

Response to Limited Scope Issues: Issue No. 1

- Development on the PUD site is medium- to moderate-density.
- Project density (excluding private ROWs): 2.36 FAR (1.31 FAR nonresidential)

	Matter-of-right Overall FAR	Matter-of-right Maximum Commercial FAR	PUD Overall FAR	PUD Maximum Commercial FAR
Medium Density Residential				
R-5-B	1.8	N/A	3.0	N/A
R-5-C	3.0	N/A	4.0	N/A
Moderate Density Commercial				
C-2-A	2.5	1.5	3.0	2.0
C-2-B	3.5	1.5	6.0	2.0
C-3-A	4.0	2.5	4.5	3.0



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- “Where development takes place, it should consist of moderate- to medium-density housing, retail, and other compatible uses...” (10-A DCMR § 2016.9) (emphasis added).
- Parcels 1 – 5 density (excluding private ROWs): 4.4 FAR (2.4 FAR nonresidential)

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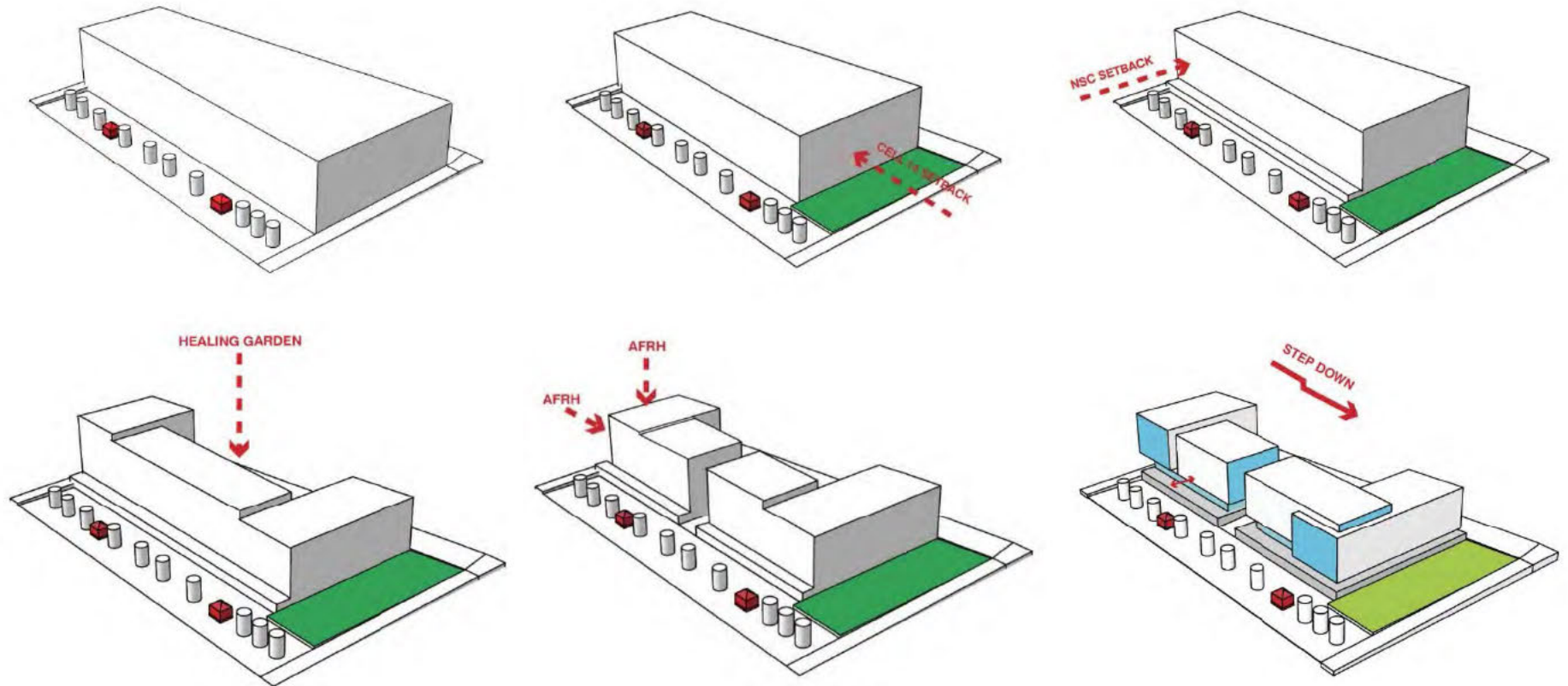


