

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Stephen J. Mordfin, Project Manager
JLS
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: July 20, 2018

SUBJECT: Preliminary Report on Zoning Commission Case No. 02-38J, Second Stage PUD for Waterfront Station Northeast Parcel (1000 4th Street, S.W./ Square 542, Lot 822)

I. RECOMMENDATION

The Office of Planning (OP) recommends the Commission **set down** the application by WFS2 LLC, an affiliate of P.N. Hoffman & Associates, Inc., for a second-stage PUD to construct an eleven-story mixed use building with ground floor commercial, arts and cultural space, a daycare center and 456 residential apartments above.

The proposal is not inconsistent with the Comprehensive Plan and the filing generally meets the requirements of 11 DCMR Subtitle X, Chapter 3. OP is supportive of the architecture as proposed, especially the way it evokes mid-century modern design and meshes with the architecture of the surrounding neighborhood. As detailed in Section V.B of this report, submission of the following clarifications and additional information is needed prior to a public hearing:

- A description of rooftop materials;
- A breakdown of the affordable units and how they compare to all the units in the building; and
- Proposed materials for the private drive to match those used on the private drive on the west side of 4th Street.

II. BACKGROUND

The subject application is for the development of the eighth and last building within the Waterfront Station PUD. Five of the buildings, including three residential and two office buildings, are completed and occupied. The Commission recently held a public hearing regarding the two parcels on either side of 4th Street at M Street (ZC-38I) and proposed action is scheduled for July 30, 2018. This last parcel is owned by the District of Columbia and the applicant has a long-term ground lease for the property.

The Zoning Commission approved a first-stage PUD for the entire development. Building height is measured from M Street, with M Street as the project front. As a result, the front of the subject property

faces south, towards M Street, the rear to the north, and the side yards face either 4th Street or Wesley Place. Maximum gross floor area and lot occupancy, minimum number of off-street parking spaces and an affordable housing component were all included in the first-stage approval for the PUD, and not for the individual building sites.

