



## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** *JLS*  
Jennifer Steingasser, Deputy Director

**DATE:** March 19, 2018

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

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### **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 the most recent design would not require new flexibility of any 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, 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. The Office of Planning (OP), therefore, recommends approval of the modification.

### **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

<b>Location</b>	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.	
<b>Property Size</b>	115,724 sf (2.66 acres)	
<b>Applicant</b>	Lowe Enterprises	
<b>Owner</b>	Trustees of the Corcoran Gallery of Art	
<b>Current Zoning</b>	C-3-C (High Density Mixed Use) (Rezoned from R-4 as part of 07-13)	
<b>Existing Use of Property</b>	Unused school building	
<b>Proposed Zoning</b>	No change from approved C-3-C	
<b>Comprehensive Plan Policy Map</b>	Neighborhood Conservation Area	
<b>Comprehensive Plan Future Land Use</b>	High Density Residential and Medium Density Commercial Mixed Use	
<b>Uses</b>	<b>Approved*</b>	<b>Proposed**</b>
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	470***
Gross sf per Unit	853 sf	938 sf, based on 470 units

\* Data from Exhibit 2, p. 9.

\*\* Data from Exhibit 22B, Sheet S02

\*\*\* Please note: Sheet S02 gives two numbers for number of residential units – 489 and 470.

### IV. SUMMARY OF OP AND COMMISSION COMMENTS

The following summarizes OP comments from the time of setdown and their current status.

<b>OP Comment</b>	<b>Applicant Response</b>	<b>Resolved?</b>
Provide more details about the phasing of the project and the appearance of the interim condition.	Exhibit 22B includes some additional information about the appearance of the potential second phase site; The applicant has committed to installing a mural on the west wall of Phase 1, should	Partially. The applicant should provide information on the appearance of the fence that would surround the Phase 2 site, and commit to providing pedestrian access

OP Comment	Applicant Response	Resolved?
	the project be constructed in phases.	around Phase 2 during the interim period.
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.	The applicant has provided wall section drawings and other images of the wall systems at Exhibit 22B, Sheets A26 – A30.	Partially. Given the large size of the building, and the risk that it could appear overly flat or monolithic, the applicant should continue to examine the provision of a greater depth of window reveal in the “Glass/Metal Window Wall” portion of the façade.
The design should include more private balconies.	At Exhibit 11, p. 2, the applicant states that they feel the provision of 87 private balconies, for 18% of the units, is sufficient.	No. A higher percentage of units should have 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.	Sheets H05 and H06 of Exhibit 22B contain additional renderings and a precedent photo of the eastern lobby.	Yes.
Clarify the nature of the potential “commercial” uses in the project.	At Exhibit 22, p. 4, the applicant has specified which use categories could be located in both the west wing of the historic school and the east side ground floor of the residential building.	Yes.
Provide additional details about the appearance of the ground floor units.	Exhibit 22B, at Sheets L09 – L12, contains additional information about the appearance of the ground floor units.	Partially. In order to ensure a residential appearance to the ground floor units, the applicant should commit to provide canopies over the entrances and lighting adjacent to the entrances.
Provide a percentage of the affordable units as affordable for the life of the project.	The applicant has committed to provide all affordable units for the life of the project.	Yes.

OP Comment	Applicant Response	Resolved?
Commit to matching the ratio of unit types for affordable units to the overall ratios for all units.	The table on p. 3 of Exhibit 22 indicates the ratios of affordable units would generally match the ratios of market rate units.	Partially. The ratio of affordable 3BRs is lower than the ratio of market rate 3BRs, which is not in keeping with the spirit of DCs affordable housing policies. The applicant should examine providing additional 3BR affordable units.
Examine a deeper affordability level for a portion of the affordable units.	The applicant examined different options for a mix of affordable units, but given the existing LDA felt that the prescribed unit mix was most appropriate.	Yes. While OP would normally expect an applicant for a modification to more closely match current IZ requirements, in this instance the Deputy Mayor for Planning and Economic Development concurred that the project was financially marginal, and that retaining the existing LDA would reduce the risk of the project not moving forward.
Provide three- and four-bedroom market rate and affordable units.	The applicant has committed to provide three 3BR or 2BR+den affordable units.	Partially. The applicant should examine providing additional 3BR units to match or exceed the ratio of market rate 3BR units.
Provide details of the benefits that would replace those specifically dealing with the Corcoran Gallery.	In lieu of the Corcoran-related benefits, the applicant has committed to provide free access to the museum for all District residents.	Yes.
Provide a complete list of both zoning and non-zoning/design flexibility.	Exhibit 22 provides lists of all requested flexibility.	Yes.
Commit to actual LEED Gold v4 certification.	The applicant now commits to achieve LEED Gold v4 for the residential building, and LEED Silver v4 for the historic building.	Yes.

