

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Brandice Elliott, Project Manager
JLS
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: March 29, 2019

SUBJECT: Preliminary Report for Zoning Commission Case No. 15-27A, Stage 2 Planned Unit Development for 300 Morse Street, N.E. (Building A2)

I. RECOMMENDATION

The Office of Planning (OP) recommends the Commission **set down** the application by Grosvenor USA Limited (the Applicant), for a Stage 2 Planned Unit Development (PUD), to construct a 13-story, 130-foot high mixed-use building with ground floor retail and twelve stories of residential at 300 Morse Street, N.E. in the Florida Avenue Market.

The proposal is generally consistent with the Stage 1 approval for this PUD and not inconsistent with the Comprehensive Plan. The filing generally meets the requirements of 11DCMR Subtitle X, Chapter 3. OP supports the overall site plan and building design and recommends that the application be set down for public hearing.

II. BACKGROUND

The original Stage 1 approval (ZC Case 15-27) was approved March 27, 2017. That approval included a PUD-related map amendment from C-M-1 to C-3-C for this Stage 2 site. At the time, the Commission determined that the PUD would be not inconsistent with the Comprehensive Plan maps and text and would further the objectives of the Florida Avenue Market Small Area Plan and the Ward 5 Industrial Land Transformation Study. The Zoning Regulations define the second stage of a two stage PUD review as “*a detailed site plan review to determine transportation management and mitigation, final building and landscape materials and compliance with the intent and purposes of the first-stage approval, and this title*”. (Subtitle X § 302.2 (b))

To date, Buildings A1, B1 and C in the PUD have been approved, but construction has not commenced.

III. SUMMARY OF OP COMMENTS

It is typical that some issues require additional resolution or detail at this stage of a PUD application – many applicants benefit from the additional direction provided by the Commission at the setdown meeting before preparing final drawings and proposals. However, it is important that identified issues be

sufficiently resolved by the applicant prior the date being set for a public hearing to ensure that District agencies, the ANC, and the public have a reasonable opportunity to review a complete and comprehensive submission as final recommendations and comments to the Commission are being formulated.

The following table summarizes OP comments regarding this proposal, including areas where resolution or additional information is required. OP will continue to work with the applicant to adequately address these issues, and other issues raised by the Commission at setdown, prior to a public hearing.

OP Comment	Planning and / or Zoning Rationale
1. Renderings of the ground floor adjacent to Neal Place Park should be provided.	This information would allow OP and the Commission to better understand the connection between the ground floor façade and Neal Place Park.
2. The applicant should clarify the IZ square foot calculation.	The applicant proposes to increase the residential gross floor area to 259,931 square feet, which is 10,608 square feet more than was approved in the Stage 1 PUD. The applicant should clearly demonstrate that the proposed IZ unit square foot area is based on the proposed gross floor area in the current application.
3. The applicant should demonstrate that the aggregate FAR for the entirety of the PUD does not exceed 7.1, consistent with the Order.	The Order for ZC Case No. 15-27 indicates that the aggregate FAR is not to exceed 7.1; the aggregate FAR should be confirmed with each proposed building.
4. The approximate contribution to the Housing Production Trust Fund for the habitable penthouse should be provided.	The applicant has requested flexibility to either provide an inclusionary zoning unit or contribute to the Housing Production Trust Fund. The approximate contribution should be provided so that the Commission can understand the impact of the flexibility.
5. The applicant should address the necessity of providing 102 more parking spaces than required.	It has been documented through recent PUDs in the Florida Avenue Market that the transportation network will be negatively impacted by the approved PUDs to date in aggregate. The easiest mitigation of this impact is to provide fewer parking spaces.
6. A water feature should be provided in Neal Place Park.	In the Order, Neal Place Park is described as having “an artistic water feature that will serve as a focal point for pedestrians walking from Union Market and other retail in the Florida Avenue Market Area” (page 23).

OP Comment	Planning and / or Zoning Rationale
7. Additional information regarding the types of materials to be used, including material type, color, and samples, demonstrating that the proposed building materials will be of a high-quality.	This information is necessary for the evaluation of the superior architecture and design of the project.
8. The applicant should demonstrate that there has been continued coordination with DC Water regarding the easement requested by the Agency.	The provision of an easement was a concern that was brought to the attention of OP during the review of the First Stage PUD, to ensure that DC Water had sufficient space to maintain an existing sewer pipe. The applicant should continue to coordinate with DC Water as the plans for the PUD progress to ensure that the easement meets the needs of the Agency.
9. Additional window details should be provided, illustrating window mullions and depth from the façade.	This information is necessary for the evaluation of the superior architecture and design of the project.
10. Additional information regarding the landscape area between Building A2 and the existing self-storage facility to the north should be provided.	It is unclear how the landscaped area transitions between the two sites, or how it is or will be maintained. The existing trees in this area would affect the visibility of Building A2 from New York Avenue, and should be reflected in renderings if they are to remain on the site.
11. The applicant should provide detailed streetscape plans in coordination with DDOT and OP regarding the design and use of public space and its compliance with the Union Market Streetscape Guidelines.	The Streetscape Guidelines have been approved and are being implemented in PUDs. Additional drawings demonstrating compliance with the Guidelines should be provided.

IV. AREA DESCRIPTION

Ward, ANC	Ward 5; ANC 5D
Comprehensive Plan Area	Upper Northeast Area Element; Florida Avenue Market Small Area Plan; Ward 5 Industrial Land Transformation Study.
General Context	The Florida Avenue Market has been the subject of several PUD applications since 2014. To date, nine PUDs have been approved or are in process that would add over 5.5 million square feet of retail, residential, university, and hotel uses to the Market area. The Florida Avenue Market Study Small Area Plan encourages denser development in the Market Area in exchange for significant benefits and amenities.

	<p>The subject property is located in the Florida Avenue Market, north of Florida Avenue and west of 3rd Street. Several approved PUDs are constructed or are under construction; although none of the buildings approved by ZC 15-27 are under construction.</p>
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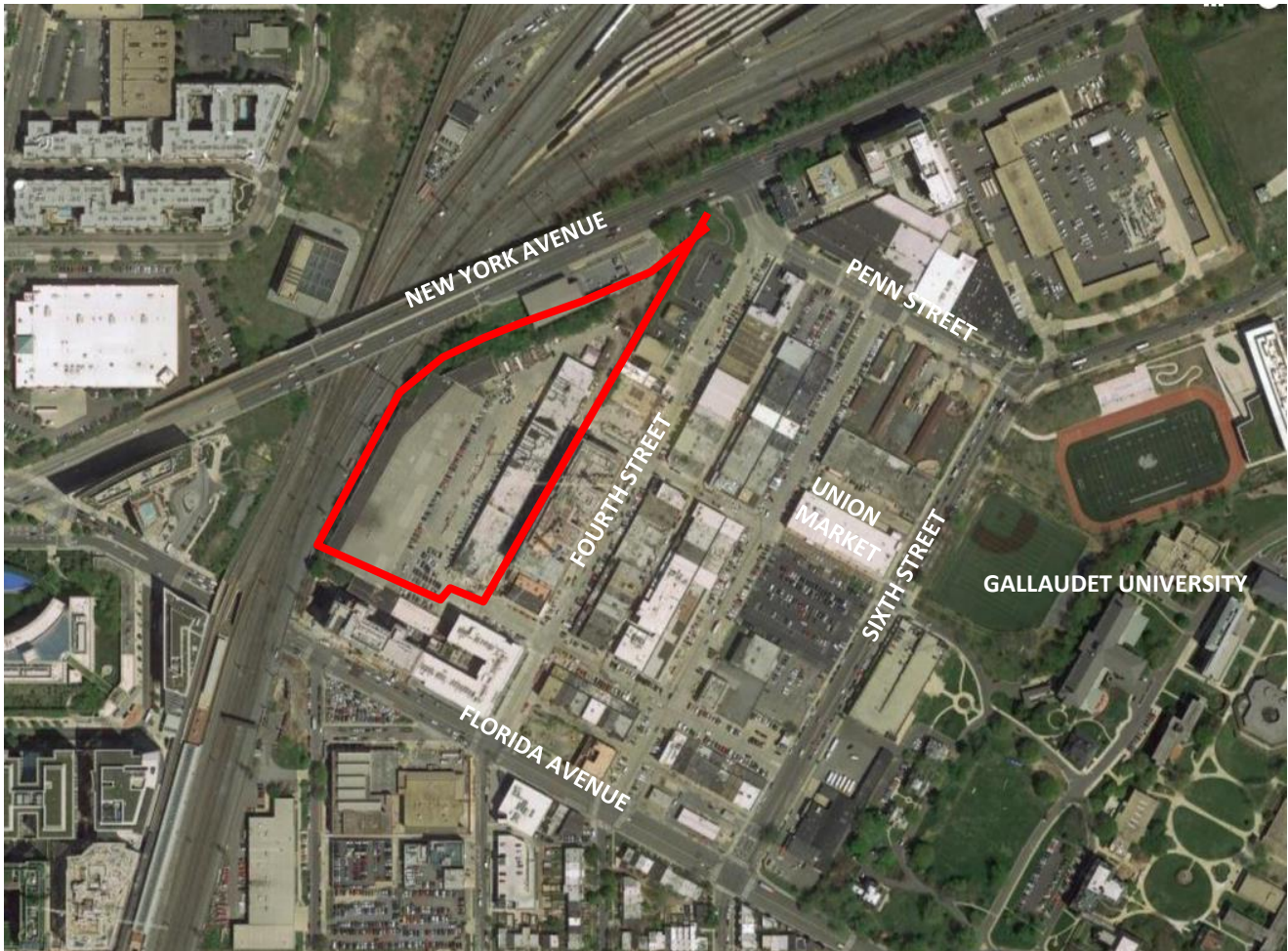


Figure 1: Vicinity Map (Google Maps 2019)

V. SITE DESCRIPTION

Address	300 Morse Street, N.E.
Legal Description	Square 3587, Lot 840
Property Size	35,616 square feet (0.82 acres)
Current Zoning	C-3-C (vested under the 1958 Zoning Regulations)

Site Characteristics	The site is bounded by New York Avenue to the north, 4 th Street to the northeast, Morse Street to the southeast, Florida Avenue to the southwest, and the Amtrak and Metrorail lines to the west. The site is generally flat, but the north end of the site slopes up toward New York Avenue and the west side of the property slopes up toward the railroad tracks. The site is located approximately ½ mile from the NoMa-Gallaudet University Metro Station.
Existing Use of Property	The PUD site is presently improved with one-story industrial buildings used for wholesale distribution.

