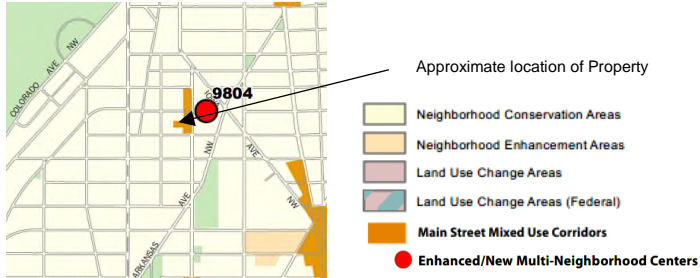
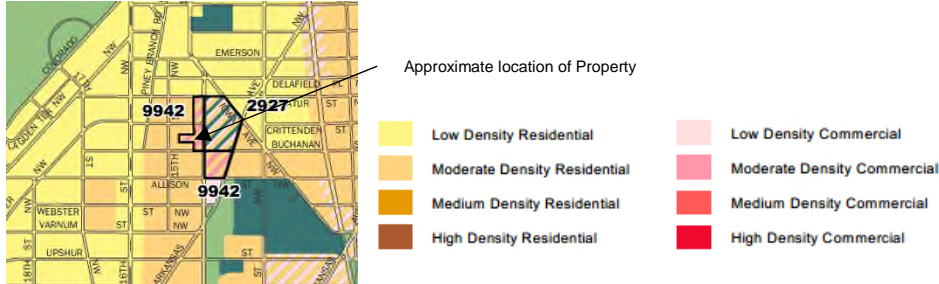


Exhibit J

Analysis of this Application’s Consistency with the Comprehensive Plan and the Central 14th Street Revitalization and Vision Plan

Comprehensive Plan Map Designation	Application to the Project
<p>The Property is designated on the Generalized Policy Map as a “Main Street Mixed Use Corridor,” which is defined as a “traditional commercial business corridor[] with a concentration of older storefronts along the street” and “a pedestrian-oriented environment with traditional storefronts. Many have upper-story residential or office uses. Some corridors are underutilized, with capacity for redevelopment”. Any new “development or redevelopment that occurs [along a Main Street Mixed Use Corridor] should support transit use and enhance the pedestrian environment.” 10-A DCMR §§ 225.14.</p> 	<p>The Project* is not inconsistent with the Generalized Policy Map’s “Main Street Mixed Use Corridor” designation for the Property given the proposed arts and retail/restaurant ground floor uses with residential above.</p> <p style="text-align: right;"><i>*All capitalized terms in this Exhibit J have the meaning as in the Statement.</i></p>
<p>The Property is shown on the Future Land Use Map as “Mixed Use” “Moderate-Density Residential,” “Moderate-Density Commercial,” which allows for mixed office/retail buildings and moderate density residential uses, with a FAR range of 2.5 to 4.0. “The MU-5 and MU-7 Zone Districts are representative of zone districts consistent with the Moderate Density Commercial category”. <i>Id.</i> §§ 227.6 and 227.11.</p> 	<p>The Project is not inconsistent with the Future Land Use Map’s Mixed Use Moderate Density designation for the Property. The mixed-use Project with an FAR of less than 4.0 is not inconsistent with this designation, especially given its level of affordable housing and its proceeding as a new PUD. Moreover, the Project accommodates and incorporates a mix of residential and non-residential uses consistent with the mixed use designation for the Property. Finally, the Application seeks a Zoning Map Amendment to the MU-5A zone, consistent with the definition of “Moderate Density” as noted here.</p>

Analysis of Consistency of this Application with the Comprehensive Plan and Central 14th Street Vision Plan

