

MCMILLAN RESERVOIR SLOW SAND FILTRATION SITE

DISCUSSION OF THE PROJECT'S COMPLIANCE WITH THE DISTRICT OF COLUMBIA COMPREHENSIVE PLAN

1. The Future Land Use Map and the Generalized Policy Map

The Comprehensive Plan of the National Capital and the District of Columbia Future Land Use Map designate the McMillan Reservoir Slow Sand Filtration Site (the "Site") for moderate density commercial and medium density residential uses. The moderate density commercial designation is used to define shopping and service areas that are more intense in scale and character than the low-density commercial areas. 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. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height. 10A DCMR § 225.9.

The medium density residential designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The medium density residential designation also may apply to taller residential buildings surrounding by large areas of permanent open space. 10A DCMR § 225.5.

The Generalized Policy Map of the Comprehensive Plan designates the PUD Site as a Land Use Change Area, where the present land uses are anticipated to change to different ones in the future. These areas are designated to "encourage and facilitate new development. . . and have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities." 10 DCMR § 223.11. The proposed PUD, with its proposed mix of residential, commercial, retail, recreational, park, and institutional uses fits exactly the designation on the Generalized Policy Map. The project will create a new, high-quality environment encompassing exemplary site and architectural designs that are compatible with each other and do not negatively impact adjacent neighborhoods. 10 DCMR § 223.11-12.

2. Compliance with the Guiding Principles of the Comprehensive Plan

The project is consistent with many of the guiding principles in the Comprehensive Plan for managing growth and change, creating successful neighborhoods, and reusing and protecting existing assets on large publicly-owned sites.

A. *Managing Growth and Change (Section 217)*

The guiding principles of this element are focused on ensuring that the benefits and opportunities of living in the District are equally available to everyone in the city. The proposed PUD at the McMillan Site is fully consistent with a number of the goals set forth in this element. The project will help promote safe neighborhoods by offering housing, employment, health care,

and recreational facilities for families (§ 217.2). The project will sustain and promote the Site as a redefined neighborhood by attracting a diverse population with the inclusion of a mix of housing types for households of different sizes and incomes (§ 217.3). The project will become part of the city's urban fabric through the continuation and the street grid, open space corridors, and compatible development patterns where the Site meets the existing neighborhoods (§ 217.5). Finally, the Applicant's proposal to develop a significant amount of both residential and nonresidential uses is consistent with the Comprehensive Plan's acknowledgement that the growth of both residential and nonresidential uses is critical, particularly because nonresidential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income (§ 217.4).

B. *Creating Successful Neighborhoods (Section 218)*

The guiding principles for creating successful neighborhoods include improving the residential character of neighborhoods and encouraging commercial uses that contribute to the neighborhood's character and make communities more livable (§§ 218.1 and 208.2). In addition, the production of new affordable housing is essential to the success of neighborhoods (§ 218.3). Another guiding principle for creating successful neighborhoods is getting public input in decisions about land use and development (§ 218.8). Redevelopment of the Site furthers each of these guiding principles with the construction of market-rate and affordable housing, as well as commercial uses that will create retail and employment opportunities. The Applicant has held hundreds of meetings with the community over the past several years, and will continue to work with the public and government agencies as the project advances through the PUD process to ensure that the redevelopment has a positive impact to the immediate neighborhoods.

C. *Connecting the City (Section 220)*

One of the most significant elements of the McMillan redevelopment project is to reconnect the historic Site to the rest of the city, in fulfillment of the Connecting the City guiding principle of the Comprehensive Plan. As shown on the architectural drawings, the project includes significant new circulation patterns and multi-modal transit rights of way. The new street grid system, with ample pedestrian and bicycle facilities, will create new transportation options to improve mobility throughout the site, the adjacent neighborhoods, and the rest of the city (§ 220.2). In addition, the access points for the required parking and loading facilities are designed to appropriately balance the needs of pedestrians, bicyclists, transit users, automobiles, and delivery trucks, as well as the needs of residents and visitors to the Site. *Id.* New streets will align with the north-south and east-west streets of the existing grid pattern, further integrating the new development into the existing city fabric (§ 220.3).

D. *Building Green and Healthy Communities (Section 221)*

The proposed development is fully consistent with the guiding principles of the Building Green and Healthy Communities element of the Comprehensive Plan. The project is intended to obtain LEED certification, and the extensive open space, parks, and landscaping will contribute significantly to the "greening" of the District. The proposed development will minimize the use of renewable resources, promote energy and water conservation, and reduce harmful effects on

the natural environment (§§ 221.2 and 221.3). Finally, the project will facilitate pedestrian, bicycle, and transit use.

3. The Land Use Element of the Comprehensive Plan

For the reasons discussed below, the project supports a number of the policies of the Land Use Element of the Comprehensive Plan:

A. Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites

The proposed redevelopment reuses the historic McMillan Sand Filtration Site, currently owned by the District of Columbia, to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, and provide a large and significant new public park.