VI. PROJECT DESCRIPTION

Applicant	Grosvenor USA Limited
Proposed Zoning	C-3-C; no change proposed with this application.
Proposed Use of Property	The applicant proposes to develop Building A-2, approved in the Stage I and Consolidated PUD approved in March 2017. The proposal consists of a 13-story mixed-use building with ground floor retail and twelve stories of residential.

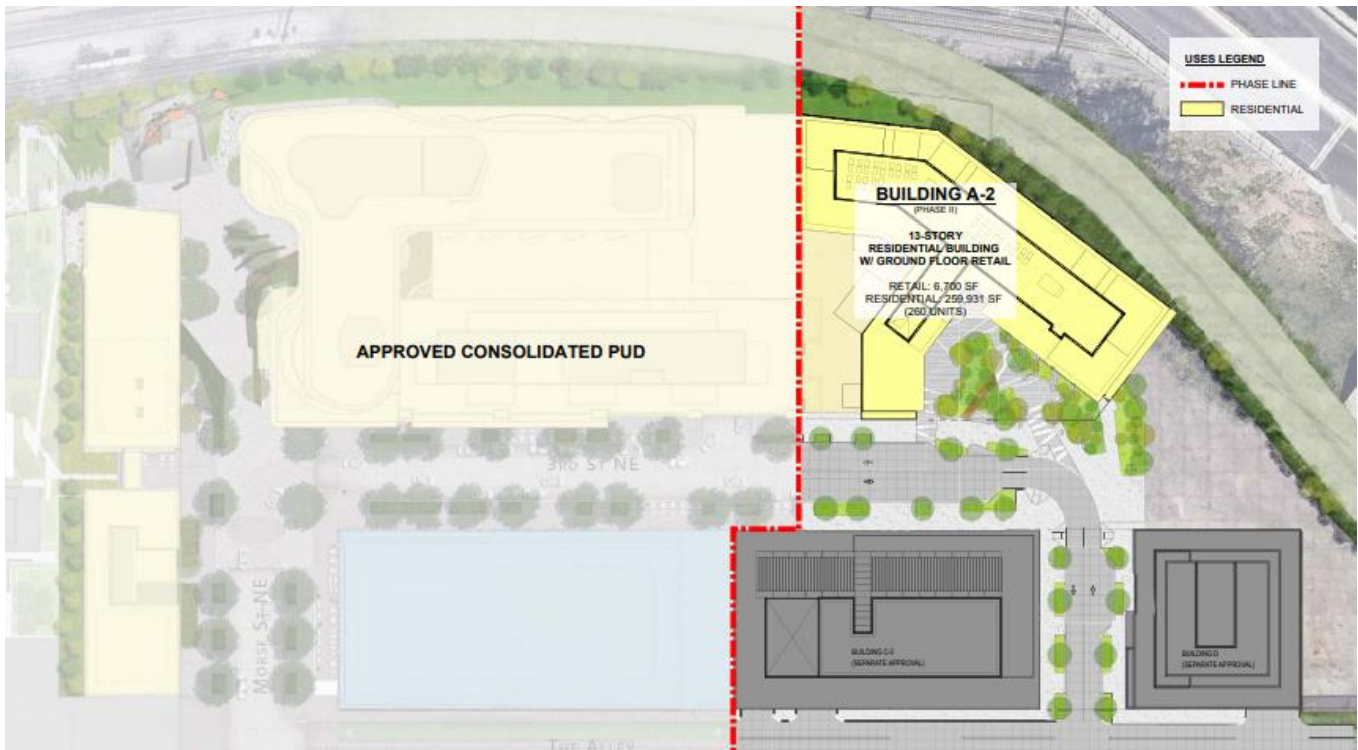


Figure 2: Site Plan for Building A-2 (image provided by applicant in Exhibit 4B1).

	Proposal – Building A-2
Building Height (ft.)	130 ft./13 stories
GFA (sq. ft.)	Residential 259,931 sq.ft. Retail 6,700 sq.ft. Total 266,631 sq.ft.
Residential Units	260 units

VII. PLANNING CONTEXT

As described in the Introduction (Chapter 1 Introduction, Section 103, Attachment I), the Comprehensive Plan is the centerpiece of a “Family of Plans” that guide public policy in the District. The Introduction goes on to note three “Tiers” of Planning (Chapter 1 Introduction, Section 104, Attachment II), including:

- a. Citywide policies
- b. Ward-level policies
- c. Small area policies.

A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, Section 226, Attachment III), the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development’s physical characteristics including building massing or density; uses; or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

As described below, the proposed PUD and map amendment would be not inconsistent with the map designations.

Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) indicates that the site is appropriate for High Density Commercial, High Density Residential, and Production, Distribution and Repair.



Figure 3: Comprehensive Plan Future Land Use Map

High Density Residential:

Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

High Density Commercial:

Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.

Production, Distribution, and Repair:

This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.

The proposed mixed-use building, having an FAR of 7.88 and a height of 130 feet, would be within what is typically considered appropriate for high density residential and commercial uses. The applicant has provided that the maker space proffered with the Stage I PUD will be provided between Buildings C-2 and D in future applications.

Mixed Use Categories: *The Future Land Use Map indicates areas where the mixing of two or more land uses is encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with stripe colors corresponding to the categories defined on the previous pages. The Mixed Use category generally applies in the following three circumstances:*

- a. *Established, pedestrian-oriented commercial areas which also include substantial amounts of housing, typically on the upper stories of buildings with ground floor retail or office uses;*
- b. *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; and*
- c. *Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared. 225.18*

The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the Future Land Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix ... 225.19

A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. ... 225.21

The Stage 2 PUD for Building A2 proposes a mixed-use building providing retail and residential uses.

Generalized Policy Map

The Generalized Policy Map designates the site as a Multi-Neighborhood Center.

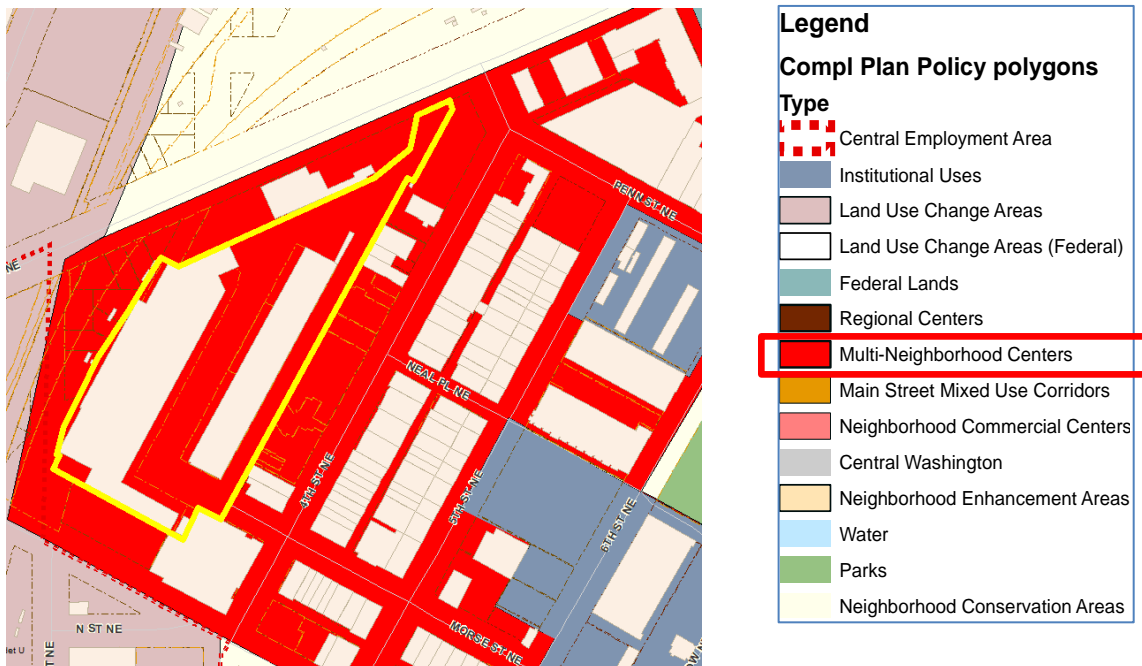


Figure 4: Comprehensive Plan Generalized Policy Map

Multi-Neighborhood Centers

Multi-neighborhood centers contain many of the same activities as neighborhood centers but in greater depth and variety. Their service area is typically one to three miles. These centers are generally found at major intersections and along key transit routes. These centers might include supermarkets, general merchandise stores, drug stores, restaurants, specialty shops, apparel stores, and a variety of service-oriented businesses. These centers also may include office space for small businesses, although their primary function remains retail trade. Mixed-use infill development at these centers should be encouraged to provide new retail and service uses, and additional housing and job opportunities. Transit improvements to these centers are also desirable.

The proposed development is located in the Florida Avenue Market and is currently developed with single story industrial buildings used for wholesale distribution. The proposed density of 7.88 FAR is within the range typically associated with the high-density designation on the Future Land Use Map. The proposed uses of residential and retail are consistent with the Generalized Policy Map.