Comprehensive Plan Framework Element: Guiding Principles	
<p>In summary, the Project affirmatively helps achieve numerous Guiding Principles of the Comprehensive Plan’s Framework Element and is not inconsistent with any of the Guiding Principles. The Guiding Principles focus on affordable housing, housing equity, and a diversity of housing options, job creation, sustainable design and development, inclusive public processes, and non-automotive forms of transportation. The Project helps advance each of those Principles.</p>	
Guiding Principle	Application to the Project
<p>1. The District seeks to create and support an equitable and inclusive city. Growth must be managed equitably to support all District residents, including vulnerable communities and District protected classes. We must recognize that managing growth and change includes addressing the historic, structural, and systemic racial inequities and disenfranchisement of many District residents. And, we must recognize the importance of longtime businesses, as well as educational and cultural institutions. An equitable and inclusive city includes access to housing that is healthy, safe, and affordable for a range of household types, sizes, and incomes in all neighborhoods. A citywide problem requires citywide solutions — ones that overcome the legacy of segregation, avoid concentrating poverty, and afford the opportunity to stay in one’s home and not be displaced. <i>Id.</i> § 219.1</p>	<p>The Project is consistent with this Guiding Principle because it supports an equitable and inclusive city: it adds a significant amount of new affordable housing and a range of housing types without displacing any existing residents. The Project’s mixed income character avoids concentrating affordable housing in one place, and the mixed-use program adds new job opportunities.</p>
<p>2. Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city, such as local cultural heritage, and reduce negatives such as poverty, crime, food deserts, displacement, and homelessness. <i>Id.</i> § 219.2</p>	<p>The Project represents desirable change to 14th Street, NW, and change managed in accordance with the Vision Plan to protect and advance positive aspects of the city.</p>
<p>3. A city must be diverse to thrive, and the District cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families. A priority must be placed on sustaining and promoting safe neighborhoods . . . <i>Id.</i> § 219.3</p>	<p>The Project includes units with a diversity of bedroom counts, including 3-bedroom units, in order to accommodate a diversity of District household types and sizes and importantly provides housing that includes units for families with children and with incomes far below the area median.</p>
<p>4. Diversity also means maintaining and enhancing the District’s mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples, and for all income levels. <i>Id.</i> § 219.4</p>	
<p>5. The District needs both residential and non-residential growth to survive. Nonresidential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income. <i>Id.</i> § 219.5</p>	<p>The Project includes one and a half levels of non-residential uses to add many new job opportunities to the District.</p>
<p>6. A large component of current and forecasted growth in the next decade is expected to occur on large sites that are currently isolated from the rest of the city. Rather than letting these sites develop as gated or self-contained communities, they should be integrated into the city’s urban fabric through the continuation of street patterns, open-space corridors and compatible development patterns where they meet existing neighborhoods. Since the District is landlocked, its large sites must be viewed as extraordinarily valuable assets. Not all should be used right away — some should be “banked” for the future. <i>Id.</i> § 219.6</p>	<p>The Project is part of a large site in a neighborhood otherwise largely made up of small lots. However, consistent with this principle, the Project site is integrated into the surrounding urban fabric through street patterns, streetscaping, and ground floor programming.</p>

Analysis of Consistency of this Application with the Comprehensive Plan and Central 14th Street Vision Plan

