Executive Director's Recommendation

Commission Meeting: January 7, 2016

PROJECT
Consolidated Planned Unit Development and Related Map Amendment at Square 744S and 744SS (DC Water)
O Street Pumping Station
Bound by N Pl. SE, Canal St. SE, private property, and the Anacostia River

SUBMITTED BY
Zoning Commission of the District of Columbia

REVIEW AUTHORITY
Approval of Comments to the Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 15-14

NCPC MAP FILE NUMBER
41.11(06.00)44278

APPLICANT'S REQUEST
Approval of report to the Zoning Commission of the District of Columbia

PROPOSED ACTION
Approve as requested

ACTION ITEM TYPE
Consent Calendar

PROJECT SUMMARY

On December 14, 2015, the Zoning Commission of the District of Columbia took a proposed action to approve a Consolidated Planned Unit Development (PUD) and a related map amendment at Square 744S and 744SS in Southeast Washington, DC. The proposal was referred to NCPC for review and comment. The subject property, which is owned by the District of Columbia, is bound by N Place and Canal Street to the north, the Anacostia River to the south, and private property to the east and west. Per the applicant, DC Water, the subject property is presently zoned W-2 and is located in the Capitol Gateway ("CG") Overlay District. The applicant is seeking to rezone the subject property to the CG/CR District in connection with this application. Approval of the Consolidated PUD and related map amendment will allow DC Water to develop a new headquarters building on the site.

The subject property has a combined land area of approximately 119,875 square feet and is partially improved with surface parking and the O Street Pumping Station, which is a 20,000 gross square foot, two-story brick building operated by DC Water. The six-story structure will have an overall density of 1.39 floor area ratio (FAR) and will include approximately 167,180 square feet of gross floor area.

KEY INFORMATION

- Located at the project site is the O Street Pumping Station, immediately adjacent to the site is the Main Street Pumping Station; these two pump facilities are the primary untreated sewage hubs that route materials from throughout Washington DC to the Blue Plains treatment facility for processing. These two facilities are centralized points for over 70 percent of all sanitary sewage and stormwater collected in the DC Water service area. There are no plans to change the primary use of the subject property as a sewage pumping station.

The applicant proposes to build the new office building headquarters for DC Water by building over and adjacent to two sides of the O Street Pumping Station. Other portions of the subject property are planned to be sold by the District for private development.

- The subject property is surrounded by a variety of uses and a number of large scale developments that are under construction or soon to be developed. The Zoning Commission has approved PUDs that are adjacent to or in the vicinity of the subject property at the north and west sides. These developments include a future movie theater, parking garage, and apartment buildings with a maximum height of 110-130 feet adjacent to the site (ZC #13-05), two residential buildings, a hotel and an office building with a height of 95-130 feet down river to the west (ZC #04-14B), and a residential, hotel and office building with a maximum height of 130 feet to the northwest at M Street SE (ZC 12-05).

- There are no federal properties adjacent to the development site with the potential to be affected, and the proposed development is not inconsistent with the Comprehensive Plan for the National Capital.

- The Consolidated PUD's proposed height of 100 feet is at the allowable height under the Height of Buildings Act (Height Act) feet based on the 80-foot right-of-way width of Canal Street SE. On December 21, 2015, the applicant provided revised drawings to the Zoning Commission that eliminated a proposed parapet that exceeded the allowable height under the Height Act; the revision now includes a continuous 3'6"-high guardrail that is set back from the roof edge at a 1:1 ratio, which conforms to Height Act requirements.

RECOMMENDATION

The Commission:

Finds that the proposed Consolidated Planned Unit Development and Related Map Amendment at Square 744S and 744SS (DC Water) is not inconsistent with the Comprehensive Plan for the National Capital.

