



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JLS*
Jennifer Steingasser, Deputy Director

DATE: December 1, 2017

SUBJECT: **Setdown Report** for ZC #07-13G, Randall School
Modification of Significance to an Approved PUD and Related Map Amendment

I. SUMMARY RECOMMENDATION

Lowe Enterprises has submitted a Modification of Significance to an approved consolidated PUD and related map amendment at the Randall School property on Eye Street, SW. The application would maintain the previously approved PUD-related C-3-C zoning, and would require flexibility from a limited number of provisions of the Zoning Regulations. The modification would alter the design of the residential component of the project, but would maintain the modern art museum with only slight adjustments to the museum’s overall use program. The proposal is not inconsistent with the Comprehensive Plan and the Office of Planning (OP), therefore, recommends that the modification be set down for a public hearing.

II. BACKGROUND

The Commission approved the original PUD application, #07-13, including the PUD-related map amendment to C-3-C, on January 14, 2008. The Commission has since approved three time extensions, with a current expiration date of May 9, 2019. The project included a residential use as well as exhibition, studio and classroom space for the Corcoran College of Art and Design. The arts uses would have been concentrated in the historic portion of the Randall School closest to Eye Street. In application 07-13D, the Commission approved a similar scheme, but with a museum as the arts anchor, rather than the school. That application was approved on March 10, 2014. Since that time, a new lead developer, Lowe Enterprises, has joined the development team and is the applicant in the current application, which seeks to modify the 2014 design.

III. APPLICATION-IN-BRIEF

Location	65 I Street, SW; North side of I Street, SW, between the alignments of Half and First Streets; Between I Street and H Street. Ward 6, ANC 6D.
Property Size	115,724 sf (2.66 acres)

Applicant	Lowe Enterprises	
Owner	Trustees of the Corcoran Gallery of Art	
Current Zoning	C-3-C (High Density Mixed Use) (Rezoned from R-4 as part of 07-13)	
Existing Use of Property	Unused school building	
Proposed Zoning	No change from approved C-3-C	
Comprehensive Plan Policy Map	Neighborhood Conservation Area	
Comprehensive Plan Future Land Use	High Density Residential and Medium Density Commercial Mixed Use	
Uses	Approved*	Proposed*
Residential	443,833 sf	441,110 sf
Museum	37,408 sf	31,839 sf
Retail / Education / Other	16,801 sf	18,602 sf
Total	498,042 sf (4.30 FAR)	491,551 sf (4.25 FAR)
Residential Units	520	489
Gross sf per Unit	949 sf	1,005 sf
Requested Flexibility	<ol style="list-style-type: none"> Multiple heights of rooftop structures; Vary the number of residential units by +/- 10%; Vary the amount of parking. <p>As of this writing, the applicant has not specified whether they would maintain the areas of non-zoning, design flexibility approved with the original PUD, or modify them. The applicant should provide a complete list of zoning and non-zoning/design flexibility.</p>	

* Data from Exhibit 2, p. 9.

IV. SUMMARY OF OP COMMENTS

In order to provide a complete analysis at the time of the public hearing, the applicant should address the following comments summarized from this report, and present complete responses to OP well in advance of any public hearing date.

OP Comment	Planning and / or Zoning Rationale
Provide more details about the phasing of the project and the appearance of the interim condition.	While technically an interim condition, the community may interact with that portion of the project for several years, and its appearance and function should be evaluated.

