

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, Deputy Director
DATE: December 8, 2017
SUBJECT: OP Report for ZC #16-06A, Modification of Significance Request for 1900 Half Street, SW (Square 666, Lot 15)

I. RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission approval of the modification of significance, requested pursuant to 11 DCMR Subtitle Z § 704, to the approved Design Review for 1900 Half Street, SW (ZC Case No. 16-06) subject to the Applicant providing the following:

- Additional information regarding the new design flexibility requested to phase construction of the northern penthouse screen wall;
- Further justification for the penthouse height relief; and
- Final design plans, as approved through the Public Space Permit process, for the Anacostia Riverwalk Trail.

Zoning Commission Order No. 16-06 dated July 7, 2016, approved a mixed-use redevelopment project at 1900 Half Street, SW.¹ The project, for which construction has not yet begun, would include the renovation and adaptive reuse of the existing circa 1976 nine-story office building for approximately 415 residential units and approximately 16,542 square feet of retail for a total of 468,647 square feet of gross floor area (GFA) (4.22 FAR).

On August 28, 2017, the Applicant filed for a Modification of Significance to revise the approved penthouse design, which included additional variance and special exception relief for the penthouse height and setbacks, respectively.² On October 13, 2017, the Applicant filed an amendment to the Modification of Significance, which requested revisions to the building design and program, but did not include additional zoning relief.³

II. SUMMARY OF REQUESTED MODIFICATION OF SIGNIFICANCE

The requested modification includes the following:

- Changes to the approved roof plan that would result in the need for special exception relief for multiple penthouses, penthouses with multiple heights, and penthouse setbacks;

¹ See Exhibit 2B, dated August 28, 2017.

² See Exhibits 1, 2, 2A-2G, dated August 28, 2017.

³ See Exhibits 8 and 8A, dated October 13, 2017.

- Reduction in the total number of residential units from 427 (approved) to 415 (proposed) with flexibility to increase or decrease the total number of units to plus or minus 10% from 415;
- Reduction in the total number of on-site parking spaces from 312 spaces (approved) to 246 spaces (proposed) with flexibility to reduce the total provided it meets the minimum required in Subtitle C, Chapter 7;
- Reallocation of interior spaces and uses within the building to increase the GFA devoted to residential amenity space and decrease the GFA devoted to retail space; and
- Refinements to the building façade.

III. SITE AND AREA DESCRIPTION

Square 666 is in the southwest quadrant of the District and is bounded by T Street to the north, the Anacostia River to the east, U Street to the south, and Water Street and Half Street to the west. The Property is the only lot (Lot 15) in Square 666 and has an angled rectangular shape with a total land area of approximately 110,988 square feet.

The Property is improved with an existing and mostly vacant nine-story office building that was constructed in 1976. The existing building has a height of 90 feet and approximately 665,928 square feet of gross floor area or 6.0 FAR. The Half Street right-of-way is 80 feet wide in this location and the T Street right-of-way is 85 feet. On-site parking for 691 vehicles is located in the building and can be accessed via U Street SW. On-site loading is located on the north side of the building. The building was originally constructed for use by the General Services Administration (“GSA”) for Federal office tenants and has been used in this manner for several decades. Please refer to the vicinity map in Attachment 1.

IV. PROJECT DESCRIPTION

The project as proposed remains generally unchanged, but the Applicant has proposed modifications to the approved roof plan that would require additional relief, as well as modifications to the interior of the building to reallocate residential and retail square footage that would result in a reduction in the number of residential units and a decrease in retail square footage. Finally, the Applicant has proposed refinements to the exterior of the building that would result in changes to the façade to include the removal of inset balconies on certain units, as well as the following:

- Added glass canopies above the residential and retail entrances along Water Street;
- Incorporated brick masonry finish at the first two floors in lieu of panelized rain screen;
- Incorporated operable windows at the residential units;
- Removed the trellises on the private terraces facing east on floors 7 and 9;
- Replaced the panelized rain screen for the stair enclosures facing the courtyards with metal panels; and
- Provided a matte gray finish for the penthouses’ metal paneling and mechanical screens.⁴

⁴ See Exhibit 8, dated October 13, 2017.

