

COMPLIANCE WITH COMPREHENSIVE PLAN OF 2006

The PUD project had been previously evaluated based on the Comprehensive Plan of 1998 and found to be not inconsistent with that plan based on the first-stage approval of this PUD as well as the report and testimony of the Office of Planning. Since that time, the District of Columbia Council adopted on December 19, 2006, the Comprehensive Plan of 2006. This revised plan went into effect on March 8, 2007. As set forth in detail below, the modified project is not inconsistent with the Comprehensive Plan of 2006 and furthers the goals and policies of that plan.

A. Purposes of the Comprehensive Plan.

The D.C. Code provides that the District Elements of the Comprehensive Plan are designed to:

- (a) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development;
- (b) Guide executive and legislative decisions on matters affecting the District and its citizens;
- (c) Promote economic growth and jobs for District residents;
- (d) Guide private and public development in order to achieve District and community goals;
- (e) Maintain and enhance the natural and architectural assets of the District; and
- (f) Assist in the conservation, stabilization, and improvement of each neighborhood and community in the District.

D.C. Code Ann. § 1-301.62 (2001).

The proposed project significantly advances these purposes by promoting the District's social, economic, and physical development through the provision of new residential, retail, and commercial uses, promoting economic growth and jobs for District residents, achieving a number of the District's planning and development goals, maintaining the natural assets of the District, and improving the Near Southeast neighborhood.

B. The Future Land Use Map and the Generalized Policy Map.

The Future Land Use Map designates the subject property for mixed-use development devoted to medium-density commercial and medium-density residential land uses. The proposed PUD and related map amendment to the C-3-C District are generally consistent with the property's designation on the Future Land Use Map. The new development will contain a nearly equal mix of residential and commercial uses and will have an overall density of 4.4 FAR. The proposed project represents precisely the type of development contemplated by the Future Land Use Map.

A narrow strip of land along the Anacostia River is slated for parks, recreation, and open space on the Future Land Use Map. In furtherance of this policy, the buildings in the new development will be set back from the waterfront to allow the creation of significant open space and a pedestrian esplanade. These important civic spaces will provide a significant public amenity for District residents and will further the policies embodied by the Future Land Use Map and the Comprehensive Plan.

The proposed development is also consistent with the site's designation as a "Land Use Change Area" on the Generalized Policy Map. The Comprehensive Plan clearly sets forth the development objectives for areas that fall within this category:

The guiding philosophy in the Land Use Change Area is to encourage and facilitate new development and promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities.

10 DCMR § 223.11. The proposed project will further this policy by creating a vibrant mixed-use development on a site that is currently occupied by a concrete mixing and batching facility that is inconsistent with the District's vision for the Near Southeast area.

Finally, the project will be compatible with the land use designations for other properties in the surrounding area. The proposed development will be bounded by the new Stadium to the north, the proposed Diamond Teague Park to the east, and the Anacostia River to the south. All of the nearby property to the west of the site has been designated for high-density commercial and high-density residential mixed-use development. The proposed PUD will be fully consistent with the future character of this transitional neighborhood.

C. Compliance with the Citywide Elements of the Comprehensive Plan.

The proposed project is consistent with a number of the citywide elements of the Comprehensive Plan and will substantially advance their stated goals and policies.

1. Land Use Element (Chapter 2).

The Comprehensive Plan notes that "[b]ecause the Land Use Element integrates the policies and objectives of all the other District Elements, it should be given greater weight than the other elements as competing policies in different elements are balanced." 10 DCMR § 300.2.

The underlying goal of the Land Use Element is to:

[e]nsure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries.

10 DCMR § 302.1. The proposed project will advance this important goal by complying with a number of the specific policies set forth in the Land Use Element of the Comprehensive Plan.

