

COMPREHENSIVE PLAN ANALYSIS

The proposed PUD advances the purposes of the Comprehensive Plan, is consistent with the Future Land Use Map and Generalized Policy Map, complies with the guiding principles in the Comprehensive Plan, and furthers a number of the major elements of the Comprehensive Plan.

A. Purposes of the Comprehensive Plan

The purposes of the Comprehensive Plan are six-fold: (1) to define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) to guide executive and legislative decisions on matters affecting the District and its citizens; (3) to promote economic growth and jobs for District residents; (4) to guide private and public development in order to achieve District and community goals; (5) to maintain and enhance the natural and architectural assets of the District and (6) to assist in conservation, stabilization, and improvement of each neighborhood and community in the District. (D.C. Code §1-245(b)).

The PUD project significantly advances these purposes by promoting the social, physical and economic development of the District through the provision of a high-quality residential development on the Subject Property, without generating any adverse impacts.

B. Future Land Use Map

According to the District of Columbia Comprehensive Plan Future Land Use Map, the Subject Property is designated as mixed-use, with low density commercial and moderate density residential land use categories.

The low density commercial category is used to define shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses, and areas with this designation range from small business districts that draw

primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. The corresponding zone districts are generally C-1 and C-2-A, although other districts may apply.

The moderate density residential designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. The R-3, R-4, R-5-A zone districts are generally consistent with the moderate density residential category, and the R-5-B district and other zones may also apply in some locations.

The Applicant's PUD, as modified, continues to be consistent with the Comprehensive Plan designation of the Subject Property since, consistent with the initial PUD approval, the proposed mixed-use development will be built to a maximum density of approximately 4.5 FAR. Moreover, the building's height is being reduced from 86 feet to 72 feet, 4½ inches and will continue to include a number of step-downs and set-backs.

C. **Generalized Policy Map**

The Subject Property is located in the Main Street Mixed Use Corridor category on the District of Columbia Comprehensive Plan Generalized Policy Map. Main Street Mixed Use Corridors are traditional commercial business corridors with a concentration of older storefronts along the street. These corridors have a pedestrian-oriented environment with traditional storefronts. Many have upper story residential or office use. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs.

The PUD is consistent with this designation. The Applicant proposes to redevelop a currently vacant site into a new development that is compatible with the surrounding uses. The

Applicant proposes to build a multi-family dwelling building with frontage on Florida Avenue, N.W. and North Capitol Street. The proposed development will help to improve the neighborhood fabric and bring new residents and potential new retail uses to the area.

D. **Compliance with Guiding Principles of the Comprehensive Plan**

The Project is consistent with many guiding principles in the Comprehensive Plan for managing growth and change, creating successful neighborhoods and building green and healthy communities, as set-forth in the Comprehensive Plan.

1. **Managing Growth and Change.**

In order to manage growth and change in the District, the Comprehensive Plan encourages, among other factors, the growth of both residential and non-residential uses. The Comprehensive Plan also states that redevelopment and infill opportunities along corridors is an important part of reinvigorating and enhancing neighborhoods. The PUD is fully-consistent with each of these goals. Redeveloping the Subject Property into a residential development with ground floor retail space will further the revitalization of the neighborhood.

2. **Creating Successful Neighborhoods.**

One of the guiding principles for creating successful neighborhoods is getting public input in decisions about land use and development, from development of the Comprehensive Plan to implementation of the plan's elements. The proposed PUD furthers this goal since it will replace a vacant site with a new development that will bring new residents to the Subject Property and help to reactive a prominent intersection in the neighborhood.

3. **Building Green and Healthy Communities.**

A major objective for building green and healthy communities is that building construction and renovation should minimize the use of non-renewable resources, promote energy and water conservation, and reduce harmful effects on the natural environment. The

project will employ sustainable features where feasible, and as shown on the theoretical LEED checklist included in the Modified Plans, the building has been designed to achieve a minimum of 53 points which is the equivalent of LEED Silver. The project will feature energy efficient HVAC, lighting, low-flow plumbing fixtures, and a transportation program including a bike room that will store 60 bikes. The outdoor areas will be integrated with the stormwater retention system, and the roof will drain to provide water for the deep tree pit areas in the rear courtyard. All additional landscaped areas on the site utilize native and adaptive plants requiring no irrigation.

E. **Land Use Element**

For the reasons discussed above, the project supports the following policies of the Land Use Element:

1. **Policy LU-1.2.2: Mix of Uses on Large Sites**

The project, which includes residential and retail uses on a large site, is consistent and compatible with adjacent uses and will provide a number of benefits to the immediate neighborhood and to the city as a whole. In addition, as discussed above, the proposed mix of uses on the Subject Property is consistent with the Comprehensive Plan Future Land Use Map's designation of the Subject Property.

2. **Policy LU-1.3 Transit-Oriented and Corridor Development**

The project exemplifies the principals of Transit-Oriented Development. The Subject Property is located within convenient walking distance of the New York Avenue Metro station and is served by several major bus routes along Florida Avenue, N.W. and North Capitol Street.

