

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Shepard Beamon, Development Review Specialist
JL Joel Lawson, Associate Director, Development Review

DATE: October 9, 2024

SUBJECT: ZC Case 24-08 – Public Hearing Report for a Proposed Text Amendment to 301 Water Street SE (Lumber Shed Building)

I. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission **approve** the text amendment petition filed by Goulston & Storrs for FC Lumbers Shed LLC, as provided in Section V of this report. The proposal would be not inconsistent with the Comprehensive Plan.

II. BACKGROUND

At its July 15, 2024 public meeting, the Zoning Commission set down for a public hearing text amendment case 24-08, which would amend the zoning regulation for Subtitle K, Section 230.4 to eliminate the 20-year term limitation on office use of the second floor of Building 173 (Lumber Shed building) at 301 Water Street SE (Lot 809, Square 771), subject to Subtitle X § 1300 and Subtitle Z § 305.

III. CHANGES TO THE APPLICATION SINCE SET-DOWN

None.

IV. COMMISSION COMMENTS FROM SET-DOWN MEETING

The following summarizes Zoning Commission comments and requests for additional information relating to the proposed text amendment from the setdown meeting:

Comment	Response	OP Analysis
Provide disaggregated data as part of a racial equity analysis.	Given the nature of this application, the applicant provided a somewhat truncated racial equity analysis in their original filings, and OP provided a summary analysis in the setdown report. OP has provided a more complete racial equity analysis in this report, as requested.	See Section VI

V. PROPOSED TEXT AMENDMENTS

The proposed text amendment is as follows. There is no new proposed text; the text in **bold strikethrough** is a proposed deletion from the existing text.

Amend Subtitle K § 230.4 as follows:

Subsection 230.4 of Section 230 density – FLOOR AREA RATIO (FAR) (SEFC-4) of Subtitle K, SPECIAL PURPOSE ZONES 230.4 The gross floor area of existing Building 173 shall not count toward any FAR computation. The second story of Building 173 may be used for general office purposes **on an interim basis of not more than twenty (20) years from the date of the initial certificate of occupancy for this use**; provided that any such office space is suitably designed for future occupancy by retail uses and to not adversely impact ground floor retail uses.

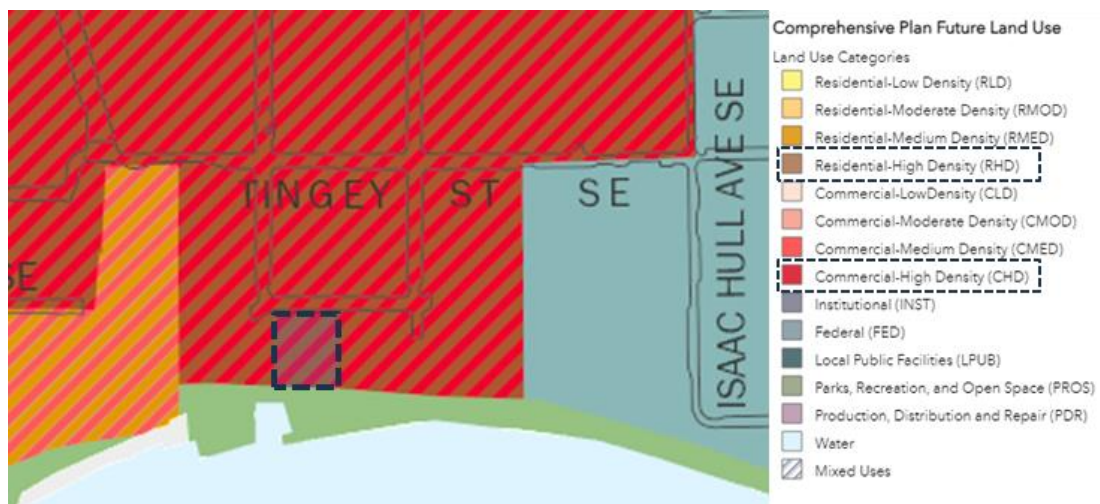
VI. PLANNING CONTEXT AND RACIAL EQUITY ANALYSIS

A. COMPREHENSIVE PLAN

As discussed in the OP Setdown report of July 15, 2024 ([Exhibit 9](#)), the proposed text amendment would further Comprehensive Plan policy objectives, particularly with respect to policies within the Land Use Citywide Elements and the Lower Anacostia Waterfront/Near Southwest Area Element. In general, OP concurs with the Applicant’s analysis that the proposal would not have a significant impact on consistency with the Comprehensive Plan, including when viewed through a Racial Equity Lens.