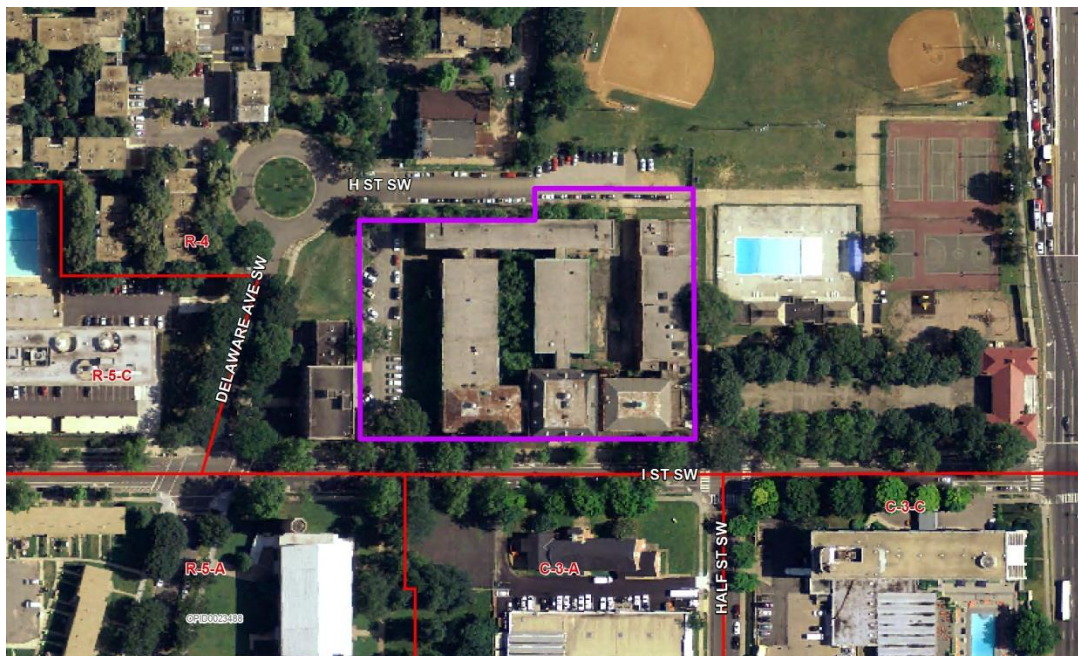
OP Comment	Planning and / or Zoning Rationale
Provide detailed drawings of the window systems, specifically showing the depth of the window reveal at the “glass and metal panel” portion of the façade, and the window frame system at the “all glass” portion of the façade.	Appropriate drawings are required for the Commission and staff to adequately review the appearance of the building. In this case, the façade should not appear overly flat or monolithic, especially given the large size of the building.
The design should include more private balconies.	Balconies make units more livable, add eyes on the street and other public spaces, add a level of activity to the public realm, and in this case would help to break up the scale of the building façade.
Provide more detail about the appearance of the museum’s main eastern lobby, through additional plans, renderings, and details about how it would be used.	The glass-enclosed lobby will be highly visible and should present an attractive face to the neighborhood.
Clarify the nature of the potential “commercial” uses in the project.	Understanding the exact nature of the uses in the project would inform how the project interacts with the neighborhood around it, and would also impact how the internal courtyard functions.
Provide additional details about the appearance of the ground floor units.	OP strongly supports the units opening directly to the exterior, and in order fully evaluate their interaction with the public realm, requests additional information.
Provide a percentage of the affordable units as affordable for the life of the project.	Affordable housing is a long-term need in the city, and units should be available for the life of the project.
Commit to matching the ratio of unit types for affordable units to the overall ratios for all units.	The types of affordable units (one-bedroom, two-bedroom, three-bedroom) should reflect the overall mix in the building.
Examine a deeper affordability level for a portion of the affordable units.	While the required commitment of 80% MFI units is important, the city has need for units at lower MFI levels, which is reflected in current zoning requirements.
Provide three- and four-bedroom market rate and affordable units.	Additional family sized units would help address housing needs in the city.
Provide details of the benefits that would replace those specifically dealing with the Corcoran Gallery.	The level of benefit to the community should be maintained in order to balance the degree of flexibility granted through the project.
Provide a complete list of both zoning and non-zoning/design flexibility.	The exact flexibility approved by the Commission with any PUD affects the design that is approved at the building permit stage, and those details require significant review by the Commission and staff.

OP Comment	Planning and / or Zoning Rationale
Commit to actual LEED Gold v4 certification.	The application would maintain the previous commitment – LEED Silver equivalent under LEED 2009.

OP would continue to work with the applicant to adequately address these issues, and other issues raised by the Commission at setdown, prior to a public hearing.

V. SITE AND AREA DESCRIPTION

The site is located between Eye Street, SW and H Street, SW. It is east of Delaware Avenue and the approved short term family housing facility with a ground floor community health center (BZA #19451), and is west of the Randall Recreation Center. To the north of the northwest portion of the site is the landmarked Friendship Baptist Church, now an arts venue known as the Blind Whino. Further to the west and northwest are the Capitol Park townhome apartments and condominiums. The Mercy Hill Church is located directly south of the site, and the Capitol Skyline Hotel to the southeast. The site is approximately 6 blocks from both the Waterfront and Navy Yard Metro Stations.



