

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director

**DATE:** September 21, 2012

**SUBJECT: Public Hearing Report for ZC #12-05**  
1<sup>st</sup> and M Streets, SE  
Zoning Commission Design Review Under the Capitol Gateway Overlay

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**I. SUMMARY RECOMMENDATION**

The application successfully addresses many of the criteria of the Capitol Gateway Overlay and the Office of Planning (OP) supports the project. OP has requested that the applicant provide the following additional information at or prior to the hearing:

- Bicycle parking
- Design of ground level retail on the office tower
- Design standards for retail for the entire project
- Loading operations for small retail building
- Lighting and signage
- Access to retail parking
- Hotel valet operations

**II. APPLICATION-IN-BRIEF**

**Location:** First and M Streets, SE and First and N Streets, SE  
(most of the portion of Square 701 east of Cushing Place, immediately north of the baseball stadium)

Ward 6, ANC 6D

**Applicant:** Ballpark Square, LLC and SCD Acquisitions, LLC

**Zoning:** CR / CG (Commercial Residential / Capitol Gateway Overlay)

**Site Area:** 77,122 sf total (North Parcel 73,505 sf; South Parcel 3,617 sf)

**Proposed Development:** A 130' mixed use building with office, hotel, residential and retail, and a two story retail building

- Relief:** Pursuant to 11 DCMR §1610.7, the following relief is required in order to develop as proposed:
1. Variance from rooftop structure setback requirements (§ 630.4(b));
  2. Variance from rear yard requirement (§ 636)
  3. Special Exception for offsite parking (§ 2116.5)
  4. Variance from loading requirements (§ 2201)

### **III. SITE AND AREA DESCRIPTION**

The subject property is located on the west side of First Street, SE between M and N Streets, comprising most of the eastern half of Square 701. The site is bounded on the west by Cushing Place. M and N Streets have 90 foot rights-of-way, Cushing Place is a 30 foot wide public alley, and First Street is 110 feet in width. The site is zoned CR / CG ( Commercial Residential / Capitol Gateway Overlay), as are all the adjacent properties south of M Street and west of First Street. East of First Street the properties are zoned CR / SEFC (Southeast Federal Center Overlay), and on the north side of M Street properties are zoned C-3-C / CG. Please refer to the Vicinity Map in Attachment 2.

In past years the Commission has approved design review applications for projects on either side of Half Street (#06-46 and #08-30). The approved project on the east side of Half Street, next to the subject site, consists of a constructed office building at M Street and yet-to-be-built residential buildings and a hotel on the southern part of the block. An entrance to the Navy Yard metro station is under the office building. That project would use Cushing Place for parking and loading access. Office buildings are located across M Street from the subject site, and an office building is anticipated across First Street as part of the Southeast Federal Center (SEFC) project. That site is currently a secure Federal facility. To the south of N Street is a parking garage for the baseball stadium.

The subject site is currently used for surface parking and is bifurcated into two pieces. The larger northern parcel fronts on M Street and First Street and has alley access on Cushing Place. The much smaller southern parcel fronts on First and N Streets and has no alley access. The cluster of properties in between the two is owned by a separate entity, Capitol Riverfront Hotel, LLC. These properties surround the southern portion of the subject site on its north and west and are the subject of a recently submitted design review application that proposes and “L” shaped hotel (ZC #12-19).

### **IV. PROJECT DESCRIPTION**

The application proposes two buildings on First Street, SE between M and N Streets. The buildings are not contiguous. The larger, northern building would have a mix of uses including an office tower at M Street, a hotel tower south of the office, and a residential tower south of the hotel. The design shows above-grade communication between all parts of the building. Retail uses would occupy all of the ground floor except for lobbies, back-of-house areas, and areas used for parking and loading. The height of the building would be 130 feet and the FAR would be 8.89.

