

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director

DATE: July 19, 2013

SUBJECT: Setdown Report for ZC #07-13D, Randall School Redevelopment Modification
Planned Unit Development and Related Map Amendment

I. SUMMARY RECOMMENDATION

The Telesis Corporation, together with the Rubell Family Collection/Contemporary Arts Foundation, has submitted an application to modify an approved Planned Unit Development (PUD) at the Randall School property on Eye Street, SW. The application would maintain the previously approved PUD-related C-3-C zoning, and would require flexibility from provisions of the Zoning Regulations. The modification would alter the design of the residential component, replace the art school use with a modern art museum and ancillary restaurant uses. The proposal is not inconsistent with the Comprehensive Plan and the Office of Planning (OP), therefore, recommends that the modification be set down for a public hearing.

II. BACKGROUND

The Commission approved the original PUD application, #07-13, including the PUD-related map amendment to C-3-C, on January 14, 2008. The Commission has since approved two time extensions, with a current expiration date of March 21, 2014. The project included a residential use as well as exhibition, studio and classroom space for the Corcoran College of Art and Design. The Corcoran Gallery owns the property. The arts uses would have been concentrated in the historic portion of the Randall School closest to Eye Street. The rear of the school would have been demolished and replaced with a primarily residential addition and a central courtyard. Parking and loading access would have been from H Street, SW, on the north side of the site. The original project was never able to secure financing, and the present applicant agreed to purchase the property from the Corcoran.

III. APPLICATION-IN-BRIEF

Location: 65 Eye Street, SW; North side of Eye Street, SW, between the alignments of Half and First Streets – between Eye Street and H Street; Ward 6, ANC 6D.

Applicant: TR SW 2, LLC

PUD-Related Zoning: C-3-C (Rezoned from R-4 as part of 07-13)

Property Size: 115,724 sf

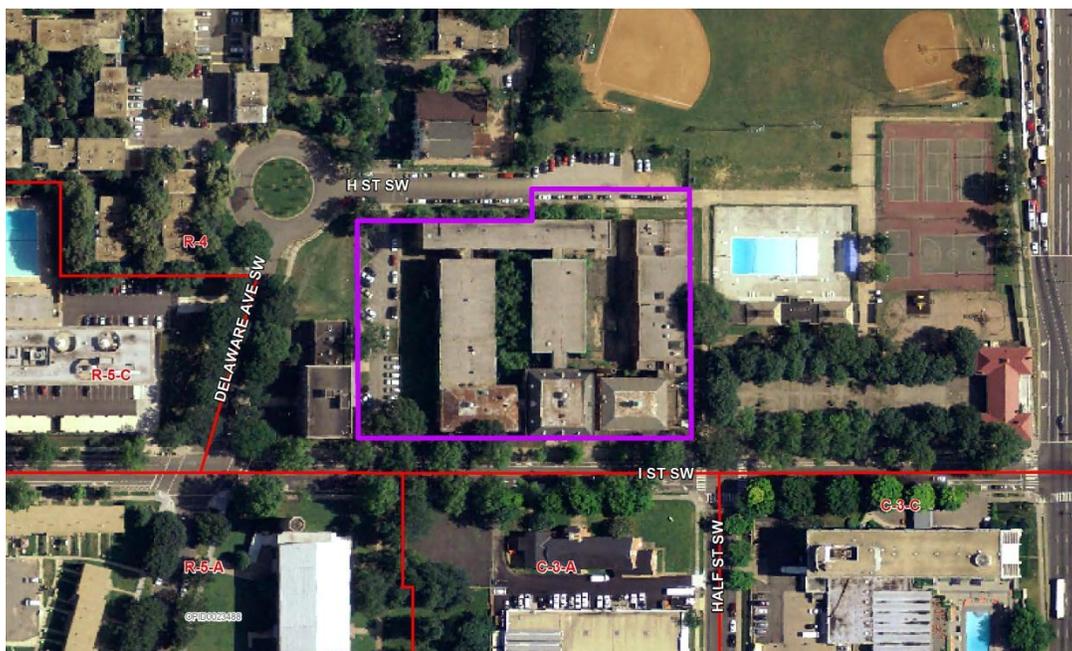
Proposal: Modification of approved PUD; Revised architecture, different arts uses, and adjustments to the parking and loading. Change height from 100 to 110 feet. The proposed FAR would remain at 4.32 (499,843 sf).