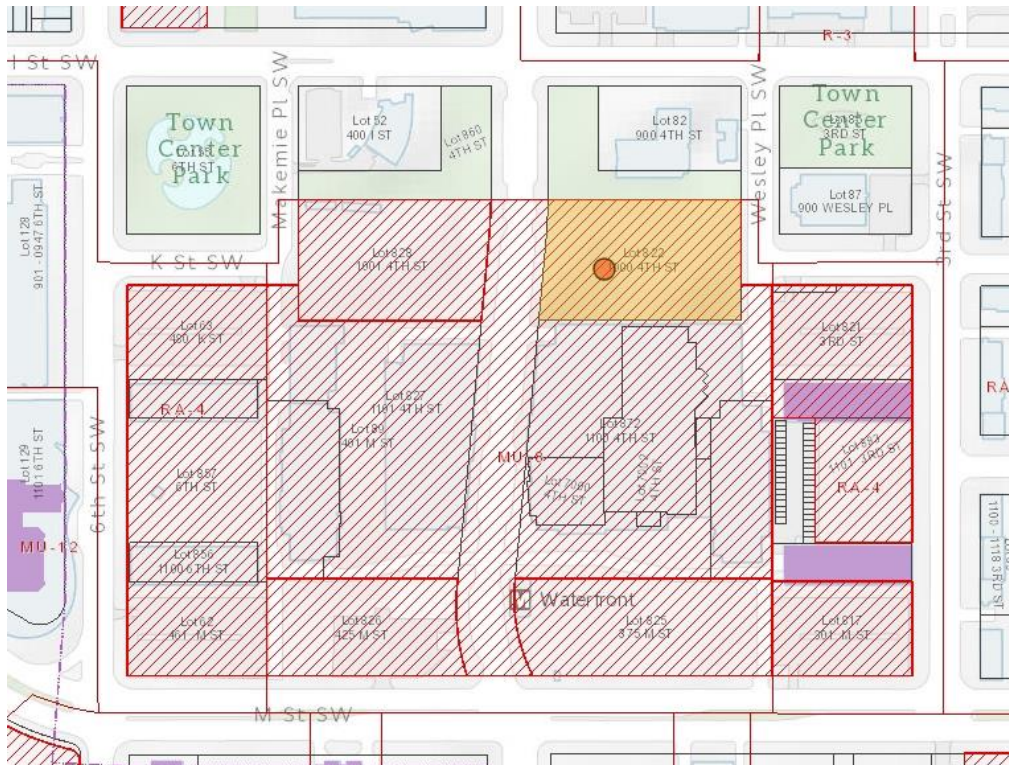
III. AREA DESCRIPTION

Address	1000 4 th Street, S.W.
Ward, ANC	Ward 6, ANC 6D
Comprehensive Plan Area	Lower Anacostia Waterfront/ Near Southwest
General Context	The site of this mixed-use building is located within a two-stage PUD proposed to be developed with eight high-rise buildings consisting of a mix of residential, office and retail uses to function as a renovated and rebuilt neighborhood town center adjacent to a Metrorail station. The existing surrounding community includes a variety of housing types and community facilities, including parks, a library, an elementary school, churches, and cultural facilities, such as Arena Stage.



IV. SITE DESCRIPTION

Property Size: 59,044 square feet
Current Zoning: Underlying: MU-8 (ZR16)
PUD Related: C-3-C (ZR 58)
Site Characteristics: Relatively level four-sided lot with frontage on Fourth Street to the west, Wesley Place and a private alley to the east and a private drive (unbuilt) to the north.
Existing Use of Property: vacant



V. PROJECT DESCRIPTION

Applicant: WFS2 LLC
Proposed Zoning: C-3-C (as adopted under the first-stage PUD)
Proposed Use of Property: Mixed-use building with retail/restaurant, arts/cultural and education/day care uses on the ground floor and 456 residential units on the upper ten floors

	Proposal
Building Height	114 feet
FAR	Residential 6.27
	Retail 0.20
	Arts/Cultural 0.15
	Child Care 0.15
	<u>TOTAL 6.77</u>
GFA	Residential 370,257 sq.ft.
	Retail 11,807
	Arts/Cultural 8,936
	Child Care 9,000
	<u>TOTAL 400,000 sq.ft.</u>
Residential Units	456

The proposed building would provide for a mix of uses on the ground floor (page 34, Exhibit 2M1, Ground Floor Plan), with residential units above. On the first floor facing 4th Street would be the residential lobby flanked by two retail spaces, totalling approximately 9,000 square feet in area. Facing the private drive to the north would be the entrance to an arts/cultural space, potentially a 150-seat black box theater, and a daycare center for 176 children. An outdoor play space on the north side of the building would be partially beneath the building’s overhang. All vehicular access, including parking on two below-grade levels, loading and refuse removal would be from the private alley accessible from Wesley Place. Above the first floor would be a green courtyard with residential amenity space. Additional amenity space would be provided on the penthouse level (page 35, Exhibit 2M1, Second Floor Plan). Solar panels and refrigerant condensers would be located on the mechanical penthouse level (page 41, Exhibit 2M1, Mechanical Penthouse Plan).

VI. PLANNING CONTEXT

The Zoning Commission, as part of its extension of the original first-stage PUD, determined that the overall development was not inconsistent with the Comprehensive Plan in effect at the time.

A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map, the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development’s physical characteristics including building massing or density; uses; or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) indicates that the site is appropriate for mixed use, a combination of high density residential and high density commercial.



High Density Residential: Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

High Density Commercial: Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.

Mixed Use Categories: The Future Land Use Map indicates areas where the mixing of two or more land uses is encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with stripe colors corresponding to the categories defined on the previous pages. The Mixed Use category generally applies in the following three circumstances:

