

ZONING COMMISSION CASE NO. 17-21
CONSOLIDATED PUD AND MAP AMENDMENT FOR
501 I STREET SW

SUPPLEMENTAL STATEMENT OF THE APPLICANT

Since setdown, representatives of Erkiletian Development Company (EDC) and Shakespeare Theatre Company (STC) (together, Applicant) have worked closely with representatives of Advisory Neighborhood Commission 6D (ANC 6D) and the United Neighbors of Southwest (UNSW) to discuss the Project and seek common ground. Throughout this iterative engagement process, the Applicant revised the design of the Project, improved and enhanced the community benefits package, and developed a series of commitments regarding building use and operation to mitigate the impacts of the Project. The Applicant has also engaged extensively with city agencies (including, in particular, OP and DDOT); more recently, the Applicant met with the Amidon-Bowen PTA and will meet again with the PTA next week.

This supplemental statement provides an overview of the design, benefits, and other commitments as they stand; to the extent that these commitments are further revised based on ongoing dialogue with UNSW, ANC 6D, OP, DDOT, the PTA, and other stakeholders, the Applicant will provide an update at the public hearing.

I. Building Design

The height, scale, and design of the Project have all been revised to better fit the Project into its surrounding context, with an emphasis on strengthening the integration of the Project's design into the moderate-density residential context along 6th Street. Key changes since setdown include:

- Redesigning to the massing, organization, and architectural design of the Main Building to incorporate a three-story “townhouse rhythm” with ground-floor walk-out units along the 6th Street facade, composed of brick material with punched windows, mirroring the townhouses along the balance of 6th Street.
- “Flipping” the 6th Street sidewalk and tree area to match the sidewalk and planting area layout along the two-block stretch of 6th Street north of I Street.
- Incorporating additional brick into the tower corner element of the Main Building along 6th Street to further emphasize the residential character of this façade.
- Incorporating a full one-to-one setback of the Main Building's 4th floor.

- Eliminating the residential units in the penthouse of the Main Building and concentrating all communal penthouse space on the I Street end of the Main Building, which effectively eliminates the northern two-thirds of the penthouse and lowers the appearance of the Main Building by one story along 6th Street.
- Reducing the size of the Annex to increase the separation between the two buildings, and changing to a brick palette that is consistent with surrounding residential architectural patterns.

With these revisions, the Main Building reads as a three-story townhouse development along 6th Street similar to the rest of the context along the street, and the Annex reads as a smaller brick apartment building that complements the midblock apartment building to its north. As a result, the Project serves as the “knuckle” between the higher-density uses south of I Street and the lower-scale townhouses and apartments north of I Street.

A complete set of revised plans is attached as Exhibit E.

II. Building Uses and Commitments

Based on dialogue with ANC 6D and UNSW, the Applicant proposes the following commitments regard the Project’s ground-floor uses.

- a) Residential Component. For the life of the Project, the Applicant will reserve the residential portion of the Project, not including the housing for STC actors and fellows, as for-sale units. During the initial unit sales effort and to the extent that it is economically feasible at currently projected sales prices, the Applicant shall impose leasing and resale restrictions to insure that a minimum of 90% of the units are sold to purchasers who intend to occupy the units. The future condominium association documents and bylaws shall include a provision that no less than 80% of condominium units shall be owner occupied at any time. Rentals through AirB&B or other such short term rentals shall be prohibited in the condominium documents and bylaws, as well as in the STC residential component of the building.
 - i) The Applicant will set aside a minimum of one junior 1-bedroom unit, three 1-bedroom units, and three 2-bedroom units as affordable housing for households earning up to 80% of the Median Family Income.
 - ii) The Applicant will work with DHCD to include teachers and other staff at public schools within ANC 6D as a part of the marketing efforts for the Proposed Development’s affordable housing.

