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REPORT TO THE ZONING COMMISSION

CASE NO. 13-14
MCMILLAN SAND FILTRATION SITE

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MAY 1, 2014

- I. Introduction
- II. Nature of application:
 - A. Preliminary review of planned unit development (entire site)
 - B. Consolidated review of planned unit development (Parcels 1, 4, 5, 6 and 7)
 - C. Map amendments: from unzoned to C-3-C and CR
- III. Site location: bounded by North Capitol, 1st and Channing Streets and Michigan Avenue , NW
- IV. Site description
 - A. Former use as a sand filtration facility for the McMillan Reservoir
 - 1. Below ground filtration chambers
 - 2. Two service courts including storage bins, regulator houses and sand washers
 - 3. Flat grassy planes over the roofs of the below grade cells with a tree-lined walkway around the perimeter
 - 4. Change in grade creates a raised platform separated from surrounding streets
 - B. Site area:
 - 1. Total land area of 1,075,356 square feet
 - 2. Net land area (after subtracting private streets): 878,330 square feet

- C. Overall dimensions:
 - 1. North to south: approximately 1,400 feet
 - 2. East to west: approximately 775 feet
- D. Abutting streets:
 - 1. North Capitol Street: 130 feet wide
 - 2. Michigan Avenue: 90 feet wide
 - 3. 1st Street: 90 feet wide
 - 4. Channing Street: 90 feet wide
- V. Description of the surrounding area
 - A. General area: Mid City/Bloomington area
 - B. To the north: institutional uses including the Veterans Affairs Medical Center, the Washington Hospital Center, the Children's National Medical Center and the Armed Forces Retirement Home
 - C. To the northeast:
 - 1. Park Place residential development
 - 2. Further to the northeast:
 - a. Parking lot at the corner of Michigan Avenue and Irving Street, NE
 - b. National Shrine of the Immaculate Conception at the corner of Michigan Avenue and Harewood Road
 - c. Campuses of Catholic University and Trinity Washington University
 - D. To the east:
 - 1. Stronghold neighborhood (row dwellings)
 - 2. Glenwood Cemetery

E. To the south:

1. Bloomingdale neighborhood (moderate density row structures)
2. Prospect Hill Cemetery east of North Capitol Street

F. To the west:

3. McMillan Reservoir
4. Campus of Howard University

VI. Zoning

A. Subject site

1. Existing zoning: unzoned (Federal property)
2. Proposed zoning
 - a. CR (for area south of the North Service Court)
 - (1) Mixture of residential, office, retail, recreational, light industrial and other miscellaneous uses (§§601-618)
 - (2) Maximum height: 90 feet (§630)
 - (3) Maximum FAR: 6.0, of which not more than 3.0 may be used for other than residential purposes (§631)
 - (4) Public space at ground level: area equal to at least 10% of lot area (§633)
 - (5) Maximum percentage of lot occupancy: 75% (§634)
 - (6) Minimum rear yard for a residential building: 3 inches per foot of vertical distance from the horizontal plane upon which residential use begins to the highest point of the main roof but not less than 12 feet (§636)
 - (7) Side yards: not required (§637)

- (8) Off-street parking:
 - (a) For office use: 1 space for each 1,800 square feet of gross floor area in excess of 2,000 square feet of gross floor area
 - (b) For retail use: 1 space for 750 square feet in excess of 3,000 square feet of gross floor area
 - (c) For apartments: 1 space for each 3 dwelling units
- (9) PUD guidelines
 - (a) Height: 110 feet
 - (b) FAR: 8.0, of which no more than 4.0 may be used for other than residential purposes
 - (c) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
 - (d) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

b. C-3-C (for area north of the North Service Court)

- (1) General commercial district permitting almost all retail, service and office uses, as well as hotel, residential and institutional uses
- (2) Maximum height: 90 feet
- (3) Maximum FAR: 6.5
- (4) Maximum percentage of lot occupancy for residential building: 100%
- (5) Minimum rear yard: 2½ inches per foot of height at the rear
- (6) Side yard: not required

- (7) Minimum required parking
 - (a) For office use: 1 space for each 1,800 square feet of gross floor area in excess of 2,000 square feet of gross floor area
 - (b) For retail use: 1 space for 750 square feet in excess of 3,000 square feet of gross floor area
 - (c) For apartments: 1 space for each 4 dwelling units
- (8) PUD guidelines for C-3-C
 - (a) Height: 130 feet
 - (b) FAR: 8.0
 - (c) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
 - (d) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

B. Zoning of the area

- 1. R-5-B west of the McMillan Reservoir for the Howard University campus
- 2. R-4 for the residential area south of Channing Street
- 3. R-3 for the residential area east of North Capitol Street and south of Michigan Avenue
- 4. R-5-A for the residential development east of North Capitol Street and north of Michigan Avenue
- 5. SP-1 and SP-2 for the Washington Hospital Center campus between Michigan Avenue and Irving Street
- 6. SP-2 for the Children's Hospital site north of Michigan Avenue
- 7. Unzoned Federal Properties - McMillan Reservoir, the Veterans Affairs Medical Center and the Armed Forces Retirement Home

C. History

1. Subject property: unzoned in 1958 (no change)
2. Surrounding area
 - a) Base zoning remained essentially unchanged since 1958
 - b) Planned unit developments in the area:
 - (1) Consolidated PUD and map amendment from R-3 to R-5-A for a 100 unit residential project at the corner of Franklin Street and Lincoln Road, N.E. (Case No. 80-17C, Order No. 346, July 9, 1981)
 - (2) Preliminary and final PUD, modifications thereto and map amendment from R-5-A to SP-2 for Children's Hospital (Case No. 70-3, Order No. 14, April 23, 1970; Case No. 88-34M, Order No. 619, July 10, 1989; Case No. 88-34A, Order No. 619-A, October 16, 2006)
 - (3) Preliminary and final PUD and map amendment from R-5-A to SP-1 and SP-2 for the Washington Hospital Center (Case No. 00-02, Order No. 969, October 17, 2002; Case No. 02-43, Order No. 02-43, February 24, 2003; Case No. 04-17, Order No. 04-17, June 14, 2004; Case No. 04-17A, Order No. 04-17A, October 24, 2005)

