

D.C. WATER OCCUPIED SITES



FOREST CITY WASHINGTON

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
REVIEW AND APPROVAL OF A FIRST-STAGE PLANNED UNIT DEVELOPMENT,
SECOND-STAGE PLANNED UNIT DEVELOPMENT, AND
AMENDMENT TO THE ZONING MAP

February 27, 2013

DEVELOPMENT TEAM

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TABLE OF CONTENTS

DEVELOPMENT TEAM	II
TABLE OF CONTENTS	III
EXHIBITS.....	V
PREFACE	VII
I. INTRODUCTION	1
A. Summary of Requested Action	1
B. The Applicant and Project Team.....	3
C. Project Goals and Objectives and the Benefits of Using the PUD Process	5
D. Development Timetable	6
II. THE FIRST-STAGE PUD: PROPOSED REDEVELOPMENT PLAN	7
A. Site Location	7
B. Description of the Redevelopment Plan.....	8
C. Development Parameters Under the Proposed First-Stage PUD	13
III. THE SECOND-STAGE PUD: THE PROPOSED PROJECT.....	15
A. Site Location	15
B. Project Description.....	15
C. Flexibility Under the PUD Guidelines	17
1. <u>Public Space at Ground Level and Court Requirements.....</u>	<u>18</u>
2. <u>Parking and Loading</u>	<u>19</u>
IV. PLANNING ANALYSIS.....	21
A. Land Use Impact	21
B. Zoning Impact	21
C. Environmental Impact	22
D. Facilities Impact	22
V. PUD EVALUATION STANDARDS	25
A. Filing Requirements	25
B. Public Benefits and Project Amenities.....	26
1. <u>Urban Design, Architecture, and Landscaping</u>	<u>27</u>
2. <u>Site Planning, and Efficient and Economical Land Utilization</u>	<u>27</u>
3. <u>Effective and Safe Vehicular and Pedestrian Access and Transportation Management Measures</u>	<u>28</u>
4. <u>Housing and Affordable Housing</u>	<u>28</u>
5. <u>Environmental Benefits.....</u>	<u>28</u>
6. <u>Uses of Special Value</u>	<u>29</u>

7.	<u>Historic Preservation</u>	29
8.	<u>Comprehensive Plan</u>	30
VI.	COMPLIANCE WITH THE COMPREHENSIVE PLAN	31
A.	Land Use Maps.....	31
B.	Land Use Element	33
C.	Lower Anacostia and Near Southwest Area Element	35
D.	Other Citywide Elements	36
VII.	CONCLUSION.....	39

EXHIBITS

<u>Description</u>	<u>Exhibit</u>
First-Stage PUD Architectural Drawings and Elevations, including Tabulation of Development Data, Zoning Map, and Photographs of the Subject Property and Surrounding Area	A
Second-Stage PUD Architectural Drawings and Elevations, including Tabulation of Development Data and Photographs of the Subject Property and Surrounding Area	B
Application Forms	C
Surveyor's Plat	D
Notice of Intent to Surrounding Property Owners and Certificate of Notice	E
Property Owners' List	F
Environmental Analysis	G
List of Publicly Available Information	H

PREFACE

This statement and the attached documents support the application of Forest City Washington (“**Applicant**”) to the Zoning Commission for first-stage approval of a Planned Unit Development (“**PUD**”) and related amendment to the Zoning Map for the property known as part of Lot 805 in Square 744S and part of Lot 801 in Square 744SS (“**Subject Property**”). The Applicant also requests second-stage approval for the first phase of the development of the PUD, as described herein.

The property that is the subject of this application is located across 1st Street, SE from Nationals Park and is currently occupied and used by D.C. Water. The Applicant will redevelop the site into four new city blocks with a new sixteen-screen movie theater, two new apartment buildings with approximately 600 residential units, an expansion of the existing Diamond Teague Park along the Anacostia River, and approximately 42,000 to 52,000 square feet of ground-floor retail, arts, and entertainment uses throughout the PUD. The Applicant also seeks second-stage approval for the movie theater, which will be constructed as the first phase of the proposed redevelopment. The movie theater will contain approximately 2,500 seats and approximately 337 parking spaces as well as approximately 2,000 square feet of ground-floor retail or arts-related uses.

This PUD application is consistent with the District of Columbia Comprehensive Plan, D.C. Law 16-300, 10A DCMR (Planning and Development) § 100 et seq. (2006) (the “Comprehensive Plan”), as well as numerous goals and policies of the District of Columbia. This PUD will benefit the District by redeveloping an existing underutilized site across the street from the Nationals Ballpark with exemplary architectural design, sustainable design, streetscape

improvements, ground floor retail and arts space, a new movie theater, and an expanded waterfront park.

Submitted in support of this application are completed application forms, a copy of the notice of intent to file a PUD that was mailed to surrounding property owners and parties (with the certification of mailing and list of property owners), architectural drawings, plans, and elevations of the first-stage and second-stage components of the PUD, and a map depicting the existing and proposed Zone Districts for the property and surrounding area. As set forth herein, this statement and the attached documents meet the filing requirements for both a first-stage and a second-stage PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

I. INTRODUCTION

A. *Summary of Requested Action*

This statement and the attached documents support the application of Forest City Washington (“**Applicant**”) to the Zoning Commission for first-stage approval of a Planned Unit Development (“**PUD**”) and related amendment to the Zoning Map for the property known as part of Lot 805 in Square 744S and part of Lot 801 in Square 744SS (“**Subject Property**”).¹ The Applicant also requests second-stage approval for the first phase of the development of the PUD, as described herein. The Subject Property is located across 1st Street, SE from the Nationals ballpark in Ward 6 and consists of approximately 235,130 square feet of land area. The Subject Property is currently occupied by multiple low-scale structures and surface parking used by D.C. Water for a variety of light industrial uses. The PUD site is bounded by N Place, SE on the north, 1st Street, SE on the west, Diamond Teague Park on the south, and D.C. Water’s Main and O Street pumping stations to the east.

Through the first-stage PUD, the Applicant proposes to redevelop the site into four new city blocks with a new sixteen-screen movie theater, two new apartment buildings with approximately 600 residential units, an expansion of the existing Diamond Teague Park along the Anacostia River, and a total of approximately 42,000 to 52,000 square feet of ground-floor retail, arts, and entertainment uses throughout the PUD (“**Redevelopment Plan**”). As a part of the Redevelopment Plan, the Applicant will reintroduce the street grid to the Property through a series of private streets, including an extension of Potomac Avenue. The Redevelopment Plan will provide a total of approximately 600 apartments and 137,000 to 147,000 square feet of

¹ The District of Columbia is the owner of the Subject Property. The Applicant has been authorized to secure approvals required for the redevelopment of the Property.

retail, arts, and entertainment space, including 42,000 to 52,000 square feet of ground-floor retail, arts and entertainment uses along existing public and new private streets, and above- and below-grade parking, for a total density of approximately 5.81 FAR across the entire PUD site, including approximately 1.70 FAR devoted to nonresidential uses. The Redevelopment Plan will have a maximum height of 130 feet, with each residential building stepping down to 110 feet towards the water.

