

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JLS*
 Jennifer Steingasser, Deputy Director
DATE: June 16, 2017
SUBJECT: **Setdown Report** for ZC #06-11O / 06-12O, George Washington University 2100 Pennsylvania Avenue, NW
 Campus Plan Amendment, 1st Stage PUD Modification, 2nd Stage PUD and related Map Amendment

I. SUMMARY RECOMMENDATION

George Washington University (GWU) and Boston Properties have submitted an application for a Campus Plan Amendment, 1st Stage PUD Modification, 2nd Stage PUD and related Map Amendment in order to construct an office building with retail at the intersection of Pennsylvania Avenue, 21st Street and I Streets, NW, two blocks west of the Foggy Bottom metro station. The application also requests some areas of zoning flexibility. The proposal is generally not inconsistent with the Comprehensive Plan or the intent of the approved campus plan and first stage PUD. The Office of Planning (OP), therefore, recommends that the application be set down for public hearing.

II. APPLICATION-IN-BRIEF

| | |
|--|--|
| Location | 2100 Pennsylvania Avenue, NW, with Pennsylvania Avenue on the north, 21 st Street on the east, and I Street on the west. Ward 2, ANC 2A Square 75, Lots 50 and 51 |
| Property Size | 50,780 square feet (1.17 acres) |
| Applicant | GWU and Boston Properties |
| Existing Use of Property | Two eight-story office buildings with some ground floor retail. 2100 Pennsylvania Avenue is 90' tall. 2121 I Street (Rice Hall) is 82' tall. |
| Comprehensive Plan Generalized Policy Map | Institutional |
| Comprehensive Plan Future Land Use Map | High Density Commercial |

| | |
|---|--|
| Proposed Use of Property | An office building with cellar and ground floor retail: Height – 130’ plus occupiable penthouse space Floor Area – Total 453,562 sf (8.93 FAR) Office 424,822 sf (8.37 FAR) Retail 28,740 sf (0.57 FAR) Lot Occupancy – 98% |
| Requested Action | |
| 1. Campus Plan Amendment (Sheet A-002) | Split development site 75B into two sites: 75B1 and 75B2. Retain “Academic / Administrative / Medical” designation for 75B2, but change 75B1 to “Commercial / Investment”. OP has discussed with the applicant the need to also amend the campus plan to allow 130 feet in height on site 75B1, which is currently only planned for 110 feet. |
| 2. First Stage PUD Modification (Sheet A-003) | Consolidate Lot 50 (the existing office building at Penn. and 21 st) with the new 75B1 site, into a single building site; Permit heights of up to 130’ on the 75B1 site, with a step-back at the 110’ level; Permit an FAR of 8.93 on the combined site. |
| 3. Related Map Amendment (Sheet A-004) | Existing Zoning – Lot 50 – MU-9; site 75B1 (Lot 51) – MU-9; Proposed Zoning – Lot 50 – MU-30; site 75B1 (Lot 51) – MU-9. |
| 4. Second Stage PUD | See plan set at Exhibit 2A for the building design. |
| Requested Flexibility | <ol style="list-style-type: none"> 1. PUD-related map amendment from MU-9 to MU-30 for Lot 50; 2. C § 1502.1(c)(5) – provide less than 1-to-1 penthouse setback from the upper-level court at northwest wing; 3. Allow up to 2% additional floor area; 4. Allow vehicle parking to vary by up to 5%; 5. The applicant has indicated to OP that they would also request design flexibility as seen in other PUDs, though that has not to date been detailed. |

III. SUMMARY OF OP COMMENTS

OP supports the proposed development and feels the project is generally not inconsistent with the Comprehensive Plan, the campus plan and the approved first stage PUD. The following summarizes OP comments from this report. OP will continue to work with the applicant to adequately address these issues, and other issues raised by the Commission at setdown, prior to a public hearing.