VII. Description of the proposed project

- A. Site divided into five parcels separated by the North and South Service Courts and a private street to be designated as Evarts Street and three new north-south private streets designated as One-Quarter, Half and Three-Quarters Streets (see Sheets 14 and 15 of the Stage One plans)
 1. Parcel 1
 - a) Bounded by North Capitol and 1st Streets, Michigan Avenue and the North Service Court
 - b) High rise buildings devoted to medical offices of approximately 860,000 square feet
 - c) Ground floor retail of approximately 15,000 square feet

- d) Associated open spaces, including Healing Gardens on the south side of Michigan Avenue and Cell 14 on the west side of North Capitol Street
2. Parcel 2
- a) On the south side of the North Service Court between Half and 1st Streets
 - b) 2 apartment buildings with approximately 250 rental units
 - c) Ground floor retail of approximately 23,000 square feet of gross floor area
3. Parcel 3
- a) On the south side of the North Service Court between One-Quarter and Half Streets
 - b) Health care facility of approximately 170,000 square feet of gross floor area
 - c) Ground floor retail of approximately 3,000 square feet of gross floor area
4. Parcel 4
- a) On the south side of the North Service Court between North Capitol and One-Quarter Streets
 - b) Apartment house of 278 units, including 85 senior units
 - c) Ground floor retail (grocery store) of approximately 53,000 square feet of gross floor area
5. Parcel 5
- a) On the north and south sides of Evarts Street and the north side of the South Service Court between North Capitol and 1st Streets
 - b) 146 rowhouses for sale

6. Parcel 6
 - a) Bounded by North Capitol, 1st and Channing Streets and the South Service Court
 - b) Community center (17,500 square feet) and park
7. Overall parameters:
 - a) Gross floor area:
 - (1) Office - total of approximately 1,030,000 million square feet
 - (2) Retail and service: total of approximately 94,170 square feet
 - (3) Residential - total of 924,583 square feet
 - (4) Community center - approximately 17,500 square feet
 - (5) Miscellaneous historic structures (sand bin retail) - approximately 8,100 square feet
 - (6) Overall maximum: 2,074,353 square feet
8. Height: ranges from 25 feet up to 130 feet
9. Floor area ratio:
 - a) 1.93 (based on total land area)
 - b) 2.36 (based on land area net of streets)
10. Green area ratio (see Sheets 38 - 44 of the Stage One Plans): overall 0.254 on the total land area
11. Lot occupancy:
 - a) 38.29% (based on total land area)
 - b) 46.88% (based on net land area)
12. Open spaces/gathering places (see Sheet 50 of the Phase One plans)
 - a) The Park

- b) Linear rain gardens
- c) Preserved Cell 14
- d) Healing Gardens
- 13. Total parking provided: 2,999 spaces
- 14. Total bicycle parking provided: 568 spaces
- 15. Loading:
 - a) 55 foot berths: 2
 - b) 40 foot berth: 1
 - c) 30 foot berths: 8
 - d) Service/delivery loading spaces: 7
- 16. Phasing
 - a) Phase 1 - Parcels 1, 4, 5, 6 and 7
 - (1) Parcel 1 - estimated late 2017
 - (2) Parcel 4 - estimated 2017
 - (3) Parcel 5 - estimated 2017
 - b) Phase 2 - Parcels 2 and 3 (requires further Final PUD application) estimated 2018
- B. Comparison to matter-of-right and PUD standards for CR/C-3-C
 - 1. Uses: office, retail and service, residential and community center all permitted as a matter-of-right
 - 2. Height:
 - a) Matter-of-right: 90 feet
 - b) PUD guideline:
 - (1) CR: 110 feet

- (2) C-3-C: 130 feet
- c) Proposed:
 - (1) CR: up to 110 feet
 - (2) C-3-C: up to 130 feet
 - (3) 130 foot height proposed only on northwest corner of property
 - (4) More than 60% of site has height at or under 43 feet
- 3. FAR:
 - a) CR:
 - (1) Matter-of-right: 6.0 of which no more than 3.0 may be devoted to nonresidential uses
 - (2) PUD guideline: 8.0 of which no more than 4.0 may be devoted to nonresidential uses
 - (3) Proposed:
 - (a) 1.39 overall on total land area
 - (b) 1.67 overall on net land area
 - b) C-3-C:
 - (1) Matter-of-right: 6.5
 - (2) PUD guideline: 8.0
 - (3) Proposed:
 - (a) 4.08 overall on total land area
 - (b) 5.52 overall on net land area
- 4. Proposed total gross floor area:
 - a) 2,074,353 square feet (1.93 FAR on total land area and 2.36 FAR on net land area)

- b) 4,485,061 square feet less than permitted as a matter-of-right under the proposed zoning on total land area
- c) 3,274,901 square feet less than permitted as a matter-of-right under the proposed zoning on net land area

VIII. Compliance with PUD evaluation standards of §2403

- A. Impact of project shall be favorable, capable of being mitigated or acceptable (§2403.3)
 - 1. Project establishes a new moderate-medium density mixed-use development on an unused site designated as a land use change area under the Comprehensive Plan
 - 2. Site plan concepts attach site to surrounding area
 - 3. Highest density, more active portion of development is located on the north side of the site, across from high rise medical institutional uses
 - 4. Lower density and lower activity area is located on the south and east sides of the site, closer to the residential neighborhoods
 - 5. Traffic will have no unmanageable impact on levels of service at build-out, per report by Gorove|Slade
- B. Project is not inconsistent with the Comprehensive Plan (§2403.4): see section IX, below
- C. Commission shall “judge, balance, and reconcile the relative value of project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects” (§2403.8)
- D. Public benefits and project amenities
 - 1. Urban Design, Architecture, Site Planning, Landscaping, and Open Space
 - a) New network of blocks, streets and alleys that permeate the site.
 - b) Comprehensive mixed use, mixed-income development
 - (1) Medical office
 - (2) Residential