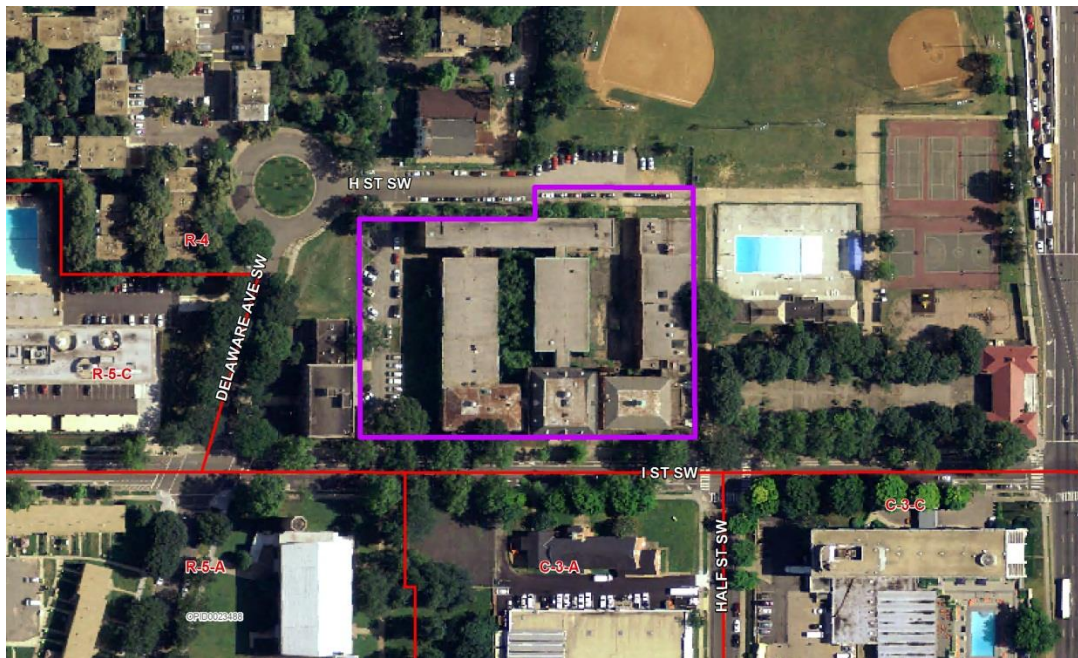
The following table summarizes the Commission’s comments from setdown and the applicant’s or OP’s responses.

Commission Comment	Applicant or OP Response
Is the turnaround on the Randall Recreation Center site approved?	At Exhibit 11, p. 6 the applicant states that the legislation authorizing disposition of the school also granted the City the ability to provide an access easement at the site under consideration for the turnaround. The applicant is working with the Public Space Committee on a final approval for the design and is scheduled to go before the PSC on March 22.
Design should include more balconies.	At Exhibit 11, p. 2, the applicant states that they feel the provision of 87 private balconies, for 18% of the units, is sufficient.
Increase the LEED level of the project to Gold.	The applicant now commits to achieve LEED Gold v4 for the residential building, and LEED Silver v4 for the historic building.
Examine the provision of solar panels.	The updated design includes about 3,000 square feet of solar panels, which are estimated to generate 1% of the building's energy demand.
Provide a deeper level of affordability, and 3 and 4BR units.	[Please see above responses to affordable housing questions.]
Would IZ be required in a modification of significance?	OP Response: In cases without a pre-existing LDA, OP would view the current IZ rules as governing the revised project. In this case, because there is an existing LDA, the affordability requirements of that agreement would be the minimum requirements for the project.
Who will be the museum operator?	The Rubell Family Collection would be the museum operator.
Would the courtyard be activated by arts and maker uses?	At Exhibit 22, p. 4, the applicant has specified which use categories could be located in the east side ground floor of the residential building. The use mix could include arts or arts-related uses.
What is the capacity of schools in the vicinity?	OP Response: While DCPS did not provide comments for this application, they referred OP staff to their Master Facilities Plan supplement, which includes data on school capacities, enrollment, and utilization. According to that document, the utilization rates for relevant schools are as follows: Amidon Elementary – 88%; Van Ness Elementary – 49%; Jefferson Middle School – 54%; and Eastern High School – 74%
Are any renovations planned at the Randall Recreation Center?	The applicant stated in Exhibit 11 that they are not aware of any pending renovations; DPR stated in an email to OP that no renovations are planned.

## 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 1<sup>st</sup> 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 has provided additional renderings indicating how the space could appear from the street. See Exhibit 22B, Sheets H05 and H06.