| OP Comment | Planning and / or Zoning Rationale |
|---|---|
| Provide a relocation plan for the administrative uses currently within Rice Hall, and for the Academic / Administrative / Medical uses that | A purpose of the Campus Plan was to limit the impact of uses on the surrounding neighborhood and show how those uses can be |

| OP Comment | Planning and / or Zoning Rationale |
|---|--|
| were to have been accommodated on Site 75B. | accommodated on the campus. |
| Further define what types of retail and “retail / office” uses could be located throughout the ground floors, especially spaces fronting Pennsylvania Avenue. | The footnote on page 10 of Exhibit 1 discusses a broad range of uses. In order to understand how the project would activate the streets, it is necessary to have a better understanding of which uses would go in which locations. |
| Provide more information about building materials and signage, as noted in the report. | In order for the Commission and staff to fully evaluate the project as part of the Stage 2 PUD review, it is necessary to have a clear understanding of the materials and the architecture of the building. |
| Commit to using curved glass where shown on the plans. | The Order for the project, should the PUD be approved, should indicate that the most important design features evaluated by the Commission are actually built, and not altered at the time of building permit. |
| OP would support additional wave projections and indentations on the facades of the building. | OP strongly supports the design direction for the building, and additional animation on the façades would help to break up the building’s linearity. |
| Provide more information on the depth of building projections and why six-foot projections are necessary. | Building projections are typically limited to four feet. The six-foot projections would require a construction code waiver. |
| Clarify the dimensions of the I Street seating area and the clear sidewalk space. | It is important that the public space accommodate both the street-animating retail seating and the transportation functions of the clear sidewalk. |
| The applicant should consider the use of a First Source agreement and/or other job training and job placement programs. | It is a goal of the Comprehensive Plan to provide workers with necessary skills to succeed in the work place, and construction trades is a major area where District residents can acquire job skills. |

IV. SITE AND AREA DESCRIPTION

The subject site is located at the intersections of Pennsylvania Avenue, 21st Street and I Street and is within the boundaries of the George Washington University Campus Plan. The site slopes down several feet from Pennsylvania down toward I Street. Many of the properties south of Pennsylvania Avenue are owned by the university. One exception is the President Condominium, an eight story building west of the site on I Street that OP estimates to be approximately 90’ tall. Between the subject site and the President Condominium is a proposed development site that in the campus plan is approved for 110’ in height. To the northwest of the subject site, along Pennsylvania Avenue, an office building is under construction pursuant to the

approval of ZC case #06-11/12 G. That property, 2112 Pennsylvania, like the subject site, is another lot designated for “Commercial / Investment” use in the campus plan. That building will be built to 130’ in height with a PUD-related zoning of MU-30 (C-4 under the 1958 Regulations).

To the north, across Pennsylvania Avenue, is the headquarters of the International Finance Corporation, a 130’ tall office building. Other major office and commercial buildings are located along Pennsylvania. Across 21st Street from the site is a reservation that is used as a passive park. On the south side of I Street, university uses are housed in buildings that range in height from two stories to eight stories. The campus plan anticipates heights of up to 90’ on the south side of I immediately across from the subject site, and up to 110’ closer to 22nd Street. Much of the neighborhood to the south and east of the subject site is also governed by the George Washington University / Old West End Historic District.

The focal point of activity for this immediate neighborhood is the Foggy Bottom metro station, two blocks west of the subject site. The presence of the metro, the GWU Hospital, a number of restaurants and a grocery store contribute to the active streets.

V. PROJECT DESCRIPTION

The applicant requests an amendment to the campus plan, a modification of the first stage PUD, a PUD-related map amendment, and a second stage PUD. Each of these elements is described below.

Campus Plan Amendment and First Stage PUD Modification

Unique in the city to this campus, the campus plan and first stage PUD together established the development sites within the campus and development parameters for each site. The campus plan identified I Street as the main retail street within the campus, and Pennsylvania Avenue as the site for commercial/investment development not directly related to University uses. The proposed modification to the first stage PUD would achieve both of those goals of the campus plan by allowing development of a major office building along Pennsylvania Avenue while creating a significant retail presence on I Street where only a small amount of moderately successful retail exists today.