B. COMPREHENSIVE PLAN WRITTEN ELEMENTS

The Zoning Commission found during its review of the First Stage PUD that the proposal is not inconsistent with the Comprehensive Plan and the Plan's Future Land Use Map and the Generalized Policy Map. The current Second Stage PUD application is generally consistent with the First Stage PUD, and the proposed modifications do not detract from the project's correlation with major tenets of the Plan. The proposal would continue to further a number of the major policies from the Comprehensive Plan elements, including: Land Use; Transportation; Parks, Recreation and Open Space; Urban Design; and Upper Northeast Area Element as provided in Appendix IV of this report.

C. SMALL AREA PLANS

The proposed PUD is located in the Florida Avenue Market Study Small Area Plan (FAMS), adopted by Council on October 6, 2009. The Vision for the Market is that the revitalized Market Area should feature a mix of land uses such as retail, office, and residential, with a unique focus on wholesale uses, food retail, and street activating uses. The maximum height and density provided by the FAMS is achievable only through a PUD that includes the provision of significant amenities, which were proffered during the Stage I PUD.

Third Street is envisioned as a major pedestrian thoroughfare, connected by the future plaza located at the south end of the PUD, parallel to Florida Avenue, and Neal Place Park, located adjacent to Building A-2. Wide sidewalks should be provided for pedestrians to ensure plenty of room for circulation, protected by wide planting beds along the street. In addition to these elements, the FAMS recommends pedestrian-only pathways where grade changes are deemed too steep or unsafe for multimodal streets; one lane of traffic in each direction to accommodate local traffic; and parking lanes for a safety buffer between pedestrian and vehicles. The applicant should continue to work with OP and DDOT to ensure that the objectives of the Plan have been met through TDM measures and public space design.

The Plan calls for high density and greater building heights on the west side of the Market area, and the applicant's proposal is consistent with this designation.

D. OTHER PLANNING DOCUMENTS

Ward 5 Industrial Land Transformation Study

In addition to the Comprehensive Plan and Small Area Plan, this site is identified in the *Ward 5 Industrial Land Transformation Study* as one of the major centers for retention and reinforcement of the existing industrial fabric. Although the Study is not a Council-adopted policy document, it was generated by a task force established by Mayoral Executive Order to create a strategy for the modernization and adaptive use of industrial land in Ward 5 and completed in August 2014. The Vision of this Study is to adapt existing industrial land to develop a cutting-edge and sustainable production, distribution, and repair industry that diversifies the District's economy, serves as a hub for low-barrier employment, complements and enhances the integrity of the neighborhood, and provides opportunities for arts, recreation and other community amenities.

The applicant has indicated that the proposed project meets the goals of this Study, noting that retail would be provided, and that the development would include sustainable features. Greater detail regarding the anticipated tenants should be provided, as well an analysis that identifies how the project and tenants will meet the goals of the Study.

E. SUMMARY OF PLANNING CONTEXT ANALYSIS

On balance, the proposal would further the goals of the Comprehensive Plan and Florida Avenue Market Study Small Area Plan by providing retail and residential uses consistent with the FLUM. The proposed density of 7.88 FAR and height of 130 feet are not inconsistent with the the Plan and would be similar to what has been proposed or approved in adjacent PUDs, and therefore complimentary to surrounding development. Coordination with other DC Agencies, including DDOT, DOEE, DHCD, and DCPS, will ensure that the goals of the Chapters relating to Transportation, Environment, Housing, and Educational Facilities will be sufficiently addressed as the project progresses.

VIII. ZONING ANALYSIS

ZC Order 15-27 approved the First Stage PUD and PUD related map amendment for the C-3-C zone on the property and specified that the project and subsequent Second Stage applications be in accordance with the First Stage PUD. Subsequent to the First Stage PUD approval, the applicant has refined the details for Building A2, which has resulted in changes to what was approved in the First Stage PUD. As a result, the applicant has requested modification to the Order to accommodate these changes. The proposed changes would remain within the parameters of the C-3-C zone.

The table below shows a comparison of the development parameters approved for Building A2 at First Stage, the proposed modifications and the standards of the C-3-C/PUD.

Building A-2	C-3-C/PUD Standards	Approved Stage 1	Proposed Stage 2
Lot Area	15,000 sq.ft. min.	35,616 sq.ft.	35, 616 sq. ft.
Height (ft.)	130 ft. max.	130 ft.	130 ft.
Residential Units	--	198 units	260 units

Building A-2	C-3-C/PUD Standards	Approved Stage 1	Proposed Stage 2
Penthouse Height	20 ft. max.	Details not provided	20 ft.
Penthouse Setbacks	Distance equal to its height from front, rear and side building walls.	Details not provided	20 ft.
Habitable Penthouse	--	3,500 sq. ft. devoted to communal residential space	4,572 sq. ft. devoted to residential units 1,028 sq. ft. devoted to communal residential amenity space (flexibility requested to provide IZ unit on-site or contribute to the housing production trust fund)
FAR	8.0	7.13	7.88
Residential:	284,928 sq. ft. max. or	249,323 sq. ft.	259,931 sq. ft. (proposed modification)
Non-Residential:	284,928 sq. ft. max.	4,570 sq. ft.	6,700 sq. ft. (proposed modification)
Residential Units	--	198 units	260 units (31% increase) (proposed modification)
Inclusionary Zoning (for-sale housing)	20,794 sq. ft. @ 80% AMI (based on 259,931 sq. ft. of residential)	19,946 sq. ft. @ 80% AMI (based on 249,323 sq. ft. of residential)	21,358 sq. ft. @ 80% AMI (based on 259,931 sq. ft. of residential and including habitable penthouse contribution)
Lot Occupancy	100 % max.	77.8 % (overall PUD)	60.92% (Building A2 only)
Rear Yard	27.08 ft. min.	18.5 ft. (approved flexibility)	23.25 ft. (no new flexibility required)
Side Yard	None required	0 ft.	0 ft.
Parking	62 spaces min.	63 spaces	165 spaces
Bicycle Parking	Residential: Long term: 66 spaces min. Short term: 10 spaces min. Retail: Long term: 0 spaces min. Short term: 2 spaces min.	160 spaces	Residential: Long term: 135 spaces Short term: 13 spaces Retail: Long term: 0 spaces Short term: 2 spaces

Building A-2	C-3-C/PUD Standards	Approved Stage 1	Proposed Stage 2
Loading	Multifamily > 50 units 1 berth @ 55 ft. 1 platform @ 200 sf. 1 delivery space @ 20 ft. Office & Retail (8,000 sf+): 1 berth @ 30 ft. 1 platform @ 100 sf 1 delivery space @ 20 ft.	1 berth @ 30 ft. 1 delivery space @ 20 ft. 3 platforms @ 100 ft.	2 berths @ 30 ft. 1 delivery space @ 20 ft. 3 platforms @ 100 ft. (no new flexibility required)
Green Area Ratio	0.2 min.	Details not provided	0.21
Green Building	--	LEED Gold	LEED Gold
Neal Place Park	--	<u>Decision No. B.14:</u> 75% completion prior to COO for Building A2, and 100% completion within 120 days after issuance of COO for Building A2. <u>Decision No. B.15:</u> 100% completion prior to issuance of COO for Building C2 or D.	90% complete prior to COO for Building A2, and 100% completion within 120 days after issuance of COO for Building A2. (proposed modification to remove Decision No. B.15 so that COO for Buildings C2 and D is not tied to completion of park)

IX. REQUESTED ZONING FLEXIBILITY

The applicant requests the following flexibility through this PUD:

1. Flexibility from rear yard requirements (§ 744.1); approved in Stage 1 PUD.

The applicant requested flexibility to provide a reduced rear yard in the Stage 1 PUD. A rear yard of 27.08 feet is required for Building A2, and the Zoning Commission approved flexibility to allow a rear yard of 18.5 feet. In the current application, a rear yard of 23.25 feet is proposed, which is greater than the rear yard originally requested.

2. Flexibility from loading requirements (§ 2201.1); approved in Stage 1 PUD.

The applicant requested flexibility to provide one 30-foot loading berth in the Stage 1 PUD, where one 55-foot berth and one 30-foot berth are required. The Zoning Commission approved the requested flexibility. In the current application, two 30-foot berths are proposed, which exceeds the original proposal. No additional flexibility is requested.

3. Flexibility from the building lot control requirements (§ 2517.3); approved in Stage 1 PUD.

The applicant requested flexibility from the requirement to provide open space in front of entrances equivalent to the required rear depth in the Stage 1 PUD. The Zoning Commission approved the requested flexibility and no modifications are proposed in the current application.

4. Flexibility to provide an on-site IZ unit or contribution to Housing Production Trust Fund for habitable penthouse; new requested flexibility.

The applicant has requested new flexibility regarding the habitable penthouse and the provision of an IZ unit on-site or a contribution to the Housing Production Trust Fund. The Stage 1 PUD did not include habitable penthouse space.

OP will provide detailed analysis of requested flexibility prior to a public hearing.

X. PUD EVALUATION STANDARDS

The PUD was approved under the ZR 58 Regulations, which, at 11 DCMR, Chapter 24 outlines the purpose and standards for Planned Unit Developments. Section 2400.1 states that a PUD is “*designed to encourage high quality developments that provide public benefits.*” The First Stage PUD established that the proposal would be of a high quality and would provide significant public benefits that it would protect and advances the public health, safety, welfare, and convenience.

Section 2403 further outlines the standards under which the application is evaluated.

2403.3 *The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.*

Public Benefits and Amenities:

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or result in an action inconsistent with the Comprehensive Plan. Building A2 was approved for a FAR of 7.13. The modified development would have a FAR of 7.88, remaining within the 8.0 FAR allowed in the C-3-C/PUD zone. The overall approved FAR for the entire PUD is 7.1, and additional information should be provided illustrating that the approved and proposed buildings up to this point do not exceed the overall FAR.

