GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



**Office of the Director**

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**MEMORANDUM**

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: March 18, 2003

SUBJECT: Zoning Commission Case No. 02- 38 – Proposed First Stage Planned Unit Development and Zoning Map Amendment for Waterside Mall located 401 M Street SW

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Pursuant to the Office of Planning request of February 24, 2003, the Department of Housing and Community Development (DHCD) has reviewed the applicant's application and the Office of Planning report on the above referenced Zoning Commission Case and has the following comments to make regarding the specific information presented in the application:

1. The First Stage Planned Unit Development (PUD) with three second-stage PUDs permitted as proposed by the Developer for a seventeen (17) year phased built-out of the Waterside Mall Redevelopment (Redevelopment) should be approved as recommended by the Office of Planning.

2. The proposed re-opening of 4th Street SW will go through the removed center arcade section of the existing Waterside Mall and is one of the most important elements of the Redevelopment. The reopening of 4th Street SW will reestablish the street grid that was destroyed when the superblock sized present Waterside Mall mixed project was built. The reopened 4th Street will facilitate the flow of traffic to and through the redeveloped Town Center and will create opportunities for customers to better access the retail/service businesses that will line both sides of the reopened portion of 4th Street SW. The new 4th Street will provide a greater choice of traffic paths through the Southwest neighborhood and will help relieve traffic congestion on 3rd Street and 6th Street SW.

ZONING COMMISSION
District of Columbia
Case 02-38
Exhibit 84

3. The Developer's proposal to retain the existing CVS Pharmacy, Safeway grocery store and BancAmerica Branch in operation during the phased construction build-



ZONING COMMISSION
District of Columbia
CASE NO.02-38
EXHIBIT NO.84

out should be made a condition of all the PUD approvals. The PUD approval should go further and strongly encourage or require as a condition that at a minimum a pharmacy, bank branch and grocery store (preferably the present three tenants) be included in the minimum 75,000 square feet of retail that is to be part of the PUD Redevelopment. This will assure the continuity of these neighborhood serving retail businesses and cause less disruption to the shopping needs of the Southwest neighborhood residents. The PUD approval should encourage a substantial portion of the retail/service space to be neighborhood serving.

4. The Developer's proposal to include 1,335 parking spaces above and below ground is very important to assuring the success of the first floor retail space in the project.

5. DHCD supports the Office of Planning recommendation that the four corner parcels of Waterside Mall superblock be rezoned to C-3-C to permit greater heights for the buildings proposed to be built on these four sites. The greater heights will permit greater density at these locations which will compensate for the density the Developer is forfeiting in the middle of the site by the reconstruction of 4th Street SW through the center of the present Mall.

6. DHCD strongly supports the Office of Planning requiring the Developer, as a condition of PUD approval, to accept the three residential and office square footage development sequencing options described in the Office of Planning report. These options will assure that the entire 400,000 square feet of proposed residential uses gets built before or simultaneously with the development of the office uses and gives the Developer the flexibility of three alternatives to achieve the full build-out scenario. The development of the 400,000 square feet of residential uses to create downtown type housing units directly adjacent to the Waterside Metro Station is a very important goal to achieve. This goal is important enough to make the full development of the 2,051,000 square feet office uses conditional upon the full development of the residential uses.

7. Construction of the 25,000 square foot landscaped public plaza at the Metro Station entrance escalator is critical to providing an appropriately designed context for Metro customers entering this new redeveloped Waterside Town Center retail area. DHCD strongly supports making this construction a condition of the PUD approval.

8. The PUD master plan that is created by the reopening/reconstruction of 4th Street SW and the rezoning of the four corners of the site to C-3-C for greater allowed density, is a very flexible, sensitive urban plan that readily lends itself to a long-term flexible phased build-out as proposed. The master plan effectively calls for the rehabilitation (of the two existing office towers) and the construction of six new office towers ranging from 250,000 square feet to 470,000 square feet each. The new offices in the Town Center will be leased by a combination of moderate

sized businesses/organizations that can more readily occupy modest sized office buildings of several hundred thousand square feet. This Redevelopment can be built incrementally in many phases as the office use and residential use demands are demonstrated in the market place over a period of years. The end result will have a series of eight similar sized buildings (both residential and office) each with its own readily perceived front door/entrance from the street. The total development will be more humanly scaled and fit better into the re-established urban street grid system than the present superblock sized Waterside Mall.

# Government Of The District Of Columbia
## Office Of Planning

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## Facsimile Transmittal Sheet

**To:** Linda Pelzer **From:** ARTHUR JACKSON

**Company:** OFFICE OF ZONING **Date:** MARCH 24, 2003

**Fax Number:** 727-6072 **Number Of Pages Including Cover:** 3

**Phone Number:** 727-6311 **Sender's Phone Number:** 202-442-8809

**Re:** AGENCY RESPONSE CONCERNING ZONING CASE NO. 02-38

☐ Urgent X For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Please add the attached comments from the Department of Housing & Community Development to the public record and the next Commission mailing. Contact me at 442-8809 with questions.

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