The property is developed with the former Randall Middle School, consisting of 1906 and 1927 sections along Eye Street and more modern additions to the rear. The former 1st Street right-of-way is now part of the school property and functions as a parking lot, while the Half Street right-of-way, east of the school, was incorporated into the recreation center property.

VI. PROJECT DESCRIPTION

As with previous iterations of this project, the current application proposes a residential building behind a restored Randall School, which would be used to house an arts use. In this case, the museum approved with case 07-13D would be maintained, with slight adjustments to the exact uses within the museum. Instead of a restaurant in the east wing of the school building, the new plans call for additional gallery space, as well as a book shop and gift store in a new glass lobby structure. The glass addition on the eastern side of the historic building would be highly visible from I Street, and the applicant should provide more detail about how that space is proposed to be used; The rendering on Sheet H05 of Exhibit 2J presents a very blank appearance to the structure, and its interior is not rendered. Details of the window system to be used should also be provided. At the west wing of the museum, the plans call for commercial uses, and the written statement indicates a broad range of potential uses. OP encourages the applicant to provide more information about how that space is intended to be used.

The residential building would frame on three sides the courtyard behind the museum. Residential units would open onto the courtyard, as well as onto “First Street”, H Street, and even potentially toward the recreation center to the east. OP strongly supports these external entrances to residential units, as they add activity and eyes on the street, and help to break up the long façades of the building. However, the application should be supplemented with significantly more detail about their appearance, including canopies over the entrance, landscaping in front, illumination of the doorway, etc.

Overall Architecture

The architecture proposed with the current application would significantly alter the previously approved design. OP does not object to the new design, but in order to fully evaluate the impact of the revised scheme, additional detail should be provided about the depth of window reveals in the portion of the building that employs both glass and metal panel, and the nature of the window system employed in the all glass portion of the building. OP seeks to ensure that the façade of the building has texture where appropriate, and that the building does not feel monolithic, given its large size.

Phasing

The application, like the previous approval, suggests a potential phasing of the project. The applicant should provide details of the interim condition, should the northwest portion of the building not be constructed with the rest of the project. This would include the use of that site, any landscaping proposed, and the appearance of the exposed portion of the building that is constructed. The applicant should also provide a potential timeline for the phasing of the project.

Housing and Affordable Housing

According to the application, the land disposition agreement governing the property required that 20% of the residential units be reserved for households earning up to 80% of the MFI (Exhibit 2, p. 12). The applicant has also informed OP that the Land Disposition Agreement (LDA) for the

site requires that the affordable units be affordable for a term of 50 years. Page 8 of Exhibit 2 states “The bulk of the project will be rental apartments, but the Applicant is studying the potential for for-sale condominium units in one of the wings of the residential building.” Regarding the housing in the project, the applicant should:

1. Provide a percentage of the affordable units as affordable for the life of the project;
2. Commit to matching the ratio of unit types for affordable units to the overall ratios for all units;
3. Examine a deeper affordability level for a portion of the affordable units; The Regulations would typically require that rental units be reserved at 60% MFI, and condo units at 80% MFI.
4. Provide three- and four-bedroom market rate and affordable units; Exhibit 2J, Sheet S02 indicates that units would be studios, one-bedrooms and two-bedrooms.

A summary of the proposed affordable program is given in the table below.

Residential Unit Type	Residential GFA	Percentage of Total	Approximate No. of Units	Affordable Control Period	Affordable Unit Type
Total	441,110	100%	489		
Market Rate	352,888*	80%	391*		
IZ – 80% MFI	0	0	0	n/a	n/a
IZ – 50% MFI	0	0	0	n/a	n/a
Affordable / Non IZ at 80% MFI	88,222*	20%	98*	Not provided	Rental or Condo