- (3) Retail/grocery store
 - (4) Community center
 - c) Connects site to adjacent residential areas
 - d) Substantial public open space:
 - (1) More than 60% of the total site is not occupied by buildings
 - (2) 5.8 acre park and community center
- 2. Public Infrastructure
 - a) Project site work
 - b) Restoration of Cell 14
 - c) Community center and park
 - d) All streets, alleys, sidewalks, bike paths
 - e) Olmsted Walk and berm
 - f) All related utilities and landscaping, trees
 - g) All related streetscape improvements and street furniture, including lighting, benches, trash receptacles, bicycle racks
- 3. Uses of special benefit
 - a) Retail/grocery store
 - (1) Total retail of approximately 97,770 square feet
 - (2) Includes potential grocery store of approximately 52,920 square feet
 - b) Community center - 17,500 square feet
- 4. Housing and Affordable Housing
 - a) 674 units of new housing, in single family and apartment houses, for both rental and ownership opportunities
 - b) Workforce housing - 400 units ??

- c) 85 senior apartment units @ 50% to 60% of AMI
- d) 25 apartments @ 80% of AMI
- e) 18 rowhouses @ 80% of AMI
- f) 19% of total number of units and 15% of the gross floor area will be affordable at the levels specified
- g) 66,935 square feet countable towards IZ
- h) Additional 67,775 square feet devoted to senior housing

5. CBE Participation

- a) CBE agreement
- b) 25% development participation by a CBE

6. Training and Employment Opportunities

- a) First Source Employment Agreement with DOES
- b) Creation of approximately 3,000 new jobs during construction
- c) Approximately 3,200 permanent jobs

7. Environmental Benefits

- a) Minimum LEED-NC (new construction) certification
- b) LEED Silver level certification or higher for individual buildings
- c) GAR of 0.254, in excess of the minimum required of 0.2
- d) Improvement to storm water management conditions in the area

8. Historic preservation

- a) All regulator houses and sand bins are being preserved, as well as at least 1 sand washer, majority of service court walls and portals
- b) Cell 14 being preserved
- c) Cell 28 adjacent to the South Service Court incorporated into park design

- d) Restoring Olmsted Walk
- e) Signage program on-site to identify historic resources
- f) Consistent with approvals from Historic Preservation Review Board

9. Community benefits

- a) \$250,000 for scholarships for community residents
- b) \$50,000 to DC Public Schools for programs at Dunbar and McKinley Technical High schools
- c) \$150,000 to facilitate business start-ups in the project
- d) 1,800 square feet of community event space in one of the medical office buildings or the mixed use building (Parcel 4)
- e) \$150,000 for neighborhood beautification projects in surrounding communities

balanced against

E. Development incentives:

- 1. Gross floor area - well below CR/C-3-C matter-of-right
- 2. Increase in height permitted as a matter-of-right for portion of the site:
 - a) C-3-C: 90 feet to 110 and 130 feet for Parcel 1
 - b) CR: 90 feet to 110 feet for Parcels 2 and 3

F. Areas of flexibility:

- 1. Roof structure requirements for Parcel 4:
 - a) Setback:
 - (1) Required: 18 feet, 6 inches
 - (2) Proposed: 12 feet, 7 inches and 13 feet, 8 inches
 - (3) Located on interior court walls

- b) Number of roof structures: 2 (one for each core, but the core for the senior wing contains only a stair and not an elevator)
2. Rear yards for rowhouses on Parcel 5
- a) Required: minimum of 12 feet
 - b) Provided: 9 feet clear of decks at the rear
 - c) If measured from the wall of the house, space would be 12 feet
3. Open court width for group of rowhouses designated as Building 9 on Parcel 5
- a) Required: minimum of 12 feet
 - b) Provided 9.5 feet
 - c) Same configuration as Buildings 12 and 15, but width is measured parallel to 1st Street rather than parallel to front of building
4. Loading berths
- a) Total required overall:
 - (1) 3 berths @ 55 feet deep
 - (2) 8 berths @ 30 feet deep
 - (3) 6 service/delivery spaces @ 20 feet deep
 - b) Provided:
 - (1) 2 berths @ 55 feet deep
 - (2) 40 foot 1 berth @ 40 feet deep
 - (3) 8 berths @ 30 feet deep
 - (4) 7 service/delivery spaces @ 20 feet
 - c) Relief required for 1 berth @ 40 feet instead of 55 feet and for distribution around the site

5. Inclusionary zoning
 - a) Required: 8% of residential gross floor area (excluding senior housing) = 68,545 square feet
 - b) Proposed:
 - (1) 25 units in Parcel 2 (10% of total) = 31,170 square feet
 - (2) 18 rowhouses = 35,765 square feet
 - (3) Total = 66,935 square feet
 - c) Also providing 67,775 square feet of senior housing (not technically counted as part of IZ)

IX. Consistency with the Comprehensive Plan - District Elements

A. Framework element – guiding principles

1. Managing growth and change
 - a) "Change in the District 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)
 - b) "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)
 - c) "The District needs both residential and non-residential growth to survive. Non-residential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income." (§217.4)
 - d) "Much of the growth that is forecast during the next 20 years is expected to occur on large sites that are currently isolated from the rest of the city. Rather than letting these sites develop as gated or self-contained communities, they should become part of the city's urban fabric through the continuation of street patterns, open space corridors and compatible development patterns where they meet existing neighborhoods. Since the District is landlocked, its large sites must be viewed as extraordinarily valuable assets. Not all

should be used right away - some should be “banked” for the future." (§217.5)