A two story retail building with a roof terrace would be constructed on the smaller, southern portion of the site. Sheet A-39 lists multiple heights for the building, so its actual height is unclear, but it would be in the range of 32 to 36 feet tall as measured above grade. Rooftop structures would add up to 12 feet in perceived height at the northern property line. The FAR of the southern building would be 2.1.

## Parking

Very little information is provided about bicycle parking. One location in the residential parking garage plan lists space for 33 bikes. No bicycle parking is called out in the office building garage. The design should incorporate significant bicycle parking as well as shower facilities for either retail or office employees who bike to work. The surrounding area is very bikeable and close to major destinations such as Capitol Hill and downtown.

No automobile parking or loading is proposed at the southern building as there is no alley access. Retail parking for the southern building is proposed to be accommodated within the northern building. Requirements for all uses are shown in the table below.

**Automobile Parking**

		Required <sup>1</sup>	Proposed	Units or Square Feet	Ratio
"Site A"	Residential	97	145	285	0.51 per unit
	Hotel	38	50	170	0.29 per room
	Retail <sup>2</sup>	27	35	29,118 sf	1 per 832 sf
"Site B"	Office and Retail	100	140	234,693 sf	1 per 1,676 sf

1 – Including 25% reduction for non-residential uses proximate to metro. See Sheet A-4 and § 2104.1.

2 – This retail requirement includes both "Site A" retail and southern building retail parking.

The site is currently used as surface parking associated with the ballpark. The applicant should clarify how long this parking would be available, and what if any underground parking would be available to ballpark patrons in the proposed design.

## Design

The architecture proposed for the north building generally uses a modern vernacular, with significant amounts of glass on the office and hotel towers. Elevations of the office building show a kinetic use of different colors of glass, but perspective renderings such as Sheet A-57 seem to show a more muted color scheme. The residential building incorporates numerous balconies on the First Street façade and inside the main court, which OP strongly supports. Recessed or exterior balconies on the Cushing Place side of the building could add interest to that façade and provide an amenity for residents.

At the ground level, some renderings of the north building show retail façades highly customized to individual tenants. OP supports that design direction because it gives an organic feel to the streetscape and provides a more interesting pedestrian experience. Renderings of the retail for the office building are less detailed and do not show the customized storefronts seen on the

southern end of First Street. More attention should be given to the design of the office-tower retail and how that ground floor space relates to the sidewalk. The applicant should also provide more information about its commitment to varied retail designs and any design standards at the ground floor throughout the project. More information should also be provided about signage and lighting, especially signs above the ground floor.

The southern building would have a more traditional, almost industrial appearance, with a strong reliance on red brick and large divided-light windows. The large windows at the ground floor would provide significant visual interaction between pedestrians and the interior of the all-retail building.

OP is generally supportive of the massing and overall design of the proposal. The Capitol Gateway Overlay, as described in additional detail later in this report, seeks to create an active pedestrian and transit-oriented environment and a vibrant entertainment district, especially in the area north of the ballpark. This project should help achieve those aims, though additional information, as noted above, would help ensure that the goals of the Overlay are met.

## **V. COMPREHENSIVE PLAN**

The proposed development does not require PUD or rezoning approval, and is generally consistent with most aspects of the zoning regulations, specifically height, FAR and use. As such, the proposal is generally consistent with the Comprehensive Plan and would further the following Guiding Principles of the Plan, as outlined 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
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
24. Despite the recent economic resurgence in the city, the District has yet to reach its full economic potential. Expanding the economy means increasing shopping and services for many District neighborhoods, bringing tourists beyond the National Mall and into the city's business districts, and creating more opportunities for local entrepreneurs and small businesses. The District's economic development expenditures should help support local businesses and provide economic benefits to the community. 219.9

35. Planning decisions should improve the health of District residents by reducing exposure to hazardous materials, improving the quality of surface and groundwater, and encouraging land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel. 221.4

The application is also consistent with major policies from various elements of the Comprehensive Plan including the Land Use, Transportation and Economic Development Citywide Elements, and the Lower Anacostia Waterfront / Near Southwest Area Element. For a complete analysis of the project against Plan guidelines, please refer to Attachment 1.