In order to develop as proposed, the applicant proposes to modify the existing approval to split the development site known as 75B and increase the height allowed on the eastern half of that site, now called site 75B1. The residue site, 75B2, would retain the 110’ height allowance and its share of the permitted floor area. Refer to the table below. It is unclear whether the Campus Plan and First Stage PUD affirmatively established a maximum height for Lot 50, but this first stage modification would establish 130’ as the maximum height for the entire site, with a step down to 110’ along I Street.

| | Approved – Site 75B | Proposed – Site 75B1 (Current Application) | Proposed – Site 75B2 (Future Development) |
|---------------|-----------------------------|---|--|
| | | | |
| Height | 110' | 130' | 110' |
| Floor Area | 134,914 sf | 80,259 sf | 54,655 sf |
| Car Prkng Sp. | 193 | 115 | 75 |
| Use | Academic / Admin. / Medical | Commercial / Investment | Academic / Admin. / Medical |

The applicant states on pages 25 and 26 of Exhibit 1 that the existing administrative uses in 2121 I Street (Rice Hall) would be accommodated elsewhere on the Foggy Bottom campus or on other GWU campuses, and that the plan for that relocation is being developed. The relocation plan should be submitted prior to a public hearing, and it should also address where uses that would have been accommodated on the original Site 75B would be located.

PUD-Related Map Amendment

The existing zoning, MU-9, has a matter-of-right (MOR) FAR of 6.5, and a PUD FAR of 7.8 for an office building. The proposed office building would have an FAR of 8.93, so in order to develop as proposed, a map amendment to MU-30 would be required. That MU-30 zone will have a MOR FAR and height of 10.0 and 130', respectively. Please refer to the table below.

| | MU-9 | MU-30 ¹ |
|--------------------|------|---|
| MOR FAR for Office | 6.5 | 10.0 (G § 402.4 – for buildings built in excess of 110') |
| PUD FAR for Office | 7.8 | 10.0 |
| MOR Height | 90' | 130' (G § 403.2 – for buildings on streets of 110' or greater) |
| PUD Height | 130' | 130' |

The applicant has chosen to only apply the map amendment to Lot 50, while Lot 51 (aka new site 75B1) would remain MU-9. The blended zoning would allow enough floor area for the

¹ The MU-30 zone is the equivalent of the C-4 zone in the 1958 Zoning Regulations and was not initially included in the 2016 Regulations. In ZC case #17-04 the Office of Planning proposed that the new MU-30 zone be added to the Regulations. The Commission held a hearing and took proposed action on the case on May 11, 2017. The Notice of Proposed rulemaking was published in the DC Register on June 9, 2017 and final action is anticipated on July 21, 2017. The sections cited in the table are proposed regulations.

proposed development. The proposed height of 130' would be permitted as a matter-of-right in the MU-30 zone on Lot 50, and the PUD would allow a height of 130' on Lot 51.

Second Stage PUD

The applicant proposes a modern office building with an exterior composed of glass, stone and aluminum framing. Overall OP is very supportive of the concept for the building, which includes a major curving element at the corner of Pennsylvania and 21st, marking the main entrance, several wave elements projecting from the building faces on all three streets, and curved corners for the building and at retail entrances. OP offers the following comments:

- All the features mentioned above would have curved glass, according to the renderings (Exhibit 2A, Sheets A-308 – A-312). Should the project be approved, the Order should indicate that curved glass is to be provided as shown on the plans, rather than additional facets inserted to replicate a curve with flat glass.
- While the wave elements provide some relief to the linear nature of the building, OP would support additional projections and indentations to further animate the façades. The applicant should also provide more information about why a projection of six feet from the building façade would be necessary for some of the wave elements, which is two feet further than allowed by projection regulations and would require a waiver from the construction code (Sheet A-115).
- Some information on materials has been presented on Sheets A-400 through A-403. Significant additional detail is required, however, including the exact types of glass and stone proposed, the depths of the mullions, and the parameters for signage.