Since setdown, the applicant has also provided more details, including wall sections, of the window systems proposed for the project. See Sheets A27 and A28. The “Glass Window Wall” portion of the façade would be, as the name suggests, a highly planar surface with little relief. The “Glass/Metal Window Wall” portion of the façade would have more texture, with a total distance

from the metal panel façade to the window of 4.25 inches. Recent projects have provided a greater depth of reveal in order to provide greater visual interest in the façade. Given the large size of the building, and the risk that it could appear overly flat or monolithic, the applicant should continue to examine the provision of a greater depth of window reveal in the “Glass/Metal Window Wall” portion of the façade.

At the west wing of the historic building, the applicant requests flexibility to include uses from either the Office, Institutional and / or Arts/Design/Creation use categories. Similarly, on the east side ground floor of the residential building, the applicant requests flexibility to either include residential uses, or Retail; Service; Eating and Drinking Establishment; or Arts/Design/Creation use categories. OP supports the use flexibility in those locations.

The residential building would frame the courtyard behind the museum on three sides. 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. And while the record now includes some additional detail about the exterior courtyards of these units, the applicant should commit to provide canopies over the entrances to the units and lighting adjacent to the entrances. For the ground level entrances to be successful, they must truly appear residential and function as a traditional residential entrance.

### ***Phasing***

The application, like the previous approval, suggests a potential phasing of the project. OP does not object to constructing the project in phases, but the appearance of the interim condition should be further described. From Exhibit 22B, Sheet A41, it appears that the site of Phase 2 would remain vacant and simply present the top of the parking garage. The perimeter of Phase 2 would have a “Security Perimeter Fence”; The applicant should provide more details about the appearance of that fence. The applicant has committed to installing a mural on the side wall of Phase 1, and a precedent photo of a mural can be seen on Sheet A42. The applicant should also commit to providing pedestrian access around Phase 2 so that residents can access the rear entrances on foot, and so the public can access the adjacent park via H Street.

### ***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). Since the time of setdown, the applicant has examined, at OP’s request, the potential for providing affordable units at lower MFI levels, but concluded that they would continue to meet the requirements of the land disposition agreement. The applicant has, however, committed to maintain the affordability for the life of the project. The applicant will also provide some 3 BR market and affordable units. But according to the table on page 3 of Exhibit 22, the ratio of affordable 3 BR units to all affordable units is lower than the ratio of market 3 BR units to all market units. Therefore, in order to fully meet the spirit of the District’s affordable housing policies, the number of affordable 3 BR units should be increased.

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

<b>Residential Unit Type</b>	<b>Residential GFA</b>	<b>Percentage of Total</b>	<b>Approximate No. of Units</b>	<b>Affordable Control Period</b>	<b>Affordable Unit Type</b>
Total	441,110	100%	489		
Market Rate	352,888*	80%	390**		
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%	99**	Perpetuity	Rental or Condo