(c) Urban Design, Architecture, and Open Space

The proposed project includes six new buildings and open space improvements that incorporate high-quality design that will have a positive impact on the visual and aesthetic character of the neighborhood, will respond to the PUD Site’s location and historical context, and will integrate a variety of uses that will directly benefit the community. The project includes new streetscape features, including new streets, sidewalks, landscaping and trees, bicycle racks, benches, lighting, and other amenities that will encourage pedestrian activity and greatly enhance the existing streetscape. The buildings would be interspersed with a variety of parks, plazas, seating, and open gathering spaces.

(f) Housing and Affordable Housing

The proposal will create new housing and affordable housing, providing a total of approximately 1,091,201 square feet of new residential gross floor area (approximately 1,103 units). Building A2 will

be developed as for-sale housing and will provide 8% of the residential gross floor area dedicated to households earning up to 80% of the AMI and will transfer an additional 13,713 square feet of affordable housing dedicated to households earning up to 50% of the AMI in Buildings A1 and B. The affordable units will include a range of unit types, from studios to three-bedrooms.

Number of Bedrooms	Market Rate Units	IZ Units	Total
Studio	36	2	38
1 bedroom	131	11	142
2 bedrooms	68	7	75
3 bedrooms	4	1	5
Total	239	21	260

(h) Employment Benefits

The applicant will submit a First Source Employment Agreement for each building in the PUD.

(k) Environmental Benefits

The proposed development will provide multiple environmental benefits, including street tree planting, landscaping, energy and water efficient systems, construction waste management techniques, methods to reduce stormwater runoff, and bicycle parking. Building A2 will achieve LEED Gold certification under the USGBC LEED for New Construction v2009 rating standards.

(o) Transportation Benefits

The proposed project includes a number of elements designed to promote effective and safe vehicular and pedestrian movement, transportation demand management, and connections to public transportation services. The project incorporates improvements to the streetscape surrounding and within the PUD site that will improve the transportation network in the Market area and establish a street grid within the PUD site in lieu of the paved areas that currently existing.

Many of these elements are mitigations included in the TDM to mitigate potential adverse impacts of the project identified by DDOT. OP notes that the provision of 102 extra parking spaces weighs heavily against transportation benefits being considered a benefit.

(q) Uses of Special Value to the Neighborhood and the District of Columbia as a Whole

The applicant will develop three public park/plaza spaces within the PUD site, including Florida Avenue Park, The Plaza, and Neal Place Park. The construction of Neal Place Park will be coordinated with the construction of Building A2. Neal Place Park will be an urban park providing almost 12,000 square feet of public open space. The park will include additional seating, and outdoor dining. An artistic water feature that serves as a focal point should be provided, as indicated in the Order.

XI. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following District agencies for review and comment:

- Department of Energy and the Environment (DOEE)
- Department of Housing & Community Development (DHCD)

- District Department of Transportation (DDOT)
- Department of Parks and Recreation (DPR)
- DC Public Schools (DCPS)
- Department of Public Works (DPW)
- Department of Aging (DOA)
- Department of Employment Services (DOES);
- Fire and Emergency Medical Services Department (FEMS)
- Metropolitan Police Department (MPD)
- DC Water
- WMATA

XII. SUMMARY OF OP COMMENTS ON FIRST STAGE CONDITIONS

The following summarizes OP comments on how the proposal meets the conditions outlined in the First Stage PUD with associated Modifications:

ZC 15-27 Conditions	OP Comments
A. Project Development	
<p>1. The Project shall be developed in accordance with the Architectural Plans and Elevations dated December 23, 2016 (Ex. 61A1-61A15), as supplemented by the revised sheets dated January 26, 2017 (Ex. 72A1-72A3), and as revised and supplemented by the sheets dated March 13, 2017 (Ex. 75A1-75A2), and as revised by the sheets dated April 7, 2017 (Ex. 76A) (“Plans”) and as modified by the guidelines, conditions, and standards of this Order.</p>	<p>Generally, the development would be consistent with the December 23, 2016 approved plans except to areas where modifications are requested due to more detailed analysis of the development. However, the intent of the approved plans has been maintained.</p>
<p>2. In accordance with the Plans, the PUD shall be a mixed-use project comprised of four buildings (“Building A,” “Building B,” “Building C,” and “Building D”) constructed in two phases. Phase I (consolidated PUD) shall include the southern portion of Building A (“Building A1”), Building B, and the southern portion of Building C (“Building C1”). Phase II (first-stage PUD) shall include the northern portion of Building A (“Building A2”), the northern portion of Building C (“Building C2”), and Building D. Upon completion of all buildings, the Project shall have an aggregate density of approximately 7.1 FAR. Approximately 1,091,201 square feet of total gross floor area will be devoted to residential use, approximately 52,968 square feet of total gross floor area will be devoted to retail use, and approximately 217,558 square feet of total gross floor area will be devoted to office use. Building heights shall range from approximately 78 feet to approximately 130 feet. The Project will include a total of approximately 682 offstreet parking spaces.</p>	<p>Building A2 would be 130-feet high with a FAR of 7.88, providing ground floor retail and 12 stories of residential, consistent with the PUD. The applicant should provide an update regarding the overall FAR for the PUD to ensure that it does not exceed 7.1.</p>

<p>3. Exterior signage shall be limited to the types and locations depicted on Sheets 106-114 and Sheet 118 of Exhibit 75A2, and Sheets 119 and 120 of Exhibit 72A2, and the signage shall comply with the guidelines shown on Sheet 105A of Exhibit 75A2.</p>	<p>The signage plan appears to be consistent with the approved guidelines (provided on sheets 401 through 406 in Exhibit 4B3).</p>
<p>4. As shown on Sheets 20-21, L1.27 and L1.32 of the Plans, Buildings C and D on the PUD Site are separated from the Fourth Street PUD by the 48-foot-wide Alley. (Ex. 61A.) Both the Applicant and the applicants in the Fourth Street PUD have proposed improvements to portions of the Alley and have developed mutually agreeable conditions related to the timing for development of the Alley improvements, as set forth below. The Alley, as measured from the Fourth Street PUD, labeled from east to west, is comprised of a five-foot planting area; 24-foot drive lane; one-foot rolled curb; 10-foot bike lane, one-foot paving band; and seven-foot circulation zone.</p>	<p>There is no change to this requirement.</p>
<p>5. The Applicant shall not undertake construction of any improvements to the 35- foot-wide portion of the Alley between Buildings C1 and C2 of the PUD Site and the Fourth Street PUD, until such time as the Alley improvements approved as part of the Fourth Street PUD have been constructed and the certificate of occupancy has been issued for the South Parcel building on the Fourth Street PUD. If such Alley improvements have not been completed by December 31, 2019, the Applicant may proceed to construct its proposed Alley improvements at that time but shall cooperate with the developers of the Fourth Street PUD to ensure that the Applicant’s work in the Alley does not compromise the completion and opening of the South Parcel of the Fourth Street PUD. This condition does not preclude either party from utilizing the Alley and making any necessary repairs to allow for access to their respective properties.</p>	<p>There is no change to this requirement.</p>
<p>6. The Applicant shall not undertake construction of any improvements in the 35- foot-wide portion of the Alley between Building D of the PUD Site and the North Parcel building of the Fourth Street PUD until such time as the Alley improvements approved as part of the Fourth Street PUD have been constructed and the Certificate of Occupancy has been issued for the North Parcel building. If such Alley improvements have not been completed by December 31, 2022, the Applicant may proceed to construct its proposed Alley improvements at that time but shall cooperate with the developers of the Fourth Street PUD to ensure that the Applicant’s work in the Alley does not compromise the completion and opening of the North Parcel of the Fourth Street PUD. This condition does not preclude either party from utilizing the Alley and making any necessary repairs to allow for access to their respective properties.</p>	<p>There is no change to this requirement.</p>
<p>7. The Applicant is granted flexibility from the loading, parking, compact parking, rear yard, open court, and building lot control requirements of the Zoning Regulations, consistent with the Plans and as discussed in the Development Incentives and Flexibility section of this Order.</p>	<p>The applicant continues to request flexibility from rear yard and loading. New flexibility to allow the provision of an IZ unit on-site or a contribution to the Housing Production Trust Fund for a</p>

	<p>habitable penthouse has been requested.</p>
<p>8. The Applicant shall also have flexibility with the design of the PUD in the following areas:</p> <ul style="list-style-type: none"> a) To be able to provide a range in the number of residential units of plus or minus 10%; b) To vary the number, location, and arrangement of parking spaces, provided that the total number is not reduced below the minimum number of parking spaces required by the Zoning Regulations; c) To develop Building A2 with hotel use above the proposed ground-floor retail and to develop Building D with hotel or office use above the proposed ground-floor retail, should the market demand be more appropriately satisfied with hotel and/or office use; d) To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the building; e) To vary the sustainable design features of the Project, provided (i) the total number of LEED points achievable for Buildings A1 and B are not below LEED-Gold under the USGBC's LEED for New Construction v2009 rating standards, (ii) the total number of LEED points achievable for Building C1 is not below LEED-Gold under the USGBC's LEED for Core and Shell v2009 rating standards, and (iii) the total number of LEED points achievable for each building within the first-stage PUD is not below the total number of LEED points consistent with the USGBC LEED-Gold for New Construction v2009 rating standards; f) To vary the final selection of the exterior materials within the color ranges of the material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details, locations, and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, canopies and trim, such that the refinements do not substantially change the external configuration or appearance of the building; g) To use either tonal masonry or warm-tone terracotta cementitious panels for Building C1's exterior building material, as shown on Sheet 80 of the Plans dated January 26, 2017; (Ex. 72A1.) h) In the retail and service areas, flexibility to vary the location and design of the ground floor components of the Project in order to comply with any applicable District of Columbia laws and regulations, including the D.C. Department of 	<p>The applicant has requested additional flexibility to provide a range in the number of residential units of greater than 10%. The Stage 1 PUD approved a total of 198 units for this site and the current proposal consists of 260 units, a 31% increase.</p>