The interior of the building would feature a large office lobby extending from the main entrance and culminating in a full-height atrium extending the depth of the building to the rear alley. The application states that a private lobby for an individual tenant could also be located on Pennsylvania Avenue. Some retail would be located along Pennsylvania Avenue and some would front on I Street, one level below. The I Street retail would also connect to cellar-level retail, allowing for double-height retail and a mezzanine condition within the retail space. Please refer to the building section on Sheet A-500. The applicant should further define what types of retail and “retail / office” uses could be located throughout the ground floors, especially spaces fronting Pennsylvania Avenue.

In the public space, the applicant proposes seating areas for retail along I Street, which would propagate the existing street-level activity one block to the west. In order to assure adequate pedestrian space, the applicant should clarify the width of the seating areas proposed and the width of the clear sidewalk. The design also calls for loading to be accessed from the alley to the west, and bike and vehicle parking to be accessed from a curb cut on I Street. The applicant states that the alley does not have adequate capacity to accommodate the amount of vehicles that this project would generate, when added to the other buildings using the alley.

Housing Linkage

Subtitle X § 306 states that when a PUD results in additional office floor area above what is permitted as a matter-of-right, the project must either produce affordable housing, or contribute to the Housing Production Trust Fund (HPTF). The applicant has chosen to contribute to the HPTF. The formula for the contribution, per X § 306.6(a) is as follows:

$$\left[\begin{array}{c} \text{HPTF} \\ \text{Contribution} \end{array} \right] = 0.5 * \left[\frac{\text{Assessed Value of the Property}}{\text{Lot Area}} \right] * \left[\begin{array}{c} \text{Increase in Office} \\ \text{Floor Area} \end{array} \right]$$

The applicant has estimated that the value of the contribution would be approximately \$8,077,000 (Exhibit 1, p. 36 and Exhibit 1O).

VI. COMPREHENSIVE PLAN POLICIES

The proposal would further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

- (1) Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. 217.1
- (4) The District needs both residential and non-residential growth to survive. Nonresidential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income. 217.4
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6
- (7) Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. 217.7
- (23) Downtown should be strengthened as the region's major employment center, as its cultural center; as a center for government, tourism and international business; and as an exciting urban mixed-use neighborhood. Policies should strive to increase the number of jobs for District residents, enhance retail opportunities, promote access to Downtown from across the District and the region, and restore Downtown's prominence as the heart of the city. 219.8
- (27) Washington's wide avenues are a lasting legacy of the 1791 L'Enfant Plan and are still one of the city's most distinctive features. The "great streets" of the city should be reinforced as an element of Washington's design through transportation, streetscape, and economic development programs. 220.3

The application is also consistent with major policies from the Land Use, Transportation, Environmental Protection, Economic Development, Urban Design, Educational Facilities and Near Northwest elements of the Comprehensive Plan. Please refer to Attachment 1 for a complete listing of relevant policies from those elements of the Plan.