## **VI. ZONING**

The subject site is zoned CR / CG (Commercial-Residential / Capitol Gateway Overlay). The CR district is designed to “help create major new residential and mixed use areas in planned locations at appropriate densities, heights and mixture of uses” (600.3(a)). The Capitol Gateway Overlay is intended to encourage a mix of uses while creating a pedestrian-friendly environment. The applicant’s proposal requires relief from specific zoning regulations listed below.

### **1. Variance from rooftop structure setback requirements (§ 630.4(b));**

As shown on Sheet A-24, some of the rooftop structures on the hotel and residential building are not set back at a one-to-one ratio from the courtyard walls. Although the height of the penthouses is not specified on the rooftop plan, an examination of elevation drawings seems to indicate that all rooftop structures are 18’6” tall. Because of the width of the residential and hotel buildings, it would likely be difficult to accommodate necessary mechanical equipment and meet the one-to-one setback. That problem seems to be exacerbated by the exact configuration of the courts, which appear to be designed to maximize light penetration to individual units. OP does not object to the required relief.

### **2. Variance from rear yard requirement (§ 636)**

In lieu of a rear yard the design provides three courts within and between the different towers, including one large open space in the form of a court adjacent to the neighboring lots to the south. The proposed design provides most of its open space near the First Street frontage, rather than at the rear near Cushing Place. That orientation breaks up the mass of the building, which is a benefit to the public outside the project. Open space near Cushing Place would provide light and air to project residents and guests, but would not benefit many other members of the community or the overall project design. According to the applicant’s written statement, provision of a rear yard could eliminate floor area of the project, potentially affecting viability of the project. OP does not object to the requested relief.

**3. Special Exception for offsite parking (§ 2116.5)**

The application proposes to provide parking for the southern retail building within the garage under the residential and hotel buildings. In order to do this, special exception relief is necessary. In general OP does not object to the proposal; The southern property has no alley access and no opportunity for a curb cut. The applicant should clarify, however, how retail patrons actually access the parking facility from the outside. There does not appear to be a dedicated elevator and / or stairwell to retail parking.

**4. Variance from loading requirements (§ 2201)**

Section 2201 requires certain loading facilities for both the residential and commercial portions of the project. The applicant is providing loading according to the following table. OP has no objection to granting the requested relief, and the traffic study states that the number of facilities would be sufficient for the expected demand. Nevertheless, OP has asked the applicant to address how a 55’ truck could be accommodated at the project should that size truck attempt a delivery. The southern retail building, because there is no alley access, would have no loading facilities. OP expects that for a use of that size loading could be accomplished from the street in early morning hours. The applicant should work with DDOT to arrive at a plan for loading that facility. The applicant should also commit to store trash within the retail building until pick-up.

**Loading Facilities**

	“Site A” (Residential and Hotel with retail)		“Site B” (Office with retail)		“Site C” (Retail building)	
	Required	Provided	Required	Provided	Required	Provided
55’ berth	2	0	n/a	n/a	n/a	n/a
30’ berth	2	5	3	2	1	0
20’ berth	3	3	1	1	1	0
200 sf platform	2	2	n/a	n/a	n/a	n/a
100 sf platform	2	2	3	3	1	0

**VII. CRITERIA OF THE CAPITOL GATEWAY OVERLAY**

The Capitol Gateway Overlay District lists a number of objectives for the overlay and provides specific criteria for the Zoning Commission review of proposed developments. The following is OP’s analysis of these standards as applied to the application.

**§1600.2 The purposes of the CG Overlay District are to:**

- (a) **Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies of the area;**

Residential, office, hotel and retail are the primary uses on the site. The proposed height of 130 feet and the design shown by the applicant are appropriate to an area near the center of the city, accessible by Metro, and developing with a modern style of architecture. These characteristics of the development are consistent with Comprehensive Plan policies.