The Applicant seeks second-stage approval for the movie theater, which will be located at the northeastern corner of the Subject Property and constructed as the first phase of the proposed redevelopment (the “**Project**”). The Project will be constructed to a height of 100 feet, including four stories of structured parking and two stories plus a mezzanine level for the theater. The Project will also include approximately 2,000 square feet of ground-floor retail or arts-related uses along N Place, SE. The total gross floor area included in the Project is approximately 229,612 square feet, for a total FAR of 5.5 and a total lot occupancy of 93%. The Project will include approximately 337 parking spaces, with ingress from 1 ½ Street SE (a new private street) and egress to N Place SE. Loading and service is anticipated to be located on the eastern side of the Subject Property and accessed from land controlled by D.C. Water.

The Subject Property is located in the CG/W-2 Zone District and the Mixed Use Medium Density Residential / Medium Density Commercial Land Use category on the Future Land Use Map. In conjunction with the PUD, the Applicant requests rezoning of the Property to the CG/CR Zone District and, for the portion of the Subject Property that will contain the expanded park, the CG/W-1 Zone District. The proposed Zoning Map amendment will accommodate the height and density of the Redevelopment Plan, including the Project. The Applicant will also use the PUD process to obtain relief from the public space at ground level, court, parking and

loading requirements of the Zoning Regulations for the Project. Relief for the remainder of the Redevelopment Plan will be identified in conjunction with future second-stage PUD applications.

B. The Applicant and Project Team

The Applicant is a subsidiary of Forest City Enterprises, which owns, develops and manages a diverse portfolio of hundreds of properties throughout the United States, particularly in urban markets such as Washington, DC. In the District, Forest City Washington has led the development of two major mixed-use projects that are revitalizing the Southwest and Near Southeast portions of the city: redevelopment of Waterfront Station in Southwest D.C., with 1.2 million square feet of office space, approximately 1,000 residential units and over 100,000 square feet of street-level retail; and the redevelopment of the old Southeast Federal Center as the Yards, a mixed-use neighborhood with approximately 1.8 million square feet of office, approximately 2,800 residential units, 400,000 square feet of retail uses and a new world-class riverfront park. Here, in partnership with the Office of the Deputy Mayor for Planning and Economic Development, the Applicant will undertake the redevelopment of the Subject Property as well as assist D.C. Water in relocating to a new location or locations elsewhere in the District.

The Applicant has engaged three highly-regarded architectural and planning firms to develop, design, and oversee the redevelopment of the Subject Property.

Shalom Baranes Associates (“SBA”) is a Washington, DC based architecture firm that has been working with Forest City on The Yards project since 2002, first on the master plan and more recently on the Twelve 12th Street building (“Parcel D” when it was approved by the Commission) that is currently under construction. SBA has also assisted Forest City in obtaining

first-stage PUD approval for Waterfront Station and the second-stage submissions for two office buildings in that master plan, which have been completed and serve as the home for many District of Columbia agencies. SBA has also assisted Forest City in securing second-stage PUD approval for two office buildings in the Capper/Carrollsborg master plan. Other notable projects by SBA in Washington, DC include the Union Station Air Rights, City Market at O Street, the WestEnd25 apartment building in the West End, and Art Place at Ft. Totten. SBA is also Architect of Record for the City Center project currently under construction on the old DC Convention Center site.

RTKL's 850+ person, multi-discipline firm maintains offices in the District of Columbia and throughout the world. Established in 1984, RTKL's Washington, DC office prides itself on combining the service of a small practice with the professional and technical resources of a large firm. The Planning and Urban Design (PUD) Studio, one of many PUD teams located across RTKL's office locations, is staffed with registered architects, landscape architects and urban design professionals who specialize in projects of varying size, caliber and complexity. Over the years, the PUD Studio has worked locally, nationally and internationally on projects involving master planning for large scale mixed-use developments, high-end hospitality destinations, retail developments, academic campuses, residential neighborhoods, downtown redevelopments, brownfield remediations, and corporate complexes including data center developments. They specialize in the integration of public spaces and services, such as pedestrian plazas and transit, with private development. Additional services such as market assessment, environmental graphics, landscape architecture and community engagement allow for an integrated and focused project approach that maintains the experience of the end-user as the inspiration for design. Some of RTKL's projects in the District include the U.S. Capitol Visitor Center and 1225

Connecticut. Projects in the greater Washington metropolitan area include the FDA Campus, NGA and Founders Square.

MPFP, llc / M. Paul Friedberg and Partners (“**MPFP**”) is one of the best known interdisciplinary landscape architecture, urban design and planning firms in the country. The firm's experience is extensive and the quality of services has been recognized by over ninety professional awards. As part of a renewed focus on the Anacostia River for the city of Washington, D.C., MPFP worked with the Applicant and other parties to create The Yards Park, a vibrant, world-class park that will serve the City’s residents well into the future. The Yards Park provides a unique nexus that connects the river, active and passive recreation, commercial interests and local residents. It is one of four primary urban waterfront destinations in the Nation’s Capital and is a short walk from the Washington Nationals ballpark. It is also an important punctuation in the broader waterfront experience as 20 miles of Anacostia River walk and trail are developed. MPFP’s approach seeks for The Yards Park to be unique by responding to broader goals such as diversity in program, dynamism in form, integration of public and private, and balance between development and nature.

C. Project Goals and Objectives and the Benefits of Using the PUD Process

Consistent with the goals of the District as outlined in the Land Use and Lower Anacostia Area Elements of the Comprehensive Plan, the Applicant intends to redevelop the Subject Property to develop a new urban mixed-use neighborhood in the Near Southeast and improve the utilization of land near the Nationals ballpark and the Navy Yard Metrorail Station. The Redevelopment Plan will provide additional housing and retail, arts and entertainment

opportunities three blocks from the Navy Yard Metrorail Station, and the Project will provide a new movie theater that will serve as an additional anchor and amenity for the emerging new neighborhoods around the Subject Property. The Redevelopment Plan will also reinforce the Anacostia Riverwalk Trail through an expansion to the existing Diamond Teague Park. Finally, the Redevelopment Plan will reintroduce the street grid and enhance physical and visual connections between Near Southeast and the Anacostia Waterfront.

The PUD process outlined in Chapter 24 of the Zoning Regulations serves as the appropriate means of achieving the above objectives, because it provides the community and District agencies with the tools needed to ensure that the Redevelopment Plan and the Project are well-designed and best meet the needs of the community while making sure that the proposed height, density and uses are appropriate and the architecture is compatible with the surrounding neighborhood.

