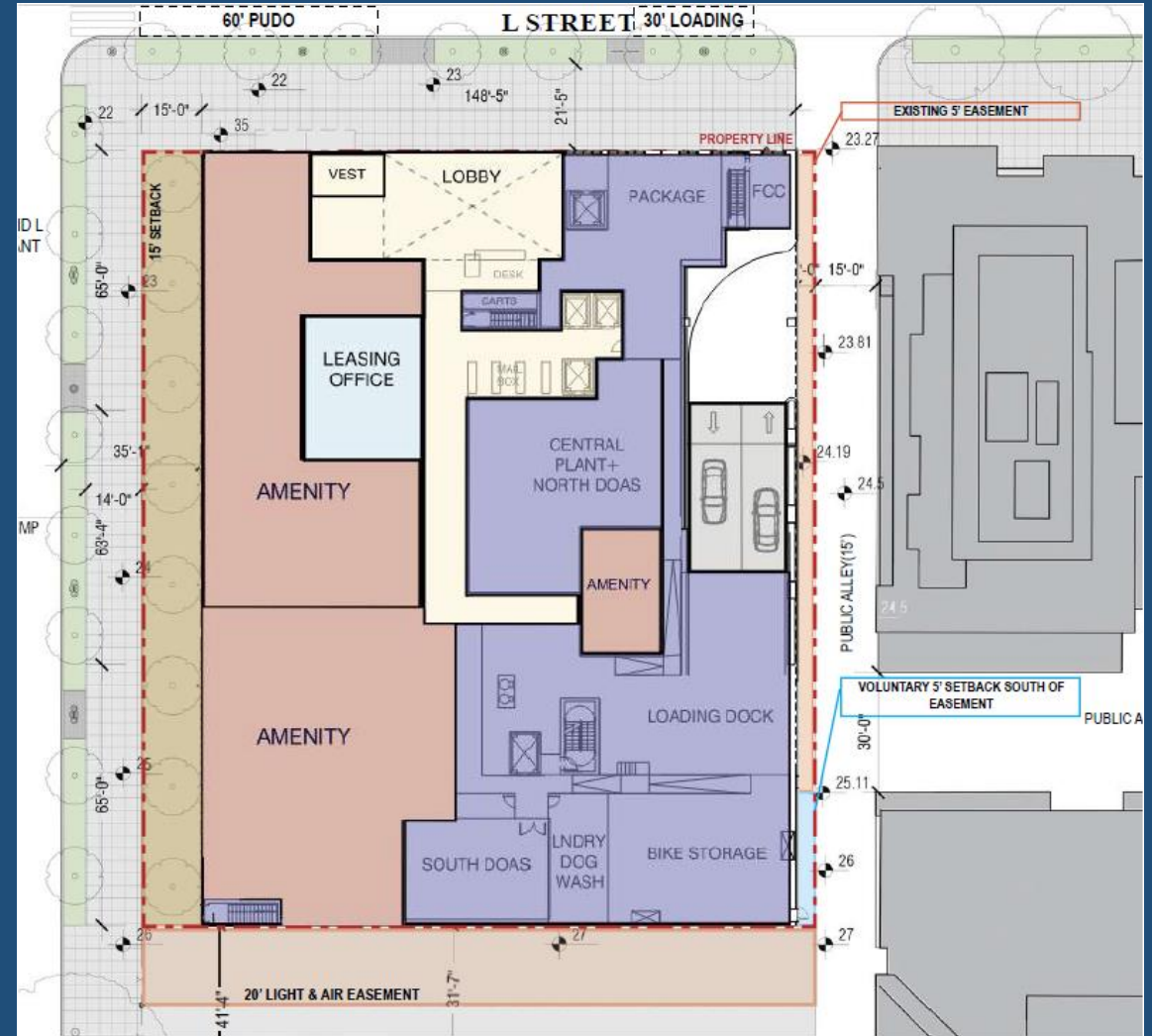
DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

- b) *With respect to a building or structure in a D zone that has frontage on South Capitol Street, SE:*
- 1) *The building or structure shall incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of...South Capitol Street...as monumental civic boulevard;*



DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

- 2) *The building or structure shall incorporate massing, location of access to parking and loading, and location of service areas to recognize the proximate residential neighborhood use and context, as applicable; and*



DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

3) *The application shall include a view analysis that assesses openness of views and vistas around, including views toward the Capitol Dome and other federal monumental buildings*



SPECIAL EXCEPTION CRITERIA (11-X DCMR § 901.2)

- *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*
- *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*
- *Will meet such special conditions as may be specified in this title.*



CONCLUSION

- The project meets all of the applicable Design Review criteria of:
 - Subtitle I § 616 for the M and South Capitol Street Sub-Area;
 - Subtitle I, Chapter 7 for D zones; and
 - Subtitle X § 901.2 for the general special exception criteria.