- (b) Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural and hotel or inn uses;**

The project proposes a hotel, which would meet the intent of this section. The significant amount of proposed retail would also cater to visitors to the neighborhood. The mix of uses within the project will contribute to the overall entertainment district that will develop near the baseball stadium.

- (e) Require suitable ground-level retail and service uses and adequate sidewalk width along M Street, S.E., near the Navy Yard Metrorail station;**

The design would meet the 15 foot setback along M Street and would provide retail on the entire frontage save for an office lobby. The application includes renderings of potential ground floor façade treatments, but the renderings of the office building (Sheets A-47, 48, 56 and 57) seem less developed than the renderings of the residential and hotel ground floors. A lively façade and active retail uses would help enrich the pedestrian experience on M Street.

- (i) Provide for the development of First Street SE as an active pedestrian oriented street with active ground floor uses, connecting M Street, the Metro Station and existing residential neighborhoods to the Ballpark site and the Anacostia Waterfront.**

Because of the mixed use nature of the project and the heavy concentration of ground floor retail, the proposed development would create an active pedestrian character on First Street. The application would meet the intent of the CG Overlay provisions by providing as much retail on the ground floor as possible. Renderings of the ground floor environment along First Street (Sheets A-52 through 55) suggest a varied retail experience that would encourage pedestrian activity and significant interaction between the indoor private space and outdoor public space. If it is the applicant's intent to allow customized retail façades as shown in the renderings, they should commit to architectural guidelines that would allow variety but guarantee quality. The public realm design should comply with DDOT plans for First Street. In addition, the applicant should describe how valet operations would work for guests arriving at the hotel by car.

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**§ 1602 Combined Lot Development**

- § 1602.1(e) In addition to [the normal Combined Lot Development (CLD) procedures limiting FAR to 8.5], the Zoning Commission may, at its discretion, grant an**

**additional transfer of density of 1.0 FAR maximum to or within Squares 700, 701, and 702, subject to the applicant addressing to the satisfaction of the Zoning Commission the objectives and guidelines of §§ 1601 and 1604 – 1607, as applicable.**

The applicant has generally addressed the objectives and guidelines of the relevant sections stated above. Subject to the applicant providing more information as described in this report, OP has no objection to the additional transfer of up to 1.0 FAR of CLD density.

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**§1604 Buildings, Structures and Uses on M Street, SE.**

**§1604.1 The following provisions apply to new buildings, structures, or uses with frontage on M Street, SE within the CG Overlay.**

**§1604.2 No driveway may be constructed or used from M Street to required parking spaces or loading berths in or adjacent to a new building.**

No vehicular access points are planned on M Street. All parking and loading would be accessed from Cushing Place.

**§1604.3 The streetwall of each new building shall be set back for its entire height and frontage along M Street not less than fifteen (15) feet measured from the face of the adjacent curb along M Street, SE.**

The design would provide the 15 foot setback along the M Street frontage.

**§1604.4 Each new building shall devote not less than thirty-five percent (35%) of the gross floor area of the ground floor to retail, service, entertainment, or arts uses (“preferred uses”) as permitted in §§ 701.1 through 701.5 and §§ 721.1 through 721.6 of this Title; provided, that the following uses shall not be permitted: automobile, laundry, drive-through accessory to any use, gasoline service stations, and office uses (other than those accessory to the administration, maintenance, or leasing of the building).**

According to Sheet A-6, the design incorporates about 81% of the ground floor for preferred uses. The only ground floor areas not counted are the office lobby and back-of-house space, the hotel, and parking.

**Such preferred uses shall occupy 100% of the building’s street frontage along M Street, except for space devoted to building entrances or required to be devoted to fire control.**



Except for the office building lobby and fire control room, the proposed design shows retail along the M Street frontage.