D. Development Timetable

The Applicant is proceeding with an aggressive timeline in order to deliver the movie theater as soon as possible. The Applicant intends to file for permits for the Project in Fall 2013 and commence construction of Project by January 1, 2014, with the goal of opening the movie theater by late 2015. Development of the remaining parcels will follow depending on the relocation of D.C. Water and market conditions.

II. THE FIRST-STAGE PUD: PROPOSED REDEVELOPMENT PLAN

A. *Site Location*

The Subject Property consists of approximately 235,130 square feet, or approximately 5.4 acres, of land area. The Subject Property is an irregularly-shaped parcel that is bounded by N Place, SE on the north, 1st Street, SE on the west, Diamond Teague Park on the south, and the O Street and Main pumping stations on the east. The Subject Property is currently improved with the Fleet Maintenance building at 1st Street and N Place, multiple one-story buildings, and surface parking utilized by D.C. Water for miscellaneous operations. The Subject Property is located immediately east of the Nationals ballpark, and entrances to the Navy Yard Metrorail station are approximately three blocks north.

Surrounding properties have either been recently constructed or approved for redevelopment. Notable projects include two developments recently reviewed by the Commission: the Florida Rock redevelopment to the southwest, which will consist of two residential buildings, a hotel, and an office building ranging in height from 95 to 130 feet in height (Z.C. Order No. 04-14B), and the Ballpark Square redevelopment to the northwest, which will consist of a new 130-foot tall residential, hotel, and office building with ground-floor retail (Z.C. Order No. 12-05).

The Subject Property is also adjacent to the Yards, which is the mixed-use neighborhood being redeveloped by the Applicant in partnership with the General Services Administration (“GSA”) on the old Southeast Federal Center. Two parcels within the Yards, Parcels H and I, are located immediately to north of the Subject Property. Each parcel is intended to be redeveloped with residential uses, bisected by an extension of the proposed 1 ½ Street SE that is contemplated as a part of this PUD.

The Subject Property is also proximate to open space that has been recently developed as a part of the Anacostia Riverwalk Trail. Immediately south of the PUD site is Diamond Teague Park, a new public plaza with water taxi and public piers that is located at the terminus of 1st Street SE at the Anacostia River. To the east of the Subject Property is the recently-completed 5-acre The Yards Park, which was developed through a public-private partnership by GSA, the District of Columbia and Forest City (that is, the Applicant) and designed by M. Paul Friedberg and Partners (the landscape architect for the Redevelopment Plan). The Yards Park, which opened in 2010, has become a popular destination in the emerging The Yards neighborhood. In late 2011, through another public-private partnership, the District and Forest City completed construction of a new bridge between The Yards Park and Diamond Teague Park that links these two critical nodes along the Anacostia Riverwalk Trail. The bridge was also designed by M. Paul Friedberg and Partners.

The Subject Property is located in the CG/W-2 Zone District. Property to the north is located in the SEFC/CR Zone District. Property to the west and northwest is located in the CG/CR Zone District. The Florida Rock site to the southwest was rezoned to the C-3-C Zone District as a part of the approved PUD in Z.C. Case No. 04-14. The Main Street pumping station to the east of the Subject Property is located in the M Zone District.

B. Description of the Redevelopment Plan

As shown on the architectural plans, elevations, and drawings attached as Exhibit A, the Applicant plans to redevelop the existing low-density impervious and industrial superblock into a high-density, publicly-accessible, mixed-use development that knits together the planned development with the surrounding neighborhoods.

1. Overview

The Applicant proposes to divide the Subject Property into four city blocks through a network of private streets: O Street SE and Potomac Avenue SE as new east-west streets, and 1 ½ Street SE as a new north-south street.² The new streets will reintroduce the street grid through the Subject Property and provide a direct connection to Diamond Teague Park and the Anacostia Waterfront. O Street and 1 ½ Street will each have a 70-foot right-of-way and Potomac Avenue will have an 80-foot right of way, each of which will provide ample room for street parking, street trees, and sidewalks as well as two-way vehicular traffic. The proposed Redevelopment Plan, which concentrates building height and density along 1st Street SE, will also reinforce 1st Street as a primary north-south connection from M Street to the waterfront.

The proposed street network will divide the Subject Property into four city blocks: the F1 Parcel, which is located in the northeast corner of the Subject Property, and the G1, G2, and G3 Parcels, which are located along 1st Street SE.

- F1 Parcel. The F1 Parcel is bounded by N Place, 1 ½ Street, and the O Street and Main pumping stations, and will contain the movie theater, which is described in greater detail in Section III below.
- G1 Parcel. The G1 Parcel, the northernmost parcel along 1st Street, is bounded by N Place, 1st Street, O Street, and 1 ½ Street. The G1 Parcel will contain a residential building with a maximum height of 130 feet, stepping down to 110 feet, and will contain approximately 350 dwelling units, approximately 20,000 square feet of ground-floor retail space, and approximately 175 parking spaces (“**G1 Building**”). The Applicant

² As a part of the development of the Yards, 1 ½ Street SE will be extended further northward as a new private street.

proposes to retain portions of the Fleet Maintenance Building and integrate the structure into the design of the G1 Building.

- G2 Parcel. The G2 Parcel is bounded by O Street, 1st Street, Potomac Avenue, and 1 ½ Street. The G2 Parcel will also contain a residential building with a maximum height of 130 feet, stepping down to 110 feet, with approximately 250 dwelling units, approximately 15,000 square feet of retail space, and approximately 125 parking spaces (“**G2 Building**”). In consultation with the D.C. Historic Preservation Office (“**HPO**”), the Applicant has agreed to set back the upper stories of the G2 Building to respect the historic 160-foot right-of-way of Potomac Avenue.
- G3 Parcel. The G3 Parcel is located south of Potomac Avenue and will be improved with an expansion of the existing Diamond Teague Park. The Applicant will also construct approximately 5,000 to 15,000 square feet of retail, service, entertainment, arts, or park-related uses in a potential future building or structure on the G3 Parcel (“**G3 Structure**”).

Consistent with the District’s inclusionary zoning policy, a minimum of eight percent (8%) of the residential gross floor area in the G1 and G2 Buildings will be set aside as affordable housing for households earning up to 80% of the Area Median Income, resulting in approximately 48 affordable dwelling units.