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Several Master Plan Alternatives Considered

Response to Limited Scope Issues: Issue No. 1



Several Reductions Made to Parcel 1

Response to Limited Scope Issues: Issue No. 1

- Clustering of development and flexibility for additional height on Parcel 1 permitted by Comprehensive Plan and Zoning Regulations
- PUD Regulations (ZR58)
 - “The floor area ratio of all buildings shall not exceed the aggregate of the floor area ratios as permitted in the several zone districts included within the project area...” (11 DCMR § 2405.2) (emphasis added)
- Comprehensive Plan
 - “The densities within any given area on the Future Land Use Map reflect all contiguous properties on a block—there may be individual buildings that are higher or lower than these ranges within each area.” (10-A DCMR § 226) (emphasis added)



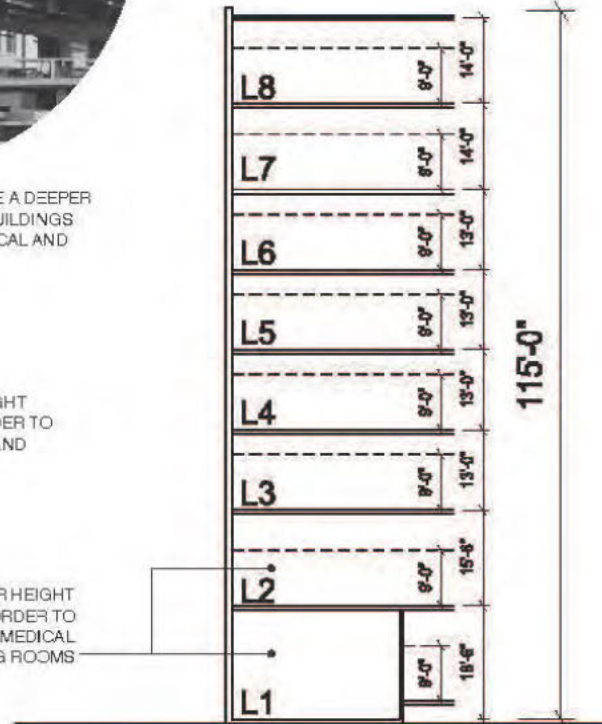
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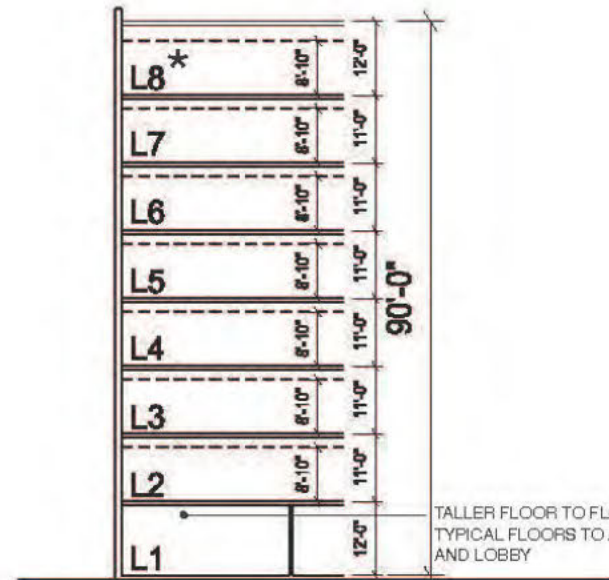
HEALTH CARE FACILITIES REQUIRE A DEEPER PLENUM THAN TYPICAL OFFICE BUILDINGS IN ORDER TO ACCOMMODATE MEDICAL AND MECHANICAL EQUIPMENT.