Policy LU-1.1.5: Urban Mixed Use Neighborhoods: Encourage new central city mixed use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the ... South Capitol Street corridor / Stadium area. ... Land use regulations and design standards should ensure that they are developed as attractive pedestrian-oriented neighborhoods with high-quality architecture and public spaces. Housing, including affordable housing, is

particularly encouraged and should be a vital component of the future land use mix. 10 DCMR § 304.10.

The proposed project contemplates the construction of a mixed-use development that will contain approximately 1,115,400 square feet of gross floor area, which will be divided between residential and commercial land uses. The commercial component of the new development will include approximately 80,000 square feet of retail space. Moreover, approximately 29,000 square feet of gross floor area in the project will be set aside for workforce housing—i.e., for households earning between 80% and 120% of the AMI for a period of no less than twenty years. The proposed project represents exactly the type of mixed-use development that Policy LU-1.1.5 is designed to encourage.

Policy LU-3.1.2: Redevelopment of Obsolete Industrial Uses: Encourage the redevelopment of outmoded and non-productive industrial sites, such as vacant warehouses and open storage yards, with higher value production, distribution, and repair uses and other activities which support the core sectors of the District economy (federal government, hospitality, higher education, etc.). 10 DCMR § 314.7.

The subject property is currently occupied by a concrete batching and mixing plant operated by Virginia Concrete. This facility is no longer suited to its surroundings and its continued existence will undermine the District's stated policy of transforming industrial waterfront properties into attractive mixed-use communities. The proposed development is consistent with the District's land use priorities for the Near Southeast neighborhood and will support many of the core sectors of the District's economy, such as the hospitality industry. The PUD is therefore consistent with Policy LU-3.1.2.

Policy LU-3.1.4: Rezoning of Industrial Areas: Allow the rezoning of industrial land for non-industrial purposes only when the land can no longer viably support industrial or PDR activities or is located such that industry cannot co-exist adequately with adjacent existing uses. Examples include land in the immediate vicinity of Metrorail stations, sites within historic districts, and small sites in the midst of stable residential neighborhoods. In the event that such rezoning results

in the displacement of active uses, assist these uses in relocating to designated PDR areas. 10 DCMR § 314.9.

Although the concrete mixing and batching operations conducted at the Virginia Concrete facility were appropriate when much of the surrounding area was occupied by other heavy industrial land uses, the continued use of the site for such activity would be wholly inconsistent with the District's development objectives for the Near Southeast neighborhood in general and for the Anacostia Waterfront in particular. The proposed project, on the other hand, represents precisely the type of vibrant mixed-use development the District has sought to encourage along the waterfront. The requested map amendment to the C-3-C District is essential to the viability of this development and is therefore consistent with the objectives of Policy LU-3.1.4.

2. Transportation Element (Chapter 4).

The overarching goal of the Transportation Element of the Comprehensive Plan is to "[c]reate a safe, sustainable, efficient multi-modal transportation system that meets the access and mobility needs of District residents, the regional workforce, and visitors; supports local and regional economic prosperity; and enhances the quality of life for District residents." 10 DCMR § 401.1. The proposed project is located within walking distance of the Navy Yard Metrorail station. Additionally the Esplanade will fill a critical gap in the District's existing network of bicycle trails. Each of elements will promote this goal by furthering the specific goals set forth in the Transportation Element.

Policy T-1.3.1: Transit-Accessible Employment: Work closely with the federal government and suburban jurisdictions to support transit-oriented and transit-accessible employment throughout the region. This would maximize the use of major transit investments such as Metrorail, and enhance the efficiency of the regional transportation system. 10 DCMR § 405.13.

As noted above, the proposed project will be readily accessible by public transit. The subject property is located within walking distance of the Navy Yard Metrorail Station, and the immediate area is served by ten Metrobus lines. By providing hotel guests, employees, visitors, and residents with a full range of public transportation options, the proposed development will significantly advance Policy T-1.3.1.

Policy T-2.3.2: Bicycle Network: Provide and maintain a safe, direct, and comprehensive bicycle network connecting neighborhoods, employment locations, public facilities, transit stations, parks and other key destinations. Eliminate system gaps to provide continuous bicycle facilities. 10 DCMR § 409.8.