\* Estimated by OP

\*\* Exhibit 22, p. 3

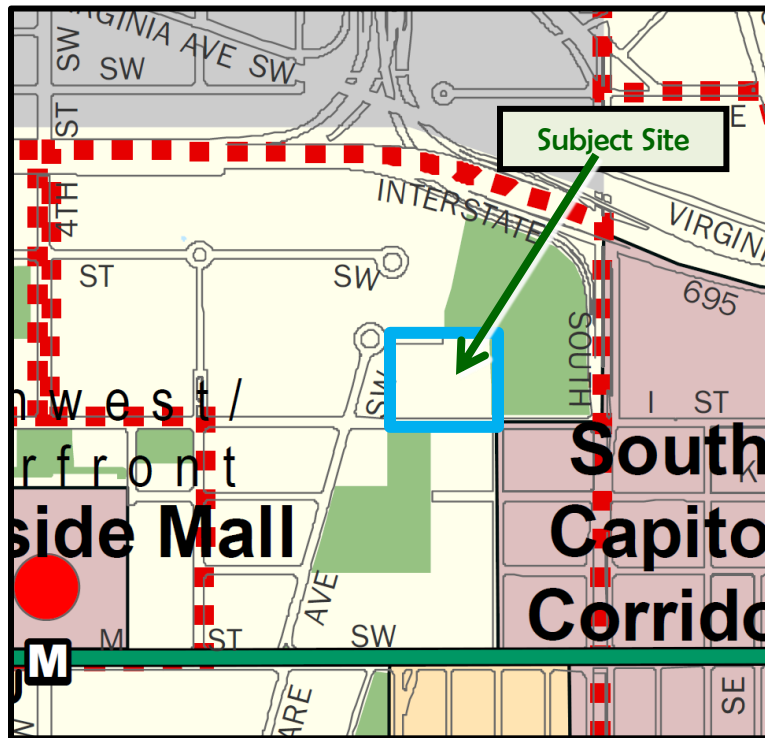
## **VII. COMPREHENSIVE PLAN POLICIES**

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**

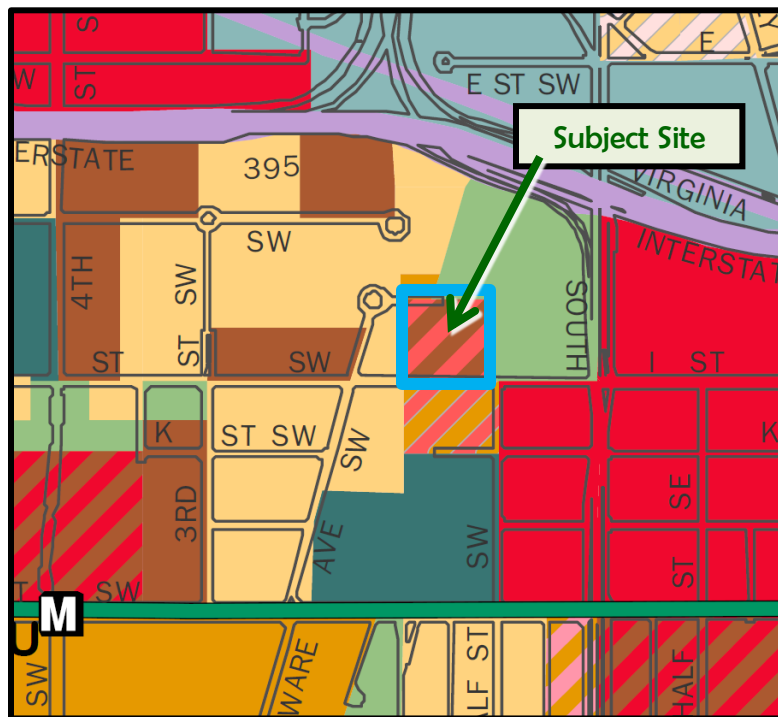
The Generalized Policy Map designates this area as a Neighborhood Conservation Area. These areas are primarily residential in character and have very little vacant or underutilized land. But where redevelopment opportunities exist, new projects should consist of infill housing, public facilities and 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.





**LEGEND**

- Neighborhood Conservation Areas
- Neighborhood Enhancement Areas
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers
- Multi-Neighborhood Centers
- Regional Centers
- Central Employment Area
- Federal Lands
- Central Washington
- Institutional Uses
- Parks - Federal and District-owned



**LEGEND**

- Residential Land Use Categories*
- Low Density
  - Moderate Density
  - Medium Density
  - High Density
- Commercial Land Use Categories*
- Low Density
  - Moderate Density
  - Medium Density
  - High Density
  - Production, Dist. and Repair
- Public and Institutional Land Use Categories*
- Federal
  - Local Public Facilities
  - Institutional
  - Parks, Rec. and Open Space

## **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 would require no areas of zoning flexibility.

The applicant proposes a number of areas of use flexibility (as described above), design flexibility and phasing flexibility. Please refer to Exhibit 22, pp. 4-6. OP generally does not object to these areas of flexibility, but will coordinate with OAG to ensure that the flexibility provides enough certainty to the Commission that the design it approves is what will be built.

## **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 modification to an approved consolidated PUD with 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).

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). OP continues to conclude that the project would not have an unacceptable impact on city services, since the development program remains virtually unchanged since the previous approval.

## **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. Benefits associated with the Corcoran Gallery, which no longer exists, are of course no longer possible. Instead, the applicant has committed that the museum would be free to all District residents. OP supports this replacement benefit as equivalent to the lost benefits.

The following table is a summary of the benefits proposed by the applicant. OP finds that the benefits remain equivalent to, or are superior to, the benefits approved in the original PUD.

Applicant’s Benefit or Amenity	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, including the 3BR units, 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 has increased their LEED commitment to Gold for the residential building and Silver for the historic building, both under LEED v4. At Exhibit 11, p. 5, the applicant confirmed that both would achieve actual certification.
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 has provided more detail about the courtyard, and has stated that its nominal hours open to the public would be 8:00 AM to 5:00 PM. The applicant has stated to OP that after hours the courtyard could potentially be used for either museum-related events, residential-building events and/or events open to the general public.
6. Transportation Infrastructure X § 305.5(o)	The applicant would construct a turnaround adjacent to the site on the recreation center property. It would provide a drop off location for both the museum and the recreation center.
7. 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. To replace the Corcoran-specific benefits, the applicant has committed to provide free access to the museum for all District residents.

## **XII. AGENCY COMMENTS**

As of this writing OP has not received comments from any referral agency. The Metropolitan Police Department (MPD) submitted comments directly to the record at Exhibit 19.

## **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.