<p>7. Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must be designed to respect the integrity of stable neighborhoods and the broader community context, and encourage housing and amenities for low-income households, who rely more on transit. Adequate infrastructure capacity should be ensured as growth occurs. <i>Id.</i> § 219.7</p>	<p>The Project is a redevelopment and infill site along an existing main street corridor and contributes to the reinvigoration of central 14th Street, NW. The Project is designed to respect the integrity of the neighborhood while also adding housing for low-income households.</p>
<p>8. Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. <i>Id.</i> § 219.8</p>	<p>As noted above, the Project provides opportunities to add a diversity of new job opportunities—retail/restaurant and arts/entertainment—to the District and region.</p>
<p>9. The District prioritizes equitable participation that enfranchises everyone and builds people’s long-term capacity to organize to improve their lives and neighborhoods. Residents and communities should have meaningful opportunities to participate in all stages of planning, policy, public investment, and development decision-making. The District has a special responsibility to identify, engage, and build capacity for greater participation among traditionally underrepresented communities, and will make additional, targeted efforts to improve services for these communities and promote their ability to participate on an equal basis with other communities. <i>Id.</i> § 220.1</p>	<p>The Project will be reviewed as part of a robust public process with multiple opportunities for participation in the decision-making for this application. The Applicant will continue to work with ANC 4C, which has a very strong record of building and engaging participation from traditionally underrepresented communities.</p>
<p>10. To participate effectively and represent community interests in public processes, the District should support and build the capacity of civic organizations, [ANCs], residents, businesses and other stakeholders. We should encourage collaborative, community-led processes that bring together diverse perspectives. These processes should be clear, open and transparent. Notification procedures should be timely, provide appropriate information, and allow adequate, but not unnecessarily prolonged, time to respond. <i>Id.</i> § 220.2</p>	<p>The Project’s public process is clear, open, and transparent with all information publicly available and widely advertised and distributed with ample periods for review and response by interested individuals and community groups.</p>
<p>11. . . . As the District continues to grow, more residents, and those of varied socio-economic backgrounds, should be accommodated, including the production and preservation of affordable housing, while using zoning, design, and other means to retain the qualities that physically characterize these neighborhoods and make them attractive. Zoning and other means should be used to attract neighborhood serving retail that, in turn, enhances the surrounding residential neighborhood. <i>Id.</i> § 220.3</p>	<p>The Project accommodates residents of various socioeconomic backgrounds given its robust affordable housing program. The Project’s ground floor uses will be neighborhood-serving and will enhance the surrounding residential area.</p>
<p>12. Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, parks, recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized. <i>Id.</i> § 220.4</p>	<p>Dance Loft on 14 is an important use that contributes to the character of the Sixteenth Street Heights neighborhood and broader Ward 4 community. Its protection from displacement is a key part of the Project and in line with this goal.</p>
<p>13. The recent population boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The preservation of existing affordable housing and the production of new affordable housing, especially for low-income and workforce households, are essential to avoid a deepening of racial and economic divides in the city, and must occur city-wide to achieve fair housing objectives. Affordable renter-and owner-occupied housing</p>	<p>As noted above, the Project is consistent with the several Guiding Principles that focus on affordable housing and housing equity. Two-thirds of the Project’s units are income-restricted for affordable housing, with the affordable units having a blended</p>

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<p>production and preservation is central to the idea of growing more inclusively <i>Id.</i> § 220.5</p>	<p>affordability level of approximately 46.7% MFI, which is consistent with what the Comprehensive Plan elsewhere defines as an appropriate level of affordability.</p>
<p>15. Each neighborhood is an integral part of a diverse larger community that contributes to the District’s identity. Growing an inclusive city means that all neighborhoods should share in the overall social responsibilities of the community, including accommodating the overall growth in new residents, housing the homeless, feeding the hungry, and accommodating the disabled. <i>Id.</i> § 220.7</p>	<p>The Project contributes new housing to an area that has seen very little additional supply of new affordable housing or any new housing and where there are few opportunities for new housing.</p>
<p>18. Public input in decisions about land use and development is an essential part of creating successful neighborhoods, from development of the Comprehensive Plan to every facet of its implementation. <i>Id.</i> § 220.10</p>	<p>The Project is undergoing a public process with multiple opportunities for public input.</p>
<p>19. Increasing access to jobs and education by District residents is fundamental to improving the lives and economic well-being of District residents. Quality education equips students with the skills and tools to succeed. <i>Id.</i> § 221.1</p>	<p>As noted above, the Project retains or increases the number of job opportunities (including construction jobs), and a diverse mix of jobs.</p>
<p>20. An economically strong and viable District of Columbia is essential to the economic health and well-being of the region. Thus, a broad spectrum of private and public growth (with an appropriate level of supporting infrastructure) should be encouraged. The District’s economic development strategies must capitalize on the city’s location at the center of the region’s transportation and communication systems. <i>Id.</i> § 221.2</p>	<p>The Project helps provides and arts and entertainment use in Ward 4, which capitalizes on the District’s location and the neighborhood’s proximity to transit and transportation improvements.</p>
<p>24. Land-development policies should be focused to create job opportunities for District residents. This means that sufficient land should be planned and zoned for new job centers in areas with high unemployment and under-employment. A mix of employment opportunities to meet the needs of residents with varied job skills should be provided. <i>Id.</i> § 221.6</p>	<p>The Project’s mix of non-residential uses provides jobs.</p>
<p>27. Despite the recent economic resurgence in the city, the District has yet to reach its full economic potential. Expanding the economy means increasing shopping and services for many District neighborhoods, particularly east of the Anacostia River, bringing tourists beyond the National Mall and into the city’s business districts, and creating more opportunities for local entrepreneurs and small businesses. The District’s economic development expenditures should help support local businesses and provide economic benefits to the community. <i>Id.</i> § 221.9</p>	<p>The Project helps bring tourists and visitors to a neighborhood away from the National Mall and helps create arts/entertainment and other job opportunities outside of the city’s traditional downtown business district and helps a local business that provides other community benefits.</p>
<p>28. Increased mobility can no longer be achieved simply by building more roads. The priority must be on investment in other forms of transportation, particularly transit. Mobility can be enhanced further by improving the connections between different transportation modes, improving safety and security of users of all transportation modes, and increasing system efficiency. <i>Id.</i> § 222.1</p>	<p>The Project is pedestrian-, cycle-, and transit-friendly, helping to establish residents and users on 14th Street, NW to support additional neighborhood-serving transit options.</p>
<p>30. Washington’s wide avenues are a lasting legacy of the 1791 L’Enfant Plan and are still one of the city’s most distinctive features. The “great streets” of the city should be reinforced as an element of Washington’s design through transportation, streetscape, and economic development programs. <i>Id.</i> § 222.3</p>	<p>Although the Property is outside of the L’Enfant plan, the Project’s design nonetheless respects the extension north of 14th Street, NW with the focus of making that street a commercial spine.</p>

