

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** *JL for* Jennifer Steingasser, Deputy Director

**DATE:** June 22, 2015

**SUBJECT: Supplemental Report for ZC #06-46B**  
Square 701 Half Street  
Modification to an Approved Design Review Under the Capitol Gateway Overlay

At the public hearing for this application the Commission requested additional information from the applicant to address issues raised by the Commission, the Office of Planning (OP) and the District Department of Transportation (DDOT). The concerns raised by OP at the hearing, as discussed further in the table below, have been largely addressed, although OP continues to request of the applicant additional detail about the design of Monument Place.

	<b>OP Recommendation or Comment at Time of Public Hearing</b>	<b>Response by Applicant</b>
1	Entrance to second floor retail should be moved east along Monument Place, rather than placed at the corner of Half Street	The applicant explained that some potential tenants of the second floor retail space may require an entrance presence on Half Street. While OP believes an entrance further east would add pedestrian traffic to Monument Place and would allow more active retail at the corner, the applicant also stated that the lobby could include a retail component; The second floor tenant, likely a gym, could have as an ancillary use a retail or beverage component as seen at other fitness facilities in the District. OP understands the uncertainty surrounding potential tenants at this point in the development process and accepts the level of flexibility in the ground floor plans, as described in the June 15 statement of the applicant (Exhibit 21).
2	Clarify the scope of the hotel use	The applicant has clarified that the hotel would have 80 rooms, plus or minus 10%.

3	Clarify how bike parking is accessed	<p>The plans have been revised to clarify how the bike parking areas would be accessed. The application materials state that residents of the north residential building would use the north elevator core to reach the storage room. However, if the hotel use comes to fruition, the north elevator core would not be accessible by residential tenants. In that instance, the Order should clearly state that access would be provided from Residential Lobby 1 through the service corridor to the bike storage room.</p>
4	Provide more detail on the design and materials of Monument Place	<p>While some additional detail was provided on the plan view of Monument Place (Exhibit 22, Sheets L2), a greater level of detail in the drawings continues to be needed.</p> <p>The application now includes a basic rendering (Sheet A16) of that private street, but the applicant stated that they would like some flexibility in the design to relate Monument Place to Half Street, where final material selections would be chosen in concert with DDOT. However, the successful functioning of Monument Place – which is private property not subject to DDOT review – could be impacted by its design, both hardscape, landscape and lighting.</p>
5	The applicant should request lot occupancy relief for the second floor	<p>The applicant has requested lot occupancy relief for the second floor, which would have a lot occupancy of 80% where 75% is permitted. OP has no objection to the requested relief.</p>