PROJECT REVIEW TIMELINE

Previous actions	None
Remaining actions (anticipated)	None

PROJECT ANALYSIS

Executive Summary

DC Water, the applicant, has requested from the Zoning Commission of the District of Columbia approval of a Consolidated Planned Unit Development (PUD) and a related map amendment at Square 744S and 744SS in Southeast Washington, DC. The proposal was referred to NCPC for review and comment. The subject property, which is owned by the District of Columbia, is currently improved with surface parking and the O Street Pumping Station, which is a 20,000 gross square foot, two-story brick building operated by DC Water. DC Water proposes to construct a new headquarters building on the site that incorporates the O Street Pumping Station into its design. The six-story headquarters structure will have an overall density of 1.39 floor area ratio (FAR) and will include approximately 167,180 square feet of gross floor area. Significant landscaped areas and 20 parking spaces are also proposed for the site. The applicant is also seeking to rezone the subject property from the CG/W-2 zoning district to the CG/CR zoning district, which will, among other things, allow a taller structure at the site.

Analysis

The proposed DC Water headquarters building is another component in the rapid redevelopment of the Capitol Riverfront area, which within the past decade has seen a significant change from an industrial area to a vibrant mixed-use community. NCPC has provided significant support to the area's redevelopment through its work on multiple planning efforts, including the Southeast Federal Center Master Plan and the South Capitol Street Study, and through working with both the public and private sector in the design of new infrastructure and structures within the area. The proposed DC Water headquarters building, in incorporating the industrial function of its site into its design and enhancing its site at the Anacostia River, will add to the growing vibrancy of the Southeast waterfront, and is thus consistent with NCPC's vision of the area's future.

Designed as a US Green Building Council Leadership in Energy & Environmental Design (LEED) Platinum structure, the building features many innovative sustainable features, which is consistent with NCPC's Comprehensive Plan policies on environmental stewardship. Per the applicant, the building:

> "integrates efficient building systems with the Subject Property itself to create a dynamic workplace environment. The design is a bold, innovative statement on the Anacostia River shoreline that reflects DC Water's mission to provide reliable and cost-effective water and wastewater services in accordance with best practices. The headquarters showcases its building systems, inviting its employees to become stewards of the environment through the building's educational opportunities. The project supports continued operation of the O Street Pumping Station and uses the residual heat from sewage that is pumped to Blue Plains to heat and cool the new building, demonstrating innovation and the depth of commitment

> to DC Water's mission. With abundant daylight and panoramic river views, the new building provides a wonderful place to work.
>
> "…the Subject Property features an entry drive, autocourt, pedestrian circulation paths, and lush plantings. The autocourt incorporates ADA parking and features channels or "runnels" that allow for rainwater collection. A long wood plank esplanade/boardwalk runs along the building's south façade connecting it to the autocourt and other site features. A metal grating promenade conceptually terminates Canal Street and is intended to be used as an observation platform from which to view the river.
>
> "The building's skin is carefully calibrated to respond to daylighting, views, energy efficiency, and to highlight its sculptural form. The south façade is primarily a glass and aluminum curtain wall. Two areas of the curtain wall facing southwest feature a second layer of tinted glass that reduces unwanted solar gain as determined by an energy model. The north façade is a variegated green rainscreen panel system with punched windows as needed for the interior program. A perforated version of the panel is used to face the loading area on the west side of the Subject Property."

In addition, the building's ground floor is set one foot above the 500 year flood plain, and low impact development planters and native plantings will promote infiltration and runoff. Rainwater from the building's roof will be collected in a cistern to be used for toilet flushing.

The proposed DC Water headquarters building is planned as workspace for over 300 employees on site and is also designed to educate the public on DC Water's environmental mission. However, the subject property is also deemed essential to supporting the functions of the United States. As such, security measures at the subject property will include camera monitoring, motion sensor devices, guard force personnel at designated posts and roving patrols, specialty lighting, barrier protection devices including fences and bollards, waterfront approach sensors, and other means. The plans and designs for security measures at the site will be in compliance with and reviewed by the Department of Homeland Security, with elements meeting or exceeding American Society of Industrial Security physical security standards. All visitors will need to be cleared through security to access the walk-ways to the building and vehicular traffic onto the site will be checked and tagged for access.

