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Executive Director

Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 21-27

February 3, 2022

Zoning Commission of the District of Columbia
2nd Floor
Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Capitol Gateway Zone Design Review at Square 653 located at 1301 South Capitol Street, SW, Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2022/2/ as part of the February 2022 meeting materials.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Acosta'.

Marcel Acosta
Executive Director

Enclosures

cc: Ms. Anita Cozart, Interim Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT Capitol Gateway Zone Design Review at Square 653 1301 South Capitol Street, SW Washington, DC	NCPC FILE NUMBER ZC 21-27 NCPC MAP FILE NUMBER 24.40(06.00)45451
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)

The Zoning Commission of the District of Columbia has referred for NCPC review and comment a design review application for a proposed development with frontage on South Capitol Street pursuant to Subtitle Z § 405.2(a)(2) and Subtitle K § 512.1(d) of the Zoning Regulations. The property is located between the Buzzard Point and Navy Yard neighborhoods, directly west across South Capitol Street from Nationals Park. The project provides the retention of the façade of the existing row houses on the property. The site is currently comprised of five separate lots with a total of 7,131 square feet of land area, located in the CG-2 Zone. Three of the lots—65, 66, and 827—are improved with residential row dwellings. Lot 829 is improved with a parking lot, and Lot 830 is improved with a small commercial building. The applicant is proposing to combine the lots and construct a mixed-use building consisting of 49 residential units, as well as retail and office space, along South Capitol Street, SW and N Street, SW.

The applicant proposes to develop the property with a new, mixed-use building, with approximately 3,500 square feet of retail space on the first floor, approximately 4,560 square feet of office space on the second floor, and approximately 49 residential units on floors 3-10. The project will have a floor area ratio (FAR) of 7.05, and a maximum building height of 108.5 feet. The project includes seventeen long-term and four short-term bicycle parking spaces and no loading or parking spaces. The new building will be set back 15 feet from South Capitol Street.

NCPC receives referrals for certain projects located in the South Capitol Street corridor. The vista of the U.S. Capitol along South Capitol Streets is one of the most important gateways and viewsheds in the city. South Capitol Street has development controls in the form of upper-story setbacks to enhance views of the Capitol in addition to building setback requirements that create a consistent building line. Further, proposed buildings should 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 a monumental civic boulevard.

Staff reviewed the proposal and finds the proposed building massing and height is consistent with the Height Act. Further, the new building provides the required 15-foot setback along South Capitol Street, while the original rowhouses will be retained. Overall, the building is similar to other recent construction in the area, and it does not impact views along the South Capitol Street corridor to the U.S. Capitol. No other federal interests were identified in the area with the potential to be impacted by the project.



Figure 1: Proposed view of development

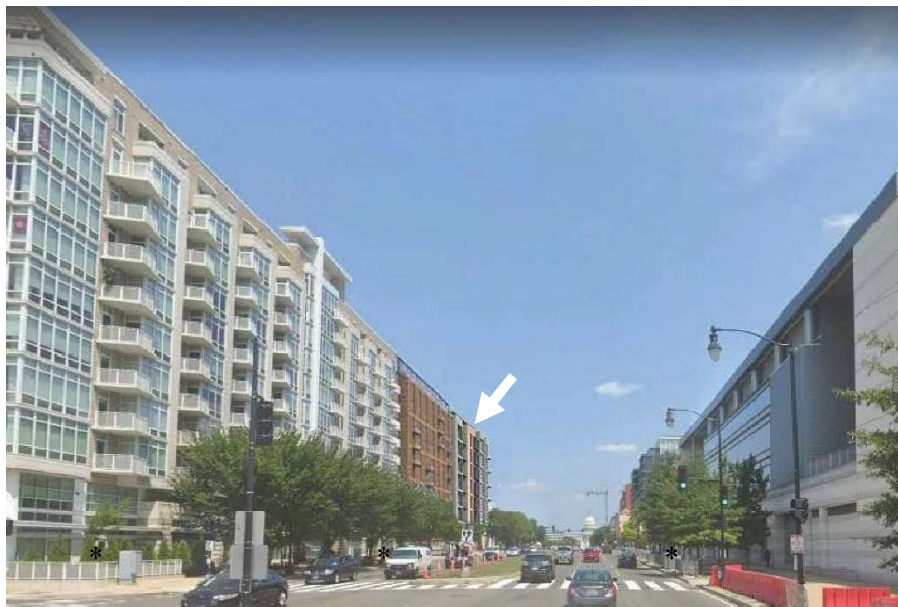


Figure 2: Proposed view to U.S. Capitol

Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed mixed-use development located at 1031 South Capitol Street, SW in Square 653, Lots 65, 66, 827, 829 and 830, is consistent with the intent and of the Capitol Gateway zones, and is not inconsistent with the Comprehensive Plan for the National Capital and other federal interests.



Marcel Acosta
Executive Director



Date