The renovated building would include approximately 468,647 square feet of GFA (4.22 FAR), with approximately 415 residential units and approximately 16,542 square feet of GFA devoted to retail use. The subject application reflects an increase in density from 4.06 FAR to 4.22 FAR (a 0.16 FAR increase), which is due to the following:

- Replaced inset balconies on the north, south, and courtyard facades on floors 2 through 8 with recessed windows. Removed inset balconies on floor 9. Balconies and terraces on the east and west facades on floors 2 through 8 will remain and the terraces on the east facade on floor 9 will remain. Under the approved project, the inset balconies were not counted towards FAR;
- At the second level, the previously-proposed two-story retail space along the west façade has been filled in by maintaining the existing building slab. Residential units have been added in this location;
- At the second level, a new residential amenity lounge has been extended into the south courtyard, and the east-facing private terraces have been filled in; and
- Previous FAR calculations have been corrected as follows, which results in a 1.77 FAR (197, 281 square foot) reduction from the existing structure:
 - Mechanical, electrical, and plumbing shafts have been excluded from FAR above the ground floor, consistent with B § 100.2;
 - Residential lobby and vertical circulation at the first floor have been included in FAR;
 - “Perimeter wall method” was used to calculate FAR at the P1 level, consistent with B § 304.4; and
 - Thickness of exterior facade has been included in FAR, consistent with B § 304.1.⁵

Two levels of parking would provide 246 spaces, with ingress and egress from T Street. The project would provide 159 residential long-term, 22 residential short-term, 29 retail long-term, and 7 retail short-term bicycle parking spaces. On-site loading would be provided in its existing location on the north side of the building adjacent to the parking entrance.

The Applicant is proposing to construct the Anacostia Riverwalk Trail along the river frontage of the property. The Trail would feature two parallel paths – a ten-foot bike path adjacent to the building, a five-foot landscape buffer, and a ten-foot pedestrian path at the river’s edge. The Trail would narrow and the bike and pedestrian paths would be combined within the U Street right-of-way to the south of the project. The Applicant should provide the approved public space plans prior to the public hearing. The retail proposed for the ground floor of the building would serve to create an active and engaging pedestrian experience along Water Street and Half Street SW.

The Capitol Gateway zone, as described in additional detail later in this report, seeks to create an active pedestrian and transit-oriented environment. This project should help achieve those aims with streetscape improvements, street facing retail, additional residents in the neighborhood, and public access to the waterfront. OP is supportive of the overall design of the building and the proposed modification would result in a project that is not inconsistent with the Comprehensive Plan and which furthers the goals of the Capital Gateway zone.

⁵ See Exhibit 8, dated October 13, 2017, page 2.

V. ZONING ANALYSIS

The subject site is zoned CG-5. The initial design review approval, which was completed under the 1958 Zoning Regulations, included the following relief:

- Variance from Height (§ 1603.4);
- Variance from Loading (§ 2201.1);
- Special Exception for Multiple Penthouses and Multiple Heights (§ 411.6 and 411.9); and
- Special Exception from Penthouse Setback (§ 411.18(c)(5)).⁶

The subject application is being reviewed under the 2016 Zoning Regulations and requires the following additional relief:

- Variance from Penthouse Height (K § 505.5);
- Special Exception for Multiple Penthouses (C § 1500.6);
- Special Exception for Penthouses with Multiple Heights (C § 1500.9); and
- Special Exception for Penthouse Setbacks (C § 1502.1).

While OP is not opposed to the requested relief, the Applicant should provide further discussion of the proposed modifications and the resulting additional relief required, including why the additional height is required for the elevator that would provide roof access.