2. Street-Level Uses

The Redevelopment Plan will activate the existing and proposed grid through street-level activating uses. Consistent with the CG Overlay, the Applicant will provide ground-floor “preferred” retail, service, entertainment and arts uses in the G1 and G2 Buildings along 1st Street SE. Similar uses will be provided on the F1 Parcel near the intersection of N Place and 1 ½ Street to supplement the movie theater and strengthen the intersection as a key retail/arts

location. A combination of residential amenity spaces and potential additional retail/arts uses will be considered in the G1 and G2 Buildings along 1 ½ Street to further activate the new north-south spine of the Redevelopment Plan. Finally, a mix of retail, service, entertainment, arts, and recreation-related uses will be provided in the G2 Building and the potential G3 Structure along Potomac Avenue to help complement and draw activity toward the expanded Diamond Teague Park.

3. Transportation Network

As shown on the plans included in Exhibit A, the Redevelopment Plan will capitalize on the strength of the existing transportation network. The new street grid will seamlessly connect with existing pedestrian, bicycle, and vehicular roadway networks and related facilities. The Subject Property is also proximate to a series of existing transportation alternatives, including Metrorail, Metrobus, the D.C. Circulator, Bikeshare and the water taxi, as well as potential future alternatives such as a potential streetcar route. Vehicular and service entrances are generally removed from 1st Street and spread among the various block faces within the interior of the PUD site. Each parcel is able to accommodate the ability for service vehicles to maneuver in and out front-first, which will minimize potential conflicts.

4. Sustainability

The Redevelopment Plan will significantly improve the sustainability of the site over existing conditions. Currently, the Subject Property is composed entirely of surface parking and impervious surfaces. The Redevelopment Plan will incorporate new street trees, green roofs, and low-impact development planters to increase site porosity and help control stormwater runoff. The proposed expansion of Diamond Teague Park will provide a landscape buffer between the new construction and the Anacostia River, and feature additional increased pervious space as

well as features such as bio-filtration. The F1 Building and potential G3 Structure will each be developed to the equivalent of LEED certification under the Core and Shell rating system, and the G1 and G2 Parcels will each be developed to the equivalent of LEED Silver certification under the New Construction rating system.

5. Phasing

The Redevelopment Plan will be phased to accommodate the relocation of D.C. Water facilities over time and accommodate market demand.

The first phase will consist of the construction of the movie theater on the F1 Parcel and related street construction and streetscape improvements along N Place and 1 ½ Street. Temporary sidewalks will be installed on the north side of N Place, adjacent to parcels that will be redeveloped in the future. During this time, the remaining parcels will continue to be used by D.C. Water for ongoing operations and may also accommodate uses and structures that are relocated from the F1 Parcel.

The G1 and G2 Buildings, along with the construction of the remaining street network and related streetscape improvements, will follow in a separate phase or phases. Permanent road and streetscape improvements will be constructed adjacent to each building, and temporary sidewalks will be installed across each street adjacent to future development parcels. The timing and sequencing of these buildings will depend on market conditions and the relocation of D.C. Water to new locations elsewhere in the District. The Applicant will also construct interim park improvements and temporary sidewalks on the G3 Parcel as well as potential temporary structures to accommodate interim uses.

The final phase will include the expanded Diamond Teague Park on the G3 Parcel and the potential future G3 Structure. It is anticipated at this time that this phase will take place at

least five years after the issuance of the certificate of occupancy is issued for the G1 and G2 Buildings.

C. Development Parameters Under the Proposed First-Stage PUD

In total, the Redevelopment Plan will contain approximately 600 residential units, including approximately 48 units set aside as affordable housing, and approximately 137,000 to 147,000 square feet of retail, service, arts, and entertainment uses, including the 16-screen movie theater and ground-level street-activating uses throughout the PUD site. The total gross floor area of the Redevelopment Plan is approximately 956,653 square feet, including approximately 279,612 square feet of nonresidential gross floor area, resulting in a total FAR of approximately 5.81 and a nonresidential FAR of approximately 1.70.³ As discussed above, the maximum height of the PUD will be 130 feet.

³ For purposes of calculating FAR, the entire private street right of way, including the proposed sidewalks as well as the roadway itself, has been excluded.

III. THE SECOND-STAGE PUD: THE PROPOSED PROJECT

A. *Site Location*

The F1 Parcel consists of approximately 44,689 square feet of land area. The F1 Parcel is bounded by N Place, SE on the north, the future 1 ½ Street SE on the west, the O Street Pumping Station on the south, and the Main Pumping Station on the east. The F1 Parcel is currently improved with a temporary office trailer and surface parking used by D.C. Water. The Navy Yard Metrorail station is located approximately three blocks to the north.

The Main Pumping Station is approximately 70 feet in height. The former right-of-way of Canal Street, SE, which has been legislatively closed, runs between the F1 Parcel and the Main Pumping Station. The O Street Pumping Station is approximately 40 feet tall, and is separated from the F1 Parcel by a private driveway. To the north, across N Place, is Parcel I, one of a dozen parcels in the Applicant's mixed-use neighborhood development of the Southeast Federal Center that is known as the Yards. Parcel I is currently used as a surface parking lot. Parcel I is located in the SEFC/CR Zone District. Pursuant to the SEFC Overlay, the Commission has approved the redevelopment of Parcel I to a height of 110 feet.

B. *Project Description*

As shown on the architectural plans, elevations, and drawings attached as Exhibit B, the Applicant plans to construct a 16-screen movie theater and parking structure. The movie theater consists of two stories and a mezzanine level that will contain approximately 2,500 seats; the theater component sits on top of four stories of above-grade parking containing approximately 337 parking spaces (the "**Project**")

The Project will help facilitate the creation of a pedestrian-friendly retail and arts node at the intersection of N Place and 1 ½ Street, which is the gateway to the Redevelopment Plan. The primary entrance to the movie theater is located near this intersection along 1 ½ Street; the entrance is set back to help visually identify the entrance and theater and create a public gathering space at ground level. The Project also includes approximately 2,000 square feet of potential retail or artist studio spaces around the corner from the lobby, fronting N Place SE, which will create additional activity at street level near this key intersection.

The Project is composed primarily of articulated metal panels on all four facades and sits on top of a two-story base composed of metal mesh panels. Along 1 ½ Street, the façade is punctuated by an inset glass curtainwall façade that marks the primary theater entrance and brings daylight into the lobby. Skylights will help bring additional daylight into the movie theater circulation areas in the upper stories of the Project. Along N Place, the façade will incorporate an illuminated art wall above the artist studios. Similar illuminated panels will be featured at the southeast corner and extending along a portion of the east façade, which is visible from The Yards Park and other points along the Anacostia River.

The Applicant will also improve the pedestrian network with improvements to existing streets as well as construction of a portion of the new street grid. N Place is currently a two-lane street that dead-ends at the Main Pumping Station, and features no sidewalk or street trees on the south side of the street. The Applicant will reconstruct N Place to create a 16-foot wide sidewalk on the south side of the street. The Applicant will also work with D.C. Water to reconnect N Place to Canal Street, which will further connect the Project to the burgeoning The Yards neighborhood. The new 1 ½ Street SE will continue this pedestrian-friendly perimeter with 16-foot sidewalks with street trees.