As described below, the proposed zoning text amendment would not be inconsistent with the map designations.

The Future Land Use Map (FLUM) designates the site as appropriate for a mix of High-Density Residential and Commercial uses, which does not conflict with the continuation of office use.



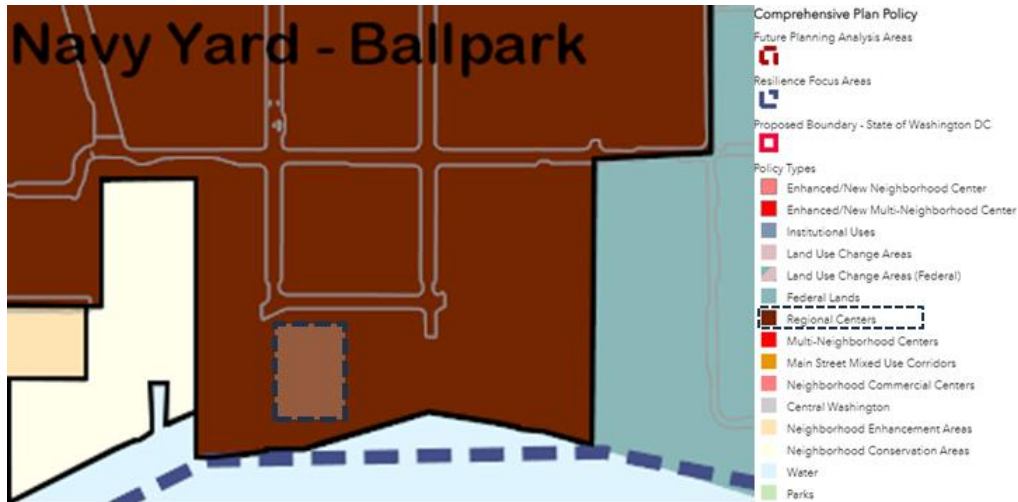
High Density Residential

Defines neighborhoods and corridors generally, but not exclusively, suited for high-rise apartment buildings. Pockets of less dense housing may exist within these areas.

High Density Commercial

Defines the central employment district, other major office centers, and other commercial areas with the greatest scale and intensity of use in the District. Residential is also a permitted use in all commercial categories and typically required to maximize density in the low, moderate and medium density commercial land use categories.

The Generalized Policy Map designates the site as a Regional Center and within a Resilience Focus Area. A large office component is associated with Regional Centers, therefore, the office use on the site remains appropriate.



Regional Centers

Regional Centers have the largest range of commercial functions outside the Central Employment Area and are likely to have major department stores, many specialty shops, concentrations of restaurants, movies and other leisure or entertainment facilities. They typically draw patrons from across the city, as well as patrons from nearby suburban areas. A large office component is also associated with Regional Centers. As with Multi-Neighborhood Centers, infill development at Regional Centers should provide new retail, entertainment, service uses, additional housing, and employment opportunities.

B. RACIAL EQUITY ANALYSIS

The Comprehensive Plan requires the Zoning Commission and staff to consider equity as part of its Comp Plan consistency analysis through a racial equity lens. The scope of the review and Comprehensive Plan policies that apply depend on the nature of the proposed zoning action.

10-A DCMR § 2501.8

Prepare and implement tools, including training, to assist District agencies in evaluating and implementing the Comprehensive Plan's policies and actions through an equity, particularly a racial equity lens. This includes tools to use as part of the development review process, preparation of plans, zoning code updates, and preparation of the capital improvement program, that consider how to apply an equity analysis in these processes, including any information needed. This shall specifically include a process for the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.