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

The project, which encompasses residential, retail, and office 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 PUD site is consistent with the Comprehensive Plan Future Land Use Map's designation of the property.

C. Policy LU-1.2.5: Public Benefit Uses on Large Sites

As a public-private development between the Applicant and the District, the proposed project will incorporate significant benefits for the public, in fulfillment of this land use policy. These benefits include affordable housing, new parks and open spaces, recreational amenities, and health care facilities.

D. Policy LU-1.2.6: New Neighborhoods and the Urban Fabric

The proposed PUD will integrate new development directly into the fabric of the city. The project will extend the existing city street grid, improve public access and circulation, provide new public open spaces, and develop building intensities that complement adjacent areas to the north, east, and south. The PUD will not be developed as a self-contained community and will not be isolated or gated from the surrounding neighborhoods.

E. Policy LU-1.2.7: Protecting Existing Assets on Large Sites

The project will protect many of the historic assets of the McMillan Filtration Site, including historic site plan and design elements, important vistas, and major landscape elements.

- F. *Policy LU-1.4.1: Infill Development*
Policy LU-1.4.2: Long-Term Vacant Sites

The proposed PUD will provide necessary infill development on underutilized land that presently creates a gap in the urban fabric. The PUD will facilitate the reuse of the vacant land, which has historically been difficult to develop due to infrastructure and access problems and fragmented ownership. Furthermore, the PUD will complement the established character of the residential and institutional uses of the surrounding neighborhoods.

- G. *Policy LU-1.4.3: Zoning of Infill Sites*

The PUD will ensure that the zoning of the McMillan site is compatible with the prevailing development pattern of the surrounding neighborhoods by designating a low-density residential district for the majority of the Site to reflect the existing residential neighborhoods, and a higher-density commercial district for the northern portion of the Site, to support the existing healthcare facilities across the street.

4. The Transportation Element of the Comprehensive Plan

- A. *Policy T-2.4.1: Pedestrian Network*
Policy T-2.4.2: Pedestrian Safety

The project will develop and improve pedestrian facilities by creating a grid street system with significant pedestrian amenities, including wide sidewalks, walkways, lighting, and ground floor retail. These new facilities will improve the city's sidewalk system to form a network that links residents within the immediate neighborhood and across the city. The project will also improve safety and security throughout the Site, including clearly marked pedestrian crossings, lighting, and foot traffic.

- B. *Action T-2.3-A: Bicycle Facilities*

This action element encourages new developments to include bicycle facilities. The PUD will include secure bicycle parking and bicycle racks as amenities within the development that accommodate and encourage bicycle use. The project will provide a variety of bicycle storage options, including groupings of bicycle racks at building entrances and public spaces, as well as secured and covered facilities. The PUD will also have space available for two Capital Bikeshare stations, located at the northern and southern ends of the Site.

5. The Housing Element of the Comprehensive Plan

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." 10A DCMR § 501.1. The proposed project will help achieve this goal by advancing the policies discussed below.

A. *Policy H-1.1.3: Balanced Growth*

The PUD will provide significant new housing on vacant, underutilized land. The housing is planned and to be zoned to enable the city to meet its long-term housing needs, by providing low- and moderate-density single family row houses, as well as higher-density multi-family residential buildings.

B. *Policy H-1.1.4: Mixed Use Development*

The project is consistent with the goals of promoting mixed use development. The project will contain retail, residential, and office uses on commercially and residentially zoned land, and will be located along North Capitol Street, one of D.C.'s major corridors.

C. *Policy H-1.1.5: Housing Quality*

The PUD will exceed the required amount of affordable housing on Site. Consistent with this policy goal, the affordable units will meet the same high-quality architectural standards provided for the market-rate housing and will be indistinguishable from market rate housing in their exterior appearance. The project will provide ample open space and recreational amenities, and will gracefully respect the design and integrity of the adjacent residential neighborhoods.

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

The proposed development is mixed-income and includes both market-rate and affordable housing units. 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.

E. *Policy H-4.2.2: Housing Choice for Seniors*

The PUD may elect to provide 83 units as an affordable senior component of the project. Doing so will take into account the income range and health care needs of the elderly. The Applicant recognizes the imminent growth in the senior population, and, if it elects to implement the senior element, will provide high quality affordable housing that allows seniors to age in-place.

6. The Environmental Protection Element of the Comprehensive Plan

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources. This element provides policies and actions on important issues, such as energy conservation and air quality, and specific policies including the following:

A. *Policy E-1.1.1: Street Tree Planting and Maintenance*

The proposed project will incorporate street trees throughout the Site. The Applicant recognizes the importance of trees in providing shade, reducing energy costs, improving air and water quality, absorbing noise, and creating economic and aesthetic value.

