

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD advances the purposes of the Comprehensive Plan, is consistent with the Future Land Use Map, complies with the guiding principles in the Comprehensive Plan, and furthers many of the major elements of the Comprehensive Plan.

A. Purposes of the Comprehensive Plan

The purposes of the Comprehensive Plan are six-fold: (1) to define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) to guide executive and legislative decisions on matters affecting the District and its citizens; (3) to promote economic growth and jobs for District residents; (4) to guide private and public development in order to achieve District and community goals; (5) to maintain and enhance the natural and architectural assets of the District; and (6) to assist in conservation, stabilization, and improvement of each neighborhood and community in the District. D.C. Code §1-245(b) (§ 1-301.62).

As discussed in more detail below, the PUD project significantly advances these purposes by promoting the social, physical and economic development of the District through the provision of a high-quality mixed use development that will establish significant new office space, ground level retail, and residential units and generate significant tax revenues for the District. Moreover, this extraordinary project includes the re-establishment of F and G Streets through the Site, which will serve to complete the major, missing component of Downtown DC, linking the Downtown core to Capitol Hill.

B. Future Land Use Map (Adopted Pursuant to The Comprehensive Plan Amendment Act of 2006 (D.C. Law 16-300, March 8, 2007))

The Comprehensive Plan Future Land Use Map designates the Site for High Density Commercial land uses. The High Density Commercial designation defines the central

employment district of the city and other major office employment centers on the downtown perimeter. It is generally characterized by office and mixed office/retail buildings greater than eight stories in height. The C-4 zone district is identified as an appropriate zone classification for the High Density Commercial Designation. Furthermore, the Applicant's proposal to construct a mixed used development that includes office, retail and residential uses on the Site is consistent with its designation on the Future Land Use Map.

C. Compliance with Guiding Principles of the Comprehensive Plan

The project is consistent with many guiding principles in the Comprehensive Plan for managing growth and change, creating successful neighborhoods, increasing access to education and employment, connecting the city, and building green and healthy communities.

1. Managing Growth and Change

The guiding principles of this element are focused on ensuring that the benefits and opportunities of living in the District are equally available to everyone in the city. The project is fully-consistent with a number of the goals set-forth in this element. Specifically, the project will help to sustain and enhance the surrounding area by attracting a diverse population with the inclusion of a mix of housing types for households of different sizes, ages, and incomes. (§§217.2 and 217.3). The proposed development provides fifty of its residential units as affordable housing units. The Applicant's proposal to develop both residential and nonresidential uses is also consistent with the Comprehensive Plan's acknowledgement that the growth of both residential and non-residential uses is critical. (§217.4). In addition, the proposed development respects the broader community context and is located in close proximity to the Judiciary Square Metrorail Station. (§217.6).

2. Creating Successful Neighborhoods

The guiding principles for creating successful neighborhoods include both improving the residential character of neighborhoods and encouraging commercial uses that contribute to the neighborhood's character and make communities more livable. (§§218.1 and 218.2). In addition, the production of new affordable housing is essential to the success of neighborhoods. (§218:3) Another guiding principle for creating successful neighborhoods is obtaining public input in decisions about land use and development, from development of the Comprehensive Plan to implementation of the plan's elements. (§218.8). The proposed development furthers each of these guiding principles through the provision of affordable housing and commercial uses. In addition, as part of the PUD process, the Applicant has begun and will continue working with Advisory Neighborhood Commission 6C, local community groups, and nearby property owners to ensure that the development provides a positive impact to the immediate neighborhood.

3. Increasing Access to Education and Employment

This portion of the Comprehensive Plan includes a number of policy goals focused on increasing economic activity in the District, including increasing access to jobs by District residents (§219.1); encouraging a broad spectrum of private and public growth (§219.2); supporting land development policies that create job opportunities for District residents with varied job skills (§219.6); and increasing the amount of shopping and services for many District neighborhoods (§219.9). The project is fully consistent with these goals. The proposed development includes a significant amount of retail and office space which will help to attract new jobs to Central Washington and the District as a whole.