* Estimated by OP

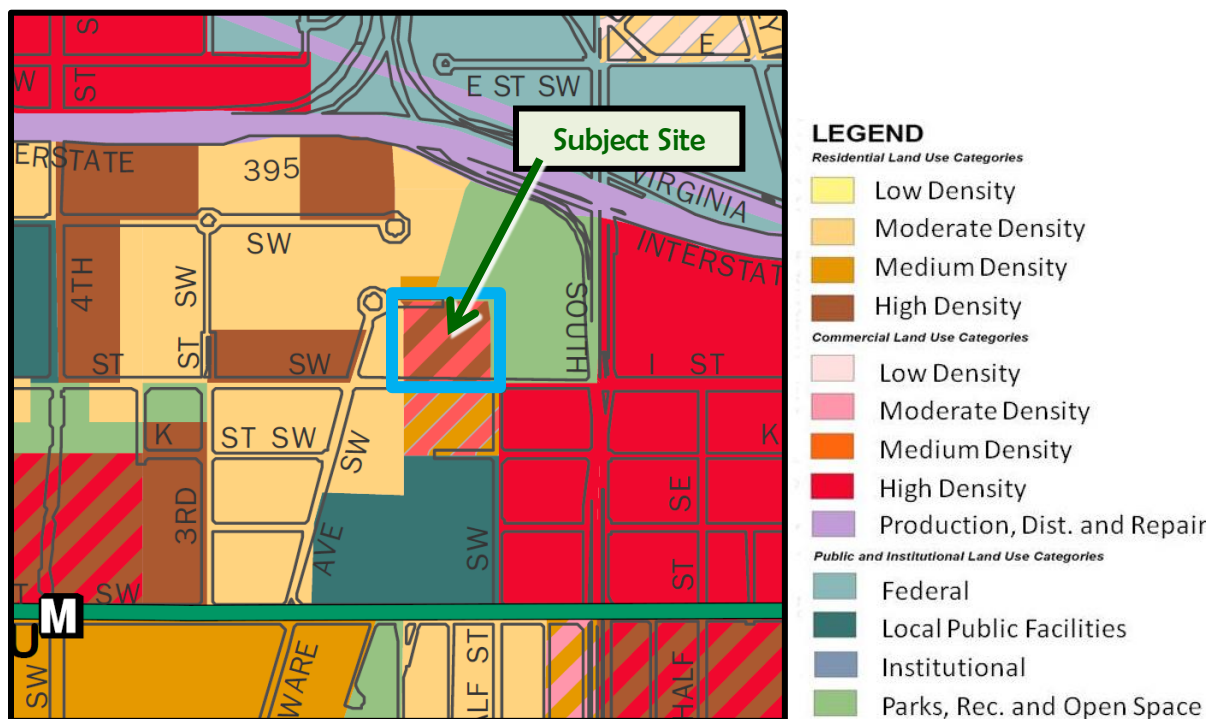
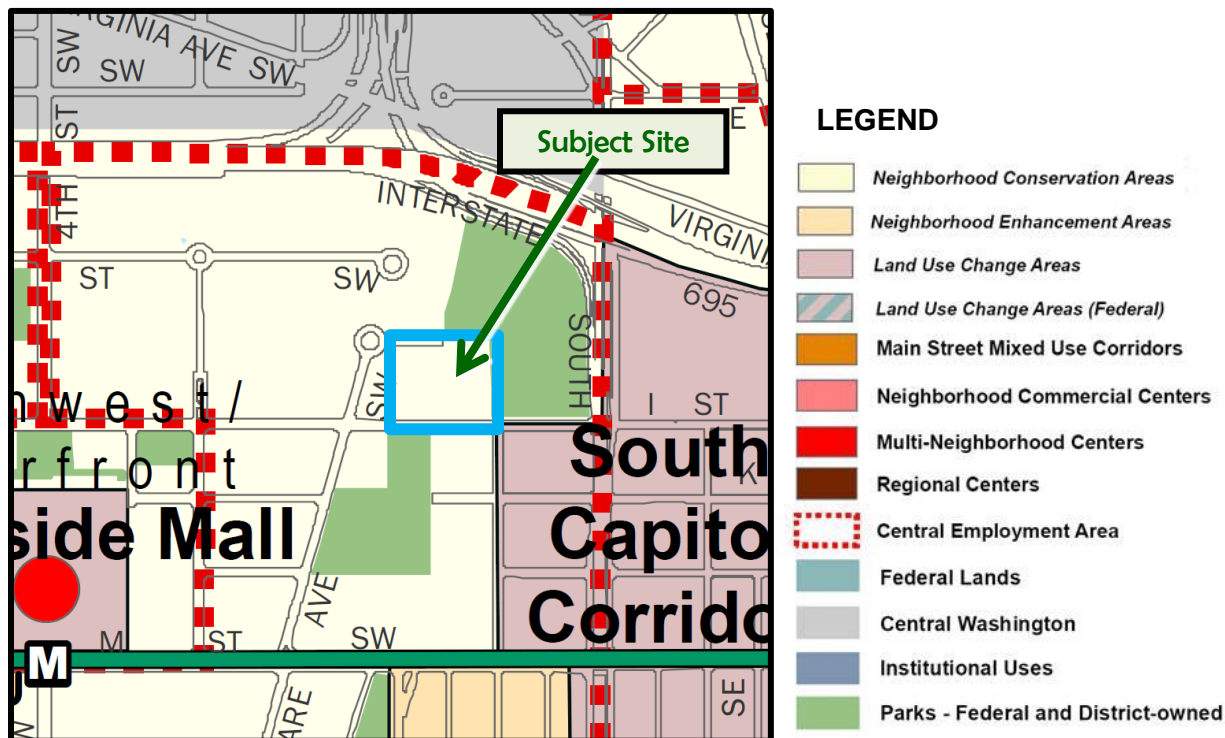
VII. COMPREHENSIVE PLAN POLICIES