The applicant proposes to rezone the subject property from the CG/W-2 (Capitol Gateway overlay/Waterfront) zone to the CG/CR (Capitol Gateway overlay/Commercial Residential) zone. A Planned Unit Development within the CG/CR will allow the applicant to achieve a greater building height and receive flexibility in other zoning requirements including ground level public space and parking requirements. In exchange, the applicant has committed to incorporate and maintain the sustainable features as proposed within the project plans and to use the facility for educating the public on DC Water operations and the history of the pump stations.

Recommendation Summary

The proposed design of the DC Water headquarters building, as referred to NCPC for comments by the Zoning Commission, is not inconsistent with the policies of the Comprehensive Plan for the National Capital. In particular, it supports the continued revitalization of the Anacostia River waterfront, is designed as a sustainable structure that minimizes any negative environmental impacts on the surrounding area, and it continues to provide security to infrastructure that is critical to the operations of the federal government within the Nation's Capital. As such, **staff recommends that the Commission comment to Zoning Commission that it finds that the proposed Consolidated Planned Unit Development and Related Map Amendment at Square 744S and 744SS (DC Water) is not inconsistent with the Comprehensive Plan for the National Capital.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

This project is not inconsistent with the basic goals and policies of the *Comprehensive Plan for the National Capital: Federal Elements.*

National Historic Preservation Act

In providing comments on a Planned Unit Development to the Zoning Commission of the District of Columbia, NCPC has no responsibility to review the project under the requirements of the National Historic Preservation Act.

National Environmental Policy Act

In providing comments on a Planned Unit Development to the Zoning Commission of the District of Columbia, NCPC has no responsibility to review the project under the requirements of the National Environmental Policy Act.

ONLINE REFERENCE

Supporting documents for this project are available online at the Zoning Commission of the District of Columbia's case exhibit search website:
http://app.dcoz.dc.gov/content/search/Search.aspx

Prepared by Jeff Hinkle
December 30, 2015

POWERPOINT (ATTACHED)