4. Building Green and Healthy Communities

The proposed development is fully-consistent with the guiding principles of the building green and healthy communities element as the proposed development will minimize the use of non-renewable resources, promote energy and water conservation, and reduce harmful effects on the natural environment. (§221.2 and 221.3) The project incorporates an innovative rain harvesting system and eco-chimneys for filtration of air from the below-grade parking and service levels. The Applicant seeks to achieve LEED Platinum for core and shell of the office buildings and LEED Gold for the residential building.

D. Land Use Element

For the reasons discussed below, the project supports a number of the policies of the Land Use Element:

1. Policy LU-1.3.2: Development Around Metrorail Stations

The project is consistent with the policy of concentrating redevelopment efforts near 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. The project is within two blocks of the Judiciary Square Metrorail station and with four blocks of the Union Station Metrorail station, both of which will support transit and reduce reliance on automobile use while providing the highest utilization of the Site.

2. Policy LU-1.3.3: Housing Around Metrorail Stations

The proposed development includes approximately 150 housing units, fifty of which will be designated as affordable housing units, in close proximity to a Metrorail station. The project is located in within two blocks of the Judiciary Square Metrorail station and within four blocks of the Union Station Metrorail station.

3. Policy LU-1.3.4: Design to Encourage Transit Use

The project has been designed to encourage transit use and helps to enhance the safety, comfort and convenience of passengers walking to the Judiciary Square Metrorail Station or transferring to and from local buses. The proposal calls for the reopening of F and G Streets, which will increase the accessibility to public transit. In addition, the Applicant commits to providing only the number of parking spaces required by the Zoning Regulations in an effort to further increase transit usage.

4. Policy LU-2.3.6: Houses of Worship

The Comprehensive Plan states that churches and other religious institutions should be recognized as important parts of the fabric of the City's neighborhoods. The project supports this policy through carefully sustaining existing places of worship. The Applicant will relocate the historic Adas Israel Synagogue containing the Jewish Historical Society of Greater Washington's Lillian & Albert Small Jewish Museum. The Applicant also proposes newly-constructed facilities for the Archdiocese of Washington within the Center Block, a portion of which will be on the Site adjacent to its existing facilities with the remaining portion to be located on the Church's property.

E. Transportation Element

As noted above, the Applicant has been working with the District Department of Transportation and the Federal Highway Administration for over one year to carefully coordinate all aspects of the project. The proposed project furthers several policies and actions of the Transportation Element of the Comprehensive Plan, including:

1. Policy T-1.1.4: Transit-Oriented Development

The proposed project is an example of transit-oriented development, providing a mix of uses in a location that is in close proximity to a Metrorail Station. Residents will be able to live, work and play within the development without the use of an automobile.

2. Policy T-2.2.2: Connecting District Neighborhoods

The Return to L'Enfant proposal will reconnect the Site to the urban fabric of the District of Columbia. The proposal will create three separate city blocks where there is currently a void. F Street will be open to both vehicular and pedestrian traffic, while G Street will be open to pedestrian traffic. The proposed development will provide a long-missing pedestrian connection between Downtown and Capitol Hill.

3. Centralized Loading Facility

The proposed project also addresses a concern set forth in the Transportation Element of the Comprehensive Plan regarding the congestions often associated with loading and unloading. The Comprehensive Plan notes that there is a lack of parking for loading and unloading activities. 10 DCMR § 416.2. The proposed development includes a centralized parking, service and loading area below-grade on the western portion of the site. The loading facility will be accessed front-in and front-out by service vehicles from a single entry on E Street. The ample loading areas provided below-grade will be both functionally and aesthetically beneficial while supporting the goals of the Comprehensive Plan.

F. Housing Element

The overarching goal of the Housing Element is to "[d]evelop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of

Columbia." 10 DCMR § 501.1. The proposed project will help achieve this goal by advancing the policies discussed below.

1. Policy H-1.1.1: Private Sector Support

The project helps to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. The proposed development provides approximately 150 new housing units.

2. Policy H-1.1.4: Mixed Use Development

The project is consistent with the goal of promoting mixed use development, as it includes housing, office, and retail uses in close proximity to a Metrorail Station.

