



Delegated Action of the Executive Director

PROJECT

**Second Stage Planned Unit Development
for the 7th Street Recreational Pier of the
Southwest Waterfront Development - Wharf
Master Developer, LLC**

7th Street and Maine Avenue, SW
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 11-03E

NCPC MAP FILE NUMBER

20.11(06.00)44374

DETERMINATION

Approval of report to the Zoning
Commission of the District of
Columbia

REVIEW AUTHORITY

Advisory

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

On June 2, 2016 the Zoning Commission took a proposed action to approve a Second Stage Planned Unit Development (PUD) to construct a pier at the terminus of 7th Street, SW at a new mixed use development called the Wharf. On October 6, 2011, NCPC reviewed and commented on the First Stage PUD for the Wharf project (NCPC File No. 11-03). Subsequently, the Zoning Commission took a final action to approved the First Stage PUD for it on October 17, 2011. This 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. 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. A Second Stage PUD approves 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 developer proposes to construct a pier at the terminus of 7th Street at the Wharf. The pier would include the fixed pier itself, a shade structure, retail kiosk, floating wetlands, and floating docks. The subject site for the current application is a tax lot created over the water, extending from the bulkhead, in line with the 7th Street right-of-way. The 7th Street Pier would extend 432 feet into the channel, and include the following features:

- 20,976 square feet fixed pier
- 2,441 square foot floating dock
- Seating
- Swings
- Floating wetlands
- Lighting
- Fire pit
- Shade structure
- 200 square foot retail kiosk

The fixed pier and floating dock would be clad in Kebony, an engineered wood created to replicate the durability of tropical hardwoods. Kebony would also be used for benches, the railing top and for the retail kiosk. Other materials would include aluminum for the gangways to the floating dock, mesh fencing, standing light poles, painted steel for the shade structure, and metal tubing for the swing structures. The main spine of the pier would curve horizontally and vertically, slightly arching out from the bulkhead while descending in elevation to a low point before ascending to the end of the structure. A second level of the fixed pier would extend from the bulkhead continuously at the lower elevation and connect to the higher sections through stairs, wide seating steps, and sloped decking. The shade structure would mostly parallel the bulkhead, but would also extend partially over the pier. It would feature an undulating canopy design. The retail kiosk would be located under the shade structure, and both fixed and moveable seating would be available nearby.

The developer envisions the pier as a recreational amenity where kayaks and small boats could enter the water, where pedestrians could simply walk and enjoy the views, and also where various group activities could be held, either at the terminus of the pier or at the shade structure.

The pier supports several goals of the *Comprehensive Plan for the National Capital*. The Comprehensive Plan places a high value on environmental benefits, recreational use, and scenic beauty provided by natural, and cultural landscapes. The proposed pier at the terminus of 7th Street will address each of these goals bringing people to the water, providing additional recreation activity, and providing amenities to enhance natural scenic beauty of the Southwest Waterfront, and further connecting the city with the water.

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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 a pier at the terminus of 7th Street at the Wharf (Wharf District Master Developer, LLC), in Southwest, Washington, DC, to be not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

// Original Signed //	July 1, 2016
_____ Marcel Acosta Executive Director	_____ Date