The Comprehensive Plan Framework Element also states that equity is achieved by targeted actions and investments to create equitable opportunities. (10-A DCMR § 213.6.) Further, “equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices [and] holistically considers land use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, healthcare, technology, workforce development, and employment opportunities.”

The Commission’s four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. In this case, the proposal would not change the use or development pattern of the area; rather, it would allow continuation of an existing use for a small historic building located adjacent to high density development and park space. As such, the proposal should have no impact on land use patterns, long term policies, or racial equity.

Racial Equity Part 1: Comprehensive Plan Policies

As noted above, the proposal would be not inconsistent with both the Comprehensive Plan Generalized Policy Map and the Future Land Use Map. The text amendment proposal is also, on balance, not inconsistent with the Citywide Elements and the Lower Anacostia Waterfront/Near Southwest (LAW/NSW) Area Element of the Comprehensive Plan, particularly related to land use as mixed-use neighborhoods combining high-density residential, office, retail, cultural, and open space uses are encouraged in the Near Southeast/Navy Yard area.

The site is also within the Central Employment Area (CEA), which is envisioned as including the greatest concentration of the District’s private office development and aims to ensure land is used in a manner that reflects the area’s historic and cultural significance. The office space, although small in area, offers employment opportunities and contributes to a diverse and active waterfront area while preserving a historic contributing building.

The LAW/NSW Area Element encourages development that brings more retail services and choices to the Anacostia waterfront, as well as space for government and private sector activities, such as offices and hotels. The Element also encourages high-density mixed-use development and open space on newly configured parcels, with new buildings designed and oriented to make the most of their waterfront or near-waterfront settings. Building 173 exemplifies this, as it capitalizes on a historic asset that includes a mix of retail and office uses. Please refer to Appendix I at the end of this report for the full text of the relevant policies.

Racial Equity Tool Part 2: Applicant Community Outreach and Engagement

As identified by the applicant, the primarily affected communities include ANC 8F, the Capitol Riverfront Business Improvement District (BID), residents, businesses and visitors. Outreach began in 2024 with communication to the ANC. Since outreach commenced, no issues have been identified associated with the current uses of the Lumber Shed Building. Any outcomes of the continuation of office are unlikely to have any impact or be burdensome to nearby residents and business owners. Instead, the office use would continue to provide space for employment opportunities in The Yards vicinity. As stated in the applicant’s Statement of Purpose ([Exhibit](#)

[2D](#)), the applicant plans to continue ongoing dialogue and engagement with the community and the ANC prior to the public hearing.

Racial Equity Tool Part 3: Disaggregated Data Regarding Race and Ethnicity

Analysis of census data over time can yield insights into trends in the planning area. In this case, the proposed text amendment to allow continuation of an existing office use in a small historic building, should have no impact on demographic trends. As such, OP is providing a more cursory analysis than would typically be provided or expected from an application.

The following data compares the more recent 2018-2022 American Community Survey data with data from the 2012-2016 American Community Survey (ACS), available from [OP's State Data Center](#). Each table below covers both 5-year periods and compares the data from the Lower Anacostia Waterfront/Near Southwest (LAW/NSW) planning area, in which the subject site is located, with District-wide data.

Population by Race/Ethnicity

Table 1: Characteristics of the Lower Anacostia Waterfront / Near Southwest Planning Area

Race or Ethnicity	District 2012-2016	District % 2012-2016	District 2018-2022	District % 2018-2022	LAW/N SW 2012-2016	LAW/NS W% 2012-2016	LAW/N SW 2018-2022	LAW/NSW % 2018-2022
Total Population	659,009	100%	670,587	100%	17,254	100%	25,994	100%
White	266,035	40%	265,633	39.6%	8,934	52%	15,236	58.6%
Black	318,598	48%	297,101	44.3%	6,741	39%	7,594	29.2%
American Indian and Alaskan Native	2,174	0%	2,209	0.3%	119	0.7%	58	0.2%
Asian	24,036	4%	27,067	4%	804	4.7%	1,123	4.3%
Native Hawaiian and Other Pacific Islander	271	0%	420	0%	22	0.0%	0	0%
Some other race	29,650	4%	30,879	4.6%	97	0.6%	380	1.4%
Two or more races	18,245	3%	47,278	7%	538	3.1%	1,603	6.1%
Hispanic	69,106	10%	77,168	11.5%	965	5.6%	1,942	7.4%

*Hispanic or Latino can be of any race, and the data for this ethnicity is included in the disaggregated racial data above.

