

COMMISSION ACTION

NCPC File No. Z.C. 11-03



**FIRST STAGE PLANNED UNIT DEVELOPMENT AND RELATED MAP
AMENDMENT AT SQUARES 390, 391, 471W, 472, 472W, and 503
(HOFFMAN-STRUEVER WATERFRONT, LLC)
SOUTHWEST WATERFRONT**

Southwest
Washington, DC

Referred by the Zoning Commission of the District of Columbia

October 6, 2011

Commission Action Requested

Approval of comments to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C § 8724(a) and D.C. Code § 2-1006(a).

Commission Action

The Commission:

Comments favorably on the Southwest Waterfront First Stage Planned Unit Development which identifies building massing, land uses, open space development, waterfront development and improvements as well as a related map amendment to allow it to be developed under the C-3-C, W-1 and R-5-B zoning districts.

Notes that since the Water Street, SW closure was approved by the Commission in November 2010, the District of Columbia and the developer have been working with NCPC staff on strengthening the physical and visual connections to the Banneker Overlook with the developer committing to the following improvements: increasing the width of the Market Square to 100 feet; proposing an 80-foot wide opening between the residential towers that sit atop the entertainment venue at the end of the 10th Street, SW to allow the opportunity for a future museum to establish an elevated axial view to the waterfront; and constructing a pedestrian connection from Banneker Overlook to Maine Avenue, SW.

Notes that overhead wires for the future streetcar lines are not being proposed along this portion of Maine Avenue, SW or along the Wharf.

Encourages the developer to meet with the National Park Service (NPS) regarding strengthening connections to all of the NPS properties that are nearby this project.

Deborah B. Young
Secretary to the National Capital Planning Commission