

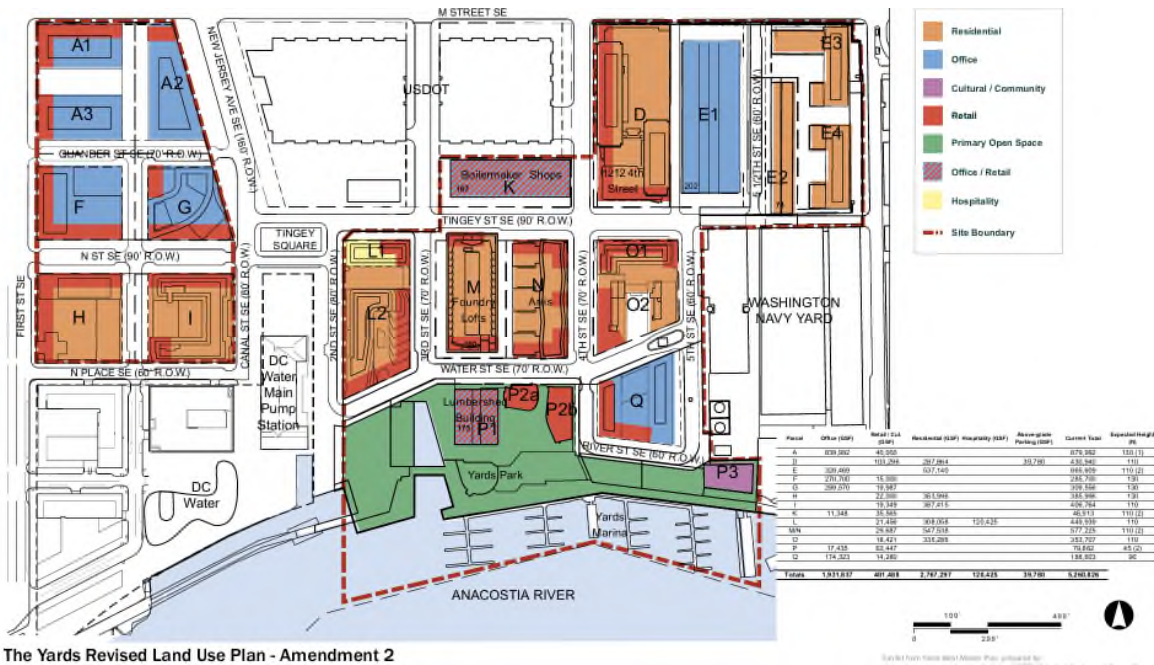
Statement of Purposes and Objectives for a Text Amendment and Consistency with the Comprehensive Plan

This proposed text amendment to allow office and chancery uses within the SEFC-3 zone satisfies the requirements for a text amendment pursuant to Subtitle X, Section 1300. This amendment proposes only to expand upon the uses allowed in the SEFC-3 zone and does not propose any changes to the development standards such as height or density. Moreover, any new office uses constructed under this proposed amendment would be subject to Zoning Commission design review pursuant to Sections 241 and 242 of Subtitle K.

I. Purposes and Objectives

The Southeast Federal Center Master Plan (“Master Plan”) was recently amended to allow a greater density of residential uses on Parcel H in The Yards,¹ where previously a mix of office and residential uses was contemplated. In turn, the recent amendment to the Master Plan redesignates Parcel Q in The Yards for office use where it previously allowed only residential. There is no net change in overall floor area of either office or residential uses across the Master Plan, only a change in the location of those uses. NCPC approval of the Master Plan amendment is attached as **Exhibit E**.

The purpose of this amendment to the text of Subtitle K, Section 238.3 of the Zoning Regulations is to facilitate the “swap” of uses between Parcels H and Q and align the Zoning Regulations with the Master Plan by authorizing office use on Parcel Q. Parcel Q is located in Square 827 and is the only property within the SEFC-3 zone. Parcels Q and H are shown in the plan below, which reflects the approved land use plan for The Yards, as amended:



¹ The neighborhood known as “The Yards” has previously been referred to as the “Southeast Federal Center” or “SEFC” and retains that nomenclature in federal planning documents.

The proposed text amendment accomplishes several objectives:

- a. *Mixed Use Neighborhood* – An important overarching principle for The Yards is to create a mixed-use neighborhood, with uses mixed block-by-block. The Yards is not intended to have sub-areas that are rigidly office-only or residential-only. Allowing office uses on Parcel Q allows for a greater mixing of uses and can help to create a more even flow of activity throughout the day. Importantly, the text amendment preserves the overall mix of uses allowed in the Master Plan.
- b. *Two Poles of Office Use in The Yards* – The majority of the office use in The Yards is on Parcel AFG near the Metrorail station. However, allowing office use on Parcel Q creates a second “pole” of daytime/office use activity approximately 0.4 miles from the Metrorail station. The workers at the Parcel Q office site would be expected to walk through The Yards, creating additional pedestrian traffic and activity on Water Street and Tingey Street.
- c. *Navy Yard Compatibility* – Parcel Q is directly adjacent to the existing military office uses in the Navy Yard. An office building on Parcel Q may result in greater compatibility with the security needs of the Navy Yard and is more alike to the existing adjacent use than a residential building on Parcel Q.
- d. *Zoning Change Does Not Preclude Future Residential Use* – However, if for some reason in the future The Yards Master Plan is further revised to allow residential use on Parcel Q, the proposed text amendment would not preclude residential use. The Yards Master Plan would have to be changed again to allow that use, but such a change is a planning change only and not a regulatory one.