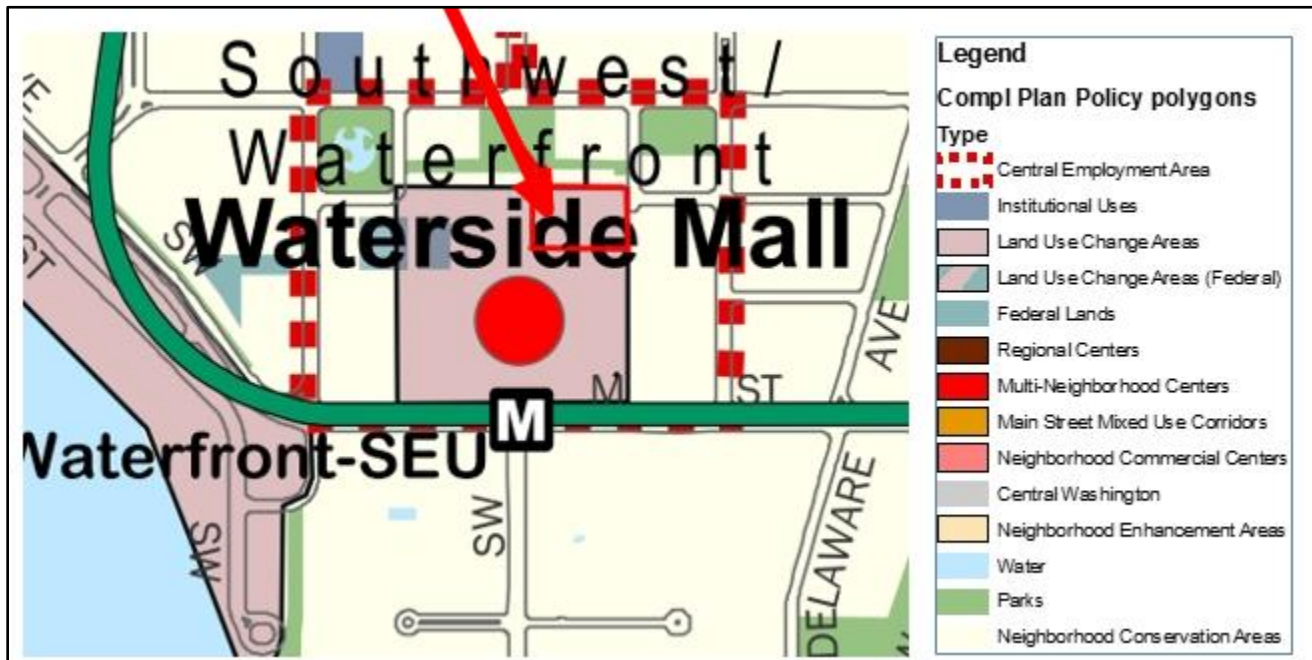
- a. Established, pedestrian-oriented commercial areas which also include substantial amounts of housing, typically on the upper stories of buildings with ground floor retail or office uses;
- b. Commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground floor retail or office uses and upper story housing; and
- c. Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared. 225.18

The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the Future Land Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix ... 225.19

A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. ... 225.21

Generalized Policy Map

The Generalized Policy Map indicates that the site is located within a land use change area identified as Enhanced/New Multi-Neighborhood Centers.



Land Use Change Areas: Areas where change to a different land use is anticipated. The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and to promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. The Comprehensive Plan's Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the desired mix of uses in each area. Land Use Change Areas include: ... Waterside Mall

Enhanced/New Multi-Neighborhood Centers: Multi-neighborhood centers contain many of the same activities as neighborhood centers but in greater depth and variety. Their service area is typically one to three miles. These centers are generally found at major intersections and along key transit routes. These centers also may include office space for small businesses, although their primary function remains retail trade. Mixed-use infill development at these centers should be encouraged to provide new retail and service uses, and additional housing and job opportunities. Transit improvements to these centers are also desirable.

The subject application is not inconsistent with either the Future Land Use Map or the Generalized Policy Map. A high-rise building would provide for a mix of uses, including new residential, retail, arts/cultural and educational/day care spaces. Additional retail facing 4th Street would support this as a multi-neighborhood center with direct access to Metro.

B. COMPREHENSIVE PLAN WRITTEN ELEMENTS

Lower Anacostia Waterfront/Near Southwest Area Element

The proposed development is located within the Lower Anacostia Waterfront/Near Southwest Area Element of the Comprehensive Plan, and specifically within the Southwest Waterfront Policy Focus Area. The proposal would particularly further the following Area Element statements and policy objectives:

Policy AW-1.1.3: Waterfront Area Commercial Development

Encourage commercial development in the Waterfront Area in a manner that is consistent with the Future Land Use Map. Such development should bring more retail services and choices to the Anacostia Waterfront as well as space for government and private sector activities, such as offices and hotels. Commercial development should be focused along key corridors, particularly along Maine Avenue and M Street Southeast, along South Capitol Street; and near the Waterfront/SEU and Navy Yard metrorail stations. Maritime activities such as cruise ship operations should be maintained and supported as the waterfront redevelops. 1908.4