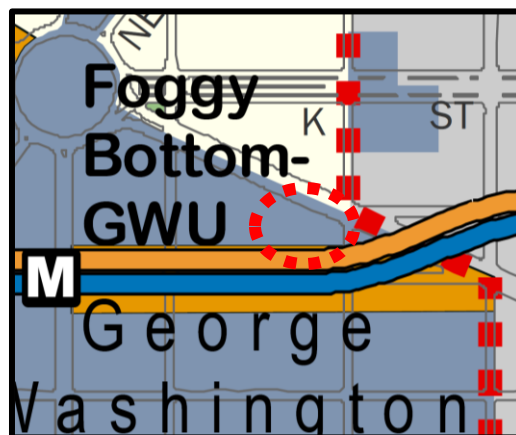
VII. COMPREHENSIVE PLAN LAND USE MAPS

The Comprehensive Plan's Generalized Policy Map describes the subject site as suitable for Institutional and Main Street Mixed Use Corridor uses. Regarding the Institutional designation on the Policy Map, the Comprehensive Plan states that "The fact that these areas are not designated as Conservation, Enhancement, or Change does not mean they are exempt from the policies of the Comprehensive Plan or will remain static... Much of the institutional land on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans..." (§ 223.22). Main Street Mixed Use Corridors are defined as

"traditional commercial business corridors with a concentration of older storefronts along the street. The service area for Main Streets can vary from one neighborhood (e.g., 14th Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). Their common feature is that they have a pedestrian-oriented environment with traditional storefronts. Many have upper story residential or office uses. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment." (§ 223.14)

The Plan also states that:

"The [Generalized Policy] map should be used to guide land use decision-making in conjunction with the Comprehensive Plan text, the Future Land Use Map, and other Comprehensive Plan maps. Boundaries on the map are to be interpreted in concert with these other sources, as well as the actual physical characteristics of each location shown." (§ 223.2)

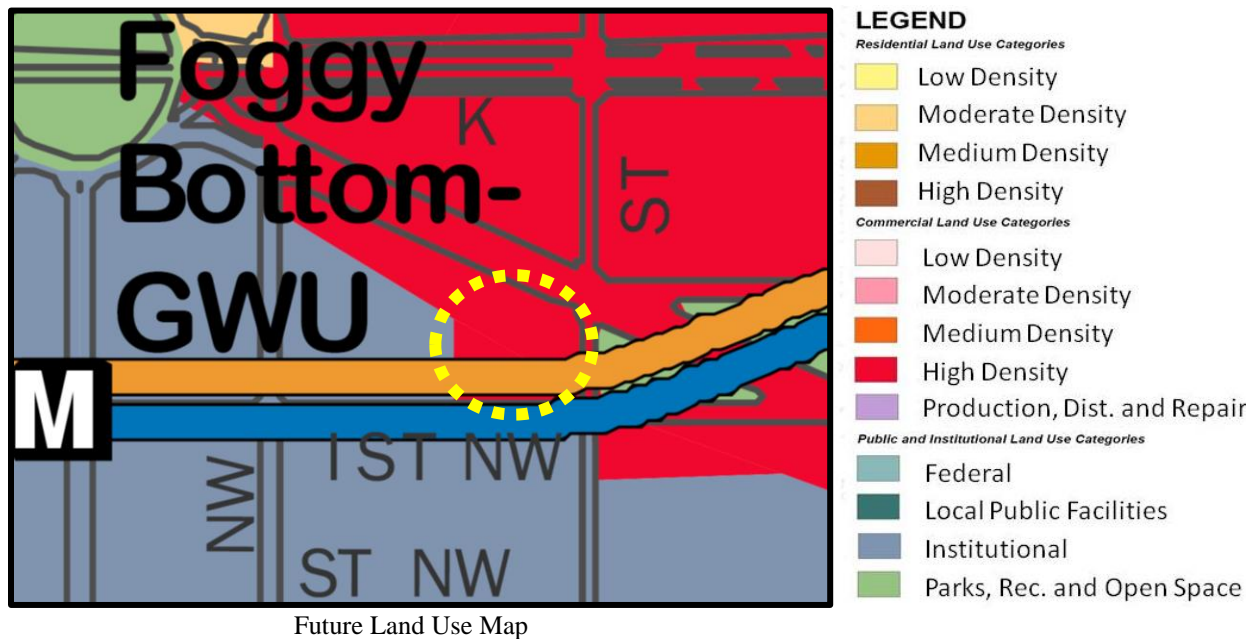


Generalized Policy Map

The Future Land Use Map (FLUM) indicates that the site is appropriate for high density commercial uses. The Plan defines High Density Commercial as follows:

“This designation is used to define the central employment district of the city and other major office employment centers on the downtown perimeter. It is characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed. The corresponding Zone districts are generally C-2-C, C-3-C, C-4, and C-5, although other districts may apply. (§ 225.11)

OP finds that the project would not be inconsistent with the Comprehensive Plan land use maps.