<p>Health, that are otherwise necessary for licensing and operation of any retail or service use and to accommodate any specific tenant requirements; and to vary the size of the retail area; and</p> <p>i) To vary the features, means and methods of achieving the code-required Green Area Ratio (“GAR”) of 0.20.</p>	
<p>B. Public Benefits</p>	
<p>1. <u>Prior to the issuance of a Certificate of Occupancy for each residential building and for the life of the Project</u>, the Applicant shall demonstrate to the Zoning Administrator the following:</p>	
<p>a. <u>For the life of the Project, the Applicant shall:</u></p> <p>i. Provide a total of 1,091,201 square feet of residential Gross Floor Area (“GFA”) of housing;</p> <p>ii. Set aside no less than 11% of the residential GFA, equaling not less than 120,036 square feet, as inclusionary units pursuant to version of 11 DCMR Chapter 26 in effect as of September 5, 2016;</p> <p>iii. Set aside no less than 62 units (50% of the inclusionary units) comprising at least 60,018 square feet of GFA as inclusionary units for households earning equal to or less than 50% of the Area Median Income (“AMI”) (50% AMI Units”); and</p> <p>iv. Set aside no less than 62 units (50% of the inclusionary units) comprising at least 60,018 square feet of GFA as inclusionary units for households earning equal to or less than 80% of the AMI (“80% AMI Units”).</p>	<p>There is no change to this requirement; however, <i>the applicant should verify that the IZ square foot area is based on the increased residential gross square foot area currently proposed.</i></p>
<p>b. The distribution of the affordable housing units shall be in accordance with Sheets 122-130 of the Plans dated March 13, 2017 (Ex. 75A2), and in accordance with the following chart: (see page 55 of Order)</p>	<p>There is no change to this requirement. IZ unit locations have been provided on sheet 310 in Exhibit 4B3.</p>
<p>c. The Inclusionary Zoning Covenant required by D.C. Official Code §§ 6-1041.05(A)(2)(2012 Repl.) shall include a provision or provisions requiring compliance with all the terms of this condition.</p>	<p>There is no change to this requirement.</p>
<p>2. If Building A2 is developed as for-sale housing, then the Applicant shall reduce the total affordable housing proposed for Building A2 from 11% to eight percent of Building A2’s residential gross floor area, all of which shall be dedicated to households earning up to 80% of the AMI, and shall transfer an additional 13,713 square feet of affordable housing dedicated to households earning up to 50% of the AMI in Buildings A1 and B, to then result in the following allocations:</p>	<p>Building A2 will be developed as for-sale housing. The residential gross floor area of the building will be increased beyond the original approval; therefore, <i>the applicant should indicate if the affordable housing proffer will be proportionally increased.</i></p>
<p>a. <u>Prior to the issuance of a Certificate of Occupancy for Building A1 and for the life of the Project</u>, the Applicant shall demonstrate to the Zoning Administrator that it has dedicated the following affordable housing in Building A1:</p>	<p>There is no change to this requirement.</p>

<p>i. 30,100 square feet of Building A1’s residential gross floor area to households earning up to 50% of the AMI; and</p> <p>ii. 17,011 square feet of Building A1’s residential gross floor area to households earning up to 80% of the AMI;</p>	
<p>b. <u>Prior to the issuance of a Certificate of Occupancy for Building B and for the life of the Project</u>, the Applicant shall demonstrate to the Zoning Administrator that it has dedicated the following affordable housing in Building B: i. 11,587 square feet Building B’s residential gross floor area to households earning up to 50% of the AMI; and ii. 4,731 square feet of Building B’s residential gross floor area to households earning up to 80% of the AMI;</p>	<p>There is no change to this requirement.</p>
<p>c. The requirement to dedicate the additional affordable housing totaling 13,713 square feet in Buildings A1 and B as set forth above is only triggered if Building A2 is developed as for-sale housing and dedicates eight percent of its residential gross floor area to households earning up to 80% of the AMI;</p>	<p>There is no change to this requirement.</p>
<p>d. In no event shall any building include less than eight percent of its residential gross floor area devoted to inclusionary units; and</p>	<p>There is no change to this requirement.</p>
<p>e. All IZ units shall maintain affordability in accordance with all applicable requirements of the Zoning Regulations in effect as of September 5, 2016.</p>	<p>There is no change to this requirement.</p>
<p>3. <u>Prior to the issuance of a building permit for Buildings A1 and B</u>, each building owner shall have the individual obligation to register the subject building with the USGBC to commence the LEED certification process under the USGBC’s LEED for New Construction v2009 rating standards. <u>Prior to the issuance of a building permit for Building C1</u>, the Building C1 owner shall have the individual obligation to register Building C1 with the USGBC to commence the LEED certification process under the USGBC’s LEED Core and Shell v2009 rating standards. <u>Prior to the issuance of a building permit for each building in the second-stage PUD</u>, each building owner shall have the individual obligation to register the subject building with the USGBC to commence the LEED certification process under the version of LEED that is in place at the time of applying for that building’s building permit.</p>	<p>There is no change to this requirement. A LEED Project Checklist has been provided on Sheet 601 in Exhibit 2D4, indicating that Building A2 will garner sufficient points to be registered as a Gold building with USGBC.</p>
<p>4. <u>Prior to the issuance of a Certificate of Occupancy for each building in the consolidated PUD</u>, each building owner shall have the individual obligation to furnish a copy of the associated LEED certification application submitted to the USGBC for that building. The application for Buildings A1 and B shall indicate that the subject building has been designed to include at least the minimum number of points necessary to achieve LEED-Gold certification under the USGBC’s LEED for New Construction v2009 rating standards. The application for Building C1 shall indicate that Building C1 has been designed to include at least the minimum number of points necessary</p>	<p>There is no change to this requirement.</p>

<p>to achieve LEED-Gold certification under the USGBC’s LEED for Core and Shell v2009 rating standards. <u>Prior to the issuance of a Certificate of Occupancy for each building in the second-stage PUD</u>, each building owner shall have the individual obligation to furnish a copy of the associated LEED certification application submitted to the USGBC for that building. The application shall indicate that the subject building has been designed to include at least the minimum number of points necessary to be consistent with the USGBC LEED-Gold for New Construction v2009 rating standards.</p>	
<p>5. <u>Prior to the issuance of a Certificate of Occupancy for each building within the consolidated PUD and the first-stage PUD</u>, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has executed and submitted a First Source Employment Agreement to DOES for the subject building, consistent with the First Source Employment Agreement Act of 1984 and the Apprenticeship Requirements Amendment Act of 2004.</p>	<p>There is no change to this requirement.</p>
<p>6. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has completed construction of:</p> <ul style="list-style-type: none"> a. The street grid, landscaping, sidewalks, streetscape improvements, street trees, energy and water efficient systems, construction waste management elements, stormwater runoff materials, and bicycle parking facilities, consistent with the Landscape Plans included in the Plans dated December 23, 2016 (Exhibit 61A1-61A15), and the Plans dated January 26, 2016 (Exhibit 72A1-72A2), showing such improvements for each relevant building delivery. Morse Street, 3rd Street, and Neal Place shall utilize 10’ x 16’ scored concrete; the Alley shall be finished with permeable pavers. All sidewalks and elements in public space shall be built to DDOT standards and shall utilize the Union Market Streetscape Guidelines; and b. The Neal Place Extension, consistent with Sheets 20-21, L1.01-L1.02, L1.20-L1.21, L1.26-L1.28, L1.31, L2.05-L2.06, and C200-C201 of the Plans. (Ex. 61A.) However, if at the time of issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD, a second-stage PUD application has been approved for Building C2 or Building D, then the final construction and opening of Neal Place may be deferred until the earlier of (i) completion of construction of Building C2 or Building D, or (ii) three years from the date of issuance of the Certificate of Occupancy for the first building completed within the consolidated PUD. If the Neal Place Extension is deferred as set forth above, then <u>prior to the issuance of a Certificate of Occupancy for the first building completed within the</u> 	<p>There is no change to this requirement.</p>

<p>consolidated PUD, the Applicant shall demonstrate to the Zoning Administrator that it has built a temporary street in either of the locations shown on Sheet C202 of the Plans, in order to provide an interim east-west connection between 3rd Street and the Alley.</p>	
<p>Florida Avenue Park</p>	
<p>7. Prior to the issuance of a Certificate of Occupancy for Building A1 or B (whichever is first), the Applicant shall demonstrate to the Zoning Administrator that it has completed 75% of construction of the portion of the Florida Avenue Park located on the PUD Site, in accordance with Sheets 20 and L1.01-L1.04 of the Plans, as certified by the landscape architect. (Ex. 61A.) The portion of the Florida Avenue Park located on the PUD Site shall be improved with terraced greenspace, public seating areas, and two pathways that provide handicapped, bike, and stroller accessibility. The portion of the Florida Avenue Park located on the PUD Site shall also include biofiltration gardens, landscaping to buffer the rail tracks to the west, and wayfinding. The remainder of the construction of the portion of the Florida Avenue Park located on the PUD Site shall be 100% completed within 120 days after issuance of the Certificate of Occupancy, as certified by the landscape architect.</p>	<p>There is no change to this requirement.</p>
<p>8. Prior to the issuance of a Certificate of Occupancy for Building A1 or B (whichever is second), the Applicant shall demonstrate to the Zoning Administrator that the portion of the Florida Avenue Park located on the PUD Site is 100% complete.</p>	<p>There is no change to this requirement.</p>
<p>9. Prior to the issuance of a building permit for the first building to be constructed within the consolidated PUD, the Applicant shall demonstrate to the Zoning Administrator that it has placed \$150,000 into an escrow fund for the benefit of the Highline Developer, to be used in connection with improvements on the portion of the Florida Avenue Park required by Z.C. Order No. 15-01 to enable the provision of handicapped accessible pathways.</p>	<p>There is no change to this requirement.</p>
<p>10. Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD, the Applicant shall demonstrate to the Zoning Administrator that it has contracted with a Property Management Company to maintain and operate the portion of the Florida Avenue Park located on the PUD Site for the life of the Project, or is contributing to a maintenance agreement in partnership with the Highline Developer or market-wide BID.</p>	<p>There is no change to this requirement.</p>
<p>The Plaza</p>	
<p>11. Prior to the issuance of a Certificate of Occupancy for Building A1 or B (whichever is first), the Applicant shall demonstrate to the Zoning Administrator that it has completed 75% of construction of the Plaza, as certified by the landscape architect, in accordance with Sheets 20, L1.01-L1.04, and L1.07-L1.19 of the Plans. (Ex. 61A.) The Plaza shall complete the pedestrian connection from NoMa and Old City into the Florida Avenue Market area, and shall be developed as an active public gathering space with a variety of seating options positioned using deaf-space design principles that</p>	<p>There is no change to this requirement.</p>