**§1604.5 For good cause shown, the Commission may authorize interim occupancy of the preferred use space required by §1604.4 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses.**

The applicant has not requested temporary-use relief.

**§1604.6 Not less than fifty percent (50%) of the surface area of the streetwall of any new building along M Street shall be devoted to display windows having clear or low-emissivity glass except for decorative accent, and to entrances to commercial uses or the building.**

The application does not state the exact quantity of display window on the M Street façade, but renderings seem to indicate that the percentage would be well over 50% of the surface area. More detail could be provided, especially for the areas labeled “Signage” or “Non-Continuous Signage” on sheets A-30 and 31, for example.

**§1604.7 The minimum floor-to-ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet.**

Based on building elevations and sections, it appears that all preferred uses in the project would have a slab-to-slab height of well over 14 feet. Because of the generous dimensions, it should be possible for floor-to-ceiling heights to remain at greater than 14 feet.

**§1604.8 A building that qualifies as a Capitol South Receiving Zone site under § 1709.18 and for which a building permit has been applied for prior to August 31, 2001, shall not be subject to the requirements of this section.**

This site is not within the Capitol South Receiving Zone.

**§1604.9 Where preferred use retail space is required under this section and provided, the provisions of DCMR 11 §633 shall not apply.**

In conformance with this provision, the design does not incorporate a ground level public plaza.

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**§1606 Buildings, Structure, and Uses on First Street, SE South of M Street, SE**

**§1606.1 The following provisions apply to new buildings, structures, or uses with frontage on First Street S.E. south of M Street S.E., within the CG Overlay.**

**§1606.2** Each new building shall devote not less than seventy-five percent (75%) of the gross floor area of the ground floor to retail, service, entertainment, or arts uses ("preferred uses") as permitted in §§ 701.1 through 701.5 and §§ 721.1 through 721.6 of this Title; provided, that the following uses shall not be permitted: automobile, laundry, drive-through accessory to any use, gasoline service stations, and office uses (other than those accessory to the administration, maintenance, or leasing of the building).

According to Sheet A-6, the design incorporates about 81% of the ground floor for preferred uses. The only ground floor areas not counted are the office lobby and back-of-house space, the hotel, and parking. None of the uses listed as prohibited are proposed.

**§1606.3** Preferred uses shall occupy 100% of the building's street frontage along First Street S.E., except for space devoted to building entrances or required to be devoted to fire control.

According to Sheet A-6, the entire First Street frontage of the project is devoted to preferred uses. In the past the Office of Planning has not considered features such as a residential lobby to meet the definition of a preferred use, but given the range of uses described in § 1606.2, the applicants assumption to include the residential lobby is not unreasonable one. In any event, the application meets the intent of this section by providing active uses at every location possible on the ground floor of the building.

**§1606.4** The minimum floor-to-ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet.

Based on building elevations and sections, it appears that all preferred uses in the project would have a slab-to-slab height of well over 14 feet. Because of the generous dimensions, it should be possible for floor-to-ceiling heights to remain at greater than 14 feet.

**§1606.5** For good cause shown, the Zoning Commission may authorize interim occupancy of the preferred use space required by § 1606.2 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses.

The applicant has not requested temporary-use relief.

**§1606.6** Where preferred use retail space is required under this section and provided, the requirement of 11 DCMR § 633 to provide public space at ground level shall not apply.

In conformance with this provision, the design does not incorporate a ground level public plaza.