Policy AW-1.1.4: Waterfront Development Amenities

Leverage new development in the Waterfront Planning area to create amenities and benefits that serve existing and new residents. These amenities should include parks, job training and educational opportunities, new community services, and transportation and infrastructure improvements. 1908.5

Policy AW-2.1.6: Waterside Mall

Support the redevelopment of Waterside Mall with residential, office, and local-serving retail uses. The site should be strengthened as a retail anchor for the surrounding Southwest community. Its redesign should restore 4th Street SW as part of the city street grid, and improve aesthetics, circulation, and connectivity to surrounding uses. 1911.12

The proposed building would be the last mixed-use apartment building planned for the Waterside Mall redevelopment, continuing the revitalization of the neighborhood and expanding the already established commercial district along 4th Street northward. The building would include a mixture of educational, retail and cultural services serving the local community. An outdoor play area associated with the proposed daycare center would be available for community use during specified off-hours and would cater to a younger demographic than the existing public playground north of the Southwest Library, benefiting younger families.

Citywide Elements of the Comprehensive Plan

The proposed development is not inconsistent with the following policies of the Citywide Elements of the Comprehensive Plan:

Chapter 3 Land Use

The Land Use Chapter provides the general policy guidance on land use issues across the District.

Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites

Recognize the potential for large, government-owned properties to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, provide large and significant new parks, enhance waterfront access, and improve and stabilize the city's neighborhoods. 305.5

Policy LU-1.2.2: Mix of Uses on Large Sites

Ensure that the mix of new uses on large redeveloped sites is compatible with adjacent uses and provides benefits to surrounding neighborhoods and to the city as a whole. The particular mix of uses on any given site should be generally indicated on the Comprehensive Plan Future Land Use Map and more fully described in the Comprehensive Plan Area Elements. Zoning on such sites should be compatible with adjacent uses. 305.7

Policy LU-1.2.5: Public Benefit Uses on Large Sites

Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are affordable housing, new parks and open spaces, health care and civic facilities, public educational facilities, and other public facilities. 305.10

Policy LU-1.3.1: Station Areas as Neighborhood Centers

Encourage the development of Metro stations as anchors for economic and civic development in locations that currently lack adequate neighborhood shopping opportunities and employment. The establishment and growth of mixed use centers at Metrorail stations should be supported as a way to reduce automobile congestion, improve air quality, increase jobs, provide a range of retail goods and services, reduce reliance on the automobile, enhance neighborhood stability, create a stronger sense of place, provide civic gathering places, and capitalize on the development and public transportation opportunities which the stations provide. This policy should not be interpreted to outweigh other land use policies which call for neighborhood conservation. Each Metro station area is unique and must be treated as such in planning and development decisions. The Future Land Use Map expresses the desired intensity and mix of uses around each station, and the Area Elements (and in some cases Small Area Plans) provide more detailed direction for each station area. 306.10

Policy LU-1.3.2: Development Around Metrorail Stations

Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development above and around such stations emphasizes land uses and building forms which minimize the necessity of automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas. 306.11

Policy LU-1.3.4: Design To Encourage Transit Use

Require architectural and site planning improvements around Metrorail stations that support pedestrian and bicycle access to the stations and enhance the safety, comfort and convenience of passengers walking to the station or transferring to and from local buses. These improvements should include lighting, signage, landscaping, and security measures. Discourage the development of station areas with conventional suburban building forms, such as shopping centers surrounded by surface parking lots. 306.13

Policy LU-1.3.6: Parking Near Metro Stations

Encourage the creative management of parking around transit stations, ensuring that automobile needs are balanced with transit, pedestrian, and bicycle travel needs. New parking should generally be set behind or underneath buildings and geared toward short-term users rather than all day commuters. 306.15

Policy LU-1.4.1: Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. 307.5

Policy LU-2.1.1: Variety of Neighborhood Types

Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future. 309.5

The subject application is the last piece of the former Southwest Mall to be proposed for redevelopment. A District owned property, the mixed-use building proposed for the site would include affordable housing and neighborhood serving retail space. At a site within walking distance of the Waterfront Metrorail station, this building would include below-ground parking and long and short-term bicycle parking.