Table 1 provides general District-wide trend characteristics for the LAW/NSW planning area, which had a total estimated population of 25,994 residents as of 2022. The table shows that the planning area has a higher percentage of residents who are White as compared to the Districtwide percentage, and a lower percentage of residents who identify as Black or Hispanic. The number of residents who identify as Black or Hispanic in the planning area rose but remained below the Districtwide average. It is unlikely the proposed text amendment would impact, or were impacted by, these trends.

Age & Vulnerable Population

Table 2. Vulnerable Population

Vulnerable Population	District 2012-2016	District 2018-2022	LAW/NSW 2012-2016	LAW/NSW 2018-2022
Percent Disabled	11.3%	10.98%	11.8%	8.92%

Table 3: Residents under the age of 18, and 65 and older

People under 18 Years (%)	District 2012-2016	District 2018-2022	LAW/NSW 2012-2016	LAW/NSW 2018-2022
Total Population	17.4	18.5	10.0	9.1
White	11.1	11.8	4.4	4.5
Black	21.5	22.1	16.5	15.2
American Indian and Alaskan Native	12.5	14	20.6	0.0
Asian alone	8.5	8.2	9.5	8.7
Native Hawaiian and Other Pacific Islander	0.0	3.8	0.0	0.0
Some other race	28.3	33.8	27.7	17.8
Two or more races	32.8	29.5	14.6	22.5
Hispanic	25.4	27.6	9.0	6.9

People 65 or Older (%)	District 2012-2016	District 2018-2022	LAW/NSW 2012-2016	LAW/NSW 2018-2022
Total Population	11.4	12.6	13.4	8.9
White	10.1	11.7	11.2	6.6
Black	14.0	15.6	18.0	16.5
American Indian and Alaskan Native	14.6	22.5	0.0	0.0
Asian alone	6.5	8.3	6.2	1.7
Native Hawaiian and Other Pacific Islander	3.3	11.2	0.0	0.0
Some other race	3.0	3.6	0.0	0.0
Two or more races	4.7	6.3	7.8	2.4
Hispanic	5.3	6.3	7.9	1.8

Table 3 shows that the percentage of persons 65 years or older in the planning area is decreasing, and is lower than the Districtwide percentage, which was not the case in the 2012-2016 time period. For most racial groups, the percentage of older residents is lower in the planning area than for the District as a whole and the percentage in the planning area has declined over this time period. The exception is older Black residents, for whom the percentage remains higher than for the District as a whole. The percentage of persons under 18 years in the planning area is lower than the Districtwide percentage and declined over this time period whereas the District average increased slightly.

The disability rate in the planning area is also lower than the Districtwide rate and has also declined. As proposed, the text amendment should not have an impact on vulnerable populations. It is unlikely the proposed text amendment would impact, or were impacted by, these trends.

Income and Employment

Table 4. Median Household Income

	District Total 2012- 2016	District Total 2018- 2022	Perce ntage Chang e	LAW/N SW 2012- 2016	LAW/N SW 2018- 2022	Percent age Change
Total households	\$72,935	\$101,722	28.3%	\$80,779	\$123,667	34.7%
White alone	\$119,564	\$160,745	25.6%	\$98,831	\$152,688	35.2%
Black or African American alone	\$40,560	\$75,942	46.6%	\$41,641	\$58,755	29.1%