1. Variance from Penthouse Height (K § 505.5)

Subtitle K § 505.5 limits the maximum permitted penthouse height in the CG-5 zone to 12 feet for habitable space and 15 feet for mechanical space. The existing penthouse at 16 feet 9.5 inches was consistent with the regulations in effect when the building was constructed, but became nonconforming under the new penthouse regulations Z.C. Order No. 14-13 (January 2016). ZC Order 16-06 granted relief for penthouse height. The Applicant proposes modifications to the roof plan, including reuse of the penthouse structure in the center wing of the building, penthouse elevator access, and use of a VRF system, that would require additional penthouse height relief, as described below.

	Existing	Approved	Proposed
Habitable Space		12'	12'
Mechanical Space	16'9.5"	16'1"	17'10" Elevator Machine Room 20' Elevator Pop-up 12'9" Stairs – north and south
Screen Wall		14'	11'9" north 14'3" south 6' adjacent to amenity space

A. Exceptional Condition or Situation

The Zoning Commission previously found that the Property is exceptional due to the presence of the existing nine-story office building, which the Applicant would adaptively reuse and renovate as part of this application (ZC Order 16-06). The Applicant proposes to maintain the majority of the existing structure, including existing stair towers, elevator systems, structural columns, and penthouse structures, which directly impact the ability to comply with the penthouse height requirements.

⁶ See Exhibit 2, dated August 28, 2017, pages 5-6.

B. Resulting Practical Difficulty

The Applicant determined that the existing elevator system in the center of the building could be reused, which would allow the Applicant to retain and reuse the existing penthouse, elevator machine room, and overruns. The existing elevator machine room and overruns are near one another, which prevents the Applicant from both using the existing structure and reducing the height to conform to the 15-foot maximum height. The proposed elevator providing access to the roof would measure 20 feet in height. Strict application of the penthouse height requirements would result in a practical difficulty to the Applicant by constraining the Applicant's ability to adaptively renovate and reuse the existing building, including the existing elevator shafts, mechanical equipment, and overruns.

C. No Harm to the Public Good or Zone Plan

The requested variance can be granted without substantial detriment to the public good and without substantial impairment to the zone plan. The elevator, including the machine room (17'10") and overrun (20') would be in the center of the building and would be setback from the exterior building walls.⁷ Therefore, the increased penthouse heights should not be visible from surrounding properties and should not negatively impact the public good.

2. Penthouse Special Exception Relief

Subtitle C § 1504 provides for special exception relief from the requirements of C §§ 1500.6 – 1500.10 and 1502, pursuant to Subtitle X, Chapter 9, subject to the following considerations:

- a) The strict application of the penthouse requirements would result in construction that is unduly restrictive, prohibitively costly, or unreasonable, or is inconsistent with building codes;
- b) The relief requested would result in a better design of the roof structure without appearing to be an extension of the building wall;
- c) The relief requested would result in a roof structure that is visually less intrusive;
- d) Operating difficulties such as meeting D.C. Construction Code, Title 12 DCMR requirements for roof access and stairwell separation or elevator stack location to achieve reasonable efficiencies in lower floors; size of building lot; or other conditions relating to the building or surrounding area make full compliance unduly restrictive, prohibitively costly or unreasonable;
- e) Every effort has been made for the housing for mechanical equipment, stairway, and elevator penthouses to be in compliance with the required setbacks; and
- f) The intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.

The requested special exception relief would allow re-use of existing building components. Providing multiple penthouses and multiple penthouse heights that are similar in height would reduce massing on the roof. Providing a 1:1 setback for all new penthouse components should minimize visibility of the penthouse structures from the street. The relief should not result in a perceptible difference in the visibility of the penthouses from street level.

