

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director

**DATE:** March 21, 2013

**SUBJECT:** **Supplemental Report** for ZC #11-03B, Southwest Waterfront Parcel 5  
Second Stage Planned Unit Development

At the February 28 public hearing, the Commission requested an update on the comments from the Office of Planning’s public hearing report. This memorandum provides an update based on information available to date. The applicant’s submission deadline for supplemental information is March 21<sup>st</sup>, and the Office of Planning (OP) may submit another report if warranted by new information received.

OP Comment	Planning and / or Zoning Rationale	Updated Status
Commitment by the applicant to allow free, public access to the hotel courtyards will help to make Parcel 5 a focal point for the Wharf, and help to activate the waterfront promenade in front of Parcel 5.	Public access to elevated vantage points would help activate pedestrian areas at ground level, and provide an attractor for tourists or visitors. The applicant has verbally committed to provide access, and that commitment should be memorialized as a condition of the Order, should this application be approved.	The applicant has committed to provide free, public access to the courtyard and to memorialize that open access as a condition in the Order. Exclusions would be made to allow for a fee to use the pool and for the grill area for the extended-stay hotel.
Provide more detail about the rationale for eliminating the wharf stair from the design.	Understanding the decision-making that went into the design process would help the Commission and staff better evaluate the project.	The applicant provided this information at the public hearing.



OP Comment	Planning and / or Zoning Rationale	Updated Status
<p>Reinstate the wharf-facing stairs to the building's internal courtyard.</p>	<p>The Wharf needs vantage points, or places where the public can enjoy, free of charge, elevated views over the water and the public spaces; Vantage points would serve to activate surrounding pedestrian areas and serve as an additional attraction for visitors to the Wharf.</p> <p>While the wharf stairs would eliminate some retail, the remaining retail, the building, and the wharf itself would be more successful.</p>	<p>The applicant has presented preliminary designs to OP that propose an outdoor stair facing the wharf. The stairs would be located where the internal lobby stairs were originally proposed. OP supports this approach, which would provide improved public access to the courtyard and would maintain the retail area desired by the applicant.</p>
<p>Make more inviting the staircase from the 7<sup>th</sup> Street Park. Consider refining the entrance materials and details, lighting and special pavers in the park to indicate that this is a place of entrance and accessibility.</p>	<p>The Wharf needs vantage points, or places where the public can enjoy, free of charge, elevated views over the water and the public spaces; Vantage points would serve to activate surrounding pedestrian areas and serve as an additional attraction for visitors to the Wharf.</p> <p>Having an additional, inviting public access point to the second floor would make that area more successful.</p>	<p>The applicant has presented preliminary designs to OP that propose a revised design that opens up the entrance to the 7<sup>th</sup> Street stair. The building face above the entrance would be recessed such that the second floor circulation becomes more like a bridge over the stairs. The hallway / bridge would have glass walls to minimize its opacity and "weight". The vertical thickness of the bridge would also be reduced from the current design. The plaza-level landing of the stairs would be illuminated from below to provide an extra visual cue that this is a location open to the public. OP supports this design approach for the stairs.</p>
<p>Provide additional landscaping in the 7<sup>th</sup> Street park.</p>	<p>The large expanse of hardscape would detract from the appeal of the pedestrian and retail environment.</p>	<p>As stated at the hearing, the applicant will enhance the retail design guidelines to encourage retailers to use landscaping as part of outdoor seating areas or provide landscaping in other ways outside their stores. OP has reviewed draft language for the design guidelines and feels that it adequately addresses this comment.</p>

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<p>Provide information about loading, including how the wharf-facing retail loads, a loading plan, and how 55' trucks would be prevented from entering the site, or accommodated if they do.</p>	<p>Loading impacts how the site functions and the success of the retail and pedestrian environments.</p>	<p>The applicant has stated that retail leases will prohibit large trucks from entering the site, and that the type of retail anticipated for Parcel 5 would rarely if ever use large trucks. Pages 3 and 4 of the January 14<sup>th</sup> transportation analysis by Gorove/Slade lists guidelines for loading operations. An on-site loading coordinator would monitor pedestrian and vehicular traffic and direct loading vehicles as necessary; Also, loading activities would only be allowed to occur outside of peak hours of vehicular and pedestrian traffic.</p>
<p>Provide information about vehicle idling and bus movements.</p>	<p>The noise and fumes of idling vehicles can negatively impact their surroundings, especially at the 7<sup>th</sup> Street Park, a major open space amenity for the neighborhood. The movement of buses has the potential to impact pedestrian and auto mobility.</p>	<p>At the hearing the Commission asked that the agreement with the ANC on bus management be closer to completion by the time of proposed action. Since that time the applicant has met with ANC members to discuss the bus management plan, and stated that both parties will provide an update to the Commission.</p>
<p>Remove references to "130'0" above measuring point" from the rooftop plan</p>	<p>The building height is limited to 110'.</p>	<p>The applicant stated that the plans have been corrected.</p>
<p>Provide some relief for mechanical penthouses at the courtyard wall.</p>	<p>The penthouse wall that is directly above the main wall of the building gives the impression of height above the 110 feet approved by the Commission in the first stage PUD. Even a small setback would break the visual line of the building.</p>	<p>As expressed at the hearing, the applicant wishes to maintain the current design for this feature. OP does not object to the design.</p>
<p>Provide more information about external lighting for the entire building.</p>	<p>External lighting for the building will determine how it is viewed at night from the surrounding neighborhood, from the water, and from adjacent open spaces.</p>	<p>As stated at the hearing, no external lighting would be used on the building face above the first or second floors. The only illumination on upper stories would be from individual guest rooms in the hotels.</p>

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<p>Per DHCD comment, describe the quantity of unique or local retail that would be located at Parcel 5.</p>	<p>A mix of retailing types would add to the vibrancy of the Parcel 5 development and increase pedestrian activity.</p>	<p>In Parcel 5, 20% of the retail floor area or 20% of the number of retail spaces must be leased to unique or local retailers. The total retail area in Parcel 5 is 33,000 square feet, so an estimate of the “unique and local” floor area would be 6,600 square feet.</p>

JS/mrj