The Applicant intends to develop a twelve-foot-wide bicycle trail along the river that will connect the project to the Southeast Federal Center development to the east. This trail will ultimately form a critical link in the proposed Anacostia Riverwalk and Trail System. When completed, this multi-use trail system will eventually connect sixteen waterfront neighborhoods between the Tidal Basin and the National Arboretum. By filling a significant gap in this important alternative transportation and recreational network, the proposed development will further the objectives of Policy T-2.3.2.

Policy T-2.4.2: Pedestrian Network: Develop, maintain, and improve pedestrian facilities. Improve the city's sidewalk system to form a network that links residents across the city. 10 DCMR § 410.5.

As discussed above, the development of a pedestrian and bicycle trail across the subject property will provide an important link between the proposed project and a number of other waterfront communities in the District. The development of this attractive new trail system

along the Anacostia River will encourage residents to walk—rather than drive—to nearby destinations located along the trail and is therefore consistent with the intent of Policy T-2.4.2.

Policy T-3.1.2: Transportation Demand Management (TDM) Programs: Provide, support, and promote programs and strategies aimed at reducing the number of car trips and miles driven (for work and non-work purposes) to increase the efficiency of the transportation system. 10 DCMR § 414.7.

The Applicant is committed to implementing a Transportation Demand Management ("TDM") program for the proposed development. The TDM program will be administered by a designated "transportation coordinator" and will provide services and incentives to increase the efficiency of the roadway network without adding additional capacity. The proposed program will achieve this important objective through the potential use of ridesharing programs, transit amenities, shuttle bus services, shared vehicles, flexible work hours, telecommuting, parking management, truck management, bicycle facilities, and a number of other innovative traffic management strategies.

3. Housing Element (Chapter 5).

The stated goal of the Housing Element of the Comprehensive Plan 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.

Policy H-1.1.1: Private Sector Support: Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 10 DCMR § 503.2.

The proposed development will contain approximately 323,400 square feet of gross floor area devoted to pure residential uses, which represents a substantial contribution to the District's housing supply. The provision of new housing at this particular location, moreover, is fully consistent with the city's land use policies. *See, e.g.,* 10 DCMR § 1913.9 (directing the District

to significantly expand residential land uses on the Near Southeast area). The residential component of the PUD will substantially advance the objectives of Policy H-1.1.1.

Policy H-1.1.4: Mixed Use Development: Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. 10 DCMR § 503.5.

The proposed project will provide an appropriate mix of land uses on commercially zoned property that is within walking distance of both the Navy Yard Metrorail Station and the South Capitol Street corridor. Consistent with Policy H-1.1.4, the development will include a significant amount of new housing in addition to its office and retail uses.

Policy H-1.1.6: Housing in the Central City: Absorb a substantial component of the demand for new high-density housing in Central Washington and along the Anacostia River. Absorbing the demand for higher density units within these areas is an effective way to meet housing demands, create mixed-use areas, and conserve single-family residential neighborhoods throughout the city. Mixed income, higher density downtown housing also provides the opportunity to create vibrant street life, and to support the restaurants, retail, entertainment, and other amenities that are desired and needed in the heart of the city. 10 DCMR § 503.7.

The proposed development will further the goals of Policy H-1.1.6 by providing an attractive high-density residential development on the Anacostia River. This new housing will provide the critical mass of area residents that will be needed to support the District's preferred retail and entertainment uses in this area.

Policy H-1.2.5: Workforce Housing: In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, firefighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 10 DCMR § 504.12.

The Applicant has agreed to set aside approximately 29,000 square feet of gross floor area as residential space for workforce housing. This housing will be set aside for households earning between 80% and 120% of AMI and will be priced at a level that is

affordable to teachers, firefighters, police officers, nurses, and members of the other occupational categories listed in Policy H-1.2.5. The project will further the District's policy of leveraging private development to create new workforce housing within the city.