* TALLER FLOOR TO FLOOR HEIGHT THAN TYPICAL FLOORS IN ORDER TO ACCOMMODATE ROOF DRAINS AND MECHANICAL TRANSFERS

TALLER FLOOR TO FLOOR HEIGHT THAN TYPICAL FLOORS IN ORDER TO ACCOMMODATE POSSIBLE MEDICAL EQUIPMENT, INCLUDING OPERATING ROOMS



**8 STORY HEALTH CARE FACILITY
(AS PROPOSED)**



**8 STORY DC OFFICE BUILDING
(FOR COMPARISON PURPOSES ONLY)**

TALLER FLOOR TO FLOOR HEIGHT THAN TYPICAL FLOORS TO ACCOMMODATE RETAIL AND LOBBY

Response to Limited Scope Issues: Issue No. 1

- **Reduction of open space**
 - LU-1.2.1: Reuse of Large Publicly-Owned Sites
 - PROS-1.4.3: Parks on Large Sites
 - MC-2.6.1: Open Space on McMillan Reservoir Site
- **Reduction of residential**
 - H-1.1.7: New Neighborhoods
 - H-1.2.4: Housing Affordability on Publicly Owned Sites
 - H-1.3.1: Housing for Families
 - H-4.1.1: Integration of Special Needs Housing
 - MC-1.1.7: Protection of Affordable Housing
- **Reduction of health care**
 - ED-1.1.1: Core Industries
 - ED-1.1.5: Use of Large Sites
 - CSF-2.1.1: Primary and Emergency Care
- **Reduction of retail**
 - ED-2.2.1: Expanding the Retail Sector
 - ED-2.2.3: Neighborhood Shopping
 - ED-2.2.6: Grocery Stores and Supermarkets
- **Other impacts on historic features, views, and on surrounding neighborhood**



Response to Limited Scope Issues: Issue No. 1

- Comprehensive Plan provides guidance on balancing/weighing competing priorities
- Implementation Element
 - *Policy IM-1.3.4: Interpretation of the District Elements*
 - “Recognize the overlapping nature of the Comprehensive Plan elements as they are interpreted and applied. An element may be tempered by one or more of the other elements. As noted at Section 300.2, since the Land Use Element integrates the policies of all other District elements, it should be given greater weight than the other elements.” (10-A DCMR § 2504.6) (emphasis added)



- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas large from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Residential**
Defines neighborhoods of areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- Parks, Recreation, and Open Space**
Includes the Federal and District park systems, including the National Parks, the circles and squares of the U.S. Capitol city and District neighborhoods, the National Mall, settings for significant commemorative works, certain Federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Calverton and Meddian Reservoirs, and open space along highways such as Sully and Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation).

Response to Limited Scope Issues: Issue No. 1

- Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984 (D.C. Law 5-187)
 - The Land Use Element does not identify or fix every use, height, and density on every block in the District. The text and the maps construct a guiding framework within which public and private land use and zoning decisions are to be made.
- Committee of the Whole Report on D.C. Law 5-187
 - “The generalized land use maps should not be confused with the District’s zoning maps....The categories and classifications...are not directly comparable to zoning districts” (emphasis added)



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Response to Limited Scope Issues: Issue No. 1

- Guidelines for Using the Generalized Policy Map and the Future Land Use Map (10-A § DCMR 226)
 - “The Future Land Use Map is not a zoning map. Whereas zoning maps are parcel-specific...the Future Land Use Map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards. By definition, the Map is to be interpreted broadly.” (emphasis added)
 - “The densities within any given area on the Future Land Use Map reflect all contiguous properties on a block—there may be individual buildings that are higher or lower than these ranges within each area. ...It should be noted that the granting of density bonuses (for example, through Planned Unit Developments) may result in heights that exceed the typical ranges cited here.” (emphasis added)



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Response to Limited Scope Issues: Issue No. 2

- ...even if a proposal conflicts with one of more individual policies associated with the Comprehensive Plan, this does not, in and of itself, preclude the Commission from concluding that the action would be consistent with the Comprehensive Plan as a whole.