Flexibility: In conjunction with the PUD modification, the applicant is seeking flexibility from the following zoning provisions:

1. Court dimensions (§ 776);
2. Rooftop structures (§ 777);
3. Parking (§ 2101);
4. Loading (§ 2201).

IV. SITE AND AREA DESCRIPTION

The site is located between Eye Street, SW and H Street, SW. It is east of Delaware Avenue and the Southwest Community Health Center, and is west of the Randall Recreation Center. To the north of the northwest portion of the site is the landmarked Friendship Baptist Church, the subject of ZC #03-30, an approved PUD which has since expired. Further to the west and northwest are the Capitol Park townhome apartments and condominiums. The Bethel Pentecostal Church is located directly south of the site, and the Capitol Skyline Hotel to the southeast. The site is approximately 6 blocks from both the Southwest Waterfront and Navy Yard Metro Stations.



The property is developed with the former Randall Middle School, consisting of 1906 and 1927 sections along Eye Street and more modern additions to the rear. The former 1st Street right-of-way is now part of the school property and functions as a parking lot for the health center, while the Half Street right-of-way, east of the school, was incorporated into the recreation center property.

V. PROJECT DESCRIPTION

The applicant proposes to modify the approved PUD with substantially revised architecture, different arts uses, a reduction in parking, moving loading underground, and an increase in height. The basic formulation of the project – a residential addition onto the historic Randall School, which would be used primarily for arts and arts-related uses – would remain the same. Please refer to the comparison table below.

	Approved PUD	Proposed Modification
PUD-Related Zoning	C-3-C	No change
Site Area	115,724 sf	No change
FAR	4.32 (499,843 sf) – Total 0.66 (76,043 sf) – Arts related uses* 3.66 (423,800 sf) – Residential	4.32 (499,843 sf) – Total 0.34 (40,000 sf) – Arts related uses** 3.84 (443,843 sf) – Residential 0.14 (16,000 sf) – Retail
Residential Units	440 – 490 total 88 – 98 affordable (20%)	550 total 110 affordable (20%)
Vehicular Parking	390 – 470 Total 330 – 410 Residential 60 Non-residential	206 Total (No breakdown given by use.)
Height	100’	110’

* 100,000 total arts uses – only 76,043 counts toward FAR

** 45,000 total arts uses – only 40,000 counts toward FAR

Historic School Building and Arts-Related Uses

The proposal would result in the demolition of the rear portions of the Randall School, but the preservation of the more historic portions along Eye Street, including the central 1906 structure and the 1927 wings. The central piece of the school, as well as a new addition built to its rear, would house an art museum, including ancillary spaces such as a gift shop, auditorium offices and storage. Primary access to the museum would be from Eye Street at the P1 Level; The current stairs up to the existing front doors of the school would be replaced with stairs and ramps down to a new door into the lower level.

The east wing of the historic school would contain a restaurant which could be accessed either from the museum or from the street via a new vestibule structure. Please refer to Sheet A26 of the plan set for a rendering of the vestibule. The restaurant would have outdoor seating both in private and public space. The use of the west wing is labeled on the plans as “Commercial / Education”. In discussions with OP the applicant stated that a variety of uses could occur in that space, including pop-up celebrity-chef restaurants, rentable shared kitchen space, art sales, or other uses ancillary to the museum. Prior to the hearing the applicant should provide more specificity about the proposed use.

New Residential Buildings

A new residential structure would be constructed to the north of the preserved school. The residential footprint would follow the perimeter of the site. Above the 6th floor two wings would extend into the center of the site, supported by columns, and appearing to float above the central courtyard and Randall School below. The total height of the residential buildings would be 110 feet and 12 stories. The overall building form would visually reinforce the historic rights-of-way of First Street, Half Street and H Street.

