



Delegated Action of the Executive Director

PROJECT

Second Stage Planned Unit Development - Parcel 1, Market Square and Mark Shed, Square 473, Lots 854 and 856

bound by Maine Avenue Fish Market, Parcel 2, Washington Channel and Maine Avenue, SW Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 11-03C

NCPC MAP FILE NUMBER

1.51(06.20)44293

ACTION TAKEN

Approve comments as requested

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

On January 21, 2016, the Zoning Commission of the District of Columbia took a proposed action to approve a Second Stage Planned Unit Development (PUD) at Parcel 1 at the northern end of the Wharf development, which is located along the Washington Channel near Maine Avenue and 10th Street, SW. Parcel 1 is also immediately adjacent to the Fish Market (which is not a part of the PUD) and south of the Banneker Overlook. Parcels 2 through 5 of the Wharf, along with most of the project's piers and open spaces, have already received Second Stage approval in cases 11-03A and 11-03B. Parcel 2, immediately south of Parcel 1, is planned to include two apartment towers above retail and above a large entertainment and concert venue. The loading functions of Parcel 2 would use the alley adjacent to Parcel 1.

The applicant proposes to construct at Parcel 1 a mixed-use structure and a smaller one-story retail building for Market Square itself. The Zoning Commission approved a First Stage PUD for the entire Wharf project on October 17, 2011. That approval established the PUD-related zoning for the property, the site plan, the general use mix, the general massing of buildings, the maximum heights for buildings and the maximum FAR for the entire development. The Zoning Regulations describe a Second Stage PUD as a detailed review that examines the architecture of the proposed buildings, uses within the buildings, design of open spaces, site circulation, site infrastructure, and compliance with the intent and purposes of the PUD process and the approved First Stage PUD.

The development on Parcel 1 consists of a 130-foot tall, ten-story building with retail on the ground floor and office above. The structure is proposed to have approximately 245,712 square feet of gross floor area (GFA) and a 7.6 floor area ratio (FAR). The applicant has also requested the ability to use a portion of the 11,292 square-foot (0.35 FAR) penthouse level as a restaurant or similar use. The body of the building would generally form a "V" shape, with a slightly offset core to allow a two-story lobby running from Maine Avenue through to the water-side of the building, and a four story atrium facing the water. The walkway at the second story crossing over the lobby would allow the best views through the building if it were completely open, or if it was enclosed by glass. On the ground floor, proposed retail faces Market Square to the north. On the south side of the lobby some retail faces the water. Loading and parking access from the east alley and back of house spaces fill out the ground floor. The proposed second floor includes mechanical space,

office-related amenities, and office or retail space facing Market Square. Floors 3 through 10 would be entirely office.

The Market Square is the northernmost section of the Wharf PUD and is envisioned as an active, open-space plaza that also provides access and a transition to the adjacent Fish Market. A one-story building, the Market Shed, containing approximately 3,050 GFA (0.1 FAR) of retail uses is planned for Market Square. A new operational traffic signal on Maine Avenue marks the location of Market Square, and the intersection will help pedestrians and vehicles more safely navigate this portion of the waterfront. Vehicles could enter into the square and either turn into the Fish Market or circle back around toward Maine Avenue. Visitors travelling by car to the fish market would also be able to park in the Wharf's parking garage and exit on the northwest side of Parcel 1 directly into Market Square via an elevator and stair lobby.

The proposed elements of the Second Stage PUD are not inconsistent with the Comprehensive Plan for the National Capital. The Second Stage PUD's proposed height of 130 feet is consistent with the allowable height under the Height of Buildings Act and the approved First Stage PUD for the entire Wharf project, which was reviewed by NCPC in October of 2011. NCPC is interested in the principle of height and the perception of building scale from public spaces. For this reason, a 1:1 penthouse setback most commonly applies to exterior walls facing public streets, walls facing public alleys and walls facing courts open to streets. In this case, however, the Wharf and waterfront provide an important public vantage point for viewing building height and the form of the city. While no setback is currently indicated for a portion of the penthouse located at the rear of the building facing the Washington Channel, the applicant indicated at the January 21, 2016 meeting of the Zoning Commission that revised plans would be submitted that accommodate a rear setback. The addition of a setback facing the waterfront is appropriate given the public, pedestrian-oriented nature of the Wharf promenade. The proposed one-story retail structure and overall design for the Market Square is also consistent with the First Stage PUD, which NCPC supported due, in part, to its accommodation of views from the Banneker Overlook towards the Potomac River.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Second Stage Planned Unit Development for Parcel 1, Market Square and Mark Shed, located at Square 473, Lots 854 and 856, in Southwest, Washington, DC, to be not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

Date