National Capital Planning Commission

ZC 15-14

Consolidated PUD & Related Map Amendment

Referred by Zoning Commission of the District of Columbia

Approval of Comments

CONTEXTUAL SITE PLAN

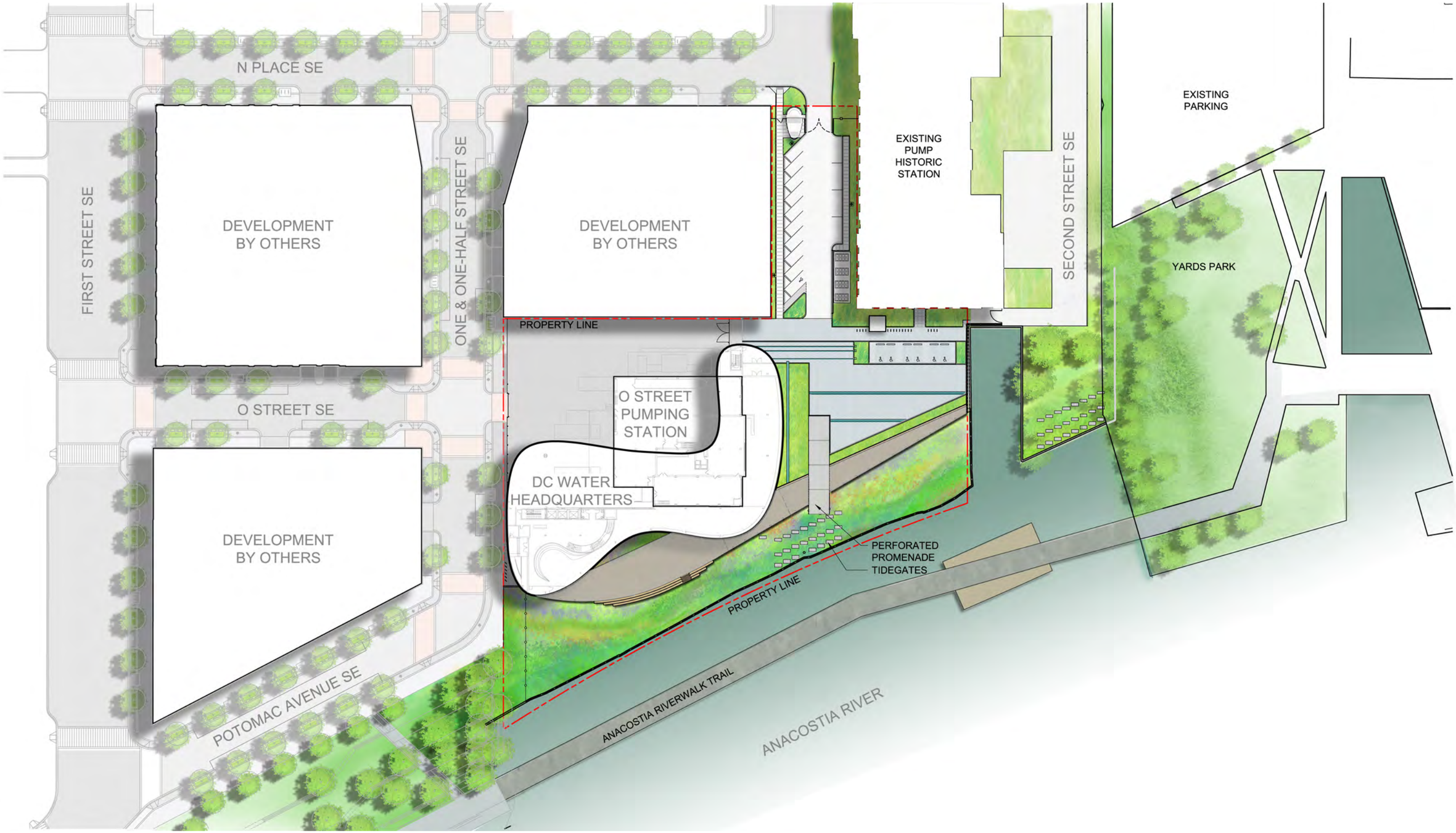
VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING

CANAL STREET SE - FACING NORTH

VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING

CANAL STREET SE - FACING SOUTH

EXISTING CONDITIONS PHOTOS



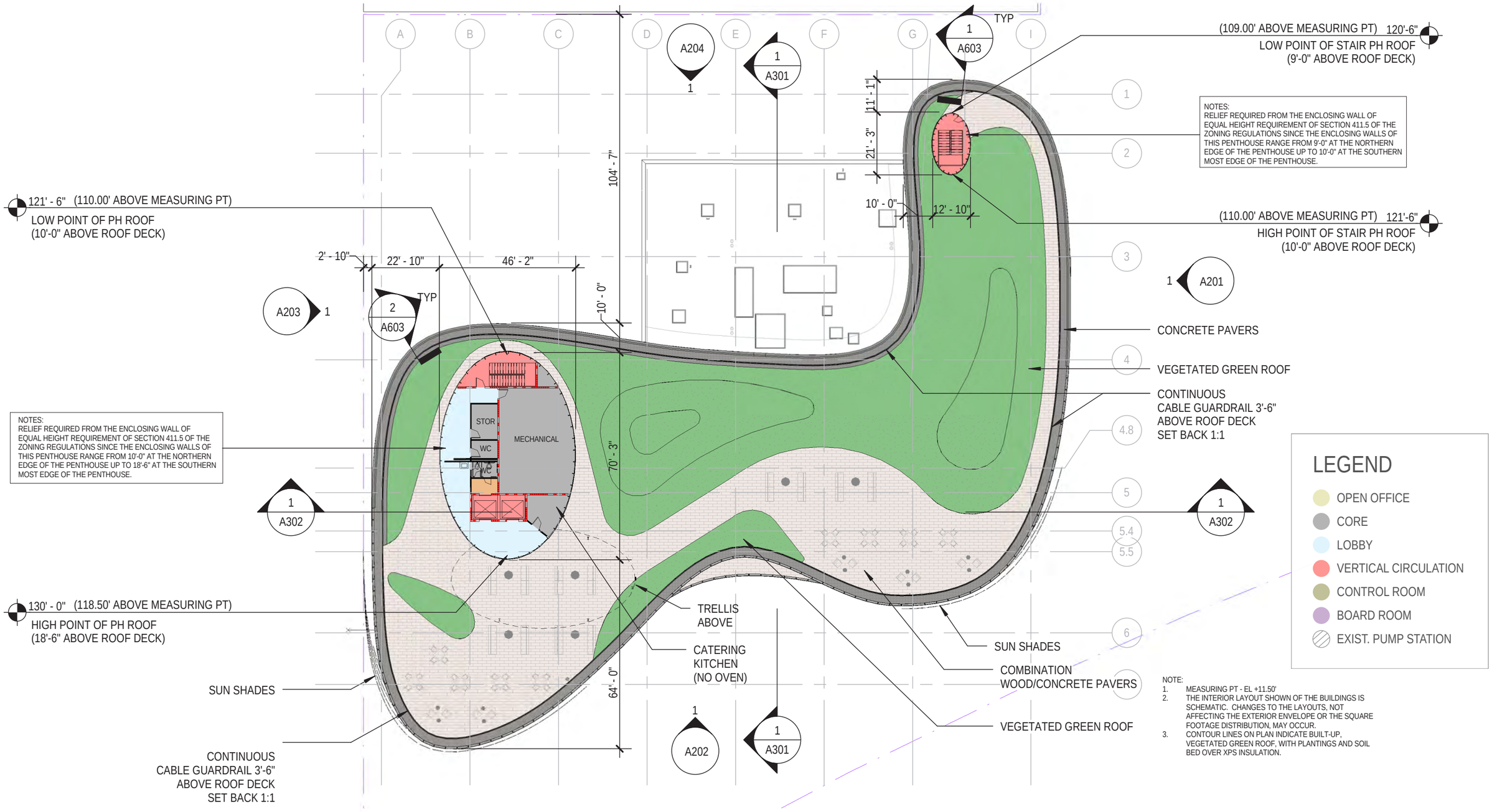
SITE PLAN & ADJACENCIES WITH POST FOREST CITY PUD CONDITIONS

OvS + SKANSKA + SMITHGROUP JJR

DC Water Headquarters

POST HEARING SUBMISSION | 11.30.2015

ZONING COMMISSION
District of Columbia
CASE NO.15-14
EXHIBIT NO.34A2



NOTE:
1. MEASURING PT - EL +11.50'
2. THE INTERIOR LAYOUT SHOWN OF THE BUILDINGS IS SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
3. CONTOUR LINES ON PLAN INDICATE BUILT-UP, VEGETATED GREEN ROOF, WITH PLANTINGS AND SOIL BED OVER XPS INSULATION.