Vehicular ingress and egress has been separated in order to facilitate a more efficient parking operation within the Project. Vehicles will enter the Project from 1 ½ Street and exit onto N Place. The Project will contain a total of approximately 337 parking spaces located on the first four stories of the Project. Bike parking will also be provided, including approximately 40 spaces within the building and additional spaces on the reconstructed streets. The Project's loading is anticipated to be located on the east side of the project. Access to the Project's loading dock is proposed from the closed portion of Canal Street, which is now controlled by D.C. Water. The Applicant is working with D.C. Water to facilitate this access, which will also permit service vehicles to enter front-first, maneuver on D.C. Water property to back into the loading dock, and then exit front-first.

The total gross floor area included in the Project is approximately 229,612 square feet for a total Floor Area Ratio ("FAR") of approximately 5.5 and a lot occupancy of approximately 93% on the F1 Parcel. The Project will have a maximum height of approximately 100 feet. The Project will provide approximately 337 parking spaces. The Project will be constructed to the equivalent of LEED certification under the Core and Shell standard, and it will feature an extensive green roof (approximately 66% of the roof area) that represents a significant improvement over the existing impervious surface parking.

C. Flexibility Under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require approval of the

BZA. In this case, the Applicant requests relief from the public space at ground level, court, parking and loading requirements of the Zoning Regulations.

1. Public Space at Ground Level and Court Requirements

For projects in the CR Zone District, the Regulations require that 10% of the lot area adjacent to the primary entrance remain publicly-accessible and open to the sky as a transitional space between the street and the building. The required public space must be immediately adjacent to the main entrance to the building. Here, the Applicant has provided 3,941 square feet of public space at ground level that is adjacent to the main theater entrance and includes both the setback for the main entrance and the private sidewalk along the east side of 1 ½ Street. This represents 8.8% of the required ground level lot area. Additional space cannot be provided; the Project must be constructed as shown to accommodate the required parking and other uses located on the ground floor of the Project. Therefore, the Applicant requests relief from the CR Zone District public space requirement.

The proposed design also results in the creation of an open court on the western portion of the F1 Parcel between the new building and the roadway. The open court is 16.25 feet wide, and does not meet the required width under the Zoning Regulations, which is 20.83 feet. Flexibility from the court requirement is requested to accommodate the Project design. The nonconformity of the western court is an abstraction created by the location of the proposed new lot line—the actual amount of open space between the F1 Parcel and the future G1 Parcel is 70 feet (that is, the right of way of the proposed new 1 ½ Street) and provides ample light and air.

The proposed design also creates a narrow open court along the entire length of the eastern façade and a narrow closed court along the entire length of the southern façade. Each

court is 1 foot wide, which does not meet the width requirement of the Zoning Regulations. Furthermore, the closed court has an area of 332 square feet, which does not meet the area requirement for a closed court. Again, flexibility is required to accommodate these courts, which represent a one-foot setback from the property line that is designed to accommodate a ground-level retaining wall that is required to address floodplain concerns.

2. Parking and Loading

Under the Regulations, the Project is required to provide a total of approximately 250 parking spaces (1 space per 10 theater seats). The remainder of the Redevelopment Plan calls for additional parking on the G1 and G2 parcels that will be set aside for the residential uses only; parking for the retail uses in the Redevelopment Plan will also be accommodated within the Project's parking garage. Therefore, the Applicant requests flexibility pursuant to Section 2405.6 to locate the required retail parking for the remainder of the Redevelopment Plan (approximately 48 spaces) within the Project.

Section 2116.12 of the Zoning Regulations requires that parking located within an above-grade structure be set back at least 20 feet from any lot line that abuts a public street. Here, parking is set back on the ground floor, but parking is located along the N Place property line—within this setback—on the second through fourth levels of the Project. Relief is requested from this provision to accommodate the design and needs of the parking garage component of the Project. As noted above, parking is not provided along the street at ground level and the parking on the upper levels will be screened from the public right-of-way.

The Project will provide two 55-foot deep loading berths, which exceed the loading requirements for a theater use (one 30-foot deep loading berth and one 20-foot deep delivery

space). As discussed above, the loading berths are anticipated to be located on the eastern side of the Project and will be accessed from the closed portion of Canal Street, across D.C. Water's property. This will provide sufficient room for trucks to turn around on private property and keep loading activity away from the pedestrian-oriented components of the Project and Redevelopment Plan. As shown on the proposed plans, the loading berths project over the property line onto D.C. Water's property and do not comply with the requirement that "no vehicle or any part thereof shall project over any lot line." (11 DCMR § 2203.3.) Flexibility from the provisions of 11 DCMR § 2203.3 is requested in order to accommodate the location of the loading and service area.

The proposed flexibility is needed to accommodate the design of the Project, which must coordinate column placement required for the movie theater on the upper stories and garage layout on the lower floors. Creating a deeper loading area would affect this coordinated column placement. The Applicant is coordinating the proposed loading operation with D.C. Water and therefore the proposed flexibility will not impose an adverse impact on surrounding properties.

IV. PLANNING ANALYSIS

A. Land Use Impact

As detailed in Section VI, the proposed PUD project is fully consistent with the goals and policies of the Comprehensive Plan for the District of Columbia. In particular, the proposed Redevelopment Plan will create four city blocks with high-density residential, retail, cultural and open space uses that will grow and connect the developing neighborhoods around the Nationals ballpark and at The Yards. Through the extension of the urban grid pattern and a pedestrian-oriented environment with active ground-floor uses and public spaces, the Redevelopment Plan will also extend visual and physical connections from these neighborhoods to the Anacostia waterfront. The Redevelopment Plan will take advantage of the Subject Property's transit-oriented location and will enhance the physical and environmental quality of the Anacostia River through significant sustainable improvements over current conditions. As the first phase of the Redevelopment Plan, the Project will begin this transformation through the new movie theater and related pedestrian-activating streetscape improvements.

B. Zoning Impact

The proposed rezoning from the CG/W-2 to the CG/CR and CG/W-1 Zone Districts is in accordance with the intent and purposes of the Zoning Regulations and the Zoning Map. Property immediately to the west and northwest is also in the CG/CR Zone District, and property immediately to the north is in the SEFC/CR Zone District. The Zoning Commission has previously approved the rezoning of the nearby Florida Rock site, which is immediately southwest of the Subject Property and along the waterfront, from the CG/W-2 to the CG/C-3-C Zone District. See Z.C. Order No. 04-14B.