Response to Limited Scope Issues: Issue No. 2

- “Where development takes place, it **should** consist of moderate- to medium-density housing, retail, and other compatible uses...” (10-A DCMR § 2016.9) (emphasis added).
- Parcels 1 – 5 density (excluding private ROWs): 4.4 FAR (2.4 FAR nonresidential)

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Response to Limited Scope Issues: Issue No. 2

- All 24 existing above ground historic structures along the North and South Service Courts preserved.
- Cell 14 and portion of Cell 28 preserved
- Elevated plinth preserved
- Olmsted Walk reestablished
- Views across southern 1/3 of the Site preserved
- Visual connections between North and South Service Courts and along Olmsted Walk maintained



Response to Limited Scope Issues: Issue No. 2

- New east-west connections closely replicate the street pattern proposed for the Site prior to construction of the filtration plant.



Plat of C.W. Dobbins Addition to City of Washington, DC (1899)

Existing Plan (2013)

Proposed Plan

Response to Limited Scope Issues: Issue No. 2

- New connections integrate Site into the city fabric
- Building scale and design responds to surrounding context
- Large contiguous park and low-scale recreation center at southern end of the Site
- Density and height clustered near more intensive development to the north

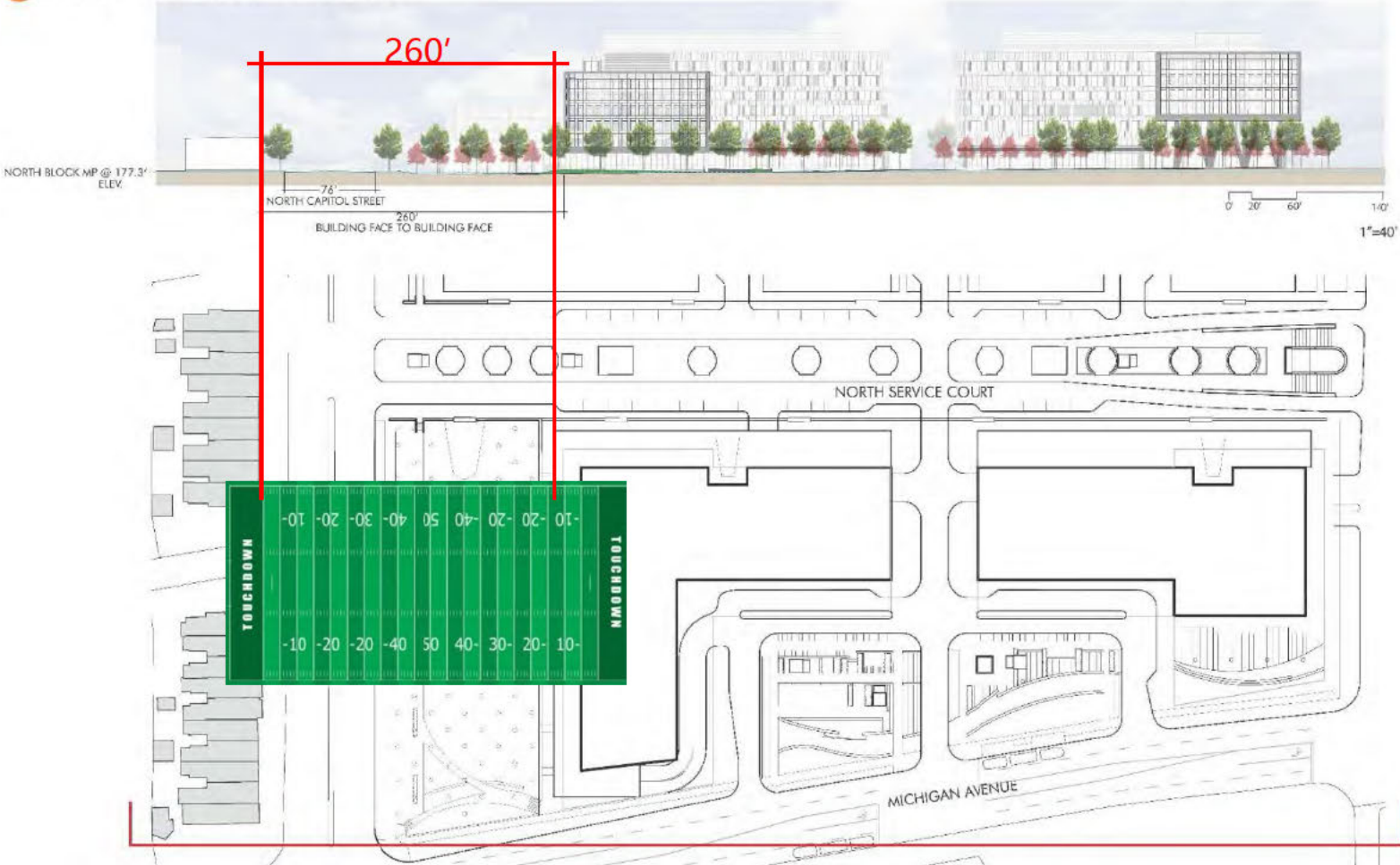


Response to Limited Scope Issues: Issue No. 2

SITE SECTIONS

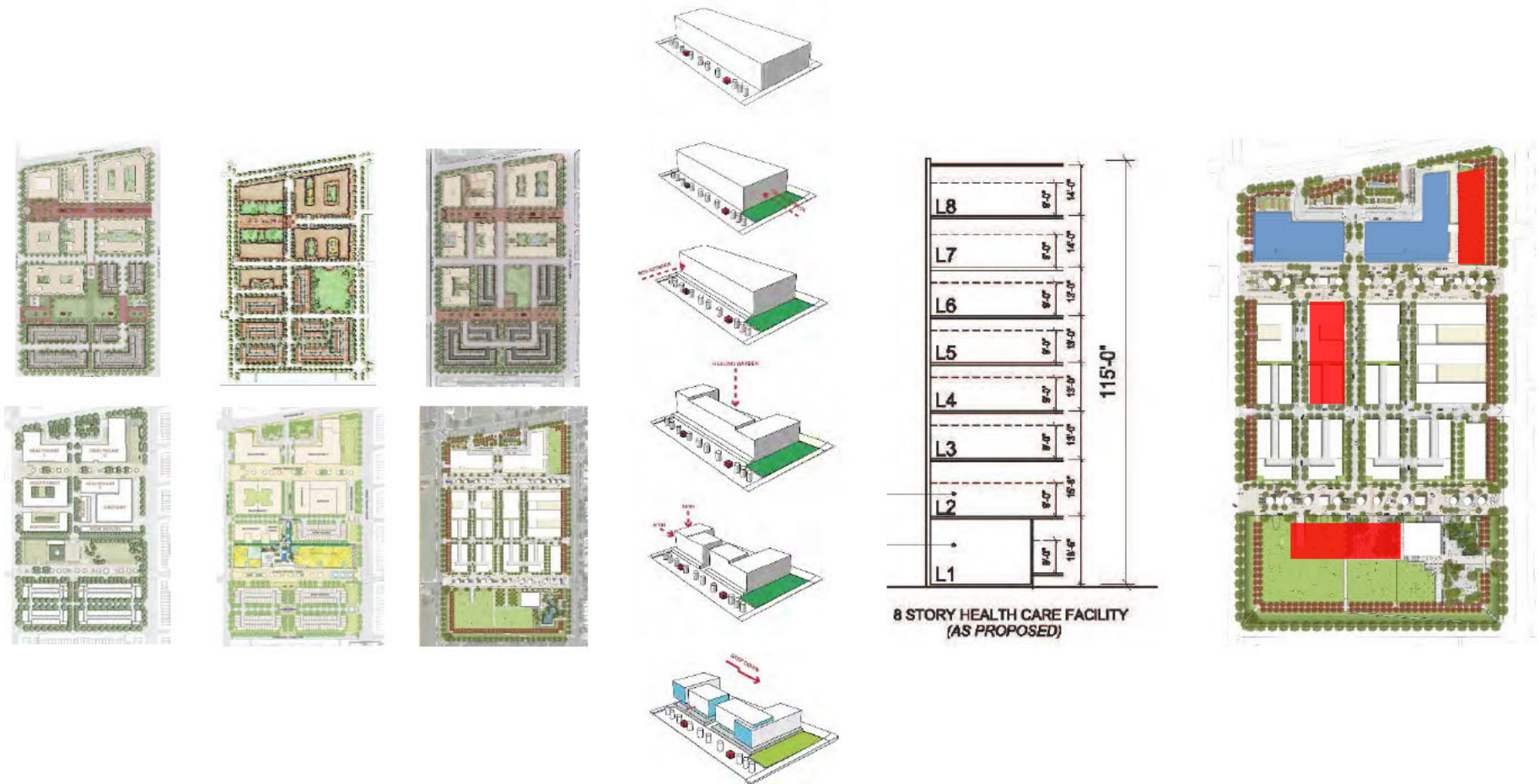