SCALE:1'-0" = 1/32"

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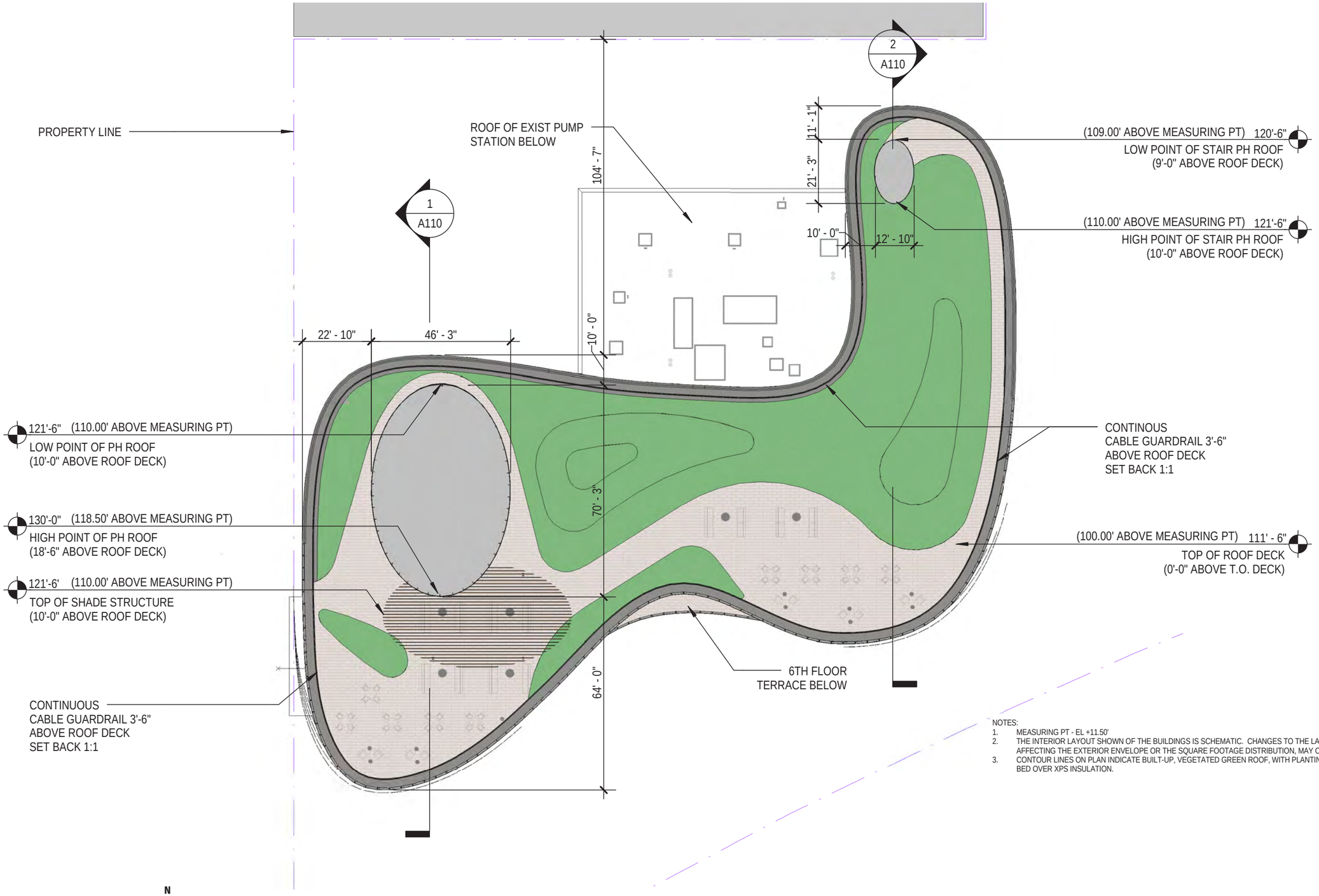
ROOF PLAN

OvS SKANSKA SMITHGROUP JJR

DC Water Headquarters

REVISED ROOF PLAN SHEETS | 12.21.2015

A.102



NOTES:
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3. CONTOUR LINES ON PLAN INDICATE BUILT-UP, VEGETATED GREEN ROOF, WITH PLANTINGS AND SOIL BED OVER XPS INSULATION.