**§1610 Zoning Commission Review of Buildings, Structures and Uses**

**§1610.1 The following provisions apply to properties located:**

- (b) On a lot that abuts M Street SE;**
- (c) On a lot located within Squares 700 or 701, north of the Ballpark site;**
- (f) Any lot which is the recipient of density through the combined lot provisions of §1602.**

**§1610.2 With respect to those properties described in § 1610.1, all proposed uses, buildings, and structures, or any proposed exterior renovation to any existing buildings or structures that would result in an alteration of the exterior design, shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.**

**§1610.3 In addition to proving that the proposed use, building, or structure meets the standards set forth in § 3104, an applicant requesting approval under this section must prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:**

- (a) Help achieve the objectives of the CG Overlay District as set forth in §1600.2;**

Based on the materials submitted to date, the project would generally further the objectives of the CG Overlay. The project would assure that the area is developed with a mix of uses, especially ground floor retail. The development will provide adequate sidewalk width along M, First and N Streets. The design improves on many other buildings by proposing to place PEPCO vaults in Cushing Place rather than in areas that would impact pedestrian movement. In order to fully evaluate the project, however, some additional information is required, as described in this report.

- (b) Help achieve the desired mixture of uses in the CG Overlay District as set forth in §§ 1600.2(a) and (b), with the identified preferred uses specifically being residential, hotel or inn, cultural, entertainment, retail or service uses;**

The proposal would provide a mix of uses, including residential, office, hotel and retail. Retail would be the only use on the ground floor except for the residential and office lobbies, loading and service space and garage entrances.

**(c) Be in context with the surrounding neighborhood and street patterns;**

The proposed development would respect and enhance the surrounding neighborhood and street patterns. The neighborhood has an emerging architectural character with some of the new buildings on M Street and the baseball stadium sharing a modern vernacular. The design of the proposed building would expand on that trend by using modern forms and materials and incorporating active street-level retail typical of an urban entertainment area.

**(d) Minimize conflict between vehicles and pedestrians;**

The proposed design would minimize conflict between vehicles and pedestrians. All loading and parking would be accessed from Cushing Place, which serves as the alley for this square. On First and M Streets pedestrians would have wide sidewalks and would be buffered from traffic by parked cars, landscaping and street furniture. The applicant should provide more information, however, regarding the valet operations for the hotel.

**(e) Minimize unarticulated blank walls adjacent to public spaces through facade articulation; and**

On the residential and hotel part of the project, renderings show a street façade that would have customized façades for each retailer. Further examination of the façades for the office building retail bays could provide greater articulation and a more positive pedestrian experience. Overall the building would be “four-sided,” with no blank walls. The Cushing Place façades of the hotel and residential building would be somewhat simplified compared to the other parts of the building, but by no means devoid of fenestration. The residential units on that side could be enhanced through the addition of balconies, either exterior or recessed.

**(f) Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards.**

The application materials indicate that the residential, hotel and office components of the project will reach the equivalent of Silver, Certified, and Gold levels, respectively. A significant amount of the roof area would be green roof, as shown on Sheets A-21 and 24.

**§1610.5 With respect to a building or structure which has frontage on Half Street SE south of M Street SE or First Street SE south of M Street SE:**

**(a) The building or structure shall provide for safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses including retail, entertainment, cultural, and pedestrian concourse space;**

The entire project frontage on First Street would be retail, except for residential and hotel lobbies. This design should activate First Street and create a rich pedestrian environment.

Project renderings show a streetscape with customized façades for each retailer. In addition, the sidewalks will be wide enough to accommodate both pedestrian movement and retail activity like outdoor seating. The combination of office and residential uses would help ensure that the area is active at all times of day.

- (b) The building or structure shall provide for safe and convenient movement to and through the site, including to public transit, the Ballpark, and to the Anacostia River; and**

Transit access is assured as the proposed development is less than a block from an entrance to the Navy Yard metro station. Pedestrian movement should also be adequate with the reconstruction of public space to include new sidewalks, tree boxes and street furniture. Pedestrian movement would also be encouraged by the significant amount of ground floor retail and the mix of uses in the project. Improving First Street will enhance the pedestrian experience for visitors to the ballpark or the Anacostia River.

- (c) The application shall include view analysis which assesses openness of views and vistas around, including views toward the Capitol Dome, other federal monumental buildings, the Ballpark, and the waterfront.**

The application includes renderings demonstrating its relationship to adjacent streets, adjacent buildings, and the ballpark. The project would fit in with the urban feel of this part of the city and would not impede views to any major monuments, buildings or the waterfront.