① MICHIGAN AVENUE FACING SOUTH



Response to Limited Scope Issues: Issue No. 3

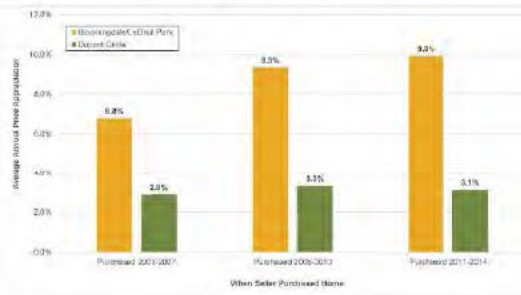
- Design of the building on Parcel 1 is the only feasible alternative that allows retention of a substantial part of the Site as open space and make the Site usable for recreational purposes.



- PUD Evaluation Standards (11 DCMR § 2403 (ZR58))
 - Impacts of the Project shall be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.
 - Project shall be not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the Site.
 - In the context of the Comprehensive Plan, the public benefits and project amenities of the Project shall be evaluated.

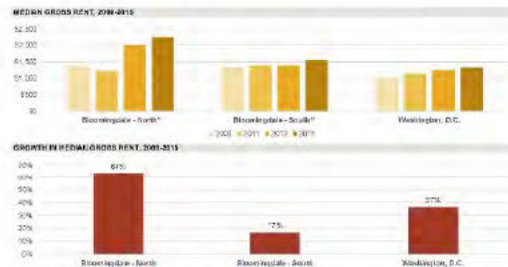
Response to Limited Scope Issues: Issue No. 4 & 5