American Indian and Alaska Native alone	\$51,306	\$60,390	15%	\$148,020	N/A	N/A
Asian alone	\$91,453	\$123,660	26%	\$85,634	\$138,331	38.1%
Native Hawaiian and Other Pacific Islander alone	N/A	N/A	N/A	N/A	N/A	N/A
Some Other Race alone	\$48,047	\$61,851	22.3%	\$103,796	\$122,732	15.4%
Two or More Races	\$83,243	\$108,455	23.2%	\$79,722	\$106,306	25%
Hispanic or Latino	\$60,848	\$94,203	35.4%	\$85,067	\$135,813	37.7%

Table 4 above shows that the median household income in the planning area is higher than the Districtwide median household income, and this is the case for many races and groups. Median income for Black residents rose, but not as much as for Black residents of the District as a whole. The medium income for all races and groups increased over the time period. Black residents have the lowest median income among all other ethnicities, although higher than the District median, and income increased over this period and at a rate higher than the District as a whole.

Table 5. Unemployment and Poverty

	UNEMPLOYMENT RATE (Population 16 years and over)			
	District Total 2012- 2016	District Total 2018-2022	LAW/NSW 2012-2016	LAW/NSW 2018-2022
Total	8.7	7.1	6.3	4.0
White alone	3.1	2.6	3.4	3.2
Black or African American alone	16.8	14.0	14.0	7.2
American Indian and Alaska Native alone	9.8	2.8	0.0	0.0
Asian alone	2.3	2.7	0.0	5.0
Native Hawaiian and Other Pacific Islander alone	4.8	2.8	0.0	N/A
Some Other Race alone	6.8	8.0	0.0	5.1
Two or More Races	6.7	4.7	9.6	0.7
Hispanic or Latino	6.2	5.3	1.2	6.6
Percent in poverty	17.9	15.1	15.6	11.23

Both the District and the planning area have seen a significant decline in the unemployment rate over the time period. This decrease was larger in this planning area than for the District as a whole, and was particularly significant for Black residents, for whom the unemployment rate was cut in half over the time period. While the text amendment would impact only a small area of existing officed space, it would allow retention of the corresponding employment opportunities within this area. The percentage of residents in poverty has declined, both in the District and in the planning area, although more significantly in the planning area than in the District as a whole. The proposed text amendment should not have an adverse impact on employment and poverty in the area as office use should continue to provide employment opportunities and economic activity.

Homeownership

Table 6. Housing Tenure

Owners/Renters		District 2012- 2016	District 2018- 2022	LAW/NS W 2012- 2016	LAW/NS W 2018- 2022
Total	Owner Households	40.7%	41.4%	34.8%	24.4%
	Renter Households	59.3%	58.6%	65.2%	75.6%
White	Owner Households	47.8%	47.4%	40.4%	23.1%
	Renter Households	52.2%	52.6%	59.6%	76.9%
Black	Owner Households	46.6%	35.9%	25.7%	24.3%
	Renter Households	53.4%	64.1%	74.3%	75.8%
American Indian and Alaskan Native	Owner Households	32.8%	25.8%	28.3%	N/A
	Renter Households	67.2%	74.2%	71.7%	N/A
Asian	Owner Households	43.1%	42.4%	48.5%	38.1%
	Renter Households	56.9%	57.6%	51.5%	61.9%
Native Hawaiian and Other Pacific Islander	Owner Households	9.1%	64.2%	0.0%	N/A
	Renter Households	90.9%	35.8%	100%	N/A
Some Other Race	Owner Households	17.5%	26.6%	31.9%	20.7%
	Renter Households	82.5%	73.4%	68.1%	79.3%
Two or More Races	Owner Households	32.7%	43.9%	27.8%	28.5%
	Renter Households	67.3%	56.2%	72.2%	71.5%
Hispanic or Latino	Owner Households	30.9%	35.3%	25.2%	18.1%
	Renter Households	69.1%	64.7%	74.8%	81.9%

Table 6 shows that the percentage of renter households in the planning area is higher than that of owner households in the planning area, is lower than the District percentage, and has decreased between these time periods. This is the case for all groups but is particularly pronounced for Black and Hispanic households. Most of the housing stock in the Lower Anacostia Waterfront/Near Southwest Planning Area is contained in multi-family buildings, and most of these are rental buildings. The proposed text amendment would not result in new housing and should not impact the existing housing stock.

