

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director

DATE: March 16, 2017

SUBJECT: Jair Lynch Half Street – ZC #06-46D
Modification of Consequence to Adjust Uses and Exterior Design Details

I. BACKGROUND AND RECOMMENDATION

On June 29, 2015, the Zoning Commission approved case number 06-45B, a design review application to construct a residential and retail development on the east side of Half Street, SE, just north of the ballpark. The current application is a request for a modification of consequence to that approval, pursuant to Z § 703, to allow changes to the exact mix of uses and some of the exterior design details. The Office of Planning (OP) finds that this application is appropriately considered a modification of consequence, and that the changes proposed are consistent with the original approval and the intent of the CG-4 zone. OP therefore recommends that the Commission approve the modification as modification of consequence.

II. APPLICATION-IN-BRIEF

Applicant	Half Street Residential PJV, LLC (Jair Lynch)
Zoning	CG-4 (Capitol Gateway Medium to High Density)
Location	Square 701, Lots 857, 858 and 859; Ward 6, ANC 6D
Proposal	Modify application #06-46B by adding a bowling alley, adjusting portions of the building façade and adjusting the design of Monument Place.

III. PROPOSED MODIFICATION AND ANALYSIS

The subject site is located on the east side of Half Street, SE, at the corner of Half and N, directly north of the baseball stadium and just south of the Half Street Navy Yard metro entrance. Please refer to the vicinity map below.



The applicant proposes the following changes to the current approval:

<p>Add a restaurant / bar / entertainment use</p>	<p>The proposed use would have several components on the first and second floors of the building, on the building’s northern end adjacent to Monument Place. One component, a bowling alley, is a special exception use in the CG-4 zone. The existing approval showed “Retail” on the first and second floors, which would permit the other components of the entertainment use. But at the time of the approval a bowling alley was not contemplated and would require approval by the Commission.</p> <p>In addition to the new use, the interior design would change slightly in the northern portion of the building. The three shuttle elevators from the parking garage would now extend up to the second floor.</p>
<p>Adjustments to the exterior design</p>	<p>Some changes are proposed to the exterior of the building – some in response to interior design changes, and some architectural choices. Changes include:</p> <ul style="list-style-type: none"> • Increased use of dark brick framing the southern two stories of retail near N Street (Sheet A4); • Use of red metal panel at the residential entrance (Sheet A4); • Outdoor terraces at the second floor – outside the residential amenity space, and outside the retail space at Half and N (Sheets A2 and A4); • Adjust footprint along N Street, pulling building in at some places and pushing out at others (Sheet A1); • Change materials on N Street façade, including the main façade

	<p>brick color and proposing glazed terra cotta on the accent vertical element (Sheet A5);</p> <ul style="list-style-type: none"> • On Monument Place, extend masonry to the second floor, together with extending the elevators to that floor; Add an art mural on that surface (Sheets A6 and L3 – L 5).
<p>Adjustments to the design of Monument Place</p>	<p>The original design for Monument Place did not account for the change in grade from Half Street down to Cushing Place, and from the subject building down to the existing office building to the north. The updated design uses a combination of ramping, stairs and planters to accommodate the grade. Other changes on Monument Place include adjusting the already-approved planters further to the east and adding lighting in that area. See Sheets L1 – L5.</p>

Subtitle Z of the Regulations defines a modification of consequence as follows:

703.3 For the purposes of this section, the term “modification of consequence” shall mean a modification to a contested case order or the approved plans that is neither a minor modification nor a modification of significance[.]

703.4 Examples of modification of consequence include, but are not limited to, a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission.

The changes proposed by the applicant, including redesigns to architectural elements and open spaces that were discussed by the Commission, fit with the definition of a modification of consequence. The Office of Planning has no objection to the proposed changes. They would be in keeping with the original approval and the intent of the Capitol Gateway Zone. The additional outdoor terraces on the second floor would help to activate the street, an important objective of the zone. The mural on Monument Place has the potential be an interesting visual focal point away from the main activity of Half Street.

Regarding the special exception, the proposed bowling alley use would be in keeping with the entertainment-oriented focus of the immediate neighborhood and would not have detrimental impacts on adjacent uses. The use would also meet the special exception criteria of Subtitle U § 518.1(c) as it would not be within 25 feet of a residential zone and would utilize sound and vibration dampening techniques pursuant to an acoustical study performed for the space.

The Office of Planning, therefore recommends that the Commission approve the application as a modification of consequence, including the special exception use.