SCALE:1'-0" = 1/32"

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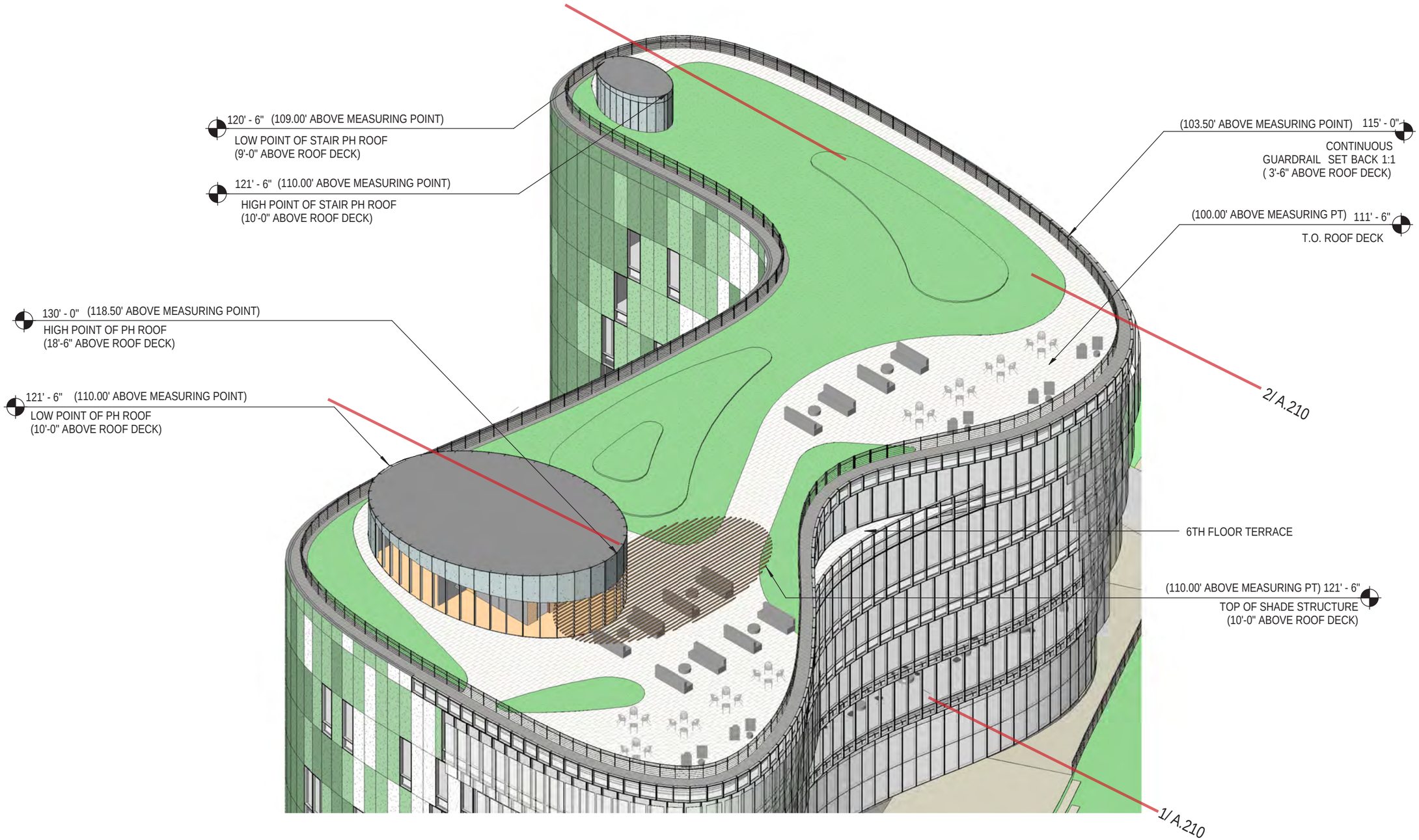
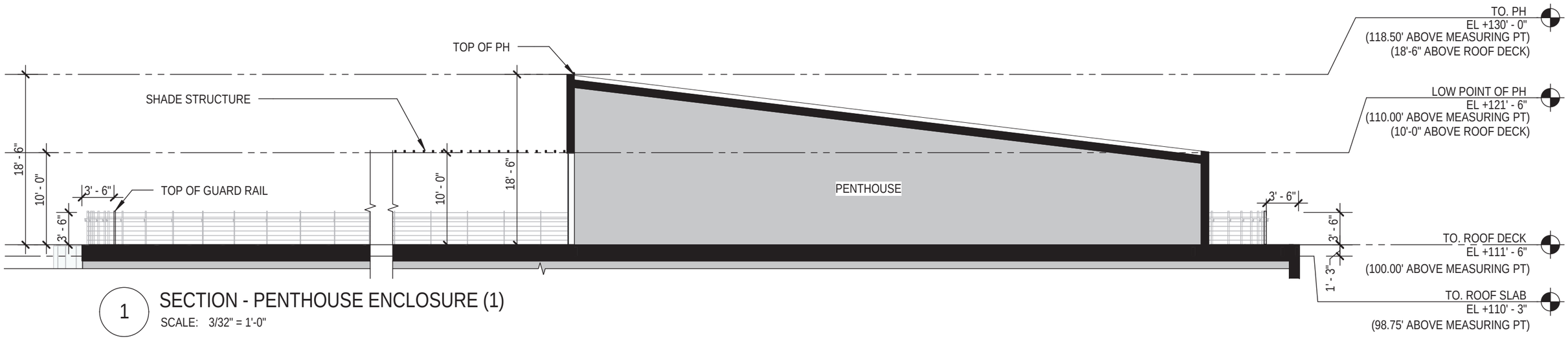
PENTHOUSE ROOF PLAN