3. Policy H-1.2.3: Mixed Income Housing

The proposed development includes both market-rate and affordable housing units. Thus, the project will further the District's policy of dispersing affordable housing throughout the city in mixed-income communities, rather than concentrating such units in economically depressed neighborhoods.

G. Environmental Protection Element

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources. This element provides policies and actions on important issues such as energy conservation and air quality.

The proposed project includes street tree planting and maintenance, landscaping, energy efficiency, methods to reduce stormwater runoff, and green engineering practices, and is therefore fully consistent with the Environmental Protection Element. As noted above, the proposal includes important sustainable design features including a rain harvesting system and eco-chimneys for filtration of air from the below-grade parking and service levels. The

Applicant seeks to achieve LEED Platinum for core and shell of the office buildings and LEED Gold for the residential building.

H. Economic Development Element

The proposed development is expected to generate an annual real property tax revenue of approximately \$30 million in the first year of stabilized operations, increasing to approximately \$50 million by 2032. The Economic Development Element includes a number of policy recommendations regarding the promotion of office and retail development, including the following:

1. ED-2.1.1: Office Growth

The proposed development will establish approximately 2.0 million square feet of new office space within Central Washington. This space will accommodate growth in a diverse array of office industries. (§707.6).

2. ED-2.2.3: Neighborhood Shopping

The proposed development includes 70,000 square feet of ground floor retail uses. The retail uses will increase access to basic goods and services for the downtown area and create new and unique shopping experiences. (§708.7).

3. Policy ED-2.2.5: Business Mix

The Applicant intends to market the proposed retail areas to a mix of nationally-recognized chains as well as locally-based chains and smaller specialty stores, which will help to reinforce existing and encourage new retail districts in the immediate neighborhood and help to improve the mix of goods and services available to residents. (§708.9).

I. Urban Design Element

The goal of the Comprehensive Plan's Urban Design Element is to "[e]nhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces." 10 DCMR § 901.1. The project furthers many aspects of this element, including the following:

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

The project incorporates the re-opening of F and G Streets in furtherance of the L'Enfant Plan. The policy specifically seeks to restore as appropriate and where possible previously closed streets.

2. UD-1.4: Reinforcing Boulevards and Gateways

The project re-establishes the F and G Street rights of way and creates a street wall to enhance the urban form and associated views.

3. Policy UD1.5.1: Mitigating Freeway Impacts

The project includes the construction of a platform over the Center Leg Freeway to reconnect the missing blocks of F and G Streets to the L'Enfant grid. The re-opening of these streets for view corridors as well as for pedestrian and vehicular traffic – over the current void created by the existing freeway – is an extremely important aspect of the project, as it will redefine the urban fabric of the area and will create a vibrant area with aesthetically-pleasing and functional streetscapes. The overall land planning concept will eliminate the adverse impacts of the existing freeway with the creation of three separate city blocks.

J. Historic Preservation Element

The goal of the Comprehensive Plan's Historic Preservation Element is to "[p]reserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia by respecting the historic physical form of the city and the enduring value of its historic structures and places, recognizing their importance to the citizens of the District and the nation, and sharing mutual responsibilities for their protection and stewardship." 10 DCMR § 1001.1.

The project furthers the intent of this element, through the physical relocation of the historic Adas Israel Synagogue. This historic structure's current location lacks visibility and is not easily accessible. The new location allows for superior siting, more appropriate orientation, and enhanced visibility and access.

Furthermore, the Historic Preservation Element recognizes the importance of the L'Enfant and McMillan plans for the city. This element sets forth the policy of preserving the design features of these plans, including the platting of streets. (§1010.3). By the re-opening of F and G Streets through the development, the integrity and form of the L'Enfant system of streets is re-established and enhanced. (§1010.5). Furthermore, the project proposes to remove intrusions currently impacting F Street, which results in the restoration of the L'Enfant plan and enhances the District's urban design legacy. (§1010.7).