ANNUAL PRICE APPRECIATION SINCE SELLER PURCHASED HOME
BLOOMINGDALE/DUPONT PARK VERSUS DUPONT CIRCLE
2016 ROWHOMES SALES



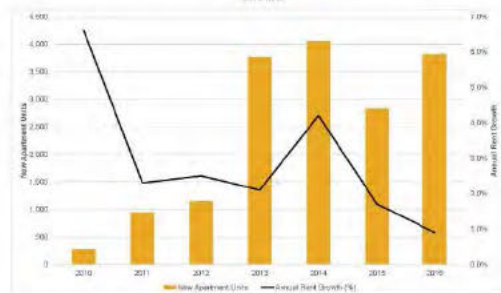
SOURCE: Redfin, Zillow, RCLCO

MONTHLY GROSS RENT OVER TIME
BLOOMINGDALE CENSTRACTS VERSUS WASHINGTON, D.C., OVERALL
2009-2015 5-YEAR AMERICAN COMMUNITY SURVEY ESTIMATES



* Census tract CT 01
** Census tract 55 02
SOURCE: American Community Survey 5-Year Estimates for 2009, 2011, 2013, and 2015; RCLCO

POST-RECESSION CLASS A APARTMENT DELIVERIES AND RENT GROWTH
WASHINGTON, DC
2010-2016



Note: Rent growth is calculated net of any rent concessions
SOURCE: Colliers, RCLCO

- Will not significantly add to increase in land values that is already occurring
- Will help mitigate destabilization of land values
- Will not cause significant displacement of neighboring residents
- Will contribute to mitigating displacement by providing additional housing.
- Jobs and job training will be a potential source of new or increased income.

Response to Limited Scope Issues: Issue No. 4 & 5

- How the Commission helps address destabilization of land values and displacement:
 - Inclusionary Zoning (IZ)
 - Accessory dwelling units
 - Housing Linkage & Housing Trust Fund Contributions
 - PUD benefits
- Other DC Real Property Tax Relief, Tax Credits, and Housing Assistance Programs
 - Housing linkage – DC Council
 - Affordable housing requirements for public land disposal – DC Council
 - Homestead and Senior Citizen Deduction - OTR
 - Senior Citizen or Disabled Tax Relief Program - OTR
 - Property Assessment Cap Credits - OTR
 - Lower Income Homeownership Tax Abatements – OTR
 - Lower Income, Long-term Homeowners Tax Credits - OTR
 - Low-income or Low-income Senior Citizen Property Tax Deferral - OTR
 - Local Rent Supplement Program – DHCD
 - Housing Production Trust Fund - DHCD
 - Tenant Opportunity to Purchase Act (TOPA) - DHCD
 - Home Purchase Assistance Program (HPAP) – DHCD
 - Housing Choice Voucher Program DCHA

Response to Limited Scope Issues: Issue No. 4 & 5

- “In deciding a PUD application, the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” (11 DCMR § 2403.8 (ZR58))



GROWING AN INCLUSIVE CITY,
FROM VISION TO REALITY

THE COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL: DISTRICT ELEMENTS

SECTION 5010 OF BILL 18-876
ENROLLED ORIGINAL
ADOPTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA
DECEMBER 19, 2016

10 DCMR · PART 1
DC OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES
ADRIAN H. FENTY, MAYOR · OCTOBER 2007 · LASHANDA J. HOLLOWAY, DIRECTOR

\$1.2 BILLION in NEW TAX REVENUES over 30 years	20% of ALL HOMES affordable for families making 50-80% of the Area Median Income	\$720 million project 90% private funds 10% public funds
12 acres of new, public, OPEN & GREEN SPACE	3,200 permanent JOBS	3,000 new CONSTRUCTION JOBS
35% local contracting opportunities required to go to certified local, small & disadvantaged businesses	MORE THAN 50% of all new hires must be DC RESIDENTS	FULL SERVICE GROCERY plus 10 MORE retailers & restaurants
17,000 square foot COMMUNITY CENTER with 75m pool	24 all historic buildings & 2 underground cells PRESERVED	8 acre PARK
Economic & Workforce Development \$1.425M	Public Programming \$750K	Interim Shuttle \$1.75M
Neighborhood Beautification \$650K	Education Funds \$425K	



 **McMILLAN**