The proposal would further a number of Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element. The proposal would also be not inconsistent with specific policies from the Land Use, Housing, Urban Design, Historic Preservation, Arts and Culture, and Lower Anacostia Waterfront / Near Southwest Plan Elements. Please see Attachment 1 for the relevant Plan Principles and policies.

VIII. COMPREHENSIVE PLAN LAND USE MAPS

The Generalized Policy Map designates this area as a Neighborhood Conservation Area. These areas are primarily residential in character and have very little vacant or underutilized land. But where redevelopment opportunities exist, new projects should consist of infill housing, public facilities and institutional uses (Comprehensive Plan, § 223.1). The Future Land Use Map recommends the subject site for High Density Residential and Medium Density Commercial mixed use. High Density Residential areas are characterized by buildings of eight stories or more. And Medium Density Commercial areas are home to somewhat intense retail, office and service uses

that draw from a citywide market area (ibid, §§ 225.6 and 225.10). The proposal is not inconsistent with those designations.



IX. ZONING AND FLEXIBILITY

In the original application the Commission approved a PUD-related zone of C-3-C, and in 07-13D approved a height of 110'. The present application would maintain that height and zoning, but would have a slightly lower FAR and require fewer areas of PUD flexibility. Please refer to the table below, as well as a brief description of the requested flexibility after the table.

Area of Flexibility	07-13D (2014)	07-13G (2017)
Penthouse	Height and setback flexibility approved.	Current design meets all setbacks; Height flexibility requested only for trellis feature.
Court	Court flexibility approved.	Not required.
Loading	Reduction in loading facilities approved.	Not required.
Parking	Number of spaces could vary from 290 to 370.	10% flexibility requested, according to the applicant.
Number of Residential Units	520 units, +/- 10%	489 units, +/- 10%

1. Multiple heights for penthouse structures

The applicant has requested flexibility for the height of the trellis, which is not the same as the height of other penthouse structures. Their justification for the flexibility at Exhibit 2, p. 9. Sheets A14 – A16 of Exhibit 2J seem to indicate that there are also multiple heights for both the residential amenity space and the mechanical space. The applicant should submit a revised rooftop plan that more clearly shows the heights of all structures and their setbacks.

2. Vary the number of vehicular parking spaces

The application states that there would be 301 total vehicular parking spaces (Exhibit 2J, Sheet A18). Page 9 of Exhibit 2 states that “the Applicant now proposes a less-variable number of parking spaces”, but does not explain what the revised range would be. Clarification on this point is needed.

3. Vary the number of residential units

The proposed number of residential units would be 489, plus or minus 10%. This would be a reduction from the approved total of 520.

X. PURPOSE AND EVALUATION STANDARDS OF A PUD

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Subtitle X, Chapter 3. The PUD process is intended to:

“provide for higher quality development through flexibility in building controls, including building height and density, provided that a PUD:

- (a) Results in a project superior to what would result from the matter-of-right standards;
- (b) Offers a commendable number or quality of meaningful public benefits; and
- (c) Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan” (§ 300.1).