Chapter 4 Transportation

The Transportation Element provides policies and actions to maintain and improve the District’s transportation system and enhance the travel choices of current and future residents, visitors and workers.

Action T-1.1.B: Transportation Improvements

Require transportation demand management measures and transportation support facilities such as crosswalks, bus shelters, transit resource and information kiosks, and bicycle facilities in large development projects and major trip generators, including projects that go through the Planned Unit Development (PUD) Process. 403.14

Action T-2.3.A: Bicycle Facilities

Wherever feasible, require large new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users. 409.11

Action T-2.3.B: Bicycle Master Plan

Implement the recommendations of the Bicycle Master Plan to:

- e. Provide bicycle parking in public space and encourage bicycle parking in private space;*

The site is located within 1,000 feet of the Waterfront Metrorail station on the Green Line, located on the south side of the block at M Street. One-hundred sixty-one long term bicycle spaces are proposed to be located within Level 1 of the garage (Exhibit 2M2, page 43) for use by residents, with an additional twenty-eight short-term spaces directly accessible from the sidewalk and within private space on either the north or west (4th Street) sides of the building.

Chapter 5 Housing

The Housing Element describes the importance of housing to neighborhood quality in the District of Columbia and the importance of providing housing opportunities for all segments of our population.

Policy H-1.1.1: Private Sector Support

Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

Policy H-1.1.4: Mixed Use Development

Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. 503.5

Policy H-1.1.5: Housing Quality

Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6

The proposed mixed-use building would provide a mix of market-rate and affordable housing in a high-density building, with the affordable units dispersed throughout the building on a currently vacant site. The applicant should submit a list describing how the affordable units would reflect the units as proposed in the building. Two new retail spaces would face and be directly accessible from 4th Street, expanding neighborhood retail opportunities. On the north side of the building, adjacent

to a private walkway that would be parallel to the private drive connecting 4th Street with Wesley Place, would be a black box theater and a day care center. The existing public playground and the public library across Wesley Place would complement the day care center. All off-street parking, including long-term bicycle parking, would be provided within two below-grade parking levels.

Chapter 6 Environmental Protection

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources.

Policy E-1.1.1: Street Tree Planting and Maintenance

Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods. 603.4

Policy E-1.1.2: Tree Requirements in New Development

Use planning, zoning, and building regulations to ensure that trees are retained and planted when new development occurs, and that dying trees are removed and replaced. If tree planting and landscaping are required as a condition of permit approval, also require provisions for ongoing maintenance. 603

Policy E-2.2.1: Energy Efficiency

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees. 610.3

Policy E-2.2.4: Alternative Energy Sources

Support the development and application of renewable energy technologies such as active, passive, and photovoltaic solar energy, fuel cells, and other sustainable sources. Such technology should be used to reduce the dependence on imported energy, provide opportunities for economic and community development, and benefit environmental quality. A key goal is the continued availability and access to unobstructed, direct sunlight for distributed-energy generators and passive-solar homes relying on the sun as a primary energy source. 610.6

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

Policy E-4.2.3: Control of Urban Runoff

Continue to implement water pollution control and "best management practice" measures aimed at slowing urban runoff and reducing pollution, including the flow of sediment and nutrients into streams, rivers, and wetlands. 619.8

The podium roof, parts of the roof of the building area and a portion of the courtyard on the second floor of the building, are proposed to be landscaped, positively impacting stormwater runoff. Portions of the mechanical penthouse not dedicated to green roof or mechanical equipment would be used for the installation of solar panels along the eastern, western and southern edges of the building. A list of rooftop materials should be submitted as a part of the description of the uses of the roof. The applicant proposes to certify the building as LEED Gold 2009 and submitted a LEED checklist. A GAR Scoresheet, although not required, indicates a score of 0.394 (Exhibit 2M3, page 74). One street tree is proposed to be planted on Wesley Place. No new street trees are proposed for 4th Street as those trees are existing.

Chapter 7 Economic Development

The Economic Development Element addresses the future of the District's economy and the creation of economic opportunity for current and future District residents.