- b) STC Component. For a minimum period of twenty years, the nonresidential portion of the Project will be reserved for use by STC as office, rehearsal, and education uses as well as a costume shop.
- i) In the event that STC sells the STC Component of the Proposed Development after the expiration of the twenty-year period, the STC Component will remain as a mix of office, arts/design/creation, educational, housing, or similar institutional uses.
 - ii) The STC Component will not be used for retail activity, other than customary and incidental sales related to the mission of STC or another institutional user.
 - iii) The STC Component will not be used for set fabrication activity.
 - iv) The STC Component will not include a black-box theatre or similar dedicated performance space, though the rehearsal and educational spaces may be used for occasional performances related to STC's other programs.

III. Development Incentives and Flexibility

The Applicant seeks the following development incentives and zoning flexibility in order to implement the Project.

A. Rezoning

The Applicant seeks a PUD-related rezoning from the R-3 to the MU-4 Zone District. As described in greater detail below, the MU-4 Zone District is not inconsistent with the Comprehensive Plan, based on the Property's designation as Institutional on the Comprehensive Plan's Future Land Use Map, the character of the surrounding properties designated as Moderate Density Residential, and the site's transit-oriented location along I Street SW.

Although the Applicant proposes a rezoning to the MU-4 Zone District, the Project's 48-foot height and 2.87 FAR are within the matter-of-right limits for that zone. Put another way, the Applicant does not seek either the bonus height or density available to PUDs in the MU-4 Zone.

B. Rear Yard

The Main Building is set back 28 feet from the northern property line, which is nearly double the required rear yard of 15 feet.

Rear yard flexibility is requested, however, for the Annex. The Annex is set back 8'4" from the northern property line, which is 6'8" less than the 15' rear yard requirement. This relief is needed due to the unique configuration of the Property, which has a narrow dogleg segment where the Annex is located.

The relief will not have a negative impact on neighboring properties. The Annex is located at a perpendicular angle to the four-story apartment building to the north, as shown on page 2.17 of the Plans. The Annex confronts a secondary façade of that building, and only the corners of the two buildings overlap in what would be the required rear yard. Therefore, the bulk of the Annex faces open space on the apartment building property to the north. Similarly, the bulk of the apartment building faces east and west, not south to the Annex.

Furthermore, the Annex was repositioned and revised to increase the amount of light and air between the two apartment buildings. Since the adjacent apartment building is also pulled back from the property line, the distance between the Annex and the apartment building is approximately 17'6", which means that the required 15' distance is effectively provided. Therefore, there is sufficient buffer between the Annex and the adjacent apartment to the north.

C. Court

The Project requires flexibility for a portion of the building that is set back from the eastern Property line in order to accommodate windows at the ground floor. This area is considered a closed court, and flexibility is needed from the width and area requirements, but only at the ground level. Above this level, the Project complies with the court width and area requirements. The flexibility requested does not detrimentally impact the light and air for the Project or adjacent properties compared to matter of right development, which could be constructed up to the property line.

D. Lot Occupancy

The Project also requires lot occupancy flexibility, again only at the ground level of the Project. The ground floor occupies 79% of the lot, which exceeds the 75% maximum lot occupancy in the MU-4 Zone District. The need for flexibility is due to the location of residential units along the entire length of 6th Street. In order to accommodate this design change, the space for STC's administrative offices that was lost to the residential units was recaptured by filling in the courtyard at the ground level.

Notably, the 2nd and 3rd floors of the Project are below the 75% threshold, as they occupy 71% of the lot. The occupancy percentage decreases even further on the upper floors of the Project.

E. Penthouse

The removal of the penthouse residential units on the Main Building results in the need for minor penthouse flexibility for the Project. By moving the entire habitable penthouse to the I Street side of the Main Building, there is a resulting small stair penthouse and override for the service elevator that is separate from the habitable penthouse structure. The separate stairwell is

needed as a secondary means of egress and is otherwise permitted under the Regulations, but the adjacent elevator override requires relief. Therefore, the Applicant requests flexibility for this elevator override to be located in a structure that is separate from the main penthouse and match the height of the stair penthouse.