- e) "Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs." (§217.6)
- f) "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)

2. Creating successful neighborhoods

- a) "The residential character of neighborhoods must be protected, maintained and improved. Many District neighborhoods possess social, economic, historic, and physical qualities that make them unique and desirable places in which to live. These qualities can lead to development and redevelopment pressures that threaten the very qualities that make the neighborhoods attractive. These pressures must be controlled through zoning and other means to ensure that neighborhood character is preserved and enhanced." (§218.1)
- b) "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)
- c) "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)

3. Increasing access to education and employment

"An economically strong and viable District of Columbia is essential to the economic health and well being of the region. Thus, a broad spectrum of private and public growth (with an appropriate level of supporting infrastructure) should be encouraged. The District's economic development strategies must capitalize on the city's location at the center of the region's transportation and communication systems." (§219.2)

4. Connecting the city

"Washington's wide avenues are a lasting legacy of the 1791 L'Enfant Plan and are still one of the city's most distinctive features. The "great streets" of the city should be reinforced as an element of Washington's design through transportation, streetscape, and economic development programs." (§220.3)

5. Building green and healthy communities

a) "As the nation's capital, the District should be a role model for environmental sustainability. Building construction and renovation should minimize the use of non-renewable resources, promote energy and water conservation, and reduce harmful effects on the natural environment." (§221.3)

b) "Planning decisions should improve the health of District residents by reducing exposure to hazardous materials, improving the quality of surface and groundwater, and encouraging land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel." (§221.4)

B. Framework element – the Land Use Maps

1. The Generalized Policy Map purpose "is to categorize how different parts of the District may change between 2005 and 2025" (§223) - includes subject property in McMillan Sand Filtration Site Land Use Change Area (see excerpt, attached)

"Land Use Change Areas are areas where change to a different land use from what exists today is anticipated. In some cases, the Future Land Use Map depicts the specific mix of uses expected for these areas. In other cases, the Future Land Use Map shows these sites as "Federal", indicating the District does not have the authority to determine land uses, but expects a change by 2025. (§223.9)

There are more than two dozen Land Use Change Areas identified on the Policy Map. They include many of the city's large development opportunity sites, and other smaller sites that are undergoing redevelopment or that are anticipated to undergo redevelopment. Together, they represent much of the city's supply of vacant and underutilized land. (§223.10)

The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. The Comprehensive Plan's Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the desired mix of uses in each area. (§223.11)

As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods. Programs to avoid and mitigate any undesirable impacts of development of the Land Use Change Areas upon adjacent neighborhoods should be required as necessary." (§223.12)

2. The Future Land Use Map includes property in the mixed use moderate density commercial/medium density residential/parks recreation and open space (see excerpt attached):

- a) Medium density residential:

"This designation is used to defined neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use." (§225.5)

- b) Moderate density commercial:

This designation is used to define 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 with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts 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. The corresponding Zone districts are generally C-2-A, C-2-B, and C-3-A, although other districts may apply. (§225.9)

c) Parks, recreation and open space:

"This designation includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant 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 Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation). Because of the map scale, parks smaller than one acre—including many of the triangles along the city's avenues—may not appear on the Map. Zoning designations for these areas vary. The federal parklands are generally unzoned, and District parklands tend to be zoned the same as surrounding land uses." (§224.20)

d) Mixed use categories:

- (1) Areas where the mixing of two or more land uses is encouraged
- (2) Generally applied to "commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground floor retail or office uses and upper story housing." (§225.18)

- (3) "Residential uses are permitted in all of the commercial zones, however, so many Mixed Use areas may have commercial zoning." (§225.21)
 3. Maps are intended to provide generalized guides for development and conservation decisions (§226.1)
 - a) Future Land Use Map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards
 - b) By definition Map is to be interpreted broadly
 - c) Future Land Use Map is generalized depiction of intended uses in the 20 year horizon
 - d) Densities within any given area are across-the-board; individual buildings may be higher or lower
 - e) Density bonuses through PUDs may result in heights that exceed typical ranges
 - f) Zoning is guided by the Future Land Use, Map, interpreted in conjunction with the text of the Plan, including citywide elements, area elements and approved small area plans
- B. Land Use element
 1. Overall goal:

"Ensure the efficient use of land resources to meet long-term neighborhood, city-wide, and regional needs: to help foster other District goals, to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries." (§302.1)
 2. Large Sites and the City Fabric
 - a) Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites

"Recognize the potential for large, government-owned properties to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, provide large and significant new parks, enhance

waterfront access, and improve and stabilize the city's neighborhoods." (§305.5)

b) Policy LU-1.2.2: Mix of Uses on Large Sites

"Ensure that the mix of new uses on large redeveloped sites is compatible with adjacent uses and provides benefits to surrounding neighborhoods and to the city as a whole. The particular mix of uses on any given site should be generally indicated on the Comprehensive Plan Future Land Use Map and more fully described in the Comprehensive Plan Area Elements. Zoning on such sites should be compatible with adjacent uses." (§305.7)

c) 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." (§305.10)

d) Policy LU-1.2.6: New Neighborhoods and the Urban Fabric

"On those large sites that are redeveloped as new neighborhoods (such as Reservation 13), integrate new development into the fabric of the city to the greatest extent feasible. Incorporate extensions of the city street grid, public access and circulation improvements, new public open spaces, and building intensities and massing that complement adjacent developed areas. Such sites should not be developed as self-contained communities, isolated or gated from their surroundings." (§305.11)

e) Policy LU-1.2.7: Protecting Existing Assets on Large Sites

"Identify and protect existing assets such as historic buildings, historic site plan elements, important vistas, and major landscape elements as large sites are redeveloped." (§305.12)

f) Action LU-1.2.B Encouraging Livability of Former Federal Lands

"When land is identified to shift from federal to private or local use, develop planning and zoning approaches that provide for, as appropriate, the reconstruction of historic rights-of-way and

reservations, integration of the sites into the adjoining neighborhoods, and the enhancement of special characteristics or opportunities of the sites. Encourage cultural, residential, and retail to ensure mixed-use neighborhoods, even if designated as high-density commercial on the District of Columbia Comprehensive Plan Future Land Use Map; coordinate with the National Capital Planning Commission, as appropriate." (§305.15)