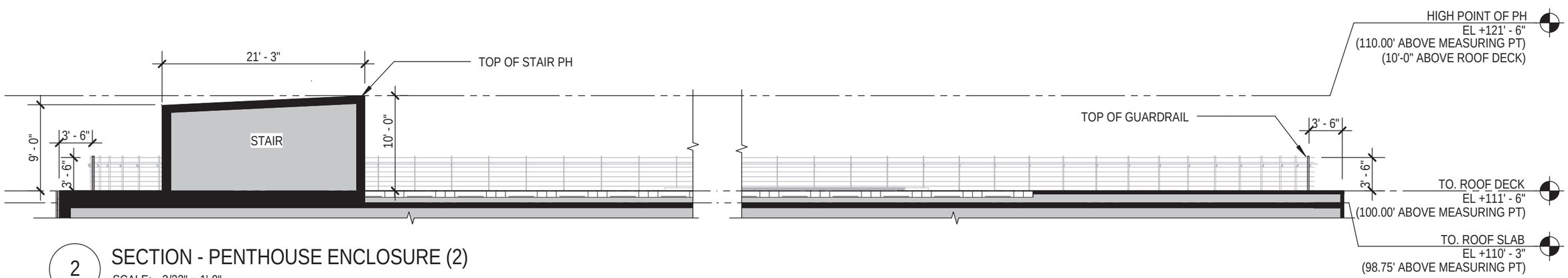


ROOF TERRACE AXONOMETRIC



1 SECTION - PENTHOUSE ENCLOSURE (1)

SCALE: 3/32" = 1'-0"



2 SECTION - PENTHOUSE ENCLOSURE (2)

SCALE: 3/32" = 1'-0"

NOTE: MEASURING POINT - EL +11.50'

SCALE:1'-0" = 1/32"

ROOF TERRACE SECTION

KEY PLAN

RENDERINGS - POST FOREST CITY PUD CONDITION

ZONING COMMISSION
District of Columbia
CASE NO.15-14
EXHIBIT NO.34A11

KEY PLAN

RENDERINGS - POST FOREST CITY PUD CONDITION

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