3. **Policy LU-1.3.4: Design to Encourage Transit Use**

The project has been designed to encourage transit use and helps to enhance the safety, comfort and convenience of passengers walking to local buses along Florida Avenue and North

Capital since the project incorporates ground floor uses that will activate and animate the street frontages.

4. Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

In designing the proposed development, and consistent with this policy element, the project architect has sought to balance the housing supply in the area and expand neighborhood commerce with the parallel goals of protecting the neighborhood character, and restoring the environment.

5. Policy LU-2.2.4: Neighborhood Beautification.

Policy LU-2.2.4 encourages projects to improve the visual quality of the District's neighborhoods. As shown on Modified Architectural Plans & Elevations, the architect has designed the building to improve the visual aesthetic of the neighborhood. Moreover, the development of the site will be an improvement to the current neighborhood condition and will help to revitalize the area. The project also includes a significant amount of landscaped and open spaces with will help to enhance the streetscape.

6. Policy LU-2.3.3: Buffering Requirements

This policy encourages the use of buffers to ensure that new commercial development adjacent to lower density residential areas provides effective physical buffers to avoid adverse effects. As shown on the Modified Architectural Plans & Elevations, the project includes a number of elements designed to serve as buffers, including landscaping, height stepdowns and setbacks, and other architectural and site planning measures that avoid potential conflicts.

F. **Transportation Element**

The Subject Property has frontage on both Florida Avenue, N.W. and North Capitol Street, which enables the proposed project to help further several policies and actions of the Transportation Element of the Comprehensive Plan. For example, consistent with Policy T-

1.1.4: Transit-Oriented Development, the proposed project is an example of transit-oriented development and includes various transportation improvements, including the construction of new mixed-uses along a major transportation corridor and the incorporation of bike storage areas within the building. The project also includes a bike room that will store 60 bikes.

G. **Housing Element**

The overarching goal of the Housing Element is to "[d]evelop and maintain a safe, decent and affordable supply of housing for all current and future residents of the District of Columbia." 10 DCMR § 501.1. The proposed project will help achieve this goal by advancing the policies discussed below.

1. **Policy H-1.1.1: Private Sector Support**

The project helps to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. Specifically, the project will contain 80 to 90 new residential units, which represents a substantial contribution to the District's housing supply. The provision of new housing at this particular location, moreover, is fully consistent with the District's land use policies.

2. **Policy H-1.2.3: Mixed Income Housing**

The proposed development is mixed-income and includes both market-rate and affordable housing units. Thus, the project will further the District's policy of dispersing affordable housing throughout the city in mixed-income communities, rather than concentrating such units in economically depressed neighborhoods.

H. **Environmental Protection Element.**

The Environmental Protection Element addresses the protection, restoration and management of the District's land, air, water, energy and biologic resources. This element provides specific environmental policies, including the following:

- Encouraging the planting and maintenance of street trees in all parts of the city (Policy E-1.1.1);
- Encouraging the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff and create a stronger sense of character and identity (Policy E-1.1.3);
- Promoting the efficient use of energy, additional use of renewable energy and a reduction of unnecessary energy expenses (Policy E-2.2.1); and
- Promoting tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction.

The proposed project includes street tree planting, landscaping, energy efficiency, and methods to reduce stormwater runoff, and is therefore fully consistent with the Environmental Protection Element.

I. **Urban Design Element**

The proposed PUD is also consistent with a number of the policies included in the Urban Design Element of the Comprehensive Plan. For example, the project is consistent with Policy UD-2.2.1 and Policy UD-2.2.7 because the proposed development will help to strengthen the architectural quality of the immediate neighborhood by relating the project's scale to the existing neighborhood context, while also avoiding overpowering contrasts of scale, height and density. In addition, as shown on the Modified Architectural Plans & Elevations, the project includes an attractive, visually-interesting and well-designed building façade. *See* Policy UD-2.2.5.

J. **Mid-City Area Element**

The Subject Property is located within the boundaries of the Mid-City Area Element. Section 2007.2 of the Comprehensive Plan explains the Mid-City Area Element's planning and

development priorities. One stated priority is to develop new condominiums, apartments and commercial centers in areas that are best able to handle high density. The area around the New York Avenue Metro station is listed as such an area. With its close proximity to the New York Avenue Metro station, the PUD is consistent with a number of policies this area elements. Specifically, Policy MC-1.1.3 encourages the redevelopment of vacant lots and the rehabilitation of abandoned structures within the community, particularly along Florida Avenue, North Capitol Street, and in the Shaw, Bloomingdale, and Eckington communities.

Moreover, the Subject Property is located in the North Capitol Street/Florida/New York Avenue Business District under the Mid-City Area Element. The Comprehensive Plan states that the "[c]onditions on the corridor are likely to change dramatically as NoMA is redeveloped with offices and high-density housing. The commercial district is well situated to benefit from these changes." ¶ 2017.3. Policy MC-2.7.1 calls for upgrading the commercial district at Florida Avenue/North Capitol/New York Avenue by restoring vacant storefronts to active use and accommodating compatible neighborhood-serving infill development. The proposed project to redevelop the Subject Property, which is currently a vacant site, and to construct a residential development with potential ground floor retail is compatible with the Subject Property's immediate surrounding uses.