IV. Public Benefits and Project Amenities

The benefits package consists of the measures described below.

A. Housing and Affordable Housing

The Project provides a significant amount of housing over what could be provided as a matter of right at the Project. The Applicant estimates the Property could accommodate 12 matter-of-right houses on the Property. Instead, the Project provides approximately 64 ownership units, including approximately 23 two-bedroom units that could serve as housing for families, as well as 18 apartments for actors and 18 housing units for fellows.

The Project also meets District priorities for affordable ownership units in a high resource neighborhood adjacent to Metrorail. As shown in the table below, the IZ regulations would require 8% of the gross floor area of the residential units of the Project¹ be set aside for affordable housing, given its steel and concrete building type, all at 80% of the Median Family Income (MFI) because the units are for sale. This results in a 5,404 net square foot set aside requirement, or 6 units. The Applicant will provide a total of 6,114 net square feet of affordable housing, resulting in 7 units, including 3 two-bedroom units, all available at 80% of the MFI. This exceeds the minimum requirements both in terms of amount of affordable housing and unit type, since the percentage of affordable two-bedroom units is significantly greater than the percentage of market rate two-bedroom units.

501 I Street SW – IZ Chart

	Jr 1 BR	1 BR	2 BR	Total
Market	15 units / 20%*	40 units / 53.3%	20 units / 26.7%	75 units / 100%
IZ	1 unit / 14%**	3 units / 43%	3 units / 43%	7 units / 100%
Total	16 units total	43 units total	23 units total	82 units total

* Percentage of market units by type to overall market count.

**Percentage of IZ units by type to overall IZ count.

Additionally, the Project provides unique housing for artists on the I Street SW arts and cultural corridor envisioned in the Southwest Small Area Plan. The fellows housing units essentially function as 18 convenient and affordable housing units (they are free for the fellows),

¹ For IZ purposes, the Applicant has conservatively included the actor housing apartment units as part of the residential program. The fellows units are SROs and therefore exempt from IZ.

which facilitates the beginning of a career in the arts for young professionals who come to or stay in the District for the program. Currently, over a dozen former fellows are on STC's full and part-time staff, with another one to two dozen working in the DC area. Fellows alumni include STC's award-winning Associate Artistic Director and Studio Theatre's Artistic Director. Through the Project, these young women and men will spend their first year in the District in the Southwest neighborhood, where they will be able to help develop and support the Southwest arts corridor. Similarly, the actor housing is also provided to actors at no cost to them, and it allows STC to attract top-quality artists to come to and live in the District during the course of the production. These actors will also contribute to the vibrancy of the arts corridor.

B. Sustainable Design

OP, DOEE, and the community have expressed strong interest in a commitment to sustainable design. The Applicant will achieve a minimum of Gold certification under the LEED-2009 rating system. The Project will also integrate other sustainable design features, including solar panels on the penthouse roof and a minimum of two electric car-charging stations.

C. Public Art

The Project will include multiple components of public art such as transparent etched panels located within the streetscape planting beds, relief art on the I Street pillar of the Main Building, and a rotating display of costumes featured in the residential lobby. These features, all of which evoke the relationship of the Project to William Shakespeare, are focused on the I Street frontage of the Project and will help to enhance the character of I Street as an "arts" corridor.

D. Bumpouts

In discussions with UNSW and ANC 6D, concerns were expressed about existing traffic conditions along 6th Street SW (unrelated to the Project), because 6th Street is used as a cut-through for vehicular traffic. Based on conversations with the neighbors, the ANC, and DDOT, the Applicant has proposed "bumpouts" along the intersections of 6th Street, SW near the Project. The bumpouts will serve as cues to drivers to slow down and proceed at a safer speed. They will also narrow the crossing distance for pedestrians and increase pedestrian safety and comfort in this highly walkable area. The Applicant will design and construct these bumpouts at the intersections of 6th Street with G Street, H Street, and I Street, as shown on the attached Plans, in order to improve pedestrian safety, discourage cut-through traffic, and strengthen the appearance of 6th Street north of I Street as a true "neighborhood" street.