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<p>32. The District continues to grow in reputation as an international cultural center. To sustain this growth, it must continue to support a healthy arts and cultural community through its land use, housing, and economic development policies. The power of the arts to express the identity of each community while connecting neighborhoods and residents must be recognized. <i>Id.</i> § 222.5</p>	<p>The inclusion of Dance Loft on 14 as an anchor in the Project advances this principle regarding a healthy arts community.</p>
<p>34. The District’s communities are connected by a shared heritage of urban design, reflecting the legacy of the L’Enfant Plan, the McMillan Plan, the Height Act of 1910, and preservation of much of the historic urban fabric. After more than two centuries of building, the nation’s capital is still a remarkable place. Urban design and streetscape policies must retain the historic, majestic, and beautiful qualities that make Washington unique among American cities. <i>Id.</i> § 222.7</p>	<p>The Project reflects the highest levels of urban design, architecture, landscape architecture, and streetscape design and programming, all consistent with this Guiding Principle.</p>
<p>35. Focus the city’s resilience goals on supporting inclusive growth for all residents, preparing the city for the impacts of climate change, and embracing advances in technology, while minimizing the negative impacts of change. <i>Id.</i> § 223.1</p>	<p>The Project is located outside of the 500-year floodplain, which is its primary resilience feature. The Project’s solar panels and green roofs make it resilient to other unexpected events.</p>
<p>37. The earth, water, air, and biotic resources of the District must be protected. Furthermore, such resources should be restored and enhanced where they have been degraded by past human activities. In particular, reforestation of the District and maintenance of its tree cover should be emphasized to sustain the District’s reputation as one of America’s “greenest” cities. <i>Id.</i> § 223.3</p>	<p>The Project redevelops in a manner that is GAR compliant an existing developed site that has no meaningful green area. As a result, the Project is a net improvement from a sustainability perspective.</p>
<p>38. As the nation’s capital, the District should be a role model for environmental sustainability. Building construction and renovation should minimize the use of non-renewable resources, promote energy and water conservation, encourage the use of distributed energy resources like rooftop solar, and reduce harmful effects on the natural environment. <i>Id.</i> § 223.4</p>	<p>The Project’s LEED Gold level of design and inclusion of rooftop solar panels achieve this principle for sustainable building.</p>
<p>39. Planning decisions should improve the health of District residents by reducing exposure to hazardous materials, improving the quality of surface and groundwater, and encouraging land-use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel. <i>Id.</i> § 223.5</p>	<p>The Project is designed for walkability, cycling, and transit use, all of which will help reduce emissions.</p>

Note: Prior to the public hearing for this application, the Applicant will supplement this analysis with an analysis of the Project’s consistency with recently-adopted Elements.