4. Environmental Protection Element (Chapter 6).

The principal objective of the Environmental Protection Element is to "[p]rotect, restore, and enhance the natural and man-made environment in the District of Columbia, taking steps to improve environmental quality, prevent and reduce pollution, and conserve the values and functions of the District's natural resources and ecosystems." 10 DCMR § 601.1. The proposed project will help achieve this goal through its consistency with a number of the specific policies set forth in the Environmental Protection Element.

Policy E-1.1.3: Landscaping: Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 10 DCMR § 603.7.

The proposed project will be extensively landscaped and will provide an attractive setting for passive recreational activity along the Anacostia River. New street trees will be planted along South Capitol Street and Potomac Avenue, and the Esplanade will be improved with new trees and other vegetation along both sides of the proposed bicycle and pedestrian path. The civic plaza referred to as The Pitch will include significant green space as well. The landscaping plan for the proposed project represents a significant reduction in the amount of impervious surface area on the site as compared with the type of development that would likely occur as a matter of right. These landscaped areas will substantially diminish the volume of stormwater runoff on the site, and thus the proposed development will contribute to improved water quality in the Anacostia River. Furthermore, the water feature which is the central element of the

Cascade Plaza also contributes the biofiltration system for the project. These landscaping improvements will significantly further the objectives of Policy E-1.1.3.

Policy E-2.2.5: Energy Efficient Building and Site Planning: Include provisions for energy efficiency and the use of alternative energy sources in the District's planning, zoning, and building standards. The planning and design of new development should contribute to energy efficiency goals. 10 DCMR § 610.8.

The Applicant intends to incorporate a number of environmentally sensitive and energy-efficient design features and construction practices into the development of the proposed project. The project will be designed to achieve certification under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System administered by the U.S. Green Building Council. This rating system awards points based on a project's performance in the areas of sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. The proposed development is thus consistent with Policy E-2.2.5.

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff: Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 10 DCMR § 613.3.

As discussed more fully above, the proposed project will incorporate significant landscaping and green space to reduce the volume of polluted stormwater runoff into the Anacostia River. Additionally, the Applicant intends to construct green roof areas on top of each building within the new development. This sustainable design feature will increase the building's energy efficiency and will further reduce runoff on the site and the related burden on the area's stormwater management infrastructure.

Policy E-3.2.1: Support for Green Building: Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. 10 DCMR § 614.2.

As noted above, the Applicant intends to seek certification from the U.S. Green Building Council under the LEED Green Building Rating System. The project will incorporate a number of sustainable design and construction practices.

Policy E-4.2.3: Control of Urban Runoff: Continue to implement water pollution control and "best management practice" measures aimed at slowing urban runoff and reducing pollution, including the flow of sediment and nutrients into streams, rivers, and wetlands. 10 DCMR § 619.8.

Consistent with Policy E-4.2.3, the proposed development will improve water quality by reducing the volume of stormwater runoff from the site. Two elements of the project will be particularly effective in achieving this goal: (1) the provision of significant landscaping and green space on the site; and (2) the construction of green roof areas on each of the four buildings within the proposed development. These important changes on the site will make an important contribution to the District's efforts to improve water quality in the Anacostia River.

5. Economic Development Element (Chapter 7).

The Comprehensive Plan provides that the goal of the Economic Development Element is to:

[s]trengthen the District's economy by sustaining its core industries, attracting new and diverse industries, accommodating future job growth, fostering the success of small businesses, revitalizing neighborhood commercial centers, improving resident job skills, and helping a greater number of District residents find and keep jobs in the Washington regional economy.

10 DCMR § 701.1. In addition to furthering the general goal of economic development by creating new jobs and tax revenues for the District, the proposed project will also advance the specific objectives and policies described in the Economic Development Element.

Policy ED-2.1.1: Office Growth: Plan for an office sector that will continue to accommodate growth in government, government contractors, legal services, international business, trade associations, and other service-sector office industries. The primary location for this growth should be in Central Washington and in the emerging office centers along South Capitol Street and the Anacostia Waterfront. 10 DCMR § 707.5.