<p>accommodate people speaking sign language. The easternmost section of the Plaza shall be designed to accommodate temporary vendor stations, and shall be lined on both sides by retail storefronts and café terraces. The remainder of the construction of the Plaza shall be 100% completed within 120 days after issuance of the Certificate of Occupancy, as certified by the landscape architect. <u>Prior to the issuance of a Certificate of Occupancy for Building A1 or B (whichever is second)</u>, the Applicant shall demonstrate to the Zoning Administrator that the portion of the Florida Avenue Park located on the PUD Site is 100% complete.</p>	
<p>12. <u>Prior to the issuance of a Certificate of Occupancy for Building A1</u>, the A1 building owner shall demonstrate to the Zoning Administrator that it has either: (a) reserved a portion of the B01/Plaza Level for publicly accessible bicycle parking; or (b) established a bicycle valet operated by the Property Management Company, retail tenant, or BID to operate on weekends and during special events.</p>	<p>There is no change to this requirement.</p>
<p>13. <u>Prior to the issuance of a Certificate of Occupancy for Building A1 or B (whichever is completed first)</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed a wayfinding totem or similar element at the Plaza where it opens to 3rd and Morse Streets, to provide orientation to key destinations within the Florida Avenue Market area.</p>	<p>There is no change to this requirement.</p>
<p>Neal Place Park</p>	
<p>14. <u>Prior to the issuance of a Certificate of Occupancy for Building A2</u>, the Applicant shall demonstrate to the Zoning Administrator that it has completed 75% of construction of the Neal Place Park in accordance with Sheets 20, L1.01-L1.02, and L1.20-L1.21 of the Plans, and as certified by the landscape architect. Neal Place Park shall be 100% completed within 120 days after issuance of the Certificate of Occupancy, as certified by the landscape architect. (Ex. 61A.) The Applicant shall submit detailed landscape design sheets as part of the Second-Stage PUD application that shall be consistent with the above referenced sheets.</p>	<p>The applicant has requested a modification of this condition to remove the connection between issuance of Certificates of Occupancy for Buildings C2 and D from the completion of Neal Place Park. The applicant proposes to require proof of 90% completion of Neal Place Park prior to issuance of a Certificate of Occupancy for Building A2, and 100% completion within 120 days after issuance of the Certificate of Occupancy for Building A2.</p>
<p>15. <u>Prior to the issuance of a Certificate of Occupancy for Building C2 or D (whichever is first)</u>, the Applicant shall demonstrate to the Zoning Administrator that Neal Place Park is 100% complete.</p>	
<p>16. <u>Prior to the issuance of a Certificate of Occupancy for Building A1</u>, the Applicant shall demonstrate to the Zoning Administrator that it has: (i) installed a minimum of 3,000 square feet of retrofitted containers or similar structures on the site of the future Neal Place Park, as shown on Sheet 20 of the Plans, numbered as “1” and labeled/identified as “Pop-Up Retail/Makers Space Incubators” to house Makers; and (ii) marketed, or is in the process of marketing, the retrofitted containers to Makers through the following actions: (Id.) a. Retain a retail broker with experience marketing to and securing a variety of tenant types, including Makers;</p>	<p>There is no change to this requirement.</p>

<ul style="list-style-type: none"> b. Sponsor a workshop that encourages the maker movement; c. Market the container spaces to retail tenants within the Florida Avenue Market area; and d. Market the container spaces to retail tenants operating in Union Kitchen. 	
<p>17. The Applicant shall install, maintain, and operate this area as Pop-Up Retail/Makers Space Incubators and green space until the filing of a building permit application for the construction of Building A2. If the Applicant files a building permit application for the construction of Building A2 at or before issuance of a Certificate of Occupancy for Building A1, then the Applicant is under no obligation to undertake the conditions set forth in Condition B.16.</p>	<p>There is no change to this requirement.</p>
<p>18. The Applicant shall have the flexibility to relocate the containers as necessary to accommodate building construction.</p>	<p>There is no change to this requirement.</p>
<p><u>Interim Park</u></p>	
<p>19. <u>Prior to the issuance of a Certificate of Occupancy for Building A1</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed the temporary improvements shown on Sheet 20 of the Plans, numbered as “3” and labeled/identified as a “Temporary Park.” The Applicant shall install, maintain, and operate this area as a landscaped temporary park until the filing of a building permit for the construction of Building D. (Ex. 61A.)</p>	<p>There is no change to this requirement.</p>
<p>20. <u>Prior to the issuance of a Certificate of Occupancy for Building C1</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed the temporary improvements labeled as “1” on Sheet 21 of the Plans. The Applicant shall install, maintain, and operate this area as a landscaped temporary park until the filing of a building permit for the construction of Building C2. (Id.)</p>	<p>There is no change to this requirement.</p>
<p>21. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has:</p> <ul style="list-style-type: none"> a. Completed the installation of furnishings and equipment for the Interim Park. Prior to the issuance of a Certificate of Occupancy for the last building completed within the second-stage PUD application, the Applicant shall demonstrate to the Zoning Administrator that it has reused the Interim Park furnishings in other areas of the PUD and/or has donated the furnishings to local schools; and b. Restored the dis-used loading platform at the rear of Parcel D. 	<p>There is no change to this requirement.</p>
<p><u>Maker Spaces</u></p>	
<p>22. For the purposes of Conditions B.23 through B.25 the term “Makers Uses” means uses within the following use list: production, sale, and/or distribution of food and beverages (provided that the on-site consumption of food and beverages shall be permitted only as an accessory use of such production, sale, and/or distribution user); small-scale production and repair of goods and related sales; media/communications production and distribution; arts and entertainment; traditional crafts and trades; specialty sports and</p>	<p>There is no change to this requirement. Maker space would not be provided in Building A2.</p>

<p>recreation uses (not including traditional gyms or fitness clubs); engineering and design; and technology design and production);</p>	
<p>23. <u>Prior to the issuance of a Certificate of Occupancy for Building A1 and Building B</u>, the building owner shall have the individual obligation to demonstrate to the Zoning Administrator that:</p> <ol style="list-style-type: none"> a. It has dedicated a minimum of 2,250 total square feet for Makers Uses in Building A1 or Building B (spread between Buildings A1 and B, or located in either Building A1 or B); b. It is marketing the Maker Spaces at 10% less rent than the average base rent charged for leased retail space across the PUD Site at the time that each Maker space is leased; and c. It has and/or is in the process of marketing the 2,250 total square feet of Maker space to Makers Uses by retaining a retail broker with experience marketing to and securing a variety of tenant types, including Makers. 	<p>There is no change to this requirement. Maker space would not be provided in Building A2.</p>
<p>24. <u>Prior to the issuance of a Certificate of Occupancy for Building C2 and Building D</u>, the building owner shall have the individual obligation to demonstrate to the Zoning Administrator that:</p> <ol style="list-style-type: none"> a. It has dedicated a minimum of 2,250 total square feet for Makers Uses in Building C2 or Building D (spread between Buildings C2 and D, or located in either Building C2 or D); b. It is marketing the Maker Spaces at 10% less rent than the average base rent charged for leased retail space across the PUD Site at the time that each Maker space is leased; and c. It has and/or is in the process of marketing the 2,250 total square feet of Maker space to Makers Uses by retaining a retail broker with experience marketing to and securing a variety of tenant types, including Makers. 	<p>There is no change to this requirement.</p>
<p>25. <u>For the life of the Project</u>, a minimum of 4,500 square feet of gross floor area shall be reserved in Buildings A1, B, C2 and/or D for Maker Spaces, consistent with the immediately preceding condition.</p>	<p>There is no change to this requirement.</p>
<p><u>Metropolitan Branch Trail</u></p>	
<p>26. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has contributed \$10,000 to the Metropolitan Branch Trail beautification program (PowWowMural) via the NoMa BID, and that the trail beautification items and/or services are being provided.</p>	<p>There is no change to this requirement.</p>
<p><u>Utilities</u></p>	
<p>27. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has extended all new utilities throughout the PUD Site. The utilities for the consolidated PUD shall be oversized to minimize utility work in the streets during future phases of development.</p>	<p>There is no change to this requirement.</p>
<p><u>C. Transportation Mitigations</u></p>	
<p>1. <u>Prior to the issuance of a Certificate of Occupancy for Building C1</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed the improvements in the western 13 feet of the Alley,</p>	<p>There is no change to this requirement.</p>