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Central 14th Street Revitalization and Vision Plan (June 2012)	
The Project helps achieve the active, walkable, and connected vision for central 14 th Street, NW by retaining an anchor arts destination and adding new residents who will support local businesses and bolster the case for transit enhancements to the corridor. The Project revitalizes an underused commercial site with new retail and arts offerings and a significant contribution of affordable housing at a scale and density in line with the Plan's vision for the Property.	
Community Priorities and Vision Statement (pages 5 and 7)	Application to Project
1. Enliven retail that encourages increased neighborhood and visitor patronage	The Project continues to provide a mix of retail uses and other uses (i.e., the Dance Loft on 14) that attract visitors to the area.
2. Provide active, walkable and safe streets	The Project continues the existing active, walkable and safe condition of 14 th Street, NW in the vicinity of the Property.
3. Increase east-to-west connectivity along 14 th Street with multiple transportation options	The Project does not impair east-to-west connectivity and adds to the transit and micro-mobility user base for the neighborhood.
4. Ensure greener public spaces	The Project does not reduce the "green-ness" of the public space in front of the Property.
Vision Statement: Central 14 th Street from Spring to Longfellow, will be a vibrant and eclectic mix of residential and commercial development that is reflective of its residents' dynamic cultural heritage. The three distinctive commercial districts along the corridor will be connected through the celebration of cultural diversity, encouragement of accessibility, and enrichment of green and public spaces. Effective collaboration of government, business and community stakeholders will create desirable, and unique shopping destinations that will provide residents and visitors a welcoming and memorable experience. Increasingly safe and lively public spaces along with a unique defined sense of place will encourage all to return again.	The Project contributes to the overall eclectic mix of uses along 14 th Street, NW by adding residential uses and new residents to a property where there currently are none and retaining an anchor arts/entertainment use. The Project helps contribute to the creation of a desirable and unique destination and a welcoming and memorable experience. The Project's new residents help contribute to the safety and activity of the Property's adjacent public spaces. The Dance Loft use and the Project's exemplary design both help define the sense of place and encourages visitors to return again and again.
Public Realm and Transit Goals and Recommendations (pages 13-17)	Application to Project
Public Realm Goal: Improve the aesthetics along the 14 th Street corridor while improving pedestrian safety and connectivity	The Project improves the aesthetics of the street wall along 14 th Street, NW, especially at the current entrance to the Value Furniture premises.
Recommendation 1: Work with DDOT to scope and program public improvement projects in coordination with DDOT's six year capital improvement program	N/A
Recommendation 2: Enhance the corridor with sustainable streetscape amenities by expanding tree canopy, replacing impervious surfaces, and by using eco-friendly materials, via collaborative community activities	The Project will include numerous sustainable design strategies and amenities. The Applicant will work with DDOT on appropriate improvements to public space in front of the Property, however, that space is largely fully built out.

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Recommendation 3: Initiate short term improvements to create a more appealing and safer pedestrian experience for residents and visitors by coordinating public realm investments with private investments	The Project represents private investments that contribute positively to the overall pedestrian experience along 14 th Street, NW: the Project’s architecture and detailing are pedestrian-oriented.
Recommendation 4: Work with Cultural Tourism DC and DDOT to design and install interpretive signs at each of the commercial nodes reflecting the history and culture of 14 th Street. Consider translating signs into Spanish and Amharic	N/A
Recommendation 5: Improve and maintain appearance of underutilized commercial and residential properties through organized community involvement and collaboration with District agencies	The Project directly advances this recommendation: the Project improves the appearance of an underutilized commercial property through a community-involved design and development process.
Recommendation 6: Take advantage of Advisory Neighborhood Commission grants for public space/aesthetic improvement projects	The Applicant does not anticipate seeking ANC grant funds, but does look for written support from the ANC for the Project.
Mobility Goal: Improve multi-modal options along the corridor while increasing efficiency of parking systems	The Project employs an innovative and highly-efficient stacked parking system and adds new residents who will rely on transit and cycling.
Recommendation 1: Enhance WMATA bus service along 14 th Street to address customer concerns, efficiency in scheduling, and determine future improvements to transit operations and management as necessary	Similarly, the Project’s addition of new residents helps justify additional WMATA improvements in transit service along 14 th Street, NW.
Recommendation 2: Add Capital Bikeshare Station at 14 th Street and Kennedy Street	This Recommendation is complete, independent of the Project.
Recommendation 3: Increase car sharing options along the corridor	The Applicant will explore car-sharing options for the Project garage.
Recommendation 4: DDOT will collaborate with the Businesses to install multi-space parking meters along the corridor	N/A
Recommendation 5: Explore shared parking opportunities on underutilized parking lots, (e.g. the DSK Mariam Church) to increase foot traffic and exposure	N/A
Business Engagement Goals and Recommendations (pages 20-23)	Application to Project
Goal 1: Strengthen opportunities for existing and new small businesses along the 14 th Street corridor	The Project’s new building and additional new residents increase the conditions for existing and new small businesses along 14 th Street NW.
Recommendation 1: DSLBD will provide ongoing technical assistance for small businesses on how to expand customer base and improve appearance	N/A
Recommendation 2: DSLBD will encourage key retailers to improve marketing of unique uses and goods	N/A
Recommendation 3: OTR, DCRA and OP will work with businesses to assist them in receiving a Clean Hands Certificate and Certificate of Good Standing so they are eligible for small business assistance programs	N/A
Recommendation 4: Community leaders will apply for District and federal grant opportunities and host community events geared towards commercial revitalization along the corridor	To the extent area business groups apply for grant funding, the Applicant will explore participating in/supporting such efforts.