3. Creating and Maintaining Successful Neighborhoods

a) Policy LU-2.1.1 Variety of Neighborhood Types

"Maintain a variety of neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future." (§309.6)

b) Policy LU-2.4.1: Promotion of Commercial Centers

"Promote the vitality of the District's commercial centers and provide for the continued growth of commercial land uses to meet the needs of District residents, expand employment opportunities for District residents, and sustain the city's role as the center of the metropolitan area. Commercial centers should be inviting and attractive places, and should support social interaction and ease of access for nearby residents." (§312.5)

c) Policy LU-2.4.6 Scale and design of New Commercial Uses

"Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas." (§312.10)

d) Policy LU-2.4.10: Use of Public Space within Commercial Centers

"Carefully manage the use of sidewalks and other public spaces within commercial districts to avoid pedestrian obstructions and to provide an attractive and accessible environment for shoppers. Where feasible, the development of outdoor sidewalks cafes, flower stands, and similar uses which "animate" the street should be encouraged. Conversely, the enclosure of outdoor sidewalk space with permanent structures should generally be discouraged." (§312.14)

C. Transportation element

1. Overall goal:

"Create a safe, sustainable efficient multi-modal transportation system that meets the access and mobility needs of District residents, the regional workforce, and visitors; supports local and regional economic prosperity; and enhances the quality of life for District residents." (§401.1)

2. Policies and Actions – Linking Land Use and Transportation

- a) "Coordinating transportation and land use decisions is critical to making the best use of infrastructure and finite land resources as these gains occur. The balance between housing and jobs plays a clear role in travel patterns. In general, the demands on our transportation system are reduced when homes are located close to places of employment and shopping. People spend less time traveling and overall quality of life may be improved. The transportation system as a whole benefits when more compact residential and employment areas are situated along major transit routes. Travel times are reduced and there is better use of public transportation investments." (§403.1)
- b) "Although the District has already developed walkable, transit-oriented neighborhoods, future opportunities will arise to strengthen the linkage between land use and transportation as new development takes place." (§403.2)
- c) "Closer coordination between transportation and land use planning can result in better congestion management, more efficient use of transit and parking, and transportation infrastructure that is sensitive and complementary to its surrounding context." (§403.4)
- d) "Assessing and measuring the transportation impacts of land use decisions is also an important part of integrated land use and transportation planning. New development generates new trips—be they auto trips, transit trips, or pedestrian and bicycle trips. Major land use changes such as the development of large housing complexes or office buildings must be evaluated for their impacts on existing and planned transportation infrastructure to ensure that the network can function adequately when the projects are completed." (§403.5)

e) Policy T-1.1-B Transportation Improvements

"Require transportation demand management measures and transportation support facilities such as crosswalks, bus shelters, and bicycle facilities in large development projects and major trip generators, including projects that go through the planned unit development (PUD) process." (§403.14)

f) Regional Smart Growth Solutions

"A regional strategy of promoting, in-fill mixed-use and transit-oriented development in urbanized areas is needed to ensure transportation efficiency in the District and in the region." (§405.3)

3. Policies and actions – Multi-modal transportation choices

a) Action T-2.3-A Bicycle Facilities

"Wherever possible, require large new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users." (§409.11)

b) Policy T-2.4.1 Pedestrian Network

"Develop, maintain, and improve pedestrian facilities. Improve the city's sidewalk system to form a network that links residents across the city." (§410.5)

D. Housing element

1. Overall goal

"Develop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia." (§501.1)

2. Homes for an Inclusive City - Expanding Housing Supply

a) "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." (§503.1)

b) 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)

c) Policy H-1.1.2 Production Incentives

"Provide suitable regulatory, tax, and financing incentives to meet housing production goals." (§503.3)

d) 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)

e) 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." (§503.5)

f) Policy H-1.1.7: New Neighborhoods

"Accommodate a significant share of the District's projected housing demand in "new neighborhoods" developed on large sites formerly used for government functions. In addition to housing, these neighborhoods must include well-planned retail, public schools, attractive parks, open space and recreation, as well as needed supportive services. The new neighborhoods should include a variety of housing types, serving a variety of income levels." (§503.8)

3. Ensuring housing affordability

a) 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." (§504.6)

b) Policy H-1.2.3: Mixed Income Housing

"Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing." (§504.8)

c) 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." (§504.11)

E. Environmental Protection element

1. Policies and Actions – Protecting Natural Green Areas

a) Policy E-1.1.1 Street Tree Planting and Maintenance

"Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods." (§603.4)

b) 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." (§603.6)

2. Policies and Actions – Conserving Natural Resources

a) Policy E-2.1.1: Promoting Water Conservation

"Promote the efficient use of existing water supplies through a variety of water conservation measures, including the use of plumbing fixtures designed for water efficiency, drought-tolerant landscaping, and irrigation systems designed to conserve water." (§609.3)

b) Policy E-2.2.1: Energy Efficiency

"Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees." (§610.3)

c) Policy E-2.2.5: Energy Efficient Building and Site Planning

"Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. The planning and design of new development should contribute to energy efficiency goals." (§610.7)

3. Policies and Actions – Promoting Environmental Sustainability

a) Policy E-3.1.2 Using Landscaping and Green Roofs to Reduce Runoff

"Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces." (§613.3)

b) Policy E-3.2.1 Support for Green Building

"Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities." (§614.2)