The application exceeds the minimum site area requirements of § 301 to request a PUD. The applicant is requesting a first-stage PUD and related map amendment. In order to approve the project, the Commission must find that the PUD:

- Would not be inconsistent with the Comprehensive Plan;
- Would not result in unacceptable impacts on the area or on city services; and
- Includes public benefits and project amenities that balance the flexibility requested and any potential adverse effects of the development (§§ 304.3 and 304.4).

OP will provide at the time of the public hearing an analysis of the project’s conformance with these standards, including its impact on city services, as informed by comments from referral agencies. In the past, the Commission has found that the development would have an acceptable impact on city services, given the quality of the public benefits of the project (ZC Order #07-13D, p.22, #5).

XI. PUBLIC BENEFITS AND AMENITIES

Subtitle X § 305 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. “Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title” (§ 305.2). “A project amenity is one (1) type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors” (§ 305.10). Section 305.5 lists several potential categories of benefit proffers, and “A project may qualify for approval by being particularly strong in only one (1) or a few of the categories in [that] section, but must be acceptable in all proffered categories and superior in many” (§ 305.12). The Commission “shall deny a PUD application if the proffered benefits do not justify the degree of development incentives requested (including any requested map amendment)” (§ 305.11).

In this case, the previous approvals granted a change in zoning from R-4 to C-3-C, including additional height up to 110 feet, and a density of 4.30 FAR. In the current modification application, the C-3-C zoning and building height would remain, and the density slightly decrease. The proposed benefits would remain largely the same, though the applicant states that some benefits associated with the Corcoran Gallery would be adjusted, since that institution no longer exists (Exhibit 2, p. 10). The applicant should provide details on the replacement benefits, and ensure that they provide an equal amenity to the community.

The benefits cited by the applicant are listed in the table below, with OP’s comments where necessary. The proffered list is sufficient for setdown, and OP will continue to work with the applicant to refine the package of benefits.

Applicant’s Amenities / Benefits	OP Comments
1. Housing / Affordable Housing X § 305.5(f) and (g)	Page 12 of Exhibit 2 cites housing as a benefit. OP concurs that the 489 residential units would constitute a benefit to the District. The affordable housing would also be a benefit.
2. Historic Preservation X § 305.5(e)	Preservation of the historic Randall School would be a major amenity for the community.
3. Sustainable Design X § 305.5(k)	The applicant continues to commit to the requirements of the previous PUD – LEED Silver (LEED 2009) with no actual certification. OP recommends that the applicant pursue actual LEED Gold certification under LEED v4. LEED Silver would not be a benefit or an amenity of the project.
4. First Source / CBE Agreements X § 305.5(h)	The applicant would continue to commit to First Source and CBE agreements. These would be important benefits of the project.
5. Public Courtyard X § 305.5(b)	The applicant should clarify the hours for the courtyard, and provide more details about the courtyard gates.
6. Uses of special value X § 305.5(q)	The arts-related benefits would continue to be provided, except for those specifically related to the Corcoran. On page 10 of Exhibit 2, the statement implies that “adjustments” would be made to those items. But on page 13, the applicant implies that the Corcoran items would not be replaced, but simply eliminated. The applicant should provide replacement benefits, and ensure that they provide an equal amenity to the community.

XII. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following government agencies for review and comment:

- Department of Energy and the Environment (DOEE);
- Department of Transportation (DDOT);
- Department of Housing and Community Development (DHCD);
- Department of Employment Services (DOES);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);
- DC Public Schools (DCPS);
- DC Public Libraries (DCPL);
- Fire and Emergency Medical Services Department (FEMS);

- Metropolitan Police Department (MPD);
- DC Water;
- WMATA.

XIII. ATTACHMENT

1. Relevant Comprehensive Plan Policies

JS/mrj

Attachment 1 **Relevant Comprehensive Plan Policies**

Guiding Principles

The proposed modification would further the following Guiding Principles of the Comprehensive Plan.

1. Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. (§ 217.1)
2. A city must be diverse to thrive, and the District cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families. A priority must be placed on sustaining and promoting safe neighborhoods offering ... arts and cultural facilities, and housing for families. (§ 217.2)
3. Diversity also means maintaining and enhancing the District's mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples. (§ 217.3)
7. Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. (§ 217.7)
9. Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, park and recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized. (§ 218.2)
10. The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively. (§ 218.3)
11. The District of Columbia contains many buildings and sites that contribute to its identity. Protecting historic resources through preservation laws and other programs is essential to retain the heritage that defines and distinguishes the city... (§ 218.4)

24. Despite the recent economic resurgence in the city, the District has yet to reach its full economic potential. Expanding the economy means increasing shopping and services for many District neighborhoods, bringing tourists beyond the National Mall and into the city's business districts, and creating more opportunities for local entrepreneurs and small businesses. The District's economic development expenditures should help support local businesses and provide economic benefits to the community. (§ 219.9)
29. The District continues to grow in reputation as an international cultural center. To sustain this growth, it must continue to support a healthy arts and cultural community through its land use, housing, and economic development policies. The power of the arts to express the identity of each community while connecting neighborhoods and residents must be recognized. (§ 220.5)

Specific Plan Policies

The proposed modification is not inconsistent with the following policies of the Comprehensive Plan.

Land Use Element

Policy LU-1.2.5: Public Benefit Uses on Large Sites

Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are affordable housing, new parks and open spaces, health care and civic facilities, public educational facilities, and other public facilities.

Policy LU-1.4.1: Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Policy LU-2.1.12: Reuse of Public Buildings

Rehabilitate vacant or outmoded public and semi-public buildings for continued use. Reuse plans should be compatible with their surroundings, and should limit the introduction of new uses that could adversely affect neighboring communities.

Housing Element

H-1.1 Expanding Housing Supply

Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's

fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs.

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. 503.2

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

Policy H-1.2.1: Affordable Housing Production as a Civic Priority

Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.

Policy H-1.2.4: Housing Affordability on Publicly Owned Sites

Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households.

Urban Design Element

UD-1.1 Protecting the Integrity of Washington's Historic Plans

... Protection of historic plans and a commitment to their underlying principles should extend across and beyond the monumental core of the city. Design decisions should reinforce the city's pattern of axial, radial, and diagonal streets, and enhance the public spaces formed where these streets intersect one another...

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

Respect and reinforce the L'Enfant and McMillan Plans to maintain the District's unique, historic and grand character. This policy should be achieved through a variety of urban design measures, including appropriate building placement, view protection, enhancement of L'Enfant Plan reservations (green spaces), limits on street and alley closings, and the siting of new monuments and memorials in locations of visual prominence. Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or viewsheds.

Policy UD-3.1.11: Private Sector Streetscape Improvements

As appropriate and necessary, require streetscape improvements by the private sector in conjunction with development or renovation of adjacent properties.

Historic Preservation Element

Historic Preservation Goal

The overarching goal for historic preservation is:

Preserve 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.

Policy HP-2.1.1: Protection of District-Owned Properties

Sustain exemplary standards of stewardship for historic properties under District ownership or control. Use historic properties to the maximum extent feasible when adding new space for government activities, promote innovative new design, and ensure that rehabilitation adheres to the highest preservation standards. Properly maintain both designated and eligible historic properties and protect them from deterioration and inappropriate alteration.

Policy HP-2.1.2: Disposition of District-Owned Properties

Evaluate District-owned properties for historic potential before acting on disposition. When disposal of historic properties is appropriate, ensure their continued preservation through transfer to a suitable new steward under conditions that ensure their protection and reuse.

Policy HP-2.4.2: Adaptation of Historic Properties for Current Use

Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property.

Policy HP-2.4.3: Compatible Development

Preserve the important historic features of the District while permitting compatible new infill development. ... Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail.

Arts and Culture Element

Policy AC-1.1.3: Distribution of Facilities

Promote improved geographic distribution of arts and cultural facilities, including development of arts facilities and venues east of the Anacostia River and in other parts of the city where they are in short supply today.

Policy AC-3.2.1: Promoting Cultural Amenities

Promote the development of cultural amenities “beyond the Mall” in an effort to more fully capitalize on the economic benefits of tourism for District residents, businesses, and neighborhoods.

Lower Anacostia Waterfront / Near Southwest Element

Policy AW-2.2.3: South Capitol Commemorative and Civic Uses

Incorporate ceremonial uses such as memorials, plazas, monuments, museums and other commemorative works, along the South Capitol Street Corridor. The revitalized street provides a significant opportunity to expand civic and cultural facilities beyond the confines of the monumental core.