The Applicant states that every effort has been made for the mechanical equipment, stair towers, and elevator penthouses to comply with the required setbacks. The only penthouse elements that are not setback 1:1 are those that are already existing in the building, and which will become

⁷ See Exhibit 8, dated October 13, 2017, Sheets 12-16 of the Architectural Drawings.

exposed when the Applicant cuts the open courts into the building. The non-compliant penthouses would be setback at least 1:1 from all front, rear, and side building walls, including river-facing walls, and would only require relief along the internal court walls. The requested setback relief should not result in any negative impacts, should not materially impair the intent and purpose of the penthouse regulations, and should not affect adversely the light and air of adjacent buildings.

A. Multiple Penthouses (C § 1500.6)

Relief to provide multiple penthouses is still needed; however, there are fewer separate penthouses on the building as proposed than as shown on the approved plans. As indicated on the plans, the proposed penthouses include:

- The main penthouse, which includes amenity space, circulation (stairs and elevator), restrooms, storage, and unenclosed mechanical screen walls; and
- Two separate stair tower enclosures, which are now both attached to unenclosed screen walls for mechanical equipment.

B. Special Exception for Penthouses with Multiple Heights (C § 1500.9)

The main penthouse has four separate heights (See Figure 1 below):

- Top of elevator equipment (20' shown in purple);
- Top of the existing penthouse, which will enclose one of the existing stair towers, restrooms, and storage space (17'10" shown in yellow);
- Top of the enclosed amenity space and top of the unenclosed screen wall (12' shown in orange); and
- Top of the unenclosed screen wall above the stair pressurization fan (6' shown in blue).

The two existing stair towers on the building's north and south wings continue to have a different height from the main penthouse (12'9" shown in red); however, their proposed height is approximately 1.5' lower than their approved height.

Each of the existing stair towers on the building's north and south wings is connected to additional mechanical screen walls (11'9" shown in peach).

*SCREEN WALL EXACT LOCATIONS AND DIMENSIONS SUBJECT TO CHANGE BASED ON TENANT NEEDS FOR MECHANICAL EQUIPMENT, SO LONG AS SCREEN WALL HEIGHT AND/OR FOOTPRINT IS NOT INCREASED, SCREEN WALLS ARE MAINTAINED IN THEIR SAME GENERAL AREA, AND ADDITIONAL ZONING RELIEF IS NOT GENERATED.



Figure 1: Revised Rooftop Plan

C. Special Exception for Penthouse Setbacks (C § 1502.1)

Penthouse setback relief for the three existing stair towers located on each wing of the building is still required. The stair towers on the north and south wings now extend 5’10” into the building’s open courts (as measured from the exterior wall, and 3’7” from the overhang), whereas under the previous design they were flush with the court walls at the penthouse level. Furthermore, because the Applicant proposes to maintain the existing penthouse structure (17’10” above the existing roof) and extend one elevator to the roof level (20’ above the existing roof), setback relief is also needed for these portions of the main penthouse, which are setback 16’3” from the north and south court walls.

Table 1: Zoning Tabulation

Item	CG-5	Approved	Proposed	Relief
Lot Area	n/a	110,988 sq. ft.	110,988 sq. ft.	None required
Res. Units	n/a	427	415	None required
FAR K § 505.3	4.0 max. 4.8 max. (IZ) 5.8 max. (ZC Flex.) 443, 952 sq. ft.	450,711 GFA 4.06 FAR	468, 647 GFA 4.22 FAR	Existing nonconforming
Height K § 505.4	60’ max. 80’ max. (IZ) 90’ max. (ZC Flex.)	90’0” for 76% of building 92’3” for 20% of building 95’0” for 4% of building	90’ for 76% of building 92’3” for 20% of building 95’ for 4% of building	Variance approved in ZC Order 16-06

