

## EXHIBIT G

### RELEVANT COMPREHENSIVE PLAN PROVISIONS

The Project is not inconsistent with the Comprehensive Plan, as described further in the Applicant's foregoing statement.

#### Land Use Element

**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 following areas:

1. Mt Vernon Triangle;
2. North of Massachusetts Avenue (NoMA);
3. Downtown East;
4. South Capitol Street corridor/Stadium area;
5. Near Southeast/Navy Yard;
6. Center Leg Freeway air rights; and
7. Union Station air rights.

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 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

**Policy LU-1.3.2: Development Around Metrorail Stations:** Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development above and around such stations emphasizes land uses and building forms which minimize the necessity of automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas.

**Policy LU-1.3.3: Housing Around Metrorail Stations:** Recognize the opportunity to build senior housing and more affordable "starter" housing for first-time homebuyers adjacent to Metrorail stations, given the reduced necessity of auto ownership (and related reduction in household expenses) in such locations.

***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-1.4.2: Long-Term Vacant Sites:*** Facilitate the reuse of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures which would address these constraints.

***Policy LU-2.2.4: Neighborhood Beautification:*** Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, façade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements.

***Policy LU-3.2.2: Corporate Citizenship:*** Support continued “corporate citizenship” among the city’s large institutions, including its colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, the city’s institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the city’s physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of “green building” methods and low impact development, and the adaptive reuse and preservation of historic buildings.

### **Housing Element**

***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.

***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.

***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.

***Policy H-1.3.5: Student Housing:*** Require colleges and universities to address the housing needs of their students, and promote the use of such housing by their students.

### **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.

***Policy E-3.1.1: Maximizing Permeable Surfaces:*** Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce urban runoff.

### **Transportation Element**

***Policy T-1.1.4: Transit-Oriented Development:*** Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. See also Section LU-1.3 of the Land Use Element for transit-oriented development policies.

### **Parks, Recreation and Open Space Element**

***Policy PROS-4.3.3: Common Open Space in New Development:*** Provide incentives for new and rehabilitated buildings to include “green roofs”, rain gardens, landscaped open areas, and other common open space areas that provide visual relief and aesthetic balance.

### **Urban Design Element**

***Policy UD-2.1.1: Design Character:*** Create a more coherent design character for Central Washington by improving the physical linkages between the monumental core, the business sub-districts on the perimeter of the National Mall, and the expanding mixed use areas to the east and southeast of Downtown. Urban design strategies should focus on making the entire area more walkable, discouraging monolithic architecture, improving signage and streetscape features, and adding new land uses which make the area more lively, interesting, and dynamic.

***Policy UD-2.1.4: Architectural Excellence:*** Promote excellence in the design of Downtown buildings and landscapes. Particular attention should be focused on ground floor (street) levels, with greater architectural details used to improve visual image.

***Policy UD-2.2.1: Neighborhood Character and Identity:*** Strengthen the defining visual qualities of Washington’s neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.

***Policy UD-2.2.5: Creating Attractive Facades:*** Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street.

### **Educational Facilities Element**

***Policy EDU-3.3.1: Satellite Campuses:*** Promote the development of satellite campuses to accommodate university growth, relieve growth pressure on neighborhoods adjacent to existing campuses, spur economic development and revitalization in neighborhoods lagging in market activity, and create additional lifelong learning opportunities for DC residents.

***Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs :*** Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy, and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.

***Policy EDU-3.3.3: Campus Plan Requirements:*** Continue to require campus plans for colleges and universities located in residential and mixed use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that ensure that the institution is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other similar conditions.

***Policy EDU-3.3.4: Student Housing:*** Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches.

***Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities:*** Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged.

## **Central Washington Area Element**

**Policy CW-1.1.1: Promoting Mixed Use Development:** Expand the mix of land uses in Central Washington to attract a broader variety of activities and sustain the area as the hub of the metropolitan area. Central Washington should be strengthened as a dynamic employment center, a high-quality regional retail center, an internationally-renowned cultural center, a world-class visitor and convention destination, a vibrant urban neighborhood, and the focus of the regional transportation network. New office and retail space, hotels, arts and entertainment uses, housing, and open space should be encouraged through strategic incentives so that the area remains attractive, exciting, and economically productive.

**Policy CW-1.1.3: Incentives for Non-Office Uses:** Because market forces tend to favor office development over other land uses in Central Washington, take action to attract the other desired land uses within the area. For example, the District's zoning regulations should include incentives for mixed use development, including housing, ground floor retail, educational uses, and arts facilities, in locations consistent with the Comprehensive Plan.

**Policy CW-1.1.4: New Housing Development in Central Washington:** Encourage the development of new high-density housing in Central Washington, particularly in the area north of Massachusetts Avenue, east of Mount Vernon Square, and the L'Enfant Plaza/Near Southwest. This area includes Mount Vernon Triangle, Northwest One, NoMA, and the L'Enfant Plaza/Near Southwest. Ground floor retail space and similar uses should be strongly encouraged within these areas to create street-life and provide neighborhood services for residents. A strong Downtown residential community can create pedestrian traffic, meet local housing needs, support local businesses in the evenings and on weekends, and increase neighborhood safety and security.

**Policy CW-1.1.12: Reinforcing Central Washington's Characteristic Design Features:** Reinforce the physical qualities that set Central Washington apart from all other major American city centers, including the L'Enfant framework of diagonal avenues and park reservations, relatively low building heights, the great open spaces of the National Mall and Tidal Basin, the large number of historic and/or monumental buildings, and the blending of historic and contemporary architecture.

**Policy CW-1.1.13: Creating Active Street Life and Public Spaces:** Promote active street life throughout Central Washington through the design of buildings, streets, and public spaces. This should include:

e. Encouraging active ground floor uses, and discouraging wide building entrances, large internal lobbies, and street-facing garage entrances and loading areas;

***Policy CW-1.2.4: Recreation for New Downtown Residents and Workers:*** Ensure that emerging residential and employment centers such as Northwest One, NoMA and Mount Vernon Triangle include adequate parks, open spaces, and recreational facilities for residents, workers and other users. The use of payment-in-lieu-of-taxes (PILOTs) to fund such improvements should be explored.

***Policy CW-2.8.1: NoMA Land Use Mix:*** Promote NoMA's development as an active mixed use neighborhood that includes residential, office, hotel, commercial, and ground floor retail uses. A diverse mix of housing, serving a range of household types and incomes, should be accommodated.