The exterior skin of the building would consist of glass and metal panel (refer to Sheet A18). The building form gives the impression of two layers of large building blocks stacked in an offset, brick-bond pattern (Sheet A27). The rear elevation (Sheet A16) includes gaps, or “bridges”, between the sections of the building to visually break the mass. On the elevation drawing the materials used on the bridges appear opaque, although on Sheet A31 those features appear more transparent, adding a lightness to the mass of the building. OP understands that the final material selection for the bridges is still under discussion, but would support the use of glass to help break up the extent of the rear wall. Overall, however, OP supports the architecture of the residential portion of the project, including the use of rounded corners to provide a sculptural, artistic quality not often found in the District. On June 27, 2013, the revised design was heard at the HPRB, who provided feedback to the applicant. Another HPRB meeting on the proposal is expected in July.

The plans indicate that the residential structure would be constructed in two phases, with the eastern portion constructed first. Entrances, lobbies, mailrooms and amenity spaces would be located at the southern ends of the ground floor of the residential buildings. Along First and H Streets, residential units would open onto the street, creating an active streetscape, putting eyes on the street, and increasing visual interest at the base of the building. Substantial landscaping is shown in the courtyards of those units. Ground floor units would also front on the interior courtyard. Parking and loading access would be from H Street. As part of the land disposition, the project is required to provide 20% of the total units as affordable to households earning up to 80% of the AMI. The application materials should show or describe where the affordable units would be located. Finally, the project proposes a significant amount of green roof. The application should state how much green roof is proposed, and should provide an evaluation of the project against LEED criteria.

Parking and Loading

Sheet A03 of the plan set, which shows the P1 level of the project, states that there would be a total of 92 bicycle parking spaces. This would result in a ratio of about 1 space per 5 units.

By OP's count there would be 174 vehicular parking spaces that have access directly onto a drive aisle, and 26 tandem spaces. Sheet A04 of the plans also shows six on-street vehicle spaces. Prior to the public hearing, the applicant should confirm what flexibility from the provisions of Chapter 21 is required, especially for the compact and tandem spaces. Assuming a total of 180 spaces for residential uses, that would result in a ratio of 1 parking space per 3 units. In the original application, however, a number of spaces were dedicated to non-residential uses. If that is the case in this modification, those spaces should be identified. See Section VIII of this report, Zoning, for more information about the parking flexibility requested by the applicant.

OP notes that landscaping is proposed along the "First Street" side of the building above what would be the parking garage. The superimposed curb line can be seen on the P1 level plan. Based on the spot elevations on sheets A03 and A04, there would be about 15 feet between the parking level and the level of the sidewalk. The applicant should confirm that the depth of the soil above the garage structure is sufficient to support the proposed landscaping.

Most project loading would occur on the lower P1 level, with the ability to turn around underground, resulting in a pull-in / pull-out condition for trucks on H Street. The loading berths would be shared between the residential and non-residential uses. The applicant should demonstrate how residential loading would occur; the elevators for the residential towers are a considerable distance from the loading bay, and in addition there is no clear path from the bay to the elevators. Secondary loading would also occur from "First Street", with larger trucks backing into a loading dock on the west side of the museum. The applicant has stated that this loading dock would be used infrequently, when especially large art installations arrive or leave the museum. The proposed appearance of that loading area should be more clearly shown in the application materials. Also, the applicant should more definitively describe the use of the loading dock, should commit to a no-idling policy, and should describe whether the commercial use in the western wing of the Randall School would use it and how frequently. Similarly, the application should provide a rendering of the "security gates" at each entrance to the central courtyard, and describe who would have access to the courtyard.

VI. COMPREHENSIVE PLAN POLICIES

The proposal would further a number of Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element. The proposal would also be not inconsistent with specific policies from the Land Use, Housing, Urban Design, Historic Preservation, Arts and Culture, and Lower Anacostia Waterfront / Near Southwest Plan Elements. Please see Attachment 1 for the relevant Plan Principles and policies.

