

Good afternoon Chairman Gray and members of the Council. My name is Bill Dowd and I am the Director of the Physical Planning Division at the National Capital Planning Commission. Today I am here on behalf of Marcel Acosta to ask that the Comprehensive Plan include language that would enhance the livability of federally dominated precincts in the Monumental Core.

Our agency has enjoyed a positive and collaborative working relationship with the D.C. Office of Planning and hope that our comments today will be received as a friendly amendment to advance our common goals and interests.

With the advice and input of countless federal and local planning partners, NCPC completed and adopted the Monumental Core Framework Plan in 2009. This plan lays out a strategy for reducing development pressure on the National Mall by encouraging the revitalization of federal enclaves.

One of the cornerstone strategies of the Framework Plan is the revitalization of the 10<sup>th</sup> Street and Maryland Avenue corridors. The Plan envisions these corridors as distinguished and pedestrian-friendly workplaces, cultural hubs, and visitor destinations that will create new developable area and vital connections between the downtown, the Mall, and the waterfront.

To identify more specific improvements for this precinct, NCPC convened the 10<sup>th</sup> Street Task Force, to develop a revitalization plan and specific recommendations for this area by June of next year.

We understand that the success of precincts like this will depend on thoughtful, creative, and coordinated planning efforts by both the city and federal governments. To support this common objective we hope that the Comprehensive Plan will include language that is supportive of these goals and offers an appropriate level of flexibility as we move forward.

Specifically, we request that the Comprehensive Plan include language that would enhance the livability of these federally dominated precincts if and when federal lands may be disposed of, and continue to coordinate those efforts with our agency. For land that may shift from federal, to private or municipal use, the Comprehensive Plan should encourage planning and zoning approaches that:

1. Provide for the reconstruction of historic rights-of-way and reservations;
2. Encourage and require residential and cultural uses to ensure mixed-use neighborhoods that increase livability and are compatible with remaining federal properties; and
3. Enhance special characteristics or opportunities that may be unique to these sites.

With respect to the areas being studied by our 10<sup>th</sup> Street Task Force, we hope that the Comprehensive Plan will encourage the construction of the unbuilt sections of Maryland Avenue SW, and enhance the livability of this area by requiring a mix of uses, including residential and cultural uses. For example, this could be achieved through the use of innovative zoning such as linking development potential to identified infrastructure improvements.

We believe that our comments today could be addressed by including clarifying language in the general Land Use and Central Washington elements and would be happy to work with DCOP to refine that language in the next two weeks if that would be appropriate.

We appreciate your consideration of these comments, and are excited to work with the District in the future to create vibrant mixed-use areas around the National Mall where people can work, live, play, and celebrate in our nation's capital.

Thank you,