As discussed in Section VI, the proposed rezoning to the CG/CR Zone District is not inconsistent with the Subject Property's Medium Density Residential / Medium Density Commercial land use designation on the Future Land Use Map. The PUD site is identified as a "Land Use Change" area on the Generalized Policy Map and is also located within the Central Employment Area, which is expected to accommodate high-density uses in new central city neighborhoods around the Nationals ballpark and the Navy Yard. Furthermore, the Comprehensive Plan generally recognizes that additional height and density is appropriate when gained through the PUD process, and specifically calls for zoning incentives to promote residential uses within the Near Southeast.

C. Environmental Impact

As more specifically detailed in Exhibit G, no adverse environmental impact will result from the construction of the Redevelopment Plan or the Project. Furthermore, the Redevelopment Plan and the Project will incorporate a series of sustainable features that will minimize the impact of the redevelopment such as green roofs and other low-impact development features to increase the site's permeability and manage stormwater runoff. The Applicant is targeting a LEED Silver Rating in the USGBC's LEED 2009 for New Construction Rating System for the two residential buildings (the G1 and G2 Buildings) and a LEED certified rating in the USGBC's LEED 2009 Core and Shell Rating System for the two retail buildings (the Project and the potential G3 Structure).

D. Facilities Impact

The proposed Redevelopment Plan and Project will not have an adverse impact on the facilities that it will rely on for service. The Subject Property is well served by public

transportation given its proximity to the Nationals ballpark, including the Navy Yard Metrorail station as well as numerous Metrobus lines—and the DC Circulator—and it is expected that residents, patrons and visitors will continue to utilize public transit. The Redevelopment Plan will also promote pedestrian and bicycle connectivity and use through the proposed street network and building amenities such as bicycle parking.

V. PUD EVALUATION STANDARDS

A. *Filing Requirements*

This application complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for review of a first-stage and, in the case of the Project, a second-stage PUD application. Specifically, this application complies with the requirements of Section 2406 as follows:

- Area Requirement. The first-stage PUD encompasses approximately 235,130 square feet of land area, which exceeds the minimum area requirement of 15,000 square feet for a PUD in the CR and W-1 Zone Districts.
- Notice. As stated on the certification attached as Exhibit E and as required by Sections 2406.7 to 2406.10 of the Zoning Regulations, the Applicant provided notice of its intent to file a zoning application to ANC 6D and owners of all property within 200 feet of the proposed development site.
- First-Stage PUD requirements:
 - Section 2406.11(a). A completed application form is included in Exhibit C.
 - Section 2406.11(b). Exhibit A provides a map showing the location of the proposed PUD as well as existing and proposed zoning for the Subject Property
 - Section 2406.11(c). This statement explains the purposes and objectives of the Redevelopment Plan, including the proposed form of development as well as how the application meets the PUD evaluation standards in Section 2403 of the Zoning Regulations.
 - Section 2406.11(d). Exhibit A contains general site, landscape, and development plans that indicated the proposed use, location, dimensions, number of stories, and height of each building, as well as the exact area of the total site.
 - Section 2406.11(e). Exhibit A includes a tabulation of development data containing information on lot areas, lot occupancy, and gross floor area within the Redevelopment Plan. Exhibit A also includes a circulation plan; civil drawings that identify existing topography, natural features, and the location and elevation of all public and private streets; and other information that describes the unique

character and problems of developing the PUD. Exhibit G contains information on domestic, fire protection, sanitary and stormwater connections.

- Second-Stage PUD requirements:
 - Section 2406.12(a). The completed application form is included in Exhibit C of this submission.
 - Section 2406.12(b). This statement provides detailed information on the location, number, size, and types of uses to be located in the Project.
 - Section 2406.12(c)-(f). Included in Exhibit B are plans, elevations, and sections that include a detailed site plan; detailed landscaping and grading plan; floor plans, elevations, and sections of the Project as well as elevations of the Project in relationship to adjacent squares; and a final detailed circulation plan.
 - Section 2406.12(g). This statement includes a narrative description of the Project and its related features and impacts.
 - Section 2406.12(h). This statement addresses the consistency of the application with the intent and purposes of the Zoning Regulations and the PUD process.

B. Public Benefits and Project Amenities

Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high-quality development that provides public benefits and project amenities by allowing applications greater flexibility in planning and design than may be possible under matter-of-right zoning. The Redevelopment Plan will achieve the goals of the PUD process through benefits and amenities that include exemplary design and planning, streetscape improvements and enhancements to the public space, vehicular and pedestrian improvements and transportation demand management measures, housing and affordable housing, environmental benefits, provision of special uses such as ground floor retail uses, and historic preservation. The Project will implement many of these

goals including, in particular, the delivery of a 16-screen movie theater to the emerging neighborhoods around the ballpark and at the Yards.

1. Urban Design, Architecture, and Landscaping

Section 2403.9(a) lists urban design, architecture, and landscaping as categories of public benefits and project amenities for a PUD. As shown on the detailed plans, elevations, and renderings included in Exhibits A and B, the proposed Redevelopment Plan as well as the Project exhibit many characteristics of exemplary urban design, including use of high-quality materials, pedestrian-oriented landscape and hardscape improvements, clear separation of pedestrian and vehicular entrances and circulation patterns, inclusion of features that promote alternatives to driving, and sustainable features.

2. Site Planning, and Efficient and Economical Land Utilization

Pursuant to Section 2403.9(b) of the Zoning Regulations, “site planning and efficient and economical land utilization” are public benefits and project amenities to be evaluated by the Zoning Commission. The existing site is poorly utilized; it contains extensive surface parking and low-scale temporary structures that fail to fully capitalize on the site’s location adjacent to the Nationals ballpark and near the Navy Yard Metrorail station and Anacostia Waterfront. The proposed Redevelopment Plan promises a far more efficient utilization of this strategic transit-oriented site, the return of a pedestrian-oriented urban grid pattern, and a more sustainable development program that will treat stormwater runoff and protect and enhance the Anacostia River. The Project will also further these site planning goals through the delivery of a significant new entertainment and retail anchor to the developing neighborhood.

3. Effective and Safe Vehicular and Pedestrian Access and Transportation Management Measures

The Zoning Regulations, pursuant to Section 2403.9(c), state that “effective and safe vehicular and pedestrian access” can be considered public benefits and project amenities of a PUD. Here, the restoration of the urban street grid and development of pedestrian-friendly streets that provide direct connections to the waterfront will result in significant improvement to both pedestrian and vehicular circulation surrounding the site. Vehicular and pedestrian entrances are separated for each parcel, and loading activity is proposed to be accommodated wholly within private property. Each parcel also features bicycle storage both on the surface and in the garage.

4. Housing and Affordable Housing

Pursuant to Section 2403.9(f), housing and affordable housing are considered to be public benefits and project amenities of a PUD. The Redevelopment Plan will provide approximately 600 new residential units, including approximately 48 new affordable housing units, on a strategically-located parcel near transit and downtown.