The proposed development will provide approximately 465,000 square feet of new commercial office space in two attractive Riverfront buildings. The site's convenient location on the Anacostia Waterfront and its proximity to a number of important federal facilities is likely to attract precisely the types of institutions and businesses highlighted in Policy ED-2.1.1.

Policy ED-2.2.1: Expanding the Retail Sector: Pursue a retail strategy that will allow the District to fully capitalize on the spending power of residents, workers and visitors, and that will meet the retail needs of underserved areas. 10 DCMR § 708.5.

The new development will include approximately 80,000 square feet of gross floor area of well-designed retail space in an area that is presently characterized by a shortage of such uses. Each of the project's three civic spaces will be lined with retail establishments such as restaurants, shops, and outdoor cafés. These diverse retail uses will enhance the project's important public spaces and activate the ground level of the development. Additionally, the ground-floor retail establishments and adjacent public spaces will help tie together the four principal buildings on the site.

Policy ED-2.3.4: Lodging and Accommodation: Support the development of a diverse range of hotel types, serving travelers with varying needs, tastes, and budgets. New hotels should be encouraged both within Central Washington and in outlying commercial areas of the city, particularly in areas which presently lack quality accommodation. 10 DCMR § 709.8.

The development will include a substantial hotel containing approximately 246,190 square feet of gross floor area. This hotel will provide an attractive anchor for travelers due to its proximity to the Anacostia Waterfront, the Stadium, and the attractive public spaces and retail

development below. Due to the present shortage of quality accommodations in the immediate area, the hotel component of the proposed development will help achieve the objectives of Policy ED-2.3.4.

6. Parks, Recreation, and Open Space Element (Chapter 8).

The stated purpose of the Parks, Recreation, and Open Space Element of the Comprehensive Plan is to "[p]reserve and enhance parks and open spaces within the District of Columbia to meet active and passive recreational needs, improve environmental quality, enhance the identity and character of District neighborhoods, and provide visual beauty in all parts of the national capital." 10 DCMR § 801.1. By providing significant open space within the new development and along the bank of the Anacostia River, the proposed PUD will significantly further the underlying goal of this element of the Comprehensive Plan.

Policy PROS-1.2.1: Closing the Gaps: Achieve a better distribution of parks in all neighborhoods of the city. This will require a priority on improving or expanding parks in: (a) more densely populated neighborhoods with limited open space; (b) areas that are more than ½ mile from a neighborhood or community park (or a federal park that serves an equivalent function); (c) areas where substantial new housing growth is expected, based on the forecasts of the Comprehensive Plan; and (d) areas where the existing recreation centers and parks are in poor condition. 10 DCMR § 805.5.

According to the District's recently adopted Comprehensive Plan, the population of the Anacostia Waterfront Area is projected to more than double between 2005 and 2025. 10 DCMR § 1906.1. Because much of the area has long been devoted to industrial land uses, however, there is very little parkland or landscaped open space in the vicinity of the subject property. Given the significant population growth that is expected to occur in the Near Southeast area, a substantial investment in new parks and civic spaces will be critical to the long-term success of the new communities along the Anacostia Waterfront. The proposed project will help address

the current paucity of public space in the Near Southeast area by providing a number of attractive civic spaces along the Anacostia River and within the interior of the new development.

Policy PROS-1.2.2: Improving Access: Improve access to major park and open space areas within the city through pedestrian safety and street crossing improvements, bike lanes and storage areas, and adjustments to bus routes. 10 DCMR § 805.6.

Three significant public spaces—The Pitch, Potomac Quay, the Cascade Plaza—together with the Esplanade will provide access to the Anacostia Waterfront through the proposed development. These pedestrian-friendly public spaces will connect Potomac Avenue to the expansive Esplanade along the river and will be important civic spaces in their own right. By expanding access to the public spaces along the Anacostia Waterfront, the proposed development will further the objectives of Policy PROS-1.2.2.