Item	CG-5	Approved	Proposed	Relief
Penthouse Height K § 505.5	12', 1 story 15', 2 stories for mech.	Habitable space 12'0" Mechanical space 16'1" Screen wall 14'0"	Habitable space 12'0" Elevator Machine Room 17'10" Elevator Pop Up 20'0" Mechanical Screen Wall 14'3" (south) 11'9" (north) Stairs (north and south) 12'9" Mechanical Screen Wall 6'0"	Special Exception approved in ZC Order 16-06; Additional Relief Requested for Penthouse at 17'10" and new elevator pop-up at 20'0"
Rooftop Structures C § 1500.9 C § 1502	Equal height of walls, 1-to-1 setback	Existing stairwells and elevator overruns to remain. New openings in slab creates setbacks less than 1:1 at the interior courtyards.	Existing stairwells and elevator overruns to remain. New openings in slab creates setbacks less than 1:1 at the interior courtyards.	Special Exception approved in ZC Order 16-06; Additional Relief Requested for Multiple Heights and setbacks at courtyard for existing elevator overrun
Lot Occ.	75% (residential 90% (IZ)	63.6%	63.6%	None required
Side Yard K § 505.6	None required If provided, 5' min.	6'1"	6'1"	None required
Rear Yard K § 505.7	12' min.	54'6"	54'6"	None required
River Setback C § 1102.1(a)	75' from bulkhead	N/A	N/A	None required pre-existing January 7, 2005
Parking C § 701	1 per 3 dwelling units in excess of 4 dwelling units (137 spaces) 1.33/1,000 sq. ft. retail (18 spaces) (155 total)	300 spaces	197 residential <u>49 retail</u> 246 spaces	None required
Loading C § 901	one 30' berth one 20' delivery space one platform	1 40' berth 1 30' berth 1 20' delivery space 1 211 sq. ft. platform 1 301 sq. ft. platform	1 40' berth 1 30' berth 1 20' delivery space 1 211 sq. ft. platform 1 301 sq. ft. platform	Variance approved in ZC Order 16-06
Bicycle Parking C § 801	Residential long-term 1 sp./3 units (139) Residential short-term 1 sp./2- units (21) Retail long-term 1 sp./10,000 sq. ft. (2) Retail short-term 1 sp./35,000 sq. ft. (1)	210 Residential long-term 22 Residential short-term 12 Retail long-term 7 Retail short-term	159 Residential long-term 22 Residential short-term 29 Retail long-term 7 Retail short-term	None required

Item	CG-5	Approved	Proposed	Relief
Green Area Ratio K § 505.11	0.3	N/A	0.3	None required

In addition to the flexibility approved in ZC Order 16-06, the Applicant has requested the following additional flexibility.

- a. To provide a range in the number of residential dwelling units of plus or minus 10%;
- b. To vary the garage layout and the number, location, and arrangement of vehicle parking spaces, provided the total number of parking spaces is not reduced below the number of spaces required under 11-C DCMR Chapter 7;
- c. To vary the final design of retail frontages, including the location and design of entrances, show windows, and size of retail units, in accordance with the needs of retail tenants, and to vary the types of uses designated as “retail” use;
- d. To vary the location and design of the ground floor components to comply with any of the applicable District of Columbia laws and regulations and to accommodate any specific tenant requirements, and to vary the size of the retail area; and
- e. To construct the northern portion of the proposed 11’9” tall penthouse screen wall located on the northern portion of the building before constructing the southern portion of that same screen wall, to best accommodate the mechanical needs of future retail tenants.

VI. CRITERIA OF THE CAPITOL GATEWAY ZONE

The Capitol Gateway zone lists many objectives and provides specific criteria for the Zoning Commission review of proposed developments. The following is OP’s analysis of these standards as applied to the subject modification of significance application.

K § 500 The purposes of the CG Zone 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 includes approximately 373,984 square feet of existing gross floor area that will be converted to residential use and approximately 24,032 square feet of existing gross floor area that will be converted to retail/service uses in an adaptively reused building that will draw residents, visitors, and employees to Buzzard Point. 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.

While the Applicant will slightly increase the building’s existing height on a small portion of the roof to construct the required roof slab reinforcement and accommodate the pool, the resulting height is still suitable to the surroundings. The proposed bulk of the building will also be consistent with surrounding buildings.