VIII. ZONING AND PUD FLEXIBILITY

The basic parameters of the proposed building are shown in the table below.

| Item | MU-9 MOR | MU-9/MU-30 PUD | Proposed | Flexibility |
|---------------------------|---|----------------|--|------------------|
| Height | 90' | 130' | 130' | Conforms |
| FAR | 6.5 | 9.52 | 8.93 | Conforms |
| Lot Occupancy | 100% | 100% | 98% | Conforms |
| Auto Parking | Office – 0.5 / 1,000 sf over 3,000 sf = 211 Retail – 1.33 / 1,000 sf over 3,000 sf = 34 Total = 245 | | Office – not provided Retail – not provided Total = 335 | Conforms |
| Loading | Three 30' berths Three 100 sf platforms One 20' space | | Three 30' berths Three 100 sf platforms One 20' space | Conforms |
| Penthouse Setbacks | One to one setback required | | 5'8" setback for 20' penthouse, next to the upper-level court | Requested |

To construct as proposed, the applicant requests the following flexibility. OP's initial comments are noted below where necessary.

1. PUD-related map amendment from MU-9 to MU-30 for Lot 50;

The requested height would be within the matter-of-right limits of the MU-30 zone on Lot 50, and the PUD limits of the MU-9 zone existing on Lot 51. The combined zones and lot areas would permit the requested density.

2. C § 1502.1(c)(5) – provide less than 1-to-1 penthouse setback from the upper-level court at northwest wing;

The mechanical penthouse would not be set back at a 1-to-1 ratio from the upper-level court adjacent to 2112 Pennsylvania Avenue. The 20' penthouse would be set back 5'8" from the wall of the open court. The applicant discusses their justification for this flexibility on pages 17 and 18 of Exhibit 1.

3. Allow up to 2% additional floor area;

The applicant states on page 14 of Exhibit 1 that additional floor area may be required for "infill slab or mezzanine" spaces within the retail areas.

4. Allow vehicle parking to vary by up to 5%;

5. The applicant has indicated to OP that they would also request design flexibility as seen in other PUDs, though that has not to date been detailed.

Although not discussed in the application, the applicant has mentioned to OP that they will request design flexibility. OP will work with the applicant to craft flexibility language that ensures adequate flexibility in the design while preserving the certainty expected in an approved PUD plan set.

IX. PURPOSE AND EVALUATION STANDARDS OF A PUD

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Subtitle X, Chapter 3. The PUD process is intended to:

“provide for higher quality development through flexibility in building controls, including building height and density, provided that a 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” (§ 300.1).

The applicant is requesting a first-stage PUD modification and a second-stage PUD. In order to approve the project, the Commission must find that the project would not be inconsistent with the Comprehensive Plan, would not result in unacceptable impacts on the area or on city services, and includes public benefits and project amenities that balance the flexibility requested and any potential adverse effects of the development (§§ 304.3 and 304.4). OP will provide at the time of the public hearing an analysis of the project’s conformance with these standards, including its impact on city services, as informed by comments from referral agencies.

X. PUBLIC BENEFITS AND AMENITIES

Subtitle X Section 305 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. “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” (§ 305.2). “A project amenity is one (1) type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors” (§ 305.10). Section 305.5 lists several potential categories of benefit proffers, and “A project may qualify for approval by being particularly strong in only one (1) or a few of the categories in [that] section, but must be acceptable in all proffered categories and superior in many” (§ 305.12). The Commission “shall deny a PUD application if the proffered benefits do not justify the degree of development incentives requested (including any requested map amendment)” (§ 305.11).