Table 7. Cost Burdened Households

Cost Burdened Households	District 2012- 2016	District 2018- 2022	LAW/NSW 2012-2016	LAW/NSW 2018-2022
Percent of Households spending 30% of their income on their housing	38.6%	36.1%	35.8%	33.6%

Housing cost burden by race is not available.

Table 7 shows that, overall, the percentage of households spending more than 30% of their income on housing has declined slightly, both District-wide and in the planning area, but remains high. Only a small amount of the total land area of the District - 28.1 percent - is dedicated to residential use and this scarcity of land increases the opportunities and the cost of new housing and intensifies housing cost burdens, particularly for lower- and middle-income households. The proposed text amendment should have no impact, positive or negative on this trend, other than to potentially retain a relatively small number of employment opportunities within the neighborhood.

Racial Equity Tool Part 4: Zoning Commission Evaluation Factors

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Please refer to OP's analysis above under Part 1 of the Racial Equity Tool discussion for policies that potentially would be advanced or not advanced by the requested text amendment.

Table 9 below provides the OP response to themes/questions from the Racial Equity Tool, based on Comprehensive Plan policies related to racial equity, that are anticipated to have positive or negative impacts and/or outcomes as a result of the proposed text amendment.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in the displacement of tenants or residents?	The proposed text amendment would not result in displacements of residents or tenants as this does not involve residential use.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect displacement as a result of this zoning action.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	The text amendment would have no impact on current or future housing options.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Infrastructure Improvements ▪ Arts and Culture ▪ Environmental Changes ▪ Streetscape Improvements 	The action would result in no change to the physical environment as the office use currently occupies the second floor of the building and no changes are proposed.
Access to Opportunities	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare 	The zoning action would not result in any changes to access to job, retail, or healthcare opportunities. It would permit the retention within the neighborhood of the small amount of office space and the associated jobs.

	▪ Addition of Retail/Access to New Services	
Community	How did community outreach and engagement inform/change the zoning action? ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?)	The petitioner has not noted any negative impacts from the ongoing office use from the surrounding community, BID, and ANC.

C. OTHER PLANS

Anacostia Waterfront Initiative Framework Plan

As described in the OP set-down report noted above, the proposed text amendments would also further direction within the Anacostia Waterfront Initiative (AWI) Framework Plan, by promoting the creation of opportunities to live, work and play along the river. The AWI plan also encourages the enhancement and protection of the distinct character of regional destinations along the waterfront, sustainable economic development, and connections to the river through new neighborhoods and the waterfront park system.

Regarding Building 173, the AWI Plan encourages retail or cultural pavilion use of the ground floor space. Although not specifically detailed for Building 173, the AWI Plan does encourage new offices in the Near Southeast area.

Southeast Federal Center Master Plan

The requested text amendment is not inconsistent with the Southeast Federal Center Master Plan (2007), which originally called for the subject site to be Cultural/Retail land use. The Master Plan was amended in 2016 to revise land use patterns, and to respond to changes in planning and zoning requirements. The amendment changed the land use of Building 173 to Office/Retail which aligned with the SEFC/W-0 zone, now SEFC-4. The requested text amendment would continue to be consistent with the Master Plan.

Here, the Petition generally furthers well-established planning goals for the SEFC-4 zone. The Commission established zoning for the Southeast Federal Center two decades ago, in accordance with the Master Plan and in anticipation of its eventual disposition for non-Federal use. Pursuant to the Master Plan, the Commission mapped the future Waterfront Park (the “Park”) with the unique SEFC-4 zone, which mandated much of the area remain as open space but also allowed for the construction of active retail and other uses in a “development zone” within the Park. This Petition is not inconsistent with the Master Plan and helps to ensure continued synergy between the Master Plan and the Zoning Regulations without altering the existing character of The Yards.