4. Policies and Actions- Reducing Environmental Hazards

Policy E-4.1.5 Improving Air Quality through Transportation Efficiency

"Promote strategies that reduce motor vehicle emissions in the District and surrounding region. As outlined in the Land Use and Transportation Elements of this Comprehensive Plan, this includes the development of a fully integrated regional system of buses, streetcars, rail transit, bicycles, taxis, and pedestrian facilities to make it easier and more convenient to travel without an automobile." (§618.10)

F. Economic Development element

1. Overall goal

"Strengthen the District's economy by sustaining its core industries, attracting new and diverse industries, accommodating future job growth, fostering the success of small businesses, revitalizing neighborhood commercial centers, improving resident job skills, and helping a greater number of District residents find and keep jobs in the Washington regional economy." (§701.1)

2. Office:

a) Policy ED-2.1.1: Office Growth

"Plan for an office sector that will continue to accommodate growth in government, 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 in the emerging office centers along South Capitol Street and the Anacostia Waterfront." (§707.5)

b) Policy ED-2.1.3: Signature Office Buildings

"Emphasize opportunities for build-to-suit/signature office buildings in order to accommodate high-end tenants and users and corporate headquarters. Consider sites in secondary office centers such as NoMA and the Near Southeast for this type of development." (§707.7)

c) Policy ED-2.1.4: Diversified Office Options

"Diversify the tenant base by attracting both high-end, mid-range, and low-end office space users, and by supporting a range of office space types. Recognize that while many firms seek to be located in the District, some may prefer lower-end space over premium Downtown office space." (§707.8)

3. Retail

a) Policy ED-2.2.1: Expanding the Retail Sector

"Pursue a retail strategy that will allow the District to fully capitalize on the spending power of residents, workers and visitors, and that will meet the retail needs of underserved areas." (§708.4)

b) Policy ED-2.2.3: Neighborhood Shopping

"Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences." 708.7

c) Policy ED-2.2.4: Destination Retailing

"Continue to encourage "destination" retail districts that specialize in unique goods and services, such as furniture districts, arts districts, high-end specialty shopping districts, and wholesale markets. Support the creative efforts of local entrepreneurs who seek to enhance the District's destination retailing base." 708.8

d) Policy ED-2.2.5: Business Mix

"Reinforce existing and encourage new retail districts by attracting a mix of nationally-recognized chains as well as locally-based chains and smaller specialty stores to the city's shopping districts." 708.9

G. Parks, Recreation and Open Space element

1. Overall goal:

"The overarching goal for parks, recreation and open space is to preserve and enhance parks and open spaces within the District of Columbia to meet active and passive recreational needs, improve environmental quality, enhance the identity and character of District neighborhoods, and provide visual beauty in all parts of the national capital." (§801.1)

2. Policies and Actions

a) Policy PROS-1.3.1: Balancing Competing Needs

"Manage the District's parklands to protect and enhance their open space character while also accommodating a range of recreational activities. Park activities and facilities should be designed in a way that makes the best possible use of each space while minimizing conflicts between different recreational uses." (§806.3)

b) Policy PROS-1.3.6: Compatibility with Adjacent Development

"Design and manage park activities and facilities including recreation centers in a way that is compatible with nearby residential and commercial uses." (§806.8)

c) Policy PROS-1.4.3: Parks on Large Sites

"Include new neighborhood and/or community parks on large sites that are redeveloped for housing and other uses that generate a demand for recreational services. The potential for such parks to enhance the connectivity of parks and open spaces throughout the city should be an important planning and design consideration, particularly where multiple large adjacent sites are being redeveloped." (§807.6)

d) Policy PROS-1.4.4: Parks on Surplus Land

"Acquire and convert abandoned or tax delinquent land, surplus rail or road rights of way, and other land not in productive use into recreational use where feasible and appropriate, particularly in parts of the city that lack adequate access to parkland." (§807.7)

e) Policy PROS-3.3.1: North-Central Open Space Network

"Protect and enhance the historic open space network extending from McMillan Reservoir to Fort Totten. As future land use changes in this area take place, an integrated system of permanent open spaces and improved parks should be maintained or created." (§814.5)

H. Urban Design element

1. Overall goal:

"Enhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces." (§901.1)

a) Policy UD-2.2.8: Large Site Development

"Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades." (§910.16)

b) Policy UD-2.3.1: Reintegrating Large Sites

"Reintegrate large self-contained sites back into the city pattern. Plans for each site should establish urban design goals and principles which guide their subsequent redevelopment." (§911.2)

c) Policy UD-2.3.2: Large Site Scale and Block Patterns

"Establish a development scale on large sites that is in keeping with surrounding areas. "Superblocks" (e.g., oversized tracts of land with no through-streets) should generally be avoided in favor of a finer-grained street grid that is more compatible with the texture of Washington's neighborhoods. This also allows for more appropriately scaled development and avoids large internalized complexes or oversized structures." (§911.3)

d) Policy UD-2.3.3: Design Context for Planning Large Sites

"Ensure that urban design plans for large sites consider not only the site itself, but the broader context presented by surrounding neighborhoods. Recognize that the development of large sites has ripple effects that extend beyond their borders, including effects on the design of transportation systems and public facilities nearby." (§911.6)

e) Policy UD-2.3.4: Design Trade-offs on Large Sites

"Balance economic development and urban design goals on large sites. In some cases, it may be appropriate to develop a site in a manner that does not capitalize on its full economic value in order to achieve an important urban design objective, such as creation of new waterfront open space or reservation of a historic landmark." (§911.7)

f) Policy UD-2.3.5: Incorporating Existing Assets in Large Site Design

"Incorporate existing assets such as historic buildings, significant natural landscapes, and panoramic vistas in the design of redeveloped large sites. For sites that were originally planned as integrated complexes of multiple buildings, historic groupings of structures should be conserved where possible." (§911.8)