Policy ED-2.2.3: Neighborhood Shopping

Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences. 708.7

Policy ED-2.2.9: Clustered Retail at Transit

Cluster retail around areas of high-foot traffic, including Metrorail exits, bike trails, future streetcar stops, and other multi-modal meeting points. Create strong nodes of character to effectively link retail and transit. 708.11b

Two new retail spaces are proposed to be added to the existing retail corridor along 4th Street, easily accessible from the Waterfront Metrorail station, on this vacant site.

Chapter 8 Parks, Recreation and Open Space

The Parks, Recreation and Open Space Element addresses the future of parks, recreation, and open space in the District of Columbia. It recognizes the important role parks play in recreation, aesthetics, neighborhood character, and environmental quality.

Policy PROS-3.1.6: Compatibility with Parklands

Maintain and design public and private development adjacent to the edges of open spaces and parks to be compatible with these parklands and improve park access and safety. 812.1

The northeastern corner of the site, near the Southwest Library and the playground to the north of the library building, is proposed to be developed as a playground for a future day care center for young children. During off-hours this playground would be open to the public, complementing and compatible with the existing public playground as it would be designed for use by younger children

Chapter 9 Urban Design

The Urban Design Element addresses the District's physical design and visual qualities.

Policy UD-2.2.2: Areas of Strong Architectural

Character Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk (see Figure 9.10). 910.7

Policy UD-2.2.3: Neighborhood Centers

Undertake strategic and coordinated efforts to create neighborhood centers, civic buildings, and shopping places that reinforce community identity (see Figure 9.11). 910.9

Policy UD-2.2.5: Creating Attractive Facades

Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like

Policy UD-2.2.6: Maintaining Facade Lines

Generally maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings. Avoid violating this pattern by placing new construction in front of the historic facade line, or by placing buildings at odd angles to the street, unless the streetscape is already characterized by such variations. Where existing facades are characterized by recurring placement of windows and doors, new construction should complement the established rhythm. 910.14

Policy UD-2.2.7: Infill Development

Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 910.15

Policy UD-3.1.5: Streetscape and Mobility

Ensure that the design of public space facilitates connections between different modes of travel, including walking, public transit, bicycling, and driving. Transit shelters, benches, bicycle parking, safe pedestrian connections, and clear wayfinding signage should be provided to facilitate multi-modal travel. 913.12

Policy UD-3.1.11: Private Sector

Streetscape Improvements As appropriate and necessary, require streetscape improvements by the private sector in conjunction with development or renovation of adjacent properties. 913.18

The proposed building would complete the reconstruction of this two-stage PUD with a mixed-use building on a now vacant lot. Design of the building would be mid-century modern, complementing much of the architecture of the surrounding neighborhood without copying it. It would be similar in height and shape to the recently completed mixed-use building directly across 4th Street. Included within the building would be a day care center that would feature pick-up and drop-off for the center from the private drive on the north side of the building, planned as a low-traffic area away from the traffic on 4th Street, for the safety of the children. Retail spaces facing 4th Street would connect and sync with existing retail spaces to the south and west, completing the northern edge of this new “town center”.

Chapter 11 Community Services and Facilities

The Community Services and Facilities Element provides policies and actions on health care facilities, child care and senior care facilities, libraries, police stations, fire stations, and other municipal facilities such as maintenance yards.

Policy CSF-2.2.1: Adequate Child Care Facilities

Allow new and expanded child care facilities in all residential, commercial, and mixed use areas and in community facilities in an effort to provide adequate affordable childcare facilities throughout the District. Locations should be accessible to public transit. 1107.2

A new child care facility is proposed to be located within the building, an amenity to the residents of the building and the neighborhood, expanding the availability of this service to District families.

Chapter 14 Arts and Culture

The Arts and Culture Element provides policies and actions dedicated to the preservation and promotion of the arts in the District.

Policy AC-1.1.5: Siting of Facilities

Support the siting of arts facilities in locations where impacts upon nearby uses can be most easily managed. Give preference to locations near public transit, or sites where shared parking facilities are available. Conversely, ensure that appropriate parking and transit access improvements are made when arts and cultural venues are developed. 1403.6

Policy AC-3.2.1: Promoting Cultural Amenities

Promote the development of cultural amenities “beyond the Mall” in an effort to more fully capitalize on the economic benefits of tourism for District residents, businesses, and neighborhoods. 1410.4

The building is proposed to include a black box theater that would be within walking distance of the Waterfront Metrorail station. The site, located “beyond the Mall”, would serve the Waterfront Station neighborhood and be accessible to tourists and residents of other parts of the city by public transportation.