E. Waterfront Village Performances

Waterfront Village is a neighborhood-based membership organization designed to support residents who wish to age in place in their homes that operates in Southwest DC. The Applicant will coordinate with Waterfront Village to provide ongoing access to theater performances. Twice a year, STC will provide the Village with a minimum of thirty tickets to an STC performance, make available transportation to and from the performance, and provide pre- and/or post-show discussions with STC education staff, artistic staff, or actors.

F. Southwest Night Performances

Coming out of discussions with UNSW and ANC 6D, the Applicant has developed a commitment to provide deeply discounted tickets to STC performances. Specifically, STC will create a “Southwest Neighbors” performance for each STC production (approximately six per year), for which Southwest residents will be able to purchase deeply discounted tickets. This will provide broad and direct access to STC’s performances for the entire Southwest community.

G. SWNA Agreement Benefits

In 2014, the Applicant entered into an agreement with the Southwest Neighborhood Assembly (SWNA) regarding development of the Project, as shown in the record at Exhibit 34. That Agreement commits the Applicant to delivering neighborhood benefits (some prior to and many in connection with the PUD) that include support for the SW Arts Fest, the Duck Pond, and the Southwester neighborhood paper; free tickets to the Ward 6 Free for All performance; discounted access to STC educational programs such as its Master Acting Classes and Camp Shakespeare; access to the new STC facilities for community meetings; and educational benefits described in more detail below. The Applicant will abide by these benefits agreed to in the SWNA Agreement and incorporate them as conditions of the PUD.

H. Educational Benefits

Pursuant to the SWNA Agreement, the Applicant committed to a series of benefits for neighborhood public schools (Amidon-Bowen Elementary and Jefferson Academy Middle Schools). These include a commitment to provide each school with two touring performances per year from STC’s youth-oriented productions (*A Mini-Midsummer Night’s Dream* and *The Tiny Tempest*); engage Jefferson Middle in the “District Shakespeare” program, which will provide 100 tickets, transportation, pre-show workshops, and professional development for teachers for one performance per year; and provide invitations for annual tours of STC facilities.

In addition to the above, the Applicant is working with ANC 6D, the Amidon-Bowen PTA, and other stakeholders to discuss other potential benefits for Amidon-Bowen and Jefferson

that could be provided through the PUD. An update will be provided at the public hearing based on these conversations.

I. Reporting

The Applicant, ANC 6D, and UNSW all share a desire to ensure that the above commitments, including those addressed in the SWNA Agreement, are clear and enforceable. To this end, the Applicant is working with ANC 6D and UNSW to agree upon detailed conditions for these benefits, including clarity regarding the timing and duration of the benefits. With respect to STC's commitments, STC will commence delivery of many of these benefits once the PUD order is final and unappealable (i.e. before permitting and construction), and continue to provide the benefits for a minimum period of twenty years. In addition, STC will provide a regular, annual, and publicly report with respect to the implementation of ongoing programs and initiatives committed to as part of the PUD and the SWNA Agreement.

V. Agency Review

Over the past year, the Applicant has met and communicated extensively with representatives of multiple District agencies, including OP, DDOT, DOEE, and the Department of Housing and Community Development (DHCD). Following the scheduling of the public hearing, on December 17, 2019, the Applicant also participated in a coordinated interagency review of the Project, which was attended by representatives of OP, DOEE, DHCD, the Department of Public Works, the Department of Parks and Recreation, and the Metropolitan Police Department. The Applicant had several additional meetings with DDOT to discuss the Project, some of which included conversations with DDOT's public space and curbside management teams and DDOT's Safe Routes to School coordinator. The PUD, including the design of the Project and the content of the public benefits package, was revised to reflect input received in these discussions.