2. Policies and Actions – Improving the Public Realm

a) Policy UD-3.1.1: Improving Streetscape Design

"Improve the appearance and identity of the District's streets through the design of street lights, paved surfaces, landscaped areas, bus shelters, street "furniture", and adjacent building façades." (§913.8)

b) Policy UD-3.1.2: Management of Sidewalk Space

"Preserve the characteristically wide sidewalks of Washington's commercial districts. Sidewalk space should be managed in a way that promotes pedestrian safety, efficiency, comfort, and provides adequate space for tree boxes. Sidewalks should enhance the visual character of streets, with landscaping and buffer planting used to reduce the impacts of vehicle traffic." (§913.9)

c) Policy UD-3.1.3: Streetscape Design and Street Function

"Use variations in lighting and landscaping to highlight and clarify the function of different streets. The design features of streets should make the city's circulation system easier to navigate and understand for residents and visitors." (§913.10)

d) Policy UD-3.1.4: Street Lighting

"Provide street lighting that improves public safety while also contributing to neighborhood character and image." (§913.11)

e) Policy UD-3.1.5: Streetscape and Mobility

"Ensure that the design of public space facilitates connections between different modes of travel, including walking, public transit, bicycling, and driving. Bus shelters, benches, bicycle parking, safe pedestrian connections, and clear wayfinding signage should be provided to facilitate multi-modal travel." (§913.12)

f) Policy UD-3.1.6 Enhanced Streetwalls

"Promote a higher standard of storefront design and architectural detail along the District's commercial streets. Along walkable shopping streets, create street walls with relatively continuous facades built to the front lot line in order to provide a sense of enclosure and improve pedestrian comfort." (§913.13)

g) Policy UD-3.1.7 Improving the Street Environment

"Create attractive and interesting commercial streetscapes by promoting ground level retail and desirable street activities, making walking more comfortable and convenient, ensuring that sidewalks are wide enough to accommodate pedestrian traffic, minimizing curb cuts and driveways, and avoiding windowless facades and gaps in the street wall." (§913.14)

h) Policy UD-3.1.8: Neighborhood Public Space

"Provide urban squares, public plazas, and similar areas that stimulate vibrant pedestrian street life and provide a focus for community activities. Encourage the "activation" of such spaces through the design of adjacent structures; for example, through the location of shop entrances, window displays, awnings, and outdoor dining areas." (§913.15)

i) 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." (§913.18)

j) Policy UD-3.1.12: Programming of Outdoor Space

"Encourage the programming of outdoor space with events and activities (such as performances, arts, and farmers markets) that stimulate street life and active use." (§913.19)

I. Historic Preservation element

1. Overall Goal:

"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" (§1001.1)

2. Policy HP-1.3.1: Designation of Historic Properties:

"Recognize and protect significant historic properties through official designation as historic landmarks and districts under both District and federal law, maintaining consistency between District and federal listings whenever possible." (§1005.2)

3. Policy HP-2.4.1: Rehabilitation of Historic Structures:

"Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation suitable from the particular historic environment." (§1011.4)

4. 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." (§1011.5)

5. Policy HP-3.2.1: Preservation and Community Development:

"Promote historic preservation as a tool for economic and community development. (§1017.3)

J. Mid-City Area element

1. General Policies

a) Policy MC-1.1.2: Directing Growth

"Stimulate high-quality transit-oriented development around the Columbia Heights, Shaw/Howard University, and U St./African American Civil War Memorial/Cardozo Metrorail station areas, as well as along the Georgia Avenue corridor and the North Capitol Street/Florida Avenue business district. Opportunities for new mixed income housing, neighborhood retail, local-serving offices, and community services should be supported in these areas, as shown on the Comprehensive Plan Policy Map and Future Land Use Map." (§2008.3)

b) Policy MC-1.1.4: Local Services and Small Businesses

"Protect the small businesses and essential local services that serve Mid-City. Encourage the establishment of new businesses that provide these services in areas where they are lacking, especially on the east side of the Planning Area." (§2008.5)

c) Policy MC-1.2.4: New Parks

"Explore the possibility for new neighborhood parks within the Mid-City area, particularly in the area around the proposed Howard Town Center, and on the McMillan Reservoir site. Additionally, pocket parks and plazas such as those planned for the Columbia Heights Metro station area should be encouraged elsewhere in the Planning Area, particularly near higher density development. The dearth of parks in the Mid-City area is a serious problem that must be addressed as its population grows—all recreation areas must be retained and new recreation areas must be provided wherever possible." (§2009.4)

d) Policy MC-1.2.5: Neighborhood Greening

"Undertake neighborhood greening and planting projects throughout the Mid-City Area, particularly on median strips, public triangles, and along sidewalk planting strips." (§2009.5)

e) Policy MC-1.2.6: Mid-City Historic Resources

"Protect the historic resources of the Mid-City area, with particular attention to neighborhoods that are currently not protected by historic district designation. Historic resources to be protected also include the Taft and Ellington Bridges, Meridian Hill Park, the First Church Christ Scientist, and the historic Holt House. The design integrity of the bridges shall be preserved, and Meridian Hill/Malcolm X Park and the area around it shall be managed to preserve historic vistas and view corridors, as well as historic park features." (§2009.6)