**§1610.7 The Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.**

As described in this report, the design of the project would require relief from various provisions of this Title.

## **VIII. AGENCY COMMENTS**

As of this writing OP is not aware of any other agency comments.

## **IX. COMMUNITY COMMENTS**

As of this writing the Office of Planning has received no comments on the project from the community.

**X. ATTACHMENTS**

1. Comprehensive Plan Analysis
2. Vicinity Map

JS/mrj

## **Attachment 1 Comprehensive Plan Analysis**

### **Comprehensive Plan Policies**

The Land Use Element encourages infill development and development near metro stations (Policies LU-1.3.1 and LU-1.3.2). That element also envisions the neighborhood near the baseball stadium as one of the areas for growth of the central city, with significant office and residential development (§304.3). The Transportation Element supports transit-oriented development and discourages auto-oriented uses (T-1.1.4 and T-1.2.3). The proposed development would concentrate housing, office, hotel and retail one block from two Metro entrances and improve the streetscape to encourage walking. The Economic Development Element talks about the need to accommodate the continuing growth of the office sector, and suggests the area near South Capitol Street as one location for new office development (§707.6). Policies also seek to enhance DC as a regional shopping destination and also promote “new and enhanced visitor and entertainment venues” to draw national and international visitors (Policies ED-2.2.2 and 2.3.2).

The Lower Anacostia Waterfront / Near Southwest Area Element encourages the development of new neighborhoods on lands that are vacant or available for redevelopment, and especially emphasizes the need to provide additional retail options for these areas (Policies AW-1.1.2 and 1.1.3). That element goes on to emphasize the need for a pedestrian friendly environment and the improvement of M Street, SE into a “graciously landscaped urban boulevard” (Policies AW-1.1.6 and 1.1.9). The proposed development would be a major factor in creating a new, walkable and mixed use neighborhood in near southeast and would not be inconsistent with the policies of the Comprehensive Plan.

### **Comprehensive Plan Land Use Maps**

The Comprehensive Plan’s Generalized Policy Map describes this neighborhood as a Land Use Change Area. The Comprehensive Plan anticipates and encourages the redevelopment of underutilized sites in Land Use Change Areas. Plan policies promote a mix of uses in these areas as well as “exemplary site and architectural design” (Comprehensive Plan, §223.12). The plan notes that these areas have the potential to become complete mixed use communities (§223.11). The Future Land Use Map designates this area for a mix of High Density Residential and High Density Commercial uses. These designations are the most dense in the city and are characteristic of areas like downtown. The proposed development is not inconsistent with the Comprehensive Plan’s land use map designations.

### **Anacostia Waterfront Initiative**

The subject site is within the Anacostia Waterfront Initiative (AWI) area. The vision of the AWI is of a clean and vibrant waterfront with a variety of parks, recreation opportunities, and places for people to meet, relax, encounter nature and experience the heritage of the waterfront. The

AWI also seeks to revitalize surrounding neighborhoods, enhance and protect park areas, improve water quality and environment, and, where appropriate, increase access to the water and maritime activities along the waterfront. One of the neighborhoods designated for improvement is the Near Southeast target area, which includes the subject site. The proposed development is not in conflict with planning principles cited in the AWI for the Near Southeast target area (AWI Framework Plan, p. 119), and would particularly further the following:

1. Extend the surrounding urban fabric to the waterfront, bringing the city to the Anacostia River.
2. Build upon the current wave of public and private development to create a comprehensive vision for the Near Southeast, integrating diverse projects.
7. Emphasize mixed-use development, integrating commercial and residential areas, to form a lively and active neighborhood throughout the Near Southeast.
9. Encourage commercial development to maximize economic growth and job creation, emphasizing major street corridors and transit connections.



**ATTACHMENT 2  
 VICINITY MAP**