II. Consistency with the Comprehensive Plan and Other Adopted Public Policies

In order to adopt this proposed text amendment, the Zoning Commission must find that the application is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject text.

A. Comprehensive Plan Maps

The text amendment is not inconsistent with the Comprehensive Plan’s Future Land Use Map and Generalized Policy Maps, as each currently exists. Parcel Q is designated as Mixed-Use High Density Residential/High Density Commercial on the Future Land Use Map. This change to allow office uses on Parcel Q makes the Zoning Regulations more consistent with the Future Land Use Map. On the Generalized Policy Map, Parcel Q is designated “Regional Center” like the rest of The Yards. The proposed change to allow office uses on Parcel Q again brings the Zoning Regulations more into alignment with the Generalized Policy Map than it currently is. There are no pending changes to either map proposed with respect to Parcel Q.

B. Comprehensive Plan District Wide Elements

The Comprehensive Plan includes several “Guiding Principles” that support the proposed text amendment to allow office uses in the SEFC-3 zone. For instance, the Guiding Principles

encourage non-residential and job creating opportunities. *See* 10-A DCMR § 217.4. The proposed amendment would allow additional office uses in furtherance of this principle.

Similarly, the Land Use Element encourages growth of office uses in the “Central Employment Area” (“CEA”). Parcel Q falls within the CEA. *Id.* § 304.10. The proposed amendment is not inconsistent with that designation. Overall, the proposed text amendment is not inconsistent with any objectives of the Comprehensive Plan and affirmatively advances numerous objectives of the Plan. *See, e.g., id.* §§ 304.11 (encouraging urban mixed use neighborhoods), 305.7 (ensuring a mix of uses on large redeveloped sites), 305.8 (regarding planning for former and existing federal sites), 318.6 and 318.7 (regarding joint federal-District planning), 703.13 (regarding the economic development of large sites), 707.6 (regarding growth of the office sector), and 905.1 (providing for protections of river views).

The SEFC-3 zone’s proximity to the Anacostia River and the development standards of the SEFC-3 zone make Parcel Q a particularly suitable location for a signature office headquarters building, a specifically-relevant objective of the Comprehensive Plan’s Economic Development Element. *See id.* § 707.9.

C. Comprehensive Plan Pending Amendments

The Office of Planning has recently proposed an extensive set of amendments to the Comprehensive Plan. Although these amendments have not yet been adopted by the Council or the National Capital Planning Commission, they are nonetheless instructive for the Commission’s analysis of the proposed change.

In particular, the Comprehensive Plan amendments include a number of new resiliency-focused objectives. Parcel Q is partially within the 100-year floodplain and entirely within the 500-year floodplain, and new office uses may be better suited to a floodplain location than new residential ones. *See, e.g.,* new Policy LU-1.1.9 (encouraging new waterfront development to actively address flood risk and incorporate adaptive siting and design measures) and new Action E-1.1.A (encouraging the continued monitoring and updates to the Zoning Regulations to promote flood risk reduction, heat island mitigation, stormwater management, renewable energy and energy resilience, among other practices, where appropriate). The proposed amendment is not inconsistent with these policy objectives regarding resiliency given Parcel Q’s river-proximate location.

D. Comprehensive Plan Area Elements

The SEFC-3 zone is entirely within the Lower Anacostia Waterfront/Near Southwest Area Element of the Comprehensive Plan. The proposed amendment is not inconsistent with any objectives of the Area Element and instead furthers several such objectives. *See, e.g., id.* § 1908.4 (encouraging new mixed-use neighborhoods on vacant or underutilized waterfront lands, particularly on large contiguous publicly-owned waterfront sites), 1908.5 (“[e]ncourag[ing] commercial development in the Waterfront Area in a manner that is consistent with the Future Land Use Map . . . to bring more retail services and choices to the Anacostia Waterfront as well as space for government and private sector activities, such as offices”), 1913.7 (encouraging high-density mixed use development in scale with the traditional urban street grid), and 1913.8 (encouraging “new land uses that maximize public activity near the waterfront”).

E. Other Adopted Public Policies and Active Programs

The proposed text amendment is also not inconsistent with, and instead helps implement, two other relevant adopted public policies. First, as noted above, the text amendment helps implement the amendment to Master Plan for The Yards, which is a public document created by a consortium of federal and District agencies. Second, the text amendment helps realize the mixed-use development goals of the Anacostia Waterfront Framework Plan. See District of Columbia Office of Planning, THE ANACOSTIA WATERFRONT FRAMEWORK PLAN (Nov. 2003), *available at* <https://planning.dc.gov/node/897542> (“AWFP”). Among other things, the AWFP encourages commercial areas near the river front plus opportunities for new jobs, both of which the text amendment would support.

III. Conclusion

The proposed text amendment to allow office uses in the SEFC-3 zone subject to Zoning Commission design review satisfies the relevant requirements for adoption. Accordingly, the Commission should hold a public hearing and adopt the proposed amendment.