The project is consistent with the Buzzard Point Vision Framework, which envisions a vibrant, mixed use neighborhood with dynamic parks and public spaces, improved multi-modal transportation systems, and a living and sustainable environment.

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

The Applicant is proposing a mixed-use building. While the modification results in the reallocation of square footage and a reduction in residential units and retail square footage, the project would provide 415 units and 16, 542 square feet of street facing retail. The project includes public access to the water and construction of the Anacostia Riverwalk Trail.

- (c) 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;**

While the pool deck, at 95 feet, exceeds what would be permitted in the zone, 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 and the Applicant is sculpting the building in such a way as to provide setbacks from the Anacostia River.

The renovated building design removes approximately 215,217 square feet of the existing structure to provide an appropriate massing along the Anacostia River. The project also includes step-backs to maximize riverfront views and create an aesthetically-pleasing design. Moreover, the project includes continuous public open space along the waterfront through the creation of the Riverwalk, with space for active and passive recreation.

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 zone, 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.
- (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;*

As shown on the architectural drawings approved in ZC Case 16-06, the project is in context with the surrounding neighborhood and will improve the adjoining street patterns and circulation. The renovated building provides distinct façade articulation at each elevation and creates an innovative design that connects the building to the surrounding street frontages and to the Anacostia River. The Applicant will also provide streetscape improvements on T Street, Half Street, and Water Street, which will support pedestrian and bicycle infrastructure where none currently exist, and which will be consistent with the vision for the streetscape set forth in the Buzzard Point Vision Framework.

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

The Applicant will remove the existing parking access point at the southern portion of the Property and provide a consolidated parking and loading area at the north side of the Property, thus eliminating curb cuts and minimizing potential pedestrian/vehicular conflicts. The proposed configuration eliminates the existing parking access point at the south side of the Property and reduces the width of the existing curb cut on the north side of the Property. Trash operations also would occur from the loading area, with trucks entering the Property, picking up, and leaving via the same entrance. The proposed design for the parking and loading operations will minimize potential pedestrian and vehicle conflicts.

The Applicant would also create a two-way cycle track leading from T Street to the Riverwalk on the north side of the building and should eliminate any potential bicycle conflicts with parking and loading operations. The cycle track would provide safe access to the river.

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

The proposed design offers façade articulation across all elevations. The Applicant is proposing the use of high quality materials and the proposed façade modifications result in a refined building base using high quality brick as the primary material.

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

The project has been designed and will be constructed and operated with a goal toward sustainability and minimizing negative impacts to the environment. The project will include many sustainable features and will achieve LEED Gold certification.

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;*

The Applicant is proposing to provide the Riverwalk Trail and has obtained Public Space approval for improvements proposed in the right-of-way. The Applicant should provide plans and specifications for the final Riverwalk Trail design prior to the public hearing.

- (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;*

The existing building is sited such that the full 75-foot waterfront setback is not available, the Applicant has provided for suitable open space treatments and public access and use of the setback area.

- (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 architectural plans and elevations approved in ZC Case 16-06 include a view analysis that assesses the views and vistas set forth in K § 512.4(c). The proposed project involves the adaptive reuse of an existing building and, as shown, the proposed building alteration should not have a detrimental effect on views and vistas of the identified monumental properties and focus areas.

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.

VII. COMMUNITY COMMENTS

ANC 6D voted 5-0-1 to support the proposed modifications at its September 11, 2017 regular meeting. The Applicant notes that at a subsequent meeting on October 13, 2017, ANC6D indicated that it did not support the reduction in retail square footage or the design flexibility to modify the number of residential units and parking spaces.

The National Capital Planning Commission (NCPC) indicated that the proposed modification was consistent with the intent and requirements of the Capitol Gateway Design Review and not inconsistent with the Comprehensive Plan for the National Capital and other federal interests (Exhibit 10).

VIII. DISTRICT AGENCY COMMENTS

As of this writing OP has received no comments on the application from other District agencies.

IX. ATTACHMENTS

1. Vicinity Map

JS/emv

