**TESTIMONY OF NATHAN W. GROSS, AICP**
**ARNOLD & PORTER**

**Zoning Commission Case No. 02-28**
**Planned Unit Development – Waterfront Redevelopment**
**February 13, 2003**

Good Evening, Madame Chair and Members of the Commission,

I am Nathan W. Gross, a city planner and zoning consultant at Arnold & Porter. My testimony focuses on the public benefits of the planned unit development. These benefits are described in some detail in our Pre-Hearing Statement, so I will be brief and will make two other comments as well.

The first "other comment" is that a major redevelopment and revitalization of the Waterside Mall property was anticipated seven years ago by the Office of Planning at the time zoning was adopted for the Southwest Urban Renewal Area. In its May 10, 1996 hearing report in Zoning Commission Case No. 95-15, OP stated:

> *Either [C-3-A or C-3-B] will accommodate the existing commercial complex while allowing some flexibility for moderate expansion or restructuring. ... If a major redevelopment at significantly increased density is proposed at some future time by the owners, a planned unit development process would be desirable to maintain some assurance that major retail uses remain as part of the complex.*

The C-3-C zoning proposed for just the corners of the site is the next higher commercial zone above C-3-B, and is the logical zone classification to accommodate just a portion of the PUD anticipated by the Office of Planning. This PUD case realizes OP's 1996 expectation for a PUD to authorize and control a major revitalization project on this site.

The second comment relates to the plan for the Southwest Waterfront, released just on Monday by the Office of Planning and the National Capital Revitalization

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District of Columbia
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Exhibit
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CASE NO.02-38
EXHIBIT NO.57

Corporation. It is a very creative and innovative plan, designed to attract more people and visitors to the waterfront and achieve many other objectives. My comment here is that the waterfront sites will be enlarged by closing Water Street and that new development will primarily be four to 10 levels of apartments on top of one or two floors of retail, entertainment and cultural uses. The residential emphasis will bring a substantial round-the-clock presence of people on the waterfront. But many of them will be out of the area working in the daytime and their presence will be felt on the waterfront primarily in the evening hours.

That is where the large concentration of office workers at the Waterfront comes into play. It will provide the daytime pedestrian flow to support the restaurants, other retail and cultural uses that are planned. The Waterfront is only a long block from the Southwest Waterfront, and the office workers will support the businesses and open spaces along the waterfront both at lunch time and after work, with some of them staying into the evening hours. Thus, the proposed mixed-use complex proposed in this PUD application is a strong complement to the admirable efforts of the Office of Planning and NCRC to revitalize the Southwest Waterfront.

The major public benefits of the PUD are fully described in the Pre-Hearing Statement. In the interest of time, I will simply indicate the subject headings:

- Major Local Development Initiative.
- Fourth Street Passageway
- Urban Design
- Retail and Service Establishments
- Create Mixed Use Town Center

- No Adverse Effect on Neighborhood or Public Facilities
- Supportive Comprehensive Plan Policies

Thank you. I will be happy to respond to any questions you may have.