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<p>Goal Two: Enhance marketing and advertising of small businesses to increase neighborhood patronage</p>	<p>The Project’s Dance Loft use engages in marketing and advertising outside of the neighborhood to increase patronage to the site. Since Dance Loft’s opening in 2015, per conversations with Uptown Main Street, local eateries and convenience stores rely on lunchtime and dinnertime patronage from those attending classes, rehearsals, and/or performances at Dance Loft on 14.</p>
<p>Recommendation 1: OP will work with DSLBD to encourage property and business owners in the 14th Street planning area to participate in a coordinated branding and marketing initiative</p>	<p>To the extent area business groups engage in coordinated branding or marketing or related activities, the Applicant will explore participating in/supporting such efforts.</p>
<p>Recommendation 2: Community Business Associations and other community stakeholders should host community events that attract residents to patronize existing businesses and encourage future businesses to establish themselves on the corridor</p>	<p>However, the Dance Loft use is an anchor use that attracts visitors from outside the neighborhood and those visitors patronize other nearby shops and businesses.</p>

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“Node Two” Goal and Recommendations (pages 31-39)	Application to Project
<p>Development Goal: Pursue land use change and infill development that is designed with contextual sensitivity and attract a medium-scale grocery anchor to support existing businesses and spur increased foot traffic</p>	<p>The Project represents land use change and infill development that is contextual. The Project’s additional residents support the goal of attracting a grocery anchor and supporting existing businesses.</p>
<p><i>Think Different Retail:</i></p> <ul style="list-style-type: none"> • Current and future retailers along Central 14th Street should consider a different strategy that still builds off the core principles in this plan by providing unique experiences and items for purchase that are not just a click away, but local and convenient to residents. • Successful examples of innovative retail include arts and crafts centers and <i>healthy living studios for yoga or pilates</i>, but there are a number of new opportunities. Culinary incubators where chefs host cooking classes or food tastings, and small caterers can use high-production kitchen appliances are also popular. Local food enthusiasts who would like to market their grandmother’s apple pie, or are interested in expanding their current farmer’s market specialty item, can begin the process at a culinary incubator. Boutique second-hand shops provide eclectic and hard-to-find items. [emphasis added] • Some of these ideas are already becoming a reality on 14th Street. Residents can peruse through interesting furnishings at the locally famous and relocated Ruff n’ Ready on Central 14th Street. • Finally, specialty food shops where consumers can purchase exotic spices, hard to find wines and cheeses, vegetarian meals, or teas are also growing in popularity. Central 14th Street should attract retail that is outside of typical chain establishments, and is just a short walk or bike away. 	<ul style="list-style-type: none"> • The Project involves a retail strategy that builds off the principles of the Vision Plan. The Dance Loft use is unique to the corridor and an attractor to visitors from outside the neighborhood while also a benefit to those within the neighborhood. The services offered by Dance Loft are not replicated elsewhere in the District and are truly unique to this location along the 14th Street, NW corridor. • The Project achieves this “Think Different” goal by providing a “healthy living studio” use. • The Applicant will continue to work with neighbors and community members to identify other retail tenants, likely including one or more eating and drinking establishment businesses, that advance the other retail objectives of the Vision Plan.