VII. AGENCY COMMENTS

To date, there have been no comments received from other agencies.

VIII. COMMUNITY COMMENTS

Since set-down, there have been no comments from the community or the ANC, and the applicant has not indicated any additional outreach efforts.

APPENDIX A: CITYWIDE AND AREA ELEMENTS

Land Use Element

- LU-1.2.1: Sustaining a Strong District Center:** Provide for the continued vitality of Central Washington as a thriving business, government, retail, financial, hospitality, cultural, and residential center. Promote continued reinvestment in central District buildings, infrastructure, and public spaces; continued preservation and restoration of historic resources; and continued efforts to create safe, attractive, and pedestrian-friendly environments, while minimizing displacement of residents and community-focused businesses
- LU-1.2.2: CEA:** Continue the joint federal/District designation of a CEA within Washington, DC. The CEA shall include existing core federal facilities, such as the U.S. Capitol Building, the White House, and the Supreme Court, as well as most of the legislative, judicial, and executive administrative headquarters of the U.S. government. Additionally, the CEA shall include the greatest concentration of the District's private office development, and higher-density mixed land uses, including commercial/retail, hotel, residential, and entertainment uses. Given federally imposed height limits, the scarcity of vacant land in the core of the District, and the importance of protecting historic resources, the CEA may include additional land necessary to support economic growth and federal expansion. The CEA may be used to guide the District's economic development initiatives and may be incorporated in its planning and building standards (e.g., parking requirements) to reinforce urban character. The CEA is also important because it is part of the point system used by the General Services Administration (GSA) to establish federal leases.
- LU-1.2.3: Appropriate Uses in the CEA:** Ensure that land within the CEA is used in a manner which reflects the area's national importance, its historic and cultural significance, and its role as the center of the metropolitan region. Federal siting guidelines and District zoning regulations should promote the use of this area with high value land uses that enhance its image as the seat of the national government and the center of Washington, DC and that make the most efficient possible use of its transportation facilities. An improved balance in the mix of uses will help to achieve Washington, DC's aspiration for an even larger living downtown. Both the District and Federal Elements include a joint federal/District designation of a Central Employment Area (CEA) within Washington, DC. The CEA includes the existing core of federal facilities, such as the U.S. Capitol Building, the White House, as well as the Supreme Court, and most of the legislative, judicial, and executive administrative headquarters of the United States government. The CEA is the District of Columbia's commercial core where the greatest concentration of employment is encouraged. Additional Federal Employment Areas, such as Parkside, are located in other parts of the District. Federal Employment Areas are also part of the GSA point system used to establish federal leases.
- LU-1.2.4: Urban Mixed-Use Neighborhoods – Near Southeast / Navy Yard:** The location of these areas is shown in the Central Washington, and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should require that they are developed as attractive pedestrian-oriented neighborhoods, with high quality architecture and public spaces. Housing, especially affordable and deeply affordable housing, is particularly encouraged and must be a vital component of the future land use mix. As areas continue to redevelop, community engagement and actions shall be undertaken to retain existing residents, particularly communities of color and vulnerable populations, and enable them to share in the benefits of area redevelopment while addressing adverse short- and long-term impacts.

- LU-1.2.5: CEA Historic Resources:** Preserve the scale and character of the CEA’s historic resources, including historic landmarks and districts and the features of the Plan of the City of Washington. Development must be sensitive to the area’s historic character and should enhance important reminders of Washington, DC’s past.
- LU-2.4.1: Promotion of Commercial Centers:** Promote the vitality of commercial centers and provide for the continued growth of commercial land uses to meet the needs of residents, expand employment opportunities, accommodate population growth, and sustain Washington, DC’s role as the center of the metropolitan area. Commercial centers should be inviting, accessible, and attractive places, support social interaction, and provide amenities for nearby residents. Support commercial development in underserved areas to provide equitable access and options to meet the needs of nearby communities.

