



## Delegated Action of the Executive Director

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**PROJECT**

**Text Amendment to the Preferred Uses for the Capitol Gateway Zone**

Washington, DC

**NCPC FILE NUMBER**

ZC 20-04

**NCPC MAP FILE NUMBER**

00:00(06.00)45123

**REFERRED BY**

Zoning Commission of the District of Columbia

**DETERMINATION**

Approval of a 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)

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The Zoning Commission of the District of Columbia has referred a proposed text amendment prepared by the District of Columbia Office of Planning (DC OP) for review and comment. The proposal recommends text changes to the Capitol Gateway Zone in order to require preferred uses on Potomac Avenue, SW. The proposed active ground floor uses such as eating and drinking establishments, retail, and arts and entertainment venues are intended to encourage pedestrian movement and a vibrant streetscape on the corridor between the baseball and soccer stadiums.

DC OP proposes to add Potomac Avenue, SW to the list of designated streets in Subtitle K § 509, streets for which preferred uses are required. Further, because of the shape and depths of the development sites on Potomac Avenue, SW, DC OP also proposes to change the amount of preferred use that is required – from a floor area ratio (FAR) requirement to one which applies to minimum depth from the building façade.

The amendment would also eliminate the plaza requirement for properties along Potomac Avenue. Subtitle K § 504.13 requires public plaza space for properties zoned CG-4, unless preferred uses are required and provided. In this location, there will be numerous public open spaces including the South Capitol Street Oval, Reservation 244 (north side of Potomac between South Capitol and Half Streets, SE), Reservation 245 (south side of Potomac between Half and First Streets, SE), and a proposed open space at the intersection of the alignments of South Capitol and S Streets. The Potomac Avenue right-of-way itself will also contain ample pedestrian space. As such, a more continuous street facade is preferable in lieu of additional open spaces at the building frontage.

Staff has reviewed the proposed amendment and finds that it would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* nor would it adversely effect any federal properties. The required active uses will apply to private property along the Potomac Avenue corridor. Further, staff finds that the amendment will help promote an active and vibrant pedestrian environment in the vicinity of the new Frederick Douglass Memorial Bridge and associated open spaces.



Extracted from p. 37 of the Buzzard Point Vision Framework. Note that this image was produced before the concept of 1<sup>st</sup> Street wrapping the east side of the soccer stadium was incorporated into the stadium design.

Figure 1: Excerpt from Buzzard Point Vision Framework

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), If find that the proposed Text Amendment to the Preferred Uses for the Capitol Gateway Zone would not be inconsistent with the federal elements of the Comprehensive Plan for the National Capital, nor would it adversely effect any identified federal interests.

*Marcel Acosta*

Marcel Acosta  
Executive Director

*5/29/20*

Date