Amenity package evaluation is partially based on an assessment of the additional development gained through the application process. In this case, the application proposes a PUD-related map amendment from for a portion of the site from MU-9 to MU-30, which would allow the height and density proposed with the development. The PUD would result in a 2.43 gain in FAR (123,492 sf) and an increase in height of 40 feet over MU-9 matter-of-right levels.

| | Existing Zoning (MU-9 MOR) | Proposed Zoning (MU-30 / MU-9 PUD) | Proposed Development |
|--------|-------------------------------------|---------------------------------------|--------------------------------------|
| Height | 90’ | 130’ | 130’ |
| FAR | 6.5 – non-residential 330,070 sf | 9.52 – non-residential 483,464 sf | 8.93 – non-residential 453,562 sf |

The application lists several benefits, some of which may be considered amenity items. Although it is typical for the details of the benefits and amenities package to be resolved closer to the public hearing date, the following is OP’s summary of some of the benefits listed in the application. The proffered list is sufficient for setdown, and OP notes that the application anticipates additional benefits being proffered following discussions with neighborhood organizations (Exhibit 1, p. 35). OP also encourages the applicant to explore the use of a First Source agreement and/or other hiring and job training programs.

| Item # | Applicant's Benefit or Amenity | OP Comments, If Necessary |
|--------|--|--|
| 1. | Superior urban design and architecture (X § 305.5(a)) | OP finds the architecture of the project is of a high quality and suggests only minor refinements as noted in this report. |
| 2. | Site planning and efficient and economical land utilization (X § 305.5(c)) | OP agrees with the applicant that the new building would result in a vast improvement over the existing building's relationship to the surrounding streets, especially the retail environment proposed for I Street. The building would also make better use of the site on a major avenue and near metro. |
| 3. | Provision of day care open to the public (X § 305.5(i)) | A daycare is identified in the zoning regulations as a public benefit. |
| 4. | Environmental benefits, including LEED Gold and 13,000 sf of green roof (X § 305.5(k)) | The applicant should confirm they actually intend to pursue LEED certification. |
| 5. | Streetscape plans (X § 305.5(l)) | - |
| 6. | Uses of special value (X § 305.5(q)). | The application lists of number of items considered to be benefits by the applicant, including the amount of retail and increased tax revenue. OP will review these items prior to a public hearing to determine the weight they should be given. |

XI. EVALUATION STANDARDS FOR A CAMPUS PLAN

Subtitle X, Chapter 1 lists criteria for the approval of a campus plan. If the application is set down for a public hearing, OP will provide with its public hearing report an evaluation of the project against the standards of that section.

XII. AGENCY REFERRALS

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

- Department of Energy and the Environment (DOEE);
- Department of Transportation (DDOT);
- Department of Housing and Community Development (DHCD);
- Department of Employment Services (DOES);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);

- DC Public Schools (DCPS);
- Office of the State Superintendent of Education (OSSE);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD);
- DC Water;
- WMATA.

XIII. ATTACHMENT

1. Comprehensive Plan Policies

JS/mrj

Attachment 1 Comprehensive Plan Policies

Land Use Element

Policy LU-1.1.1: Sustaining a Strong City Center

Provide for the continued vitality of Central Washington as a thriving business, government, retail, financial, hospitality, cultural, and residential center. Promote continued reinvestment in central city buildings, infrastructure, and public spaces; continued preservation and restoration of historic resources; and continued efforts to create safe, attractive, and pedestrian-friendly environments.

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.

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.

Policy LU-2.4.6: Scale and Design of New Commercial Uses

Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas.