B. *Policy E-1.1.3: Landscaping:*

Through the PUD process, the entire Site will be landscaped to beautify the area, enhance streets and public spaces, reduce storm water runoff, and create a stronger sense of character and identity to the new McMillan Site.

C. *Policy E-2.2.1: Energy Efficiency:*

The project will employ strategies and new technologies to use energy efficiently and eliminate any unnecessary energy expenses. A LEED scorecard specifying these strategies is included with the architectural drawings, attached as Exhibit A.

7. The Economic Development Element of the Comprehensive Plan

A. *Policy ED-1.1.1: Core Industries*

The redevelopment of McMillan will support and encourage health care, one of the city's core industries.

B. *Policy ED-2.2.3: Neighborhood Shopping*

The PUD is consistent with the policy of encouraging neighborhood shopping. The project will create new shopping and retail opportunities to better meet the demands for basic goods and services for McMillan residents and the residents of the neighboring communities. The retail will be located on an underutilized site, and will be a mix of locally-owned establishments and nationally-recognized chains to create a unique shopping experience.

C. *Policy ED-2.2.6: Grocery Stores and Supermarkets*

The project will have the capacity to include a major new anchor grocery store in the bottom of one of the mixed-use residential buildings on the Site. If implemented, the grocery store will be in a neighborhood where residents currently have to travel long distances for similar grocery facilities. The proposed grocery store will be easily accessible McMillan residents and the residents of the neighboring communities.

D. *Policy ED-2.4.1: Institutional Growth*

The proposed PUD substantially supports the growth of the city's health care sector. The project will enhance the District's array of health care options, while providing employment and income opportunities for District residents.

8. The Parks, Recreation and Open Space Element of the Comprehensive Plan

A. *Policy PROS-1.2.2: Improving Access*

The project will further the policy objective of improving access by providing safe and secure pedestrian facilities, bicycle lanes, and transit access to a major new park, retail, and public recreational facilities.

B. *Policy PROS-1.4.3: Parks on Large Sites*

The PUD will provide a new 6.2 acre park on the Site, which is otherwise being redeveloped for housing, retail, and institutional uses that generate a demand for recreational services. The park will enhance connectivity throughout the city, and will provide a major new open green space for District residents to enjoy.

9. Compliance with the Mid-City Area Element of the Comprehensive Plan

The Comprehensive Plan's Mid-City Area Element is the blueprint for McMillan, and the project's design components directly advance the policies, goals, and objectives of this element.

A. *Policy MC-1.2.4: New Parks*

The PUD will advance this policy by providing a new neighborhood park on the McMillan Reservoir Site.

B. *Policy MC-2.6.1: Open Space on McMillan Reservoir Sand Filtration Site*

The project will dedicate a substantial, contiguous portion of the Site for recreation and open space. The proposed 6.2 acre park in the southern portion of the property will provide both active and passive recreational uses, and will adhere to high standards for landscape design, accessibility, and security. Overall, approximately 41 percent of the Site will be dedicated to open space for public use.

C. *Policy MC-2.6.2: Historic Preservation at McMillan Reservoir*

In keeping with this policy objective, the proposed project will restore McMillan's primary above-ground elements in a manner that is compatible with the original McMillan plan. The PUD is also in the process of exploring the adaptive reuse of two of the underground filtration cells, to be adaptively reused in the future. The Applicant recognizes the importance of preserving the cultural significance of the Site and highlighting its importance to the history of the District. The PUD has been reviewed and approved by the Historic Preservation Review Board ("HPRB").

D. *Policy MC-2.6.3: Mitigating Reuse Impacts*

The proposed project is designed to reduce parking, traffic, and noise impacts on the community by creating new streets that will integrate with the existing street grid and provide new pedestrian and bicycle infrastructure to encourage active and alternative transportation modes. The Site will provide space that can accommodate two new Capital Bikeshare stations, and the overall master plan will increase connectivity between the northwest and northeast neighborhoods, as well as with the health care facilities to the north. Furthermore, the architecture of the proposed new buildings will be compatible with the surrounding community, mimicking the height and massing of the health care facilities to the north and the lower-density residential neighborhoods to the south and east.

E. *Policy MC-2.6.4: Community Involvement in Reuse Planning*

The proposed redevelopment has been responsive to community needs and concerns in reuse planning for the Site. The Applicant has devoted significant time and resources in meeting with the community to address its concerns and encourage the development of creative ideas to plan for the Site's reuse. On-Site amenities will be easily accessible to the public and will respond to the neighborhood's requests.

F. *Policy MC-2.6.5: Scale and Mix of New Uses*

The PUD is consistent with this policy goal of encouraging moderate to medium density housing, retail, and other compatible uses. Development on the Site will maintain viewsheds and vistas, and will be situated to minimize impacts on historic resources and adjacent development. The Applicant will continue to work with the National Capital Revitalization Corporation and adjacent communities in the development and implementation of reuse plans for the McMillan Site.