Policy PROS-3.2.1: Protecting Waterfront Open Space: Recognize the importance of the city's waterfronts for recreation, public access, ecological protection, and scenic beauty. 10 DCMR § 813.4.

All of the buildings in the proposed development will be set back at grade from the riverside face of the bulkhead a distance of no less than seventy-five feet at grade to create a wide Esplanade. Consistent with Policy PROS-3.2.1, the Esplanade created by this setback will provide an attractive forum for passive recreation and will protect the scenic views along the Anacostia Waterfront.

Policy PROS-3.2.6: Shoreline Access: On waterfront development sites under District jurisdiction, require public access to the shoreline unless precluded by safety or security considerations. 10 DCMR § 813.8.

There is currently no public access to the shoreline along the subject property. By removing the existing concrete batching and mixing plant, the Applicant will replace a completely fenced-in industrial facility with a new mixed-use development that provides clear

view corridors from the north and multiple points of pedestrian access to the river. The removal of the Virginia Concrete facility will further the goals of Policy PROS-3.2.6.

Policy PROS-3.4.1: Trail Network: Develop a network of trails, paths, and linear parks to link the District's open space areas and improve access to open space. Trails and paths should provide a safe and convenient way for residents to experience Washington's scenery and natural beauty on foot or by bicycle. 10 DCMR § 814.5.

As noted above, the Applicant intends to develop a twelve-foot-wide bicycle path and separate pedestrian paths that will connect the subject property to the Southeast Federal Center to the east. This path will form an important link in the District's proposed chain of waterfront parks and trails along the Anacostia River and is therefore consistent with the objectives of Policy PROS-3.4.1.

7. Urban Design Element (Chapter 9).

The goal of the 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. In keeping with this objective, the Applicant has gone to great lengths to integrate the proposed project with the Anacostia Waterfront, the new Stadium, and the surrounding community.

Policy UD-1.3.2: Waterfront Public Space and Access: Develop public gathering spaces along the waterfronts, including promenades, viewpoints, boating and swimming facilities, and parks. Such space should be designed to promote continuous public access along the rivers, and to take full advantage of site topography and waterfront views. Design treatments should vary from "hardscape" plazas in urban settings to softer, more passive open spaces that are more natural in character. 10 DCMR § 905.6.

The Pitch, Potomac Quay, the Cascade Plaza, and the Esplanade will provide an attractive setting for public gatherings along the Anacostia River. These important civic spaces

will be connected other communities along the waterfront by the proposed Anacostia Riverwalk and Trail, a portion of which will traverse the Esplanade on the subject property.

Policy UD-1.3.5: River Views: Protect and enhance river views in the design of buildings, bridges, and pedestrian walkways on or near waterfront sites. The scale, density and building form along the city's waterfronts should define the character of these areas as human-scale, pedestrian-oriented neighborhoods and should protect views from important sites. 10 DCMR § 905.9.

This most recent iteration of the proposed development has been carefully designed to preserve the views of the Anacostia River from Potomac Avenue and the grand stair of the Stadium to the north. The buildings on the eastern portion of the site have been shifted westward to provide a wider view corridor between the grand stair and the river. The form and orientation of each building, moreover, have been designed to maximize the views of the River from adjacent property to the north, particularly along Potomac Avenue near the Stadium. The proposed project will adequately protect river views and is therefore consistent with Policy UD-1.3.5.

Policy UD-1.3.6: "Activating" Waterfront Spaces: Encourage design approaches, densities, and mixes of land uses that enliven waterfront sites. Architectural and public space design should be conducive to pedestrian activity, provide a sense of safety, create visual interest, and draw people to the water. 10 DCMR § 905.11.

The public spaces and programmed retail uses on the ground floor of the proposed development have been designed to create a vibrant and pedestrian-friendly waterfront environment. The mixture of residential and office uses on the site, moreover, will ensure that the ground level of the proposed development is activated not only during normal business hours, but throughout the night as well. The Esplanade and the adjacent civic spaces in the new development will provide a natural gathering place for the District's residents.