Policy LU-2.4.10: Use of Public Space within Commercial Centers

Carefully manage the use of sidewalks and other public spaces within commercial districts to avoid pedestrian obstructions and to provide an attractive and accessible environment for shoppers. Where feasible, the development of outdoor sidewalks cafes, flower stands, and similar uses which “animate” the street should be encouraged. Conversely, the enclosure of outdoor sidewalk space with permanent structures should generally be discouraged. 312.14

Transportation Element

§ 403.1 ...The transportation system as a whole benefits when more compact residential and employment areas are situated along major transit routes. Travel times are reduced and there is better use of public transportation investments.

§ 405.3 A regional strategy of promoting infill, mixed-use and transit-oriented development in urbanized areas is needed to ensure transportation efficiency both in the District and the region...

Policy T-2.4.4: Sidewalk Obstructions

Locate sidewalk cafes and other intrusions into the sidewalk so that they do not present impediments to safe and efficient pedestrian passage. Maintain sidewalk surfaces and elevations so that disabled or elderly pedestrians can safely use them.

Environmental Protection Element

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities.

Economic Development Element

Policy ED-1.1.1: Core Industries

Continue to support and grow the District’s core industries, particularly the federal government, professional and technical services, membership associations, education, hospitality, health care, and administrative support services.

Policy ED-2.1.1: Office Growth

Plan for an office sector that will continue to accommodate growth in government, government contractors, legal services, international business, trade associations, and other service-sector office industries. The primary location for this growth should be in Central Washington and in the emerging office centers along South Capitol Street and the Anacostia Waterfront.

Policy ED-2.1.3: Signature Office Buildings

Emphasize opportunities for build-to-suit/signature office buildings in order to accommodate high-end tenants and users and corporate headquarters. Consider sites in secondary office centers such as NoMA and the Near Southeast for this type of development.

Policy ED-2.1.5: Infill and Renovation

Support the continued growth of the office sector through infill and renovation within established commercial districts to more efficiently use available space while providing additional opportunities for new space.

Policy ED-2.4.1: Institutional Growth

Support growth in the higher education and health care sectors. Recognize the potential of these industries to provide employment and income opportunities for District residents, and to enhance the District's array of cultural amenities and health care options.

Policy ED-3.1.1: Neighborhood Commercial Vitality

Promote the vitality and diversity of Washington's neighborhood commercial areas by retaining existing businesses, attracting new businesses, and improving the mix of goods and services available to residents.

Urban Design Element

Policy UD-1.1.2: Reinforcing the L'Enfant and McMillan Plans

Respect and reinforce the L'Enfant and McMillan Plans to maintain the District's unique, historic and grand character. This policy should be achieved through a variety of urban design measures, including appropriate building placement, view protection, enhancement of L'Enfant Plan reservations (green spaces), limits on street and alley closings (see Figure 9.3), and the siting of new monuments and memorials in locations of visual prominence. Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or viewsheds.

Policy UD-1.4.1: Avenues/Boulevards and Urban Form

Use Washington's major avenues/boulevards as a way to reinforce the form and identity of the city, connect its neighborhoods, and improve its aesthetic and visual character. Focus improvement efforts on avenues/boulevards in emerging neighborhoods, particularly those that provide important gateways or view corridors within the city.

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 building forms, or long blank walls which detract from the human quality of the street.

Educational Facilities Element

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District's character, culture, economy, and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.

Near Northwest Area Element

Policy NNW-2.5.1: GWU/Foggy Bottom Coordination

Encourage continued efforts to improve communication and coordination between George Washington University (GWU) and the Foggy Bottom and West End communities. Campus Plans for the university must demonstrate how the campus can manage its academic mission within its current boundaries and enrollment. These efforts must ensure protection of the residential character of Foggy Bottom.

Policy NNW-2.5.3: GWU Building Intensity

Consider in principle the concept of increasing density on the existing George Washington University campus for future space and facility needs (as measured by the enrollment, staff, and faculty limits set in the approved Campus Plan) provided that steps are taken to avoid sharp contrasts in height and bulk between the campus and the surrounding community, and to mitigate the effects of increased traffic, parking, and other impacts.