<p>labeled from west to east as a 7- foot circulation zone, a one-foot paving band, and half of the 10-foot bicycle lane, and as shown on Sheet L1.32 of the Plans. (Ex. 61A.)</p>	
<p>2. <u>Prior to the issuance of a Certificate of Occupancy for Building C1</u>, the owner of Building C1 shall demonstrate to the Zoning Administrator that it has installed a bicycle lane in the Alley, as shown on Sheet L1.32 of the Plans. (Id.) In the event that the owner of Building C1 is unable to complete the installation of the bicycle lane in the Alley prior to the issuance of a Certificate of Occupancy for Building C1, due to the resultant timing of completion of the Alley improvements that are part of the Fourth Street PUD, then the owner of Building C1 shall have the flexibility to complete the installation of the bicycle lane no less than six months following the issuance of the Certificate of Occupancy for the South Parcel building of the Fourth Street PUD.</p>	<p>There is no change to this requirement.</p>
<p>3. <u>Prior to the issuance of a Certificate of Occupancy for each building</u>, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has constructed the interior bicycle parking within the relevant building, as shown on Sheets 37-39, 44, 69, and 82 of the Plans. (Ex. 61A, 75A.)</p>	<p>There is no change to this requirement.</p>
<p>4. <u>Prior to the issuance of a Certificate of Occupancy for each building completed within the consolidated PUD</u>, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has installed the exterior bicycle parking adjacent to the relevant building and open spaces.</p>	<p>There is no change to this requirement.</p>
<p>5. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed a bicycle lane on Morse Street, between the Alley and 4th Street.</p>	<p>There is no change to this requirement.</p>
<p>6. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has: (a) installed a new traffic signal, subject to DDOT approval, at the intersection of 4th and Morse Streets, N.E., and (b) installed traffic management cameras at the intersections of New York Avenue and 4th Street and Florida Avenue and 5th Street for integration into the DDOT traffic management program. If DDOT is not ready to incorporate these improvements at the time that the Applicant is submitting for Certificate of Occupancy for the first building, then prior to the issuance of a Certificate of Occupancy for the first building completed within the Consolidated PUD, the Applicant shall put into an escrow account: (a) \$250,000 necessary to install a new traffic signal at 4th and Morse Streets, N.E., and (b) \$12,000 necessary to install a traffic management camera at the intersections of New York Avenue and 4th Street and Florida Avenue and 5th Street.</p>	<p>There is no change to this requirement.</p>
<p>7. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the second-stage PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has paid DDOT</p>	<p>There is no change to this requirement.</p>

<p>for the installation and first year's operation expenses of a new Capital Bikeshare station to be located on Morse Street, south of Building C1.</p>	
<p>8. <u>Prior to the issuance of a Certificate of Occupancy for the first building completed within the consolidated PUD</u>, the Applicant shall demonstrate to the Zoning Administrator that it has designated two curbside parking spaces for carsharing services within the PUD Site. If no carshare providers are willing to operate in those spaces, the dedicated spaces may be returned to the general on-street parking supply.</p>	<p>There is no change to this requirement.</p>
<p>9. <u>Prior to the issuance of a Certificate of Occupancy for each building completed within the consolidated PUD, and for the life of the Project</u>, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has designated a Transportation Management Coordinator responsible for organizing and marketing the TDM plan and acting as a point of contact with DDOT for the relevant building.</p>	<p>There is no change to this requirement.</p>
<p>10. <u>For the life of the Project</u>, each building owner shall have the individual obligation to:</p> <ul style="list-style-type: none"> a. Provide TDM materials to new residents as part of the Residential Welcome Package for Buildings A, B, C2, and D; b. Price all on-site vehicle parking at market rate at minimum, defined as the average cost for parking within a 0.25-mile radius of the PUD Site; and c. Unbundle the cost of residential parking from the cost of lease or purchase of residential units for Buildings A, B, C2, and D. 	<p>There is no change to this requirement.</p>
<p>11. <u>Prior to the issuance of a Certificate of Occupancy for Buildings A1, B, or C1</u>, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has installed one bicycle repair station in the relevant building listed above, consistent with Sheets 37-39, 44, 69, and 82 of the Plans. (Id.)</p>	<p>There is no change to this requirement.</p>
<p>12. <u>Prior to the issuance of a Certificate of Occupancy for each building</u>, the Applicant shall demonstrate to the Zoning Administrator that it has exceeded the zoning requirements for bicycle parking for the applicable building.</p>	<p>There is no change to this requirement. The applicant should demonstrate where the excess bicycle parking would be located for Building A2.</p>
<p>13. <u>Prior to the issuance of a Certificate of Occupancy for Building A1</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed one bicycle repair station at the public Plaza.</p>	<p>There is no change to this requirement.</p>
<p>14. <u>Prior to the issuance of a Certificate of Occupancy for each building</u>, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has installed a transit information screen in each of the residential and office lobbies.</p>	<p>There is no change to this requirement.</p>
<p>15. <u>Prior to the issuance of a Certificate of Occupancy for each residential building completed within the consolidated PUD and second-stage PUD</u>, respectively, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has dedicated \$200 per residential unit in alternative</p>	<p>There is no change to this requirement. The applicant should specify how this requirement would be met for Building A2.</p>

<p>transportation incentives that can be used as an annual Capital Bikeshare membership, an annual carshare membership, a carshare driving credit, or for bicycle repair/maintenance. These funds shall be pooled during each phase of the Project into a fund that would make incentives available to residents until the fund is exhausted. This benefit shall be included in rental or condominium documents for all of the residential units planned within the project, both in Phase 1 and Phase 2. If the fund is not exhausted within five years of issuance of a certificate of occupancy for the first building within each phase of the project, it shall be disbursed to a TDM-related entity or organization at DDOT direction.</p>	
<p>16. <u>Prior to the issuance of a Certificate of Occupancy for each residential building</u>, each building owner shall have the individual obligation to demonstrate to the Zoning Administrator that it has:</p> <ol style="list-style-type: none"> a. Purchased and placed two cargo bicycles within each residential building; and b. Purchased and placed three rolling shopping carts within each residential building. 	<p>There is no change to this requirement.</p>
<p><u>Miscellaneous</u></p>	
<p>1. No building permit shall be issued for the PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia that is satisfactory to the Office of the Attorney General and the Zoning Division, Department of Consumer and Regulatory Affairs. Such covenant shall bind the Applicant and all successors in title to construct and use the PUD Site in accordance with this Order, or amendment thereof by the Commission. The Applicant shall file a certified copy of the covenant with the records of the Office of Zoning.</p>	<p>There is no change to this requirement.</p>
<p>2. The consolidated PUD shall be valid for a period of two years from the effective date of Z.C. Order No. 15-27. Within such time, an application must be filed for a building permit for construction of Buildings A1, B, and C1, with construction of any of these buildings to commence within three years of the effective date of this Order.</p>	<p>There is no change to this requirement.</p>
<p>3. The first-stage PUD shall be valid for five years after the effective date of this Order; provided that a second-stage application for one or more of the second phase buildings must be filed no later than two years after the effective date of this Order</p>	<p>There is no change to this requirement.</p>
<p>4. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., (“Act”) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex</p>	<p>There is no change to this requirement.</p>

discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.	
5. The Applicant shall file with the Zoning Administrator a letter identifying how it is in compliance with the conditions of this Order at such time as the Zoning Administrator requests and shall simultaneously file that letter with the Office of Zoning.	There is no change to this requirement.

XIII. ATTACHMENTS

- I. Comprehensive Plan - The Family of Plans
- II. Comprehensive Plan - The Three “Tiers” of Planning
- III. Comprehensive Plan - Guidelines for Using the Maps
- IV. Appendix I – Comprehensive Plan Written Elements

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Attachment I

Comprehensive Plan Chapter 1 - Introduction

The Family of Plans 103

The Comprehensive Plan can be thought of as the centerpiece of a “Family of Plans” that guide public policy in the District (See Figure 1.1). In the past, there has been a lack of clarity over the relationship between the Comprehensive Plan and the many other plans prepared by District agencies. This has reduced the Plan’s effectiveness and even resulted in internal inconsistencies between agency plans. 103.1

Under the DC Code, the Comprehensive Plan is the one plan that guides the District’s development, both broadly and in detail. Thus it carries special importance in that it provides overall direction and shapes all other physical plans that District government adopts. In fact, all plans relating to the city’s physical development should take their lead from the Comprehensive Plan, building on common goals and shared assumptions about the future. For example, the growth projections contained in the Comprehensive Plan should be incorporated by reference in other plans that rely on such forecasts. 103.2

As the guide for all District planning, the Comprehensive Plan establishes the priorities and key actions that other plans address in greater detail. The broad direction it provides may be implemented through agency strategic plans, operational plans, long-range plans on specific topics (such as parks or housing), and focused plans for small areas of the city. 103.3

The Comprehensive Plan is not intended to be a substitute for more detailed plans nor dictate precisely what other plans must cover. Rather it is the one document that bridges all topics and is Where appropriate, this Comprehensive Plan includes cross-references and text boxes to highlight other documents in the “Family of Plans.” Some examples include the federally-mandated State Transportation Plan (known as the “Transportation Vision Plan”), the Historic Preservation Plan, the Parks and Recreation Master Plan, and the Public Facilities Plan. Other agency plans may be guided by Comprehensive Plan policies but are outside of the city government’s direct control. These include the District of Columbia Public Schools Master Facilities Plan. 103.6

Attachment II

Comprehensive Plan Chapter 1 - Introduction

The Three “Tiers” of Planning 104

Since the late 1980s, the District has maintained a three-tiered system of city planning comprised of:

- a. Citywide policies*
- b. Ward-level policies*
- c. Small area policies. 104.1*

In the past, the Comprehensive Plan has been the repository for the citywide and ward-level policies. The small area policies, meanwhile, have appeared in separately bound “Small Area Plans” for particular neighborhoods and business districts. As specified in the city’s municipal code, Small Area Plans provide supplemental guidance to the Comprehensive Plan and are not part of the legislatively adopted document. 104.2

The 2006 Comprehensive Plan retains three geographic tiers but incorporates a number of changes to improve the plan’s effectiveness and readability. Probably the most important change is the replacement of “Ward Plans” with “Area Elements.” While Ward Plans were an effective way to express local priorities within the Comp Plan, the boundaries changed dramatically in 1990 and 2000 due to population shifts. Redistricting will occur again after the Censuses in 2010, 2020, and so on. Moreover, the city’s wards are drawn to ensure an equal number of residents in each Council district rather than to provide a coherent rationale for planning the city. Thus, places like Downtown Washington (divided by a ward boundary) and the Anacostia River (divided by four ward boundaries) have been covered in multiple places in past Comprehensive Plans. This has resulted in redundancy and fragmented policies for many of Washington’s most important places. The relationship between the Comprehensive Plan and the three tiers is described below. 104.3

