

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director

DATE: February 28, 2017

SUBJECT: **Supplemental Report for ZC #10-21A**
88 V Street, SW – Modification of an approved Zoning Commission design review under the Capitol Gateway Zone

I. BACKGROUND AND RECOMMENDATION

At the conclusion of the Zoning Commission public hearing on February 6, 2017, the Commission requested that the Office of Planning (OP) provide an update on its outstanding issues, based on further conversations with the applicant and on the updated plans and information provided. The additional materials can be found at Exhibit 24 of the record. OP can now recommend **approval** of the application; subject to:

- Commitment by the applicant to use public space materials as called out in the Buzzard Point design guidelines.

OP Comment	Updated Status
<p>Evaluate projections into public space on 1st Street and Half/Water Street, and provide pedestrian level view-shed analysis along these streets.</p>	<p>This concern stems from direction in the zoning regulations that view-sheds to the water be maintained:</p> <p><i>Subtitle C §1100.2 - Waterfront regulations are intended to provide for:</i></p> <p><i>(a) Physical and visual public accessibility to and along the waterfront; ...</i></p> <p><i>Subtitle C §1102.2 - Where the L'Enfant street grid exists in the vicinity of a waterfront lot, no buildings or structures may be built within the area defined by the street right-of-way lines extended to the water.</i></p> <p>OP met with the applicant subsequent to the public hearing to reiterate OP concerns and the need for additional, more refined drawings. The applicant has generally met this request by providing view-shed analysis generally from the locations requested by OP. The originally approved plans included projections into both 1st Street and V Street. While the proposed projections into V and</p>

OP Comment	Updated Status
	<p>Water Street “lengthen” the façade along V Street, the projections on V Street do help to visually break up the massing.</p> <p>Given the language of the intent for waterfront zoning noted above, OP does not accept that the visual impact is “negligible”, however. Any projection unnecessarily diminishes a L’Enfant Plan street view-shed to the water, so OP will be generally in opposition to any projection into public space for building adjacent to or close to the waterfront. In this case, because the projections have a relatively limited length along the streets in question, and because they were shown on plans for a previously approved iteration for this site, OP is not opposed to them provided the applicant obtains any necessary public space permit approvals.</p> <p>The applicant should also provide more information on the ground-level projection shown on Sheet C-7L and described on Page 1 of Exhibit 24 as a “face on line architectural element designed to hide the ramp to the garage”. That element is not clearly shown on plans, elevations or renderings.</p>
<p>Confirm that all projections meet public space regulations for setbacks, and redesign stairs to meet the Buzzard Point streetscape guidelines.</p>	<p>The redesigned public space elements now meet the Buzzard Point design guidelines for sidewalk width, tree box width, and step projections into public space. However, the design guidelines also call out certain materials for use in public space. The applicant should commit to install brick sidewalks, granite curbs and brick gutters. Other projections on V and 1st Streets, including the parking vault, would require construction code waivers.</p>
<p>The design should achieve a higher LEED score.</p>	<p>Since the public hearing, the LEED score has increased four points, from 52 to 56 points. This is still in the Silver Range. OP appreciates the increased commitment to sustainability, but defers to DOEE’s evaluation of the sustainable features of the design.</p>

The District Department of Energy and the Environment (DOEE), has reemphasized with OP their concerns regarding the 100-year floodplain. DOEE advises that if a building in the floodplain is considered “mixed use” it can have residential units on the ground floor and underground parking. If a building is not considered mixed use, ground floor residential units and underground parking would not be permitted. The applicant could consider additional commercial space, potentially fronting the park on the south side of the building. Such a design would ensure that the building would be considered mixed use during permit review, and would help increase pedestrian activity at the adjacent park and the waterfront, which is also an important goal of the CG Zone. DOEE has submitted a supplementary report at Exhibit 26.

DDOT has also submitted a supplemental report at Exhibit 25, providing DDOT comments on public space improvements, bicycle parking, and loading.