GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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MEMORANDUM

TO: D. C. Zoning Commission

FROM: Andrew Altman
Director

DATE: June 2, 2003

SUBJECT: Zoning Commission Case Number 02-38 - Supplement

APPLICATION

The applicant, The Kaempfer Company, Inc., Forest City Enterprises, Inc., and Brelen & Reiner, Inc., petitioned the Zoning Commission to establish a Planned Unit Development (PUD) on the subject property to allow redevelopment of the existing Waterside Mall.

ADDITIONAL INFORMATION

During the second continuation of the Zoning Commission Public Hearing concerning this PUD on May 12, 2003, Commissioners requested clarifications on a number of issues (including some raised in a letter dated April 14, 2003 from Advisory Neighborhood Commission 6D):

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Exhibit 113

- A clearer explanation of PUD phasing and the project construction activities;
- The status of the existing Safeway Grocery Store on the property during the remainder of its lease, and whether a grocery store use will be accommodated in the planned development beyond the remaining 17-year term of the Safeway's lease;
- The applicant's commitment to maintaining the adjacent parkland to the north as a public amenity; and
- How the community will be advised, as early as possible, about what employment opportunities will become available as part of future development.

The applicant met with OP staff to discuss the issues raised during the hearing. In response, the applicant prepared a Post-Hearing Submission dated May 23, 2003, and the applicant's legal counsel prepared a Summary of the Second Stage Application Phasing Schedule dated March 20, 2003. Both documents were then forwarded to the Commission for its consideration.

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ANALYSIS

These referenced supplemental submissions provide the following additional information:

- Project Phases and Planned Construction: Further discussions with the applicant resulted in this table that summarizes the planned sequence of PUD phasing and project construction:

PUD Stage Submission	Scope	Estimate of Completion	Planned Construction	Estimated Square Feet	Cumulative Total
One (2003)	Project massing and bulk	2006	Some interim renovation and construction undertaken as a matter of right, including, but not limited to, East and West Towers [1]		
Two (I) (2006)	New construction (vesting future PUD stages)	2008	Construct East and West 4th Street Buildings [2]	577,500	577,500
Two (II) (2008)	New construction	2010	Construct Northwest Residential and West M Street Buildings [3]	735,000	1,313,500
Two (III) (2020)	New Construction	2022	Construct Northeast, and East M Street Buildings	820,000	2,132,500

- Status of the Present and Future Grocery Store Use(s): The applicant committed to providing a grocery store use on-site that is at least the size of the existing Safeway Store "as long as the existing neighborhood (defined as a 1.5 mile radius from the PUD boundaries) is not served by a grocery store ..." OP finds this commitment sufficient, along with the fact that the existing Safeway has a 17 year lease, to insure that suitable community-serving retail uses will continue to be provided by the project. We agree with the Commission that the proposed project plays a key role in serving as the commercial center of the Southwest Neighborhood, and that basic services, such as grocery sales, are important to retain in this location.

  OP staff has also referred vehicular circulation changes suggested by Safeway representatives in a letter to Chair Mitten dated April 7, 2003 to the District of Columbia Department of Transportation (DDOT) for comment. The principal concern expressed in this letter was about vehicular access to the interim parking

[1] East and West Towers (394,000 square feet) are not subject to PUD Stage II submission. The addition of this 394,000 square feet will then equal the total PUD submission of 2,526,500 cumulative square feet at completion.

[2] The applicant has committed to provide at least 75,000 square feet for ground floor retail once the 4th Street extension has been constructed.

[3] Phase 1 & 2 of the Northwest Building would each provide 200,000 square feet (a total of 400,000 square feet) for residential apartments.

area. DDOT characterized one proposal to widen the eastern driveway along the M Street frontage to accommodate another travel lane as the solution that works among the options presented.

The widening of the driveway will provide one lane for traffic entering the site and two exit lanes with separate turning lanes for east- and westbound traffic. The Office of Planning will continue to work with DDOT to determine what else can be done to address tenant concerns without detracting from the planned pedestrian plaza that OP considers to be a very important public amenity of this PUD.

- Parkland Maintenance: The applicant committed to maintaining the adjacent parkland as a public amenity for the duration of the PUD.
- Notification about Employment Opportunities: The applicant acknowledged the importance of the above issues and committed to working with the District and community to take maximum advantage of proposed PUD amenities and benefits.

RECOMMENDATION

Additional information provided by the applicant helps clarify the issues raised during the public hearing. It should be noted that the proposed schedule provides three years before submission of the first Second Stage PUD application, which will allow time for any further clarification and refinement that may be required.

Therefore, the Office of Planning (OP) continues to support conditional approval of this First Stage PUD because the benefits and amenities associated the overall PUD meet the requirements of the Zoning Regulations. Retention of retail services, the provision of increased housing opportunities, and providing a 25,000 square-foot public plaza will directly benefit the surrounding neighborhood by converting the existing "superblock" into a bustling Town Center. New employment opportunities during different phases of construction will also involve area residents in this project at a fundamental level. OP also recommends that conditions previously proposed be modified accordingly to reflect this additional information.

OP will continue to work with the applicant on final architectural, landscape, streetscape designs to be implemented in future development stages.

AA/afj