Tier One: The Citywide Elements

The Comprehensive Plan includes 13 Citywide Elements, each addressing a topic that is citywide in scope, followed by an Implementation Element. 104.4

Tier Two: The Area Elements

The Comprehensive Plan includes 10 Area Elements, shown on Map 1.1. Taken together, these ten areas encompass the entire District of Columbia. ... 104.5

Although the Citywide and Area Elements are in separate sections of this document, they carry the same legal authority. The Area Elements focus on issues that are unique to particular parts of the District. Many of their policies are “place-based,” referencing specific neighborhoods, corridors, business districts, and local landmarks. However, the policies are still general in nature and do not prescribe specific uses or design details. Nor do the Area Elements repeat policies that already appear in the citywide elements. They are intended to provide a sense of local priorities and to recognize the different dynamics at work in each part of the city. 104.6

Tier Three: The Small Area Plans

As noted above, Small Area Plans are not part of the Comprehensive Plan. As specified in the DC Code, Small Area Plans supplement the Comprehensive Plan by providing detailed direction for areas ranging

in size from a few city blocks to entire neighborhoods or corridors. In the past, Small Area Plans have been prepared for places in the city where District action was necessary to manage growth, promote revitalization, or achieve other long-range planning goals. Examples include the H Street NE corridor, the Takoma Metro station area, and the Shaw/Convention Center area. Small Area Plans are adopted by the DC Council by resolution. The Comprehensive Plan is adopted in a different manner—by legislation—and becomes part of the DC Municipal Regulations. 104.8

In the future, additional Small Area Plans will be developed. The Implementation Element of this Comprehensive Plan outlines where and under what conditions such plans should be undertaken. Existing Small Area Plans are cross-referenced in the Comprehensive Plan Area Elements and should be consulted for further detail about the areas they cover. 104.9

Attachment III

Comprehensive Plan Chapter 2 – Framework Element

Guidelines for Using the Generalized Policy Map and the Future Land Use Map 226

The Generalized Policy Map and Future Land Use Map are intended to provide generalized guides for development and conservation decisions. Several important parameters, defined below, apply to their use and interpretation.

- a. *The Future Land Use Map is not a zoning map. Whereas zoning maps are parcel-specific, and establish detailed requirements for setbacks, height, use, parking, and other attributes, 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.*
- b. *The Future Land Use Map is a generalized depiction of intended uses in the horizon year of the Comprehensive Plan, roughly 20 years in the future. It is not an “existing land use map,” although in many cases future uses in an area may be the same as those that exist today.*
- c. *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. Similarly, the land use category definitions describe the general character of development in each area, citing typical building heights (in stories) as appropriate. 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.*
- d. *The zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the citywide elements and the area elements, as well as approved Small Area Plans.*
- e. *The designation of an area with a particular land use category does not necessarily mean that the most intense zoning district described in the land use definitions is automatically permitted. A range of densities and intensities applies within each category, and the use of different zone districts within each category should reinforce this range. There are more than twice as many zone districts (about 30, plus more than a dozen overlay zones) as there are Comprehensive Plan land use categories. For example, there are at least three zone districts corresponding to “Low Density Residential” and three zone districts corresponding to “Moderate Density Residential.” Multiple zones should continue to be used to distinguish the different types of low- or moderate-density residential development which may occur within each area.*
- f. *Some zone districts may be compatible with more than one Comprehensive Plan Future Land Use Map designation. As an example, the existing C-2-A zone is consistent with both the Low Density Commercial and the Moderate Density Commercial designation, depending on the prevailing character of the area and the adjacent uses. A correspondence table indicating which zones are “clearly consistent”, “potentially consistent” and “inconsistent” with the Comprehensive Plan categories should be prepared to assist in Comprehensive Plan implementation and future zoning actions (see Action LU-4.3.B).*
- g. *The intent of the Future Land Use Map is to show use rather than ownership. However, in a number of cases, ownership is displayed to note the District’s limited jurisdiction. Specifically, non-park federal facilities are shown as “Federal” even though the actual uses include housing*

and industry (e.g., Bolling Air Force Base), offices (e.g., the Federal Triangle), hospitals (e.g., Walter Reed), and other activities. Similarly, the “Local Public” designation includes high-impact uses such as solid waste transfer stations and stadiums, as well as low-impact uses such as schools. Other maps in the Comprehensive Plan are used to show the specific types of public uses present in each area.

- h. The Map does not show density or intensity on institutional and local public sites. If a change in use occurs on these sites in the future (for example, a school becomes surplus or is redeveloped), the new designations should be comparable in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or an approved Campus Plan.*
- i. Streets and public rights-of-way are not an explicit land use category on the Future Land Use Map. Within any given area, the streets that pass through are assigned the same designation as the adjacent uses.*
- j. Urban renewal plans remain in effect for parts of the District of Columbia, including Shaw, Downtown, and Fort Lincoln. These plans remain in effect and their controlling provisions must be considered as land use and zoning decisions are made.*
- k. Finally, the Future Land Use Map and the Generalized Policy Map can be amended. They are not intended to freeze future development patterns for the next 20 years. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the maps can be made by residents, property owners, developers, and the District itself. In all cases, such changes require formal public hearings before the DC Council, and ample opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Element. 226.1*

Attachment IV

B. COMPREHENSIVE PLAN WRITTEN ELEMENTS

Upper Northeast Area Element (“UNE”):

- Planning and Development Priority e.: “Retail choices in Upper Northeast need to be expanded... Many of the commercial areas in Upper Northeast are dominated by used car lots, carry-outs, liquor stores, automotive uses and other activities that are not conducive to neighborhood shopping...**Florida Avenue and the areas around the Metro stations have the potential to become pedestrian-oriented shopping districts. The Florida Avenue Market also has the potential to become a more vital shopping district, serving not only as a wholesale venue but also as a retail center for Ivy City, Trinidad, Eckington and nearby neighborhoods.** (§2407.2)
- Planning and Development Priority h.: “Upper Northeast did not experience the kind of large-scale development experienced elsewhere in the city between 2000 and 2005, but that is likely to change in the next few years. **Proposals to redevelop the Capital City Market as ‘new town’ are being discussed...Growth and development must be carefully managed to avoid negative impacts, and should be leveraged to provide benefits for the community wherever possible.** (§2407.2)
- UNE-1.1.8: Untapped Economic Development Potential: Recognize the **significant potential** of the area’s commercially and industrially-zoned lands, particularly along the New York Avenue corridor...and **around the Capital City Market, to generate jobs, provide new shopping opportunities, enhance existing businesses, create new business ownership opportunities, and promote the economic well-being of the Upper Northeast community.** The uses, height and bulk permitted under the existing M and C-M-1 zones are expected to remain for the foreseeable future. (§2408.9)
- UNE-1.2.1: Streetscape Improvements: “**Improve the visual quality of streets** in Upper Northeast, especially along...Florida Avenue...Landscaping, street tree planting, street lighting, and other improvements should **make these streets more attractive community gateways.**” (§2409.1)
- UNE-2.1.2: Capital City Market: “**Redevelop the Capital City Market into a regional destination that may include residential, dining, entertainment, office, hotel and wholesale food uses...** (§2411.6)
- UNE-2.1.4: Northeast Gateway Urban Design Improvements: “**Improve the image and appearance** of the Northeast Gateway area **by creating landscaped gateways into the community, creating new parks and open spaces, upgrading key streets** as specified in the Northeast Gateway Revitalization Strategy, **and improving conditions for pedestrians along Florida Avenue and other neighborhood streets.**” (§2411.8)
- Action UNE-2.1.A: Capital City Market: “**Develop and implement plans for the revitalization and development of the Capital City Market into a mixed use residential and commercial destination.** Redevelopment plans for the site shall be achieved through a collaborative process that involves the landowners and tenants, the project developers, the District government, and the community.” (§2411.9)

Citywide Guiding Principles:

- Land Use (“LU”)-1.3.2: Development Around Metrorail Stations: **Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth**, particularly station in areas...with large amounts of vacant or poorly utilized land in the vicinity of the station entrance... (§306.11)
- LU-1.3.3: Design To Encourage Transit Use: **“Require architectural and site planning improvements around Metrorail stations that support pedestrian and bicycle access to the stations** and enhance the safety, comfort and convenience of passengers walking to the station or transferring to and from local buses. **These improvements should include lighting, signage, landscaping and security measures...** (§306.13)
- LU-3.1.4 Rezoning of Industrial Areas: **“Allow the rezoning of industrial land for non-industrial purposes** only when the land can no longer viably support industrial or PDS activities or is located such that industry cannot co-exist adequately with adjacent existing uses. **Examples include land in the immediate vicinity of Metrorail stations...** (§314.10)
- Housing-1.1.4: Mixed Use Development: **Promote mixed use development, including housing, on commercially zoned land**, particularly in neighborhood commercial centers, along Mains Street mixed use corridors, and **around appropriate Metrorail stations.** (§503.5)
- PROS-4.3.2: Plazas in Commercial Districts: **Encourage the development of outdoor plazas** around Metro station entrances, in neighborhood business districts, around civic buildings, and **in other areas with high volumes of pedestrian activity. Use the planned unit development process to promote such spaces for public benefit and to encourage tree planting, public art, sculpture, seating areas, and other amenities within such spaces.** (§819.4)
- Urban Design-1.4.1: Avenues/Boulevards and Urban Form: Use Washington’s major avenues/boulevards as a way to reinforce the form and identity of the city, connect its neighborhoods, and improve its aesthetic and visual character. **Focus improvement efforts on avenues/boulevards in emerging neighborhoods**, particularly those that provide important gateways or view corridors within the city. (§906.4)
- UD-2.3.4: 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 or transportation systems and public facilities nearby. (§911.6)