5. Environmental Benefits

Section 2403.9(h) states that environmental benefits are considered to be public benefits and project amenities of a PUD. As described above, the Redevelopment Plan includes a number of sustainable improvements to the site over existing conditions, including in particular low-impact development features such as green roofs to manage stormwater runoff. The Project will incorporate these low-impact features, including a green roof that covers approximately 64% of its roof area. The proposed expansion of Diamond Teague Park will also deliver

environmental benefits and increase the buffer between the Anacostia River and adjacent development.

6. Uses of Special Value

Section 2403.9(i) provides that uses of special value to the neighborhood or District of Columbia as a whole are benefits and amenities of a PUD. Here, the provision of ground-floor retail space throughout the Redevelopment Plan is a benefit and amenity of the PUD that will contribute to the development of the new neighborhoods around the Nationals ballpark and The Yards. The Project's proposed movie theater will, in particular, provide a significant new entertainment and retail use that will support these retail uses and strengthen the surrounding neighborhoods. The proposed expansion of Diamond Teague Park will enhance the Anacostia Riverwalk Trail and provide another public benefit and project amenity of the PUD for not only the immediate neighborhoods but also the District as a whole. The entirety of the Redevelopment Plan will enhance and support the District's investment in the Nationals ballpark.

7. Historic Preservation

According to Section 2403.9(d), the preservation of historic buildings or places is considered to be a benefit and amenity of the PUD process. Here, the Redevelopment Plan will integrate portions of the existing Fleet Maintenance Building into the design of the G1 Parcel and has designed the G2 and G3 Parcels to respect and frame the historic 160-foot wide Potomac Avenue right-of-way, a L'Enfant Plan street.

8. Comprehensive Plan

According to Section 2403.9(j), public benefits and project amenities include “other ways in which the proposed planned development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.” As described in greater detail in Section VI, the PUD is consistent with and furthers many goals and policies of the Comprehensive Plan.

VI. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters numerous goals and policies in the Comprehensive Plan.

The purposes of the District elements of the Comprehensive Plan for the National Capital are to: (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic, and physical development; (2) Guide executive and legislative decisions on matters affecting the District and its citizens; (3) Promote economic growth and jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in the conservation, stabilization, and improvement of each neighborhood and community in the District.

D.C. Code § 1-301.62 (2006). The Redevelopment Plan and the Project each advance these purposes by furthering the social and economic development of the District through the construction of new residential units on underutilized land, provision of new retail destinations in the ballpark district, reconnection of the street grid down to the Anacostia waterfront, and expansion of the existing Diamond Teague Park.

A. Land Use Maps

The Property is located in the Medium Density Residential / Medium Density Commercial land use category on the Future Land Use Map and the Land Use Change category on the Generalized Policy Map. The Property is also located within the Central Employment Area on the Generalized Policy Map.

The Framework Element provides guidelines for using the Future Land Use and Generalized Policy Maps. The Medium Density Commercial “[d]efines shopping and service areas Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate

density commercial areas but generally do not exceed eight stories.” § 225.10. The Zone Districts corresponding to the Medium Density Commercial areas include C-2-B, C-2-C, C-3-A, and C-3-B, but the Framework Element specifically notes that “other districts may apply.” The Medium Density Residential areas support similarly-sized buildings in “neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use.” § 225.5. The Comprehensive Plan provides that R-5-B and R-5-C Zone Districts are consistent with Medium Density Residential. The Land Use Change areas anticipate changes from what exists today, and include many of the city’s redevelopment opportunity sites. § 223.9; 223.10. The “guiding philosophy” for these areas is to “encourage and facilitate new development” with “mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities” featuring “exemplary site and architectural design.”

The proposed uses, buildings, and rezoning to the CG/CR Zone District is not inconsistent with the Medium Density Residential / Medium Density Commercial land use designation of the Subject Property. Although the Redevelopment Plan calls for building heights that exceed the heights contemplated in the Framework Element, the Future Land Use Map permits “heights that exceed the typical ranges” when density bonuses are granted through a PUD. § 226(c). Furthermore, the Framework Element states that the Future Land Use map should be interpreted “broadly” and that zoning for an area should be guided by the Future Land Use Map interpreted in conjunction with the text of the Plan. As discussed below, the text of the Plan calls for high-density combinations of uses on the Subject Property. Note, in particular, that a key Action Item applicable to the immediate area calls for zoning incentives to promote residential uses within the Near Southeast. Action AW-2.3(c).

The proposed PUD and related rezoning to the CG/CR Zone District is also not inconsistent with the Land Use Change designation on the Generalized Policy Map. The Redevelopment Plan will transform the existing low-scale industrial uses into a mixed-use community with a mix of housing, retail and parks, featuring a movie theater that will provide existing residents with an important amenity and draw additional visitors to the emerging neighborhoods around the Nationals ballpark and at The Yards. The proposed height and density of the Redevelopment Plan is appropriate given the Property's location within the Central Employment Area, which should include "higher density mixed land uses, including commercial/retail . . . residential, and entertainment uses."

B. Land Use Element

The proposed Redevelopment Plan and the Project each advance several key policies and goals of the Land Use Element related to the Central Employment Area and redevelopment of large sites as well as policies that promote transit-oriented development. The Redevelopment Plan is also not inconsistent with policies related to industrial land.

Central Employment Area. The Redevelopment Plan advances Policy LU-1.1.5, which calls for the development of new central city mixed use neighborhoods that combine high-density residential, retail, cultural and open space uses in locations within the Central Employment Area that include the South Capitol Street corridor/Stadium area and the Near Southeast/Navy Yard area. The Redevelopment Plan provides a combination of high-density uses on the Subject Property that will help tie together the developing ballpark and The Yards neighborhoods, and the Project will deliver the movie theater as a key new retail and entertainment use. Consistent with Policy LU-1.1.5, the Redevelopment Plan calls for

development of the Subject Property into an attractive pedestrian-oriented neighborhood with high-quality architecture and public spaces. The Redevelopment Plan also advances Policy LU-1.1.6, which calls for the preservation of the Central Employment Area's historic resources, including the streets, vistas, and public spaces of the L'Enfant Plan as well as individual historic structures. The Redevelopment Plan has been developed in consultation with HPO to feature a significant setback that will restore Potomac Avenue and respect its historic 160-foot right of way as well as preserve portions of the existing Fleet Maintenance building.