C. SMALL AREA PLANS

Southwest Neighborhood Plan

The proposed development is located within an area covered by the Southwest Neighborhood Plan (SNP), a small area plan approved by the City Council on July 14, 2015, after the adoption of the Comprehensive Plan and the approval of the first-stage PUD that includes this site. The SNP seeks to reinforce the idea that 4th Street between I and M streets should be the commercial heart of the community and act as a town center, providing a range of retail with an active street atmosphere (SNP, p. 100). Further, it states that an increase in the population immediately surrounding 4th Street will “strengthen the market position and overall vitality of the town center” (ibid., p. 101), and that retail in this area would be locally focused, rather than destination retail or entertainment, such as the Wharf or Capitol Riverfront areas (ibid).

As a high-rise mixed-use building located at the corner of 4th Street and a private drive, the proposal would contribute to the activation of 4th Street as a town center with the addition of two new retail spaces facing 4th Street, and the black box theater that would positively contribute the local arts movement and the creative economy.

VII. ZONING ANALYSIS

FAR and parking were established by the first-stage PUD approval for individual buildings and for the entire site. The proposed building complies with these requirements, as shown in the chart below.¹

	First-Stage Approval	Second-Stage Proposal
Building Height (this building)	114 feet	114 feet
FAR (entire PUD)	4.33 max.	4.30
Gross Floor Area (this building only)	Approx. 400,000 square feet	400,000 square feet
Lot Occupancy (maximum for entire PUD)	63%	55% ²
Off-Street Parking (minimum for entire PUD)	Minimum 1,087 spaces (entire PUD)	1,570 spaces (200 -220 for this site)
Affordable Housing (for this site)	80,000 square feet of GFA at 80% AMI for 20 years	117,000 square feet of GFA, half at 30% and half at 50% AMI for 50 years, then 25% at 30% and 75% at 50% for remainder of ground lease

Requested Zoning Flexibility

The applicant requests the following flexibility:

1. **Side Yard**

The C-3-C zone, the PUD-related zoning for the site approved as a part of the first-stage PUD, requires that if a side yard is provided, it must be a minimum of two inches per foot of building height, or 19 feet. The proposed side yard along 4th Street is proposed to range between zero and twelve feet, less than required. The side yard along Wesley Place is proposed to be four feet.

¹ Information as provided by the applicant.

² This calculation assumes the approval of ZC 02-38I as submitted.

2. **Rear Yard**

The C-3-C zone requires a rear yard of 28 feet for the rear yard, or the north side of the building. Up to three of the balconies on floors 4 through 10 on the north side of the building project into this yard, reducing the rear yard by up to four feet.

3. **Additional Flexibility**

The Applicant seeks flexibility with the design of the Project as follows:

1. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structure;
2. To vary the final selection of the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges proposed in the final plans;
3. To make minor refinements to exterior details and dimensions, including without limitation to sills, bases, mullions, coping, railings and trim, or any other changes:
 - (i) to comply with Construction Codes that are otherwise necessary to obtain a final building permit or
 - (ii) to address the structural, mechanical, or operational needs of the building uses or systems that do not significantly alter the exterior design as shown on the plans;
4. To vary the final number of residential units plus or minus 10 percent, and accordingly adjust the number and location of affordable units to reflect the final unit mix of the Project;
5. To vary the final number of parking spaces between 200 and 220 parking spaces;
6. To vary the final streetscape design and materials in the public right-of-way, in response to direction received from District public space permitting authorities;
7. To vary the final landscaping materials of the Project based on availability and suitability at the time of construction or otherwise in order to satisfy any permitting requirements of DC Water, DDOT, DOEE, DCRA, or other applicable regulatory bodies;
8. To vary the location and type of green roof, solar panels, and paver areas to meet stormwater requirements and sustainability goals or otherwise satisfy permitting requirements;
9. To vary the Project's signage within ranges to be depicted in a future filing. Although the Plans do not yet depict the Project's signage, the Applicant anticipates requesting flexibility related to the Project's signage in association with detailed signage plans to be provided in a later filing.