The Applicant expects to present the concept design for the public realm components of the Project, including the curb cut, public art panels, and sidewalk alignment along 6th Street, to the Public Space Committee on March 28, 2019.

VI. Project Impacts and Mitigation

In conversations with the community and the government agencies, as well as through the Applicant's own review of the Project, the Applicant has evaluated the Project's impacts and proposed mitigations for any potential detrimental impact on the community.

A. Uses at the Project

The community has expressed concern about the impacts of STC's uses within the Project. Additionally, while STC's uses are consistent with the arts and cultural corridor

envisioned for this area, concerns have been raised about future conversion of this use to other non-residential uses. The Applicant will commit that for a minimum period of twenty years, the nonresidential portion of the Project will be reserved for use by the STC as office, rehearsal, and education uses as well as a costume shop. In the event that STC sells its portion of the Project after the expiration of the twenty-year period, the STC portion will remain as a mix of office, arts/design/creation, educational, housing, or similar institutional uses.

The community also expressed concern about shorter-term, more transient use in the residential component of the Project. The Applicant's commitments regarding development of the Project as a for-sale residential development, including commitments to ensure the development remains owner-occupied, address these concerns.

B. Traffic and Parking

As set forth in the Applicant's Comprehensive Transportation Report (CTR), the Project will not impose adverse impacts on traffic and parking. The Project will include a Comprehensive Transportation Management Plan, including a Pick-up/Drop-off Operations Plan, a Parking Management Plan, a Loading Management Plan, a Transportation Demand Management Plan, and will provide additional off-site parking at Arena Stage.

The Project is located approximately three blocks from the Waterfront Metrorail Station, which is served by the Green Line. The Property is also served by Metrobus, Circulator, the Wharf shuttle, and other bus services along multiple corridors. In addition, the Project is located in a mixed-use neighborhood with significant retail and service options, including a grocery store located two blocks away. Accordingly, most residents are expected to walk or use transit on a regular basis.

The Project will provide a total of 38 below-grade parking spaces, two at-grade parking spaces, and 15 off-site parking spaces, for a total of 55 parking spaces. The SWNA Agreement, discussed above, discussed providing 70 parking spaces at the Property. However, that provision was related to the project contemplated in the Agreement, which included a rezoning to the MU-2 Zone District and a maximum FAR of 4.5. Due to the Project's reduced size in comparison to the project contemplated in the SWNA Agreement, the 55 total spaces are sufficient for the development. In fact, on a proportional basis, 55 parking spaces exceeds the 70 spaces agreed to in the SWNA Agreement. Additionally, these spaces are well in excess of the 27 parking spaces required under the Zoning Regulations, and they are sufficient to accommodate parking demand for a project so close to a Metrorail station entrance.

To mitigate potential impacts on on-street parking in the neighborhood, the Project will also include a restriction preventing residents from obtaining Residential Parking Permits as well as commitments for STC to encourage visitors to use transportation alternatives or off-street parking in the area. The Project will also include a 67-space bicycle room within the building,

which exceeds the zoning-required bicycle parking, as well as on-street bicycle parking to accommodate residents, employees, and visitors that bike to the site.

C. Service and Loading

The Project will locate its loading spaces off of the private drive proposed at the rear of the Property. As set forth in the CTR, the drive is able to accommodate truck movements into the Property to access the at-grade loading berth and service space. The Project also includes a Loading Management Plan to minimize any loading impacts on the community. Among other commitments, the Applicant has agreed to use a trash service that will only come twice a week and has agreed to locate an additional space for the van used for STC costume shop deliveries within the underground garage, to reduce the maneuvering and delivery activity at street level within the loading dock.

D. Utilities

As set forth in Exhibit F of the initial PUD filing, the average daily water and sewer demands for the Project can be met by the existing District of Columbia water system. Similarly, electrical services can be accommodated through the existing power grid, with vaults that will be located within the Property. Solid waste services will be handled through a private trash collector. Further correspondence detailing discussions regarding utilities and infrastructure with PEPCO, DC Water, and the D.C. Marshal are attached at Exhibit B.

