

Washington Sustainable Growth Alliance

July 18, 2011

District of Columbia
Zoning Commission
Washington, DC

SUBJ: Z.C. Case No. 11-03: Hoffman-Struever Waterfront, LLC - First Stage
PUD & Related Map Amendment @ Southwest Waterfront, Squares 390, 391,
471W, 472, 503, and adjacent riparian areas

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ALLIANCE PARTNERS

**Chesapeake
Bay Foundation**

**Coalition
for Smarter Growth**

**Enterprise
Community Partners**

**Greater Washington
Board of Trade**

**Metropolitan
Washington
Builders Council**

**ULI Terwilliger
Center for Workforce
Housing**

ULI Washington

Dear Chairman and Members of the Commission:

Below is the testimony of the Washington Sustainable Growth Alliance in support of the petitioner in the above-referenced case:

The Alliance is a regional non-profit partnership of business, environmental and civic organizations, including:

- Chesapeake Bay Foundation
- Coalition for Smarter Growth
- Enterprise Community Partners
- Greater Washington Board of Trade
- Metropolitan Washington Builders' Council
- ULI Terwilliger Center for Workforce Housing
- ULI Washington

The Alliance's mission is to research, identify and encourage land use, development and transportation practices that protect environmental assets and enhance our region's quality of life. Our Sustainable Growth Recognition Program distinguishes specific development proposals that exemplify smart growth characteristics. An independent jury meets quarterly to review project proposals and to select those best meeting criteria including:

- project location
- transportation and accessibility
- density, design and diversity of uses
- mixed income and affordable housing
- the environment
- community benefits and participation

The jury has granted Preliminary Recognition to the Southwest Waterfront proposal as a sustainable growth project. The project also qualified for special workforce housing recognition granted jointly by the Alliance and the ULI Terwilliger Center for Workforce Housing, for making at least ten percent of its residential units affordable to households earning from 60% to 120% of the Area Median Income.

4909 Cordell Ave., 2d Floor, Bethesda, MD 20814-2515 • 301.986.5959 • www.SGAlliance.org

**ZONING COMMISSION
District of Columbia**

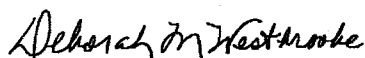
CASE NO. 11-03
EXHIBIT NO. 53

July 18, 2011

The following are some of the other benefits to the community and the region noted by the jury:

- A mix of office, retail, service, residential, cultural, maritime and recreational uses, with increased densities with access to nearby transit stations and other transportation options, including proposed streetcar lines along Maine Avenue and along the Wharf.
- The project features street-level retail that will enliven the pedestrian experience along public streets as well as mews or alleys and a variety of public spaces and parks.
- A new land use pattern on a grid of small blocks of about 200 to 250 linear feet on a side, along with below-grade parking structures, will also encourage pedestrian activity.
- Creation of an innovative shared-use wharf including areas for outdoor seating and cafés, a pedestrian promenade and a limited-use travel lane, along with a series of public and private piers with distinctive uses will help to create a unique waterfront destination.
- The proposal will integrate this new neighborhood within its surroundings and reconnect the waterfront with the rest of the city through improved pedestrian connections to the Federal core to the north and to the National Mall.
- The proposed stair connection from Banneker Overlook to the new surface intersection at the Fish Market will for the first time allow pedestrians to safely access the waterfront.
- The project will complete one of the last remaining segments of the Anacostia Riverwalk trail through the installation of a grade-separated multi-use pathway along Maine Avenue. This ten-foot wide, grade-separated, multi-use trail that will connect with the rest of the District's bicycle network and provide a seamless transition to the future "Complete Street" redesign of M Street, S.W.

Sincerely,



Deborah M. Westbrooke
Executive Director