OP will provide a more detailed analysis prior to a public hearing.

VIII. PUD EVALUATION STANDARDS

The Zoning Regulations define a Planned Unit Development (PUD) as “A plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more zones irrespective of restrictions imposed by the general provisions of the Zoning Regulations, as more specifically set forth in Subtitle X, Chapter 3.” (B-28). The purpose and general standards for a Planned Unit Development are established in Subtitle X 300:

300.1 The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the PUD:

- (a) Results in a project superior to what would result from the matter-of-right standards;*
- (b) Offers a commendable number or quality of meaningful public benefits; and*
- (c) Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.*

300.2 While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.

Public Benefits and Amenities:

Chapter X Section 305.2 states that “Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.”

Chapter X Section 305.5 provides a summary of categories for PUD benefits and amenities. The applicant has proffered the following (see Exhibit 2, pages 23-28) for the proposed PUD:

(a) Superior urban design and architecture

The architecture of the building is contextually appropriate for its location within neighborhood, including balconies and other private exterior spaces for many of the residential units in a design that is reminiscent of the mid-century modern architecture that is predominant throughout much of the neighborhood. Layout of the building, with a partially shaded exterior play area for a day care center for pre-kindergarten children located away from the traffic, businesses and office uses on 4th Street, further contribute to the benefit of the building’s design.

(b) Superior landscaping

A green roof, plantings within the second-floor courtyard and a planting bed on the east side of the outdoor play area are proposed. On the north side of the property a raised curb would protect the existing treed green space north of the subject property from vehicular intrusion.

(c) Site planning and efficient and economical land utilization

Use of the private drive on the north side of the site for pick-up and drop-off of children to and from the day care center would result in a low traffic area for this activity without interfering with through traffic on 4th Street.

(d) Housing in Excess of Amount Required under Matter-of-Right Development

The applicant proposes 137 affordable housing units, more than the 91 required by the first-stage PUD for twenty years for this site, for the duration of the lease. The affordable housing units would consist of 117,000 square feet of GFA, half at 30% and half at 50% AMI for 50 years, then 25% at 30% and 75% at 50% for remainder of ground lease.

(e) Building space for special uses

Special uses proposed by the applicant include a 150-seat black box theater and a pre-kindergarten day care center for 176 children with an outdoor play area.

(f) Environmental and sustainable benefits

The building is proposed to be certified to LEED Gold 2009.

(g) Outdoor children's play area

An outdoor children's play designed for pre-school children would serve the proposed day care center and would be open to the public during designated times.

In general, OP finds that the submission is acceptable and recommends the Commission set the application down.

The applicant should continue to work closely with OP, other agencies, the ANC and other community groups to refine the proffer. OP will provide a detailed analysis of the benefits and amenities proffer prior to a public hearing.

IX. MATTERS REQUIRING ADDITIONAL CLARIFICATION

It is typical that some issues require additional resolution or detail at this stage of a PUD application and many applicants benefit from the additional direction provided by the Commission at the setdown meeting before preparing final drawings and proposals. It is important that identified issues be sufficiently resolved by the applicant prior the date being set for a public hearing to ensure that District agencies, the ANC, and the public have a reasonable opportunity to review a complete and comprehensive submission as final recommendations and comments to the Commission are being formulated.

OP will continue to work with the applicant to ensure the submissions of the following additional information prior to the setting of a date for a public hearing in this case, as noted in this report and summarized below:

- Provide Materials samples; and
- Other information / materials as may be requested by the Zoning Commission at the setdown meeting.

X. AGENCY REFERRALS

If this application is set down for a public hearing the Office of Planning will refer it to the following District agencies for review and comment:

- Department of Energy and the Environment (DOEE)
- Department of Housing & Community Development (DHCD)
- District Department of Transportation (DDOT)
- Department of Parks and Recreation (DPR)
- DC Public Schools (DCPS)
- Department of Public Works (DPW)
- Department of Aging (DOA)
- Department of Employment Services (DOES)
- Fire and Emergency Medical Services Department (FEMS)
- Metropolitan Police Department (MPD)
- Office of Early Childhood Development (OECD)
- DC Water
- WMATA

JLS/sjm