E. Environmental Impacts

As discussed above, the Project will contribute positively to the District's environmental, energy conservation, and sustainability goals through a commitment to LEED Gold certification and progressive design features such as electric charging stations. The Project will also include solar panels to generate renewable energy at the Project. The Project will also meet or exceed current stormwater management and Green Area Ratio requirements.

F. Educational Systems

The Project has no unacceptable impacts on public facilities such as schools, libraries, or parks, and the Project's impacts are generally favorable or capable of being mitigated. The Project is highly unlikely to have an unacceptable impact on schools in the District given the relatively small size of the Project, its mix and type of units, and the capacity for the District's nearby schools to take on additional students.

The Applicant expects that the school network is able to accommodate the school-age children that may reside at the Project. The Project's 64 condominium units includes 23 family-sized two-bedroom units. Therefore, the Applicant anticipates some children will live in the Project. However, each of the public schools serving the Property have additional capacity that

would more than accommodate the anticipated number of children at the Project. The Property is served by (1) Amidon Bowen Elementary School, which currently has a capacity of 400 students, but in the 2017-2018 school year only had 351 students; (2) Jefferson Middle School, which currently has a capacity of 567 students, but in the 2017-2018 school year only had 314 students; and (3) Eastern High School, which currently has a capacity of 1,100 students, but in the 2017-2018 school year only had 769 students.² Therefore, the Project will not have a detrimental impact on the local school system.

The Project will also not have a detrimental impact on the parks and library resources for the community. The Southwest Library is undergoing renovations to provide a larger, improved library facility for the community. Additionally, there are significant parks in the Southwest community, including the Duck Pond directly across the street from the Project. Therefore, the Project will not have a detrimental impact on the educational systems and public facilities in the community.

G. Design Impacts

Broadly, the Project abuts public streets to the west and south, and Amidon-Bowen's play areas to the east. I Street to the south is a 90-foot right of way, and 6th Street to the west is an 80-foot right of way. (In the initial Application, the Statement noted the 6th Street right-of-way was 100-feet wide, which UNSW correctly notes was an error. While the right of way is 100 feet wide south of I Street, it narrows to 80 feet north of I Street adjacent to the Project.) As discussed above, the Main Building is also separated from the townhouses to the north by the driveway as well as the rear yards of the townhouses, and the Annex has been oriented so that it is perpendicular to and separated from the apartment building to its north. Therefore, there is a meaningful amount of distance between both the Main Building and the Annex, and surrounding buildings.

The Project is situated at a transition point in the community, and the design reflects the Property's location between the higher-density uses along I Street SW and the lower-density residential uses to the north and west. The Project concentrates the STC non-residential uses in the Main Building along I Street, with the entrance to STC at the east side of the I Street façade.

² District of Columbia Public Schools, Enrollment Boundary Information System, DCATLAS.DCGIS.DC.GOV, available at <https://dcps.dc.gov/node/1018342> (last visited February 10, 2019) [insert address "501 I Street, SW"]; Office of the Deputy Mayor for Education, 2016 Master Facilities Plan Supplement, DME.DC.Gov, available at <https://dme.dc.gov/node/1263331> (Jul. 31, 2017); Amidon-Bowen Elementary School Profile, <http://profiles.dcps.dc.gov/Amidon-Bowen+Elementary+School> (last visited February 10, 2019); Jefferson Middle School Profile, <http://profiles.dcps.dc.gov/Jefferson+Middle+School+Academy> (last visited February 10, 2019); and Eastern High School Profile, <http://profiles.dcps.dc.gov/Eastern+High+School> (last visited February 10, 2019).

Moreover, the STC residential uses in the Annex are concentrated at the rear of the Property adjacent to an apartment building. The main entrance for the condominiums is also located on I Street.