D. Compliance with the Lower Anacostia Waterfront / Near Southwest Area Element (Chapter 19).

In addition to the citywide elements, the 2006 Comprehensive Plan includes ten geographically based "area elements." The subject property is located within the Lower Anacostia Waterfront/Near Southwest area. As discussed below, the proposed project is consistent with the objectives and policies of the Lower Anacostia Waterfront/Near Southwest Area Element.

Policy AW-1.1.2: New Waterfront Neighborhoods: Create new mixed use neighborhoods on vacant or underutilized waterfront lands, particularly on large contiguous publicly-owned waterfront sites. Within the Lower Anacostia Waterfront / Near Southwest Planning Area, new neighborhoods should be developed at the Southwest Waterfront, Buzzard Point, Poplar Point, Southeast Federal Center and Carrollsburg areas. These neighborhoods should be linked to new neighborhoods upriver at Reservation 13, Poplar Point, and Kenilworth-Parkside. A substantial amount of new housing and commercial space should be developed in these areas, reaching households of all incomes, types, sizes, and needs. 10 DCMR § 1908.3.

The proposed project contemplates the creation of an exciting mixed-use neighborhood that will ultimately contain more than 1.1 million square feet of gross floor area on a large underutilized waterfront site. The new development will include residential units, a hotel, commercial office space, retail uses, and impressive civic spaces. This new neighborhood will also be linked to Federal Center Southeast and a number of other waterfront communities by the Anacostia Riverwalk and Trail. The Applicant intends to develop precisely the kind of vibrant mixed-use neighborhood described in Policy AW-1.1.2.

Policy AW-1.2.4: Anacostia RiverParks: Create a connected network of waterfront parks from Hains Point to the Sousa Bridge, and continuing through adjacent upriver Planning Areas to the Maryland border. These parks should be easily accessible to surrounding neighborhoods and accommodate the need for more local and regional serving recreational activities in the city. New parks should be an integral part of any new waterfront neighborhood, and should showcase the remarkably diverse landscape along the Anacostia River. A variety

of active and passive recreational settings should be provided. 10 DCMR § 1909.7.

The Esplanade and the adjacent civic spaces of The Pitch, the Potomac Quay and the Cascade Plaza will provide a number of opportunities for active and passive recreation and will be connected to the Anacostia River Parks system by the bicycle and pedestrian trails across the property. The proposed project is therefore consistent with Policy AW-1.2.4.

Policy AW-2.3.2: Near Southeast Shoreline Access: Improve shoreline access and movement to and through the Near Southeast by eliminating real and perceived barriers, improving public space and street corridors, reducing the amount of land occupied by surface parking and industrial uses, and encouraging new land uses that maximize public activity near the waterfront. 10 DCMR § 1913.8.

As noted above, there has been no public access to the waterfront along the subject property for a number of years. The Applicant seeks to reestablish the public's right of access to the Anacostia Waterfront on this site by replacing an outdated industrial facility with a new development that will include a well-planned system of public spaces along the river. The proposed project will effectuate the objectives of Policy AW-2.3.2 by improving shoreline access through the removal of an incompatible industrial facility.

Policy AW-2.3.3: Near Southeast Housing Opportunities: Significantly increase residential land uses in the Near Southeast, particularly in the Southeast Federal Center, Capper Carrollsburg, Canal Blocks, and South Capitol Gateway areas. Consistent with the existing zoning for these areas, mixed use development that includes housing as well as commercial uses should be strongly encouraged. The mix of housing should accommodate residents of all incomes and household types. 10 DCMR § 1913.9.

The proposed development will provide 569,623 square feet of gross floor area of new residential space, including 323,433 square feet of new housing. This is fully consistent with Policy AW-2.3.3's goal of significantly increasing residential land uses in the Near Southeast area.