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<p>Development Concept 2a:</p> <ul style="list-style-type: none"> • As the second largest site (75,000 square feet) with single ownership, this property has the best redevelopment potential within the next five years because it is located mid-block, has good visibility, a deep footprint, singularly owned, and two separate alley access points. • The development concept includes ground floor retail, ideal for a neighborhood grocery, with two to three floors of residential above. • Parking is a concern for residents and businesses and should be part of any redevelopment. • To facilitate development, this plan proposes to modify the current Comprehensive Plan Future Land Use Map designation of low-density commercial to mixed use moderate density residential and commercial. • This modification would apply to those properties fronting 14th Street between Allison Street and Decatur Street and would enable an appropriate increase in zoning. • The commercially zoned properties fronting, on the east side of 14th Street, from Allison to Webster, should remain a land use classification per the Comprehensive Plan of low-density commercial. This part of 14th Street serves as a natural transitional block for lower density commercial uses and is compatible with the residential uses on the west side of the corridor. 	<ul style="list-style-type: none"> • The Project is a development site, consistent with the Vision Plan. It leverages the Property’s visibility, deep footprint and alley access points to provide a unique mixed-use anchor development at the core of “Node Two”. • The Project includes ground floor retail and anchor uses with four floors of residential above. Although the residential is one story greater than that envisioned here, all of the residential density above the amount identified in the Plan is affordable, advancing other priority goals of the District. • The Council recently modified the Future Land Use Map for the Property to be moderate density residential and commercial. • The Project seeks an increase in zoning appropriate for the Future Land Use Map moderate density designation. <i>See page 1 above.</i> • This final bullet, which applies to the property on the east side of 14th Street, NW does not apply to the Property, which is on the west side of 14th Street, NW.
<p>Node Two Design Guidance:</p> <ul style="list-style-type: none"> • New development targeted for the Value Furniture site should include residential infill at the top with ground floor retail at the bottom. • The surrounding residential uses between Crittenden and Buchanan consist of single-family homes with rear yards backing to the opportunity site. In all cases, height and density should front on 14th Street and step back away from existing residential neighborhoods. • To decrease the appearance of mega blocks, store-front improvement should be consistent with the corridor’s existing, neighborhood-serving retail character. • To create a more pedestrian-friendly area, continuous street frontage should be established where possible. • Parking should be oriented towards the rear of the building, either underground or wrapped garages. • Street amenities such as Washington globe lights and street banners could help maintain the corridors existing character. 	<ul style="list-style-type: none"> • The Project, which is at the “Value Furniture” site, includes residential infill above ground floor non-residential uses. • The Project steps away from the existing residential uses and locates the height and density along 14th Street, NW to the extent feasible. • The Project’s store-front improvements are highly articulated at the ground level, in the vein of the existing retail character. • The Project’s street frontage is continuous and continues the pedestrian-friendly nature of the area. The Project’s 5-foot increase of the alley does not disrupt the pedestrian-friendly nature, as a 15-foot alley is still on the low end for alley widths. • The Project’s parking is in a wrapped garage and is not accessible directly from 14th Street, NW. • Finally, the Project will incorporate appropriate streetscape improvements.

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<p>Goal: Bolster opportunity to be a true neighborhood-serving retail area and improve the appearance of the public realm</p>	<p>The Project’s retail spaces and addition of new residents to the corridor improve appearances of the public realm and the sustainability of the retail businesses.</p>
<p>Recommendation 1: OP will change the Comprehensive Plan Land Use Map designation from low density commercial to moderate density mixed use commercial for the areas currently zoned C-1 and C-M-1 between Allison and Decatur Streets NW</p>	<p>This change has been approved by the Council and signed by the Mayor. The change in zoning is part of this Application.</p>
<p>Recommendation 2: DCCAH will work with OP and community stakeholders to identify and design specific improvements (beautification, public art, murals) for the triangular lot at 14th and Webster Street, the south facing wall of Andromeda Health Clinic, and the exterior wall of Uptown Wine & Spirits</p>	<p>N/A</p>
<p>Recommendation 3: If the 14th Street Bus Barn is relocated and WMATA rededicates Decatur Street to the District, OP will work with DDOT to program a capital improvement project that looks at the feasibility of opening up Decatur Street between 14th Street and Iowa Avenue</p>	<p>N/A</p>