The Project shifts in massing as it moves to the north and west toward the townhouses. The 6th Street façade reads as three-story townhouses with walk-in entrances to the ground-floor residential units. The fourth floor is set back on a one-to-one basis and the habitable penthouse units have been removed to further reinforce the townhouse feel of the building. Within the center of the superblock, the Annex provides a depressed ground floor, reading as a four and a half story building immediately adjacent to an apartment building that ranges between three and four stories with a similarly depressed ground floor. Therefore, the massing of the Project fits comfortably within this surrounding context.

Finally, the materials on both the Annex and Main Building provide a similar transition from the arts and cultural oriented main thoroughfare of I Street to the more residentially focused north and west. The I Street elevation is largely glass with a gently curved façade ideal for the cultural corridor along this street. However, on the 6th Street façade and at the Annex, the Project includes brick material with punched windows, which characterizes the surrounding residential townhouses and apartment buildings. The Annex uses a similar residential materials palette. Therefore, visually, the Project fits within its surrounding context.

VII. Comprehensive Plan

The Project is not inconsistent with the District of Columbia Comprehensive Plan, as detailed in Exhibit A and Exhibit D included with the Supplemental Submission. The Project is specifically designed to fit within its context as a “knuckle” site in a prime transition location from the higher-density apartment buildings and institutional uses along I Street and the rowhouse and three- and four-story apartment buildings to the west and north of the Property.

The Zoning Commission has the authority to rezone the Property based on its Institutional designation on the Future Land Use Map and the Generalized Policy Map. First, the Project proposes cultural uses with the STC component that are not inconsistent with the Institutional designation. Second, when Institutional-designated properties change ownership, the Comprehensive Plan notes they should be redeveloped in a way comparable to surrounding uses and densities. Here, the surrounding area is designated for Moderate Density Residential uses, and the development within that context consists of townhouses and 3 to 4 story apartment buildings. The Project’s uses, height, and design are consistent with that Moderate Density Residential context. Moreover, even if the Project’s height is at the upper end of what is considered Moderate Density, additional height and density is explicitly permitted for PUDs.

Additionally, the Southwest Small Area Plan specifically calls for the development the area along I Street as an arts corridor with cultural or institutional uses. The Plan also explicitly

notes that a cultural use would be preferred for the Property. This is consistent with the Future Land Use Map designation of Institutional uses. In order to permit institutional or cultural uses, the Property would require a Zone District that permits some non-residential use consistent with the Future Land Use Map. However, because a zone should also be consistent with the idea that the Institutional use of the site has changed, a moderate-density, mixed-use Zone District is most appropriate for the Property. Therefore, the Project is consistent with these twin goals by providing moderate density residential uses with a small amount of cultural and arts uses at the Project.

The Project also furthers the overarching principles and many specific goals of the District's draft Cultural Plan, which is currently undergoing public review. The Cultural Plan encourages art accessible in public space, arts education programming, cultural events for the community, and housing for artists. The Project advances these goals, including ground-floor cultural-supporting use, art for the pedestrian experience, and public benefits including cultural events and arts education programming. Finally, the Project provides needed housing for arts professionals.

The Project also exemplifies many policies of the District Elements of the Comprehensive Plan by providing new residential uses with arts-focused, non-residential use, in an attractive, arts-focused development in close proximity to Metrorail. The Project creates a development near an anchor Metrorail station along an area focused on arts development. The Project also creates an attractive streetscape and well-designed pedestrian spaces to foster an active and attractive street environment.

Finally, the Project appropriately balances its height and density, which are consistent with Land Use and Urban Design policies that call for development of transit-oriented locations, with policies regarding buffers and transitions to nearby lower-density neighborhoods. The Project is a truly moderate-density Project, well below the PUD limits for the MU-4 Zone District. The Project also incorporates setbacks to have the 6th Street façade read as townhouses, similar to the houses across the street. As further detailed in the additional attached exhibits, the Project furthers numerous policies and objectives of the Comprehensive Plan and is not inconsistent with the Plan as a whole.