Redevelopment of Large Sites. The Redevelopment Plan also advances policies related to the redevelopment of large sites, including: Policy LU-1.2.1, which calls for the reuse of large public-owned sites to create housing, remove barriers between neighborhoods, provide new parks and enhance waterfront access; Policy LU-1.2.6, which encourages the integration of new development into the existing urban fabric through the extension of the city grid; and Policy LU-1.2.8, which calls for the redevelopment of large sites along the Anacostia Waterfront to achieve related urban design, open space, environmental and economic development objectives. As called for under these policies, the Redevelopment Plan provides for water-focused recreation, housing, commercial and cultural development within an urban framework that extends the city grid, and the Project will provide a movie theater to support and strengthen redevelopment efforts in the immediate area. Consistent with these policies, the Redevelopment Plan and Project will each significantly increase the Subject Property's sustainability, which will enhance the physical and environmental quality of the Anacostia River.

Transit-Oriented Development. The Redevelopment Plan also advances Policy LU-1.3.2, which calls for the concentration of redevelopment efforts around Metrorail station areas that offer the greatest opportunities for infill development and growth such as those with large

amounts of vacant or poorly utilized land in the vicinity of the station entrance. The Redevelopment Plan establishes a pedestrian- and transit-friendly environment that will promote transit usage and respects the character and needs of the surrounding area.

Industrial Land. Finally, the rezoning of the Subject Property and relocation of the existing industrial uses is not inconsistent with Policy LU-3.1.4, which discourages rezoning of industrial land for non-industrial purposes unless the industrial use cannot co-exist with adjacent uses such as land near Metro stations. The Commission had previously rezoned Subject Property out of industrial zoning and prohibited existing industrial uses from expanding. See 11 DCMR § 1611. Forest City and the District are actively engaged in assisting D.C. Water in the relocation of its activities to more appropriate locations elsewhere in the District.

C. Lower Anacostia and Near Southwest Area Element

The Redevelopment Plan and the Project are each consistent with and advance many goals and policies of the Lower Anacostia and Near Southwest Area Element. As called for under Policies AW-1.1.2 and AW-2.2.2, the PUD and rezoning will permit the redevelopment of a large, underutilized publicly-owned waterfront site near the Nationals ballpark with approximately 600 residential units as well as retail, cultural and entertainment uses, including a new movie theater. The Redevelopment Plan as well as the Project will fulfill specific goals that call for creation of an entertainment district near the ballpark (AW-2.2.2), more retail choices near the Navy Yard Metrorail station (AW-1.1.3), and new housing opportunities in the Near Southeast portion of the District (AW-2.3.3). The Redevelopment Plan will also eliminate barriers to the Anacostia River such as the existing fencing that encloses the Subject Property and existing surface parking and industrial uses (AW-1.1.8, AW-2.3.2) through restoration of the

urban grid pattern to the PUD site (AW-2.3.1, AW-2.3.5). Consistent with Policies AW-1.1.4, AW-1.1.6, AW-1.2.3 and AW-1.2.4, the PUD will deliver amenities and benefits that include parks and transportation and infrastructure improvements, including an expanded Diamond Teague Park along the Anacostia Waterfront.

D. Other Citywide Elements

Implementation of the Redevelopment Plan through the Project and future development phases will further important policies and goals of other Citywide Elements of the Comprehensive Plan. The Redevelopment Plan and Project will each further the Urban Design Element of the Comprehensive Plan.

- Most importantly, the Redevelopment Plan will fulfill major goals related to the Anacostia River and design of new neighborhoods, including strengthening the city's identity as a waterfront city through investment along the Anacostia River, water-oriented design, water-related parks, and improved physical and visual access to the waterfront through, among other features, extension of the city grid into large waterfront sites (UD-1.3.1 to 1.3.7; UD-2.3.1 to 2.3.5).
- The Redevelopment Plan's respect for Potomac Avenue's 160-foot right of way will promote policies calling for protection of major views in the city (UD-1.2.4) and use of the District's major avenues to reinforce the form and identity of the city (UD-1.4.1 and 1.4.3).
- The Redevelopment Plan will further policies that promote place-making in central Washington, including the expansion of mixed use areas to the southeast of downtown with lively, interesting and dynamic uses (UD-2.1.1) and the continuation of the downtown block pattern (UD-2.1.2). The Project will implement these policies through, among other elements, the new movie theater.
- The movie theater, expanded Diamond Teague Park and proposed ground-floor retail uses will promote goals for improved neighborhood public spaces through areas that will create public gathering spaces and stimulate vibrant pedestrian street life. Policy UD-3.1.1, UD-3.1.7, UD-3.1.8.

The Redevelopment Plan will also advance the Housing Element of the Comprehensive Plan. As called for by Policy H-1.1.1 and H-1.1.4, the PUD will provide approximately 600 residential

units in a transit-oriented, mixed-use central city location consistent with the Land Use Element's goals and policies as described above. The PUD will also incorporate affordable housing into a high-quality project that will include open space and other amenities. Policy H-1.1.5.

Finally, the Redevelopment Plan and Project will also further other citywide elements of the Comprehensive Plan, including the Transportation, Environmental Protection, and Economic Development Elements.

- Consistent with the policies of the Transportation Element, the Redevelopment Plan delivers transit-oriented development within blocks of the Navy Yard Metrorail station (T-1.1.4), minimizes curb cuts to promote a pedestrian-oriented residential and retail area (T-1.2.3), and integrates bicycle and pedestrian planning and safety (T-2.3.1, 2.3.2, 2.4.1, 2.4.2) through both the proposed street grid and through connections to the Navy Yard Metrorail and the Anacostia Riverwalk trail. The Project will deliver improvements to the pedestrian streetscape and covered bicycle storage in the garage, thus fulfilling “action” items of the Comprehensive Plan. See Action T-2.2.C; Action T-2.3.A.
- The proposed Redevelopment Plan incorporates many of the features called for in the Environmental Element, including the use of permeable materials, landscaping, and green roofs to reduce runoff, and the Project will implement these features. See Policies E-3.1.1 to E-3.1.3; E-4-2.3. Importantly, the Redevelopment Plan will improve physical and environmental conditions along the Anacostia River through an expanded park and multiple features that will treat stormwater runoff. Policy E-1.2.1.
- The Project will deliver a 16-screen movie theater that will serve as an additional retail anchor for the expanded downtown as well as the new Ballpark entertainment district. See Policy ED-2.2.2, ED-2.3.6.
- The Redevelopment Plan will improve visual and physical linkages between the Anacostia waterfront and nearby neighborhoods, which fulfills the goals of the Parks, Recreation and Open Space Element. Policy PROS-3.2.1 to 3.2.4.

VII. CONCLUSION

For the foregoing reasons, the Applicant submits that the enclosed applications meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety, and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of the included applications; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the first- and second-stage PUD application and related application to amend the Zoning Map should be approved and adopted by the Zoning Commission.

Accordingly, the Applicant respectfully requests that the Zoning Commission set the PUD applications down for a public hearing at the earliest possible date.

Respectfully submitted,

GOULSTON & STORRS, PC

_____/s/_____

Phil Feola

_____/s/_____

David Avitabile

Date: February 27, 2013