Economic Development

- ED-2.1.1: Office Growth:** Plan for an office sector that will continue to accommodate government agencies and growth in 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 the adjoining office centers, including NoMa, Capitol Riverfront, Buzzard Point, St. Elizabeths, and Poplar Point.
- ED-2.1.4: Diversified Office Options:** Diversify the tenant base by attracting premium, mid-range, and low-cost office space users, and by supporting a range of office space types. Recognize that many firms may prefer low-cost space over premium office space.

Urban Design

- UD-1.3.1: Diverse Waterfront Experiences along the Anacostia River:** Strengthen Washington, DC’s civic identity as a waterfront city by promoting public and private investment along the Anacostia River waterfront and creating equitable and publicly accessible amenities for existing and new residents. Design a mix of new public parks and other natural areas to provide diverse waterfront experiences and help residents use the water as a community asset through programming and recreational amenities. Create continuous public access along both sides of the shoreline, integrate historic features and structures into new developments, preserve or restore habitat areas, and implement other design interventions to improve the physical and visual connections between the waterfront and adjacent neighborhoods.

Historic Preservation

- HP-2.5.3: Compatible Development:** Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, respect the established form of development as evidenced by lot coverage limitations, height limits, open space requirements, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, building additions, and exterior changes are in scale with and respect their historic context through sensitive siting and design, and the appropriate use of materials and architectural detail.

Anacostia Waterfront / Near Southwest Planning Area Element

- AW-1.1.2: New Waterfront Neighborhoods:** Create new mixed-use, mixed-income neighborhoods on vacant or underused waterfront lands, particularly on large contiguous publicly owned waterfront sites. Within the Lower Anacostia Waterfront/Near Southwest Planning Area, new neighborhoods should continue to be developed at the Southwest Waterfront, Buzzard Point, Poplar Point, and Navy Yard/Capitol Riverfront. These neighborhoods should be linked to new neighborhoods upriver at Reservation 13, and Kenilworth-Parkside via trails, additional water recreation opportunities, and improved park access points along the Anacostia shoreline. A substantial amount of new housing and commercial space should be

developed in these areas, reaching households of all incomes, types, sizes, and needs. Opportunities for grid interconnected neighborhood-scale energy utilities systems as part of the development of these areas should be evaluated, using renewable energy sources to provide greater environmental benefits for the community. The new waterfront neighborhoods should integrate new parks and amenities, enhance public access to the waterfront, and incorporate resilient design to mitigate flooding.

- AW-1.1.7: Waterfront Area Commercial Development:** Encourage commercial development in the waterfront area in a manner that is consistent with the Future Land Use Map. Such development should bring more retail services and choices to the Anacostia waterfront, as well as space for government and private sector activities, such as offices and hotels. A mix of high-density commercial and residential development should be focused along key corridors, particularly along Maine Avenue and M Street SE and SW, along South Capitol Street, and near the Waterfront and Navy Yard Metro stations. Maritime activities, such as cruise ship operations, should be maintained and supported as the waterfront redevelops.
- AW-1.2.1: Historic and Cultural Waterfront Assets:** Capitalize on the historic and cultural assets located near the Lower Waterfront, such as the Washington Navy Yard and Fort McNair. Public education about these assets should be expanded, the physical trail connections and wayfinding signage between them should be enhanced, and greater recognition of their value and importance should be achieved.
- AW-2.3.1: Restoring the Urban Pattern of the Near Southeast/ Capitol Riverfront:** Facilitate redevelopment of Near Southeast/Capitol Riverfront by breaking down large contiguously owned government properties into individual development parcels in scale with the traditional urban street grid. Encourage high-density mixed-use development and open space on newly configured parcels, with new buildings designed and oriented to make the most of their waterfront or near-waterfront settings.
- AW-2.3.6: Near Southeast / Capitol Riverfront Urban Amenities:** Leverage new and existing developments in the Near Southeast/Capitol Riverfront area to create amenities, such as parks, trails, child-care facilities, civic uses, and retail space, that serve the area's residents and workforce. Encourage the redesign of Virginia Avenue Park into a more inviting park and green space that supports a wide range of users of all ages and abilities.