2. Policies for the McMillan Sand Filtration Site Policy Focus Area

a) Policy MC-2.6.1: Open Space on McMillan Reservoir Sand Filtration Site

"Require that reuse plans for the McMillan Reservoir Sand Filtration site dedicate a substantial contiguous portion of the site for recreation and open space. The open space should provide for both active and passive recreational uses, and should adhere to high standards of landscape design, accessibility, and security. Consistent with the 1901 McMillan Plan, connectivity to nearby open spaces such as the Armed Forces Retirement Home, should be achieved through site design." (§2016.5)

b) Policy MC-2.6.2: Historic Preservation at McMillan Reservoir

"Restore key above-ground elements of the site in a manner that is compatible with the original plan, and explore the adaptive reuse of some of the underground "cells" as part of the historic record of the site. The cultural significance of this site, and its importance to the history of the District of Columbia must be recognized as it is reused. Consideration should be given to monuments, memorials, and museums as part of the site design." (§2016.6)

c) Policy MC-2.6.3: Mitigating Reuse Impacts

"Ensure that any development on the site is designed to reduce parking, traffic, and noise impacts on the community; be architecturally compatible with the surrounding community; and improve transportation options to the site and surrounding neighborhood. Any change in use on the site should increase connectivity between Northwest and Northeast neighborhoods as well as the hospital complex to the north." (§2016.7)

d) Policy MC-2.6.4: Community Involvement in Reuse Planning

"Be responsive to community needs and concerns in reuse planning for the site. Amenities which are accessible to the community and which respond to neighborhood needs should be included." (§2016.8)

e) Policy MC-2.6.5: Scale and Mix of New Uses

"Recognize that development on portions of the McMillan Sand Filtration site may be necessary to stabilize the site and provide the desired open space and amenities. Where development takes place, it should consist of moderate- to medium-density housing, retail, and other compatible uses. Any development on the site should maintain viewsheds and vistas and be situated in a way that minimizes impacts on historic resources and adjacent development." (§2016.9)

X. Conclusions

- K. Overall plan to create an active mixed use development is a substantial benefit to the city
- B. Plan has been carefully designed to create a sense of place and to establish an iconic presence on a site devoid of any presence right now
- C. Project is not inconsistent with the Comprehensive Plan and, in fact, furthers many of the specific goals and policies of the Plan
- D. Rezoning to CR and C-3-C is consistent with the Future Land Use Map and allows the height necessary to open up the space at the ground level
- E. Project is within the applicable height and bulk standards of the Zoning Regulations

- F. Project provides an appropriate balance between the development proposed, the flexibility requested and the benefits and amenities provided
- G. PUD allows the Zoning Commission to condition approval to what is specifically proposed
- H. Second stage applications will lock in specifics of design and square footage for Parcels 2 and 3
- I. Project should be approved

McMillan Sand Filtration Site



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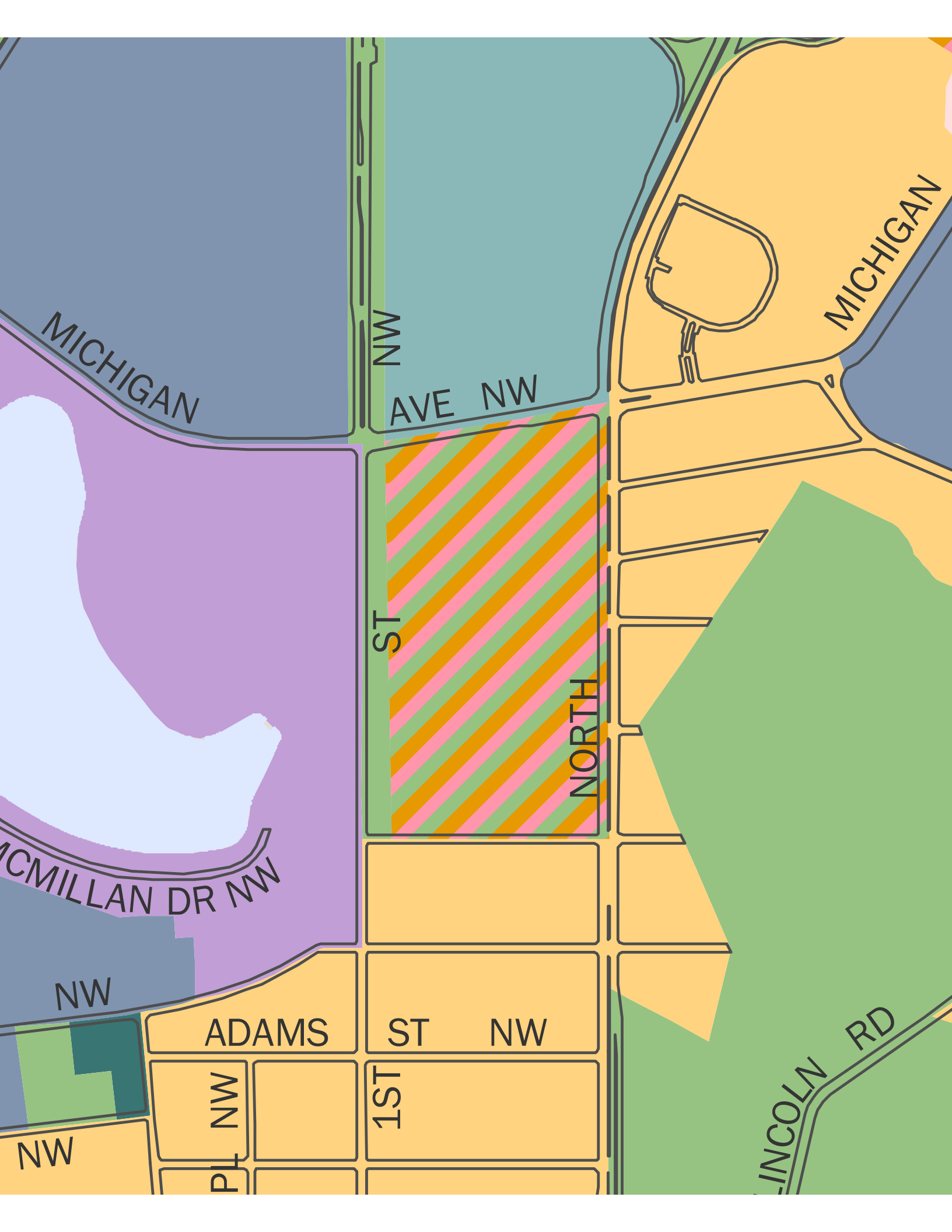
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