

**MAP AMENDMENT TO EXPAND THE CAPITOL GATEWAY OVERLAY ZONE TO  
INCLUDE LANDS FRONTING ON THE WEST SIDE OF SOUTH CAPITOL STREET  
SOUTH OF M STREET IN SOUTHWEST**

Includes portions of Squares 649, 651, 653, and 655  
Washington, D.C.

**Delegated Action of the Executive Director**

January 26, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed map amendment to expand the Capitol Gateway Overlay to include lands fronting on the west side of South Capitol Street, generally south of M Street in Southwest Washington DC, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to amend the official zoning map of the District of Columbia to expand the Capitol Gateway Overlay to lands fronting on the west side of South Capitol Street. This action was initiated by the District of Columbia Office of Planning at the request of the National Capital Planning Commission through a letter dated May 19, 2006. This letter is attached to this delegated action. The letter outlines the need to apply the Capitol Gateway Overlay through the entire South Capitol Street corridor, and specifically the western portion of the area. The current zoning action seeks to remedy this issue by applying the Overlay to the western side of South Capitol Street in areas which formerly did not have the Overlay regulations applied.

This zoning action affects portions of Squares 649, 651, 653 and 655 on the western side of South Capitol Street. The proposed map amendment does not change the underlying zoning for these squares. The majority of the squares are zoning C-2-C (Commercial), which permits office, retail, housing and mixed-uses as matter of right, up to a maximum Floor-to-Area Ratio (FAR) of 6.0 for residential and 2.0 for others. Square 655 is zoned R-5-E (Residential) which permits general residential uses at a maximum FAR of 6.0. The maximum height of both zoning categories is 90 feet, and the Capitol Gateway Overlay does not change this limit. However, under recently adopted inclusionary zoning regulations, buildings in this area could achieve 110 feet if affordable units are provided.

As an Overlay, the Capitol Gateway zoning acts as an additional set of regulations beyond what is required in the underlying zoning. The objectives of this Overlay are to guide the uniform development of the South Capitol Street as a grand, monumental boulevard reflective of its role as a gateway to the National Capital. Generally, the Overlay permits a mixed-use commercial and residential development and specifically encourages ground floor retail. The Overlay also requires a mandatory 15 foot set back for developments along South Capitol Street, so as to provide a uniform street wall. However, under the proposed amendment this setback would not be required for Squares 649 and 651 as the South Capitol Street right of way widens from 130 feet to 155 feet, thereby making the setback provision unnecessary in this area.

The redevelopment of the South Capitol Street corridor is a federal interest and has been a planning priority for the NCPC since the release of Extending the Legacy Plan in 1997. Legacy envisioned the redevelopment of this corridor as a mixed-use area, including cultural uses and open spaces, and South Capitol Street as a grand boulevard leading to the monumental core of the city. Subsequent efforts have included the 2004 South Capitol Street Task Force, which was a joint Federal-District initiative which studied specific planning details for South Capitol Street, particularly in light of the new Washington Nationals Baseball Stadium and the new Frederick Douglas Bridge. A key recommendation of this Task Force was a consistent street wall for South Capitol Street, established by a uniform 15 foot setback through the corridor, a 1:1 building setback for buildings above 110 feet in height, and opportunities for ground floor retail throughout the area.

This map amendment is consistent with the recommendations of the South Capitol Street Task Force and the Extending the Legacy Plan. The map amendment will ensure the development of a uniform street wall and mix of uses on both side of South Capitol Street, thereby promoting the development of a coherent corridor. As such, this proposal will not negatively impact any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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Executive Director