K. Central Washington Area Element

The Site is included in the Central Washington Area Element, and more specifically in the Downtown East/Judiciary Square Policy Focus Area.

1. Policy CW-1.1.1: Promoting Mixed Use Development

The proposed development includes office, retail and residential uses that will attract a broad variety of activities and help to sustain Central Washington as the hub of the metropolitan area. (§1608.2).

2. Policy CW-1.1.2: Central Washington Office Growth

The development of 2.0 million square feet of office space on the Site will significantly advance the goal of retaining Central Washington as the premier office location in the Greater Washington region. (§1608.3).

3. Policy CW-1.1.3: Incentives for Non-Office Uses

The proposed project provides a mixed-use development that includes ground floor retail and housing in addition to office space in a location consistent with the Comprehensive Plan. (§1608.4).

4. Policy CW-1.1.4: New Housing Development in Central Washington

The project includes approximately 150 units of multi-family housing with ground level retail uses. These uses will contribute to the vibrancy of the area and provide neighborhood services for residents. As set forth in this policy, "[a] strong Downtown residential community can create pedestrian traffic, meet local housing needs, support local businesses in the evenings and on weekends, and increase neighborhood safety and security." (§1608.5).

5. Policy CW-1.1.17: Making Central Washington's Streets More Pedestrian-Friendly

The proposed development will enhance pedestrian access by the landscaped connections linking the buildings and by providing "pass-thru" lobbies and arcades. Most significantly, pedestrian access will be improved by the reopening of F and G Streets to pedestrian traffic. (§1608.18).

6. Policy CW-1.1.18: Cross-town Circulation

The project will substantially strengthen transportation connections between Central Washington and the rest of the city by reopening F Street to vehicular traffic. (§1608.19).

7. Policy CW-1.1.21(D): Central Washington Capital Improvements – Focused Planning for "Catalytic" Sites

The I-395 air rights parcel between D Street and Massachusetts Avenue, N.W. is identified by the Comprehensive Plan as a Catalytic Site, or a site with the potential to significantly shape the future of Central Washington. The PUD process will provide focused planning in order to carefully develop this important site. (§1608.26).

8. Policy CW-1.2.2: Preservation of Central Washington's Historic Resources

The proposed development helps to protect and enhance Central Washington's historic resources by returning its surrounding street grid to the original L'Enfant pattern. (§1609.2). In addition, the relocation of the historic Adas Israel Synagogue to an improved location furthers this policy.

9. Policy CW-1.2.5: Central Washington Economic Opportunity

The Applicant has executed a First Source Employment Agreement with the Department of Employment Services to promote and encourage the hiring of District residents. Under this Agreement, the Applicant will seek to fill 51% of all new jobs result from the construction of the project with District residents. The Applicant will facilitate this program by establishing a workforce intermediary structure with knowledgeable partners. The intermediary will connect employment opportunities in the project with work-readiness programs in the District. Given the extended timeframe for development of such a complicated project, this approach provides a way to broaden the opportunities for and availability of skilled trade training for DC residents. It also

allows community-based training programs (i.e., through non-profit organizations, churches, etc.) to target their curriculums to the expected employment categories.

In addition, Certified Business Enterprises will represent 20% of the developer's equity in the project. The Applicant has already involved The Jarvis Company, Spectrum Management, and RJB Consulting, which will all have equity participation in the project. Furthermore, in accordance with the Certified Business Enterprise Utilization and Participation Agreement in which the Applicant has entered, the Applicant will contract with Certified Business Enterprises for at least 35% of the contract dollar volume of the project. (§1609.5).

10. Policy CW-2.5.6: I-395 Air Rights Development

The proposed development is a project specifically called for and envisioned by the Comprehensive Plan. The Applicant has responded to the goals set forth in the Comprehensive Plan by providing a mixed-use development that includes housing, office, ground floor retail and restoring the street rights-of-way along F and G Streets while preserving important views. (§1615.9). The reconnection of F and G Streets results in the elimination of a large void in the District which divides Downtown with the Capitol Hill neighborhood. The development of this Site will bring community and vibrancy to an area that has long been separated from its neighbors.