VII. COMPREHENSIVE PLAN LAND USE MAPS

The Generalized Policy Map designates this area as a Neighborhood Conservation Area. These areas are primarily residential in character and have very little vacant or underutilized land. But where redevelopment opportunities exist, new projects should consist of infill housing, public facilities and institutional uses (Comprehensive Plan, § 223.1). The Future Land Use Map recommends the subject site for High Density Residential and Medium Density Commercial uses. High Density Residential areas are characterized by buildings of eight stories or more. And Medium Density Commercial areas are home to somewhat intense retail, office and service uses that draw from a citywide market area (ibid, §§ 225.6 and 225.10). The proposal is not inconsistent with those designations.

VIII. ZONING

In the original application the Commission approved a PUD-related zone of C-3-C. The proposed modification would require flexibility from the specific zoning regulations listed below. A summary of each area of relief is given and OP will provide a complete analysis of the requested relief should the Commission set this case down for a public hearing.

1. Parking (§ 2100)

The application requests flexibility from the total number of parking spaces. Sheet D04 of the plan set indicates that 230 parking spaces are required and that 205 are provided. The applicant should confirm what other areas of parking flexibility are required, including the following:

- a. Is parking provided for the non-residential uses? If so, how is it segmented from the residential parking in the garage?;
- b. Confirm that the percentage of compact spaces is less than the 40% permitted by § 2115.2;
- c. Grouping of compact spaces – § 2115.4 requires groups of five or more compact spaces;
- d. Spaces that do not have access to a drive aisle – Tandem spaces do not normally count toward required parking.

2. Loading (§ 2200)

The application requests loading flexibility as shown in the table below.

Type	Loading Required				Loading Provided
	Residential	Retail / Service	Museum	Total	Total
55' Berth	1	0	0	1	1
40' Berth	n/a	n/a	n/a	n/a	2
30' Berth	0	1	1	2	1
20' Delivery Space	1	1	1	3	0
200 sf platform	1	0	0	1	550 sf below grade; 800 sf at grade
100 sf platform	0	1	1	2	

3. Rooftop Structures (§ 777)

The rooftop structures would require flexibility for multiple structures where one is allowed, multiple heights where only one is allowed and setback from exterior walls. Please refer to Sheet A11.

4. Court (§ 776)

The applicant's written statement indicates that court flexibility is requested. The plans should be revised to clearly indicate which courts are insufficient and to what degree.

IX. PURPOSE AND EVALUATION STANDARDS OF A PUD

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is "designed to encourage high quality developments that provide public benefits." Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The applicant is requesting a modification of an approved PUD. The PUD standards state that the "impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project" (§2403.3). Based on comments to be supplied by referral agencies, OP will provide at the time of the public hearing an analysis of the project's impact on city services.

X. PROJECT BENEFITS

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 states that "the

Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories, and must be superior in many. To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§2403.12).

Amenity package evaluation is partially based on an assessment of the additional development gained through the application process. In this case, the original PUD was approved for a zoning change from R-4 to C-3-C, including additional height up to 100 feet and a density of 4.32 FAR. In the current modification application, the C-3-C zoning would remain, and the density would remain the same. The proposed height would increase from 100 to 110 feet. The proposed benefits would remain largely the same as with the original application, though the exact nature of the art-related benefits has changed, because the art use itself is changing. The benefits cited by the applicant are listed below:

1. *Uses of Special Value to the Neighborhood or the District as a Whole* – The application cites art programs geared toward the community as project benefits, including:
 - a. Art exhibits by residents of the neighborhood, at least once a year;
 - b. Visual arts project in the neighborhood, at least once a year;
 - c. Annual arts festival for the neighborhood;
 - d. Free admission to the museum;
 - e. Recruiting volunteers from the neighborhood;
 - f. Every year, annual memberships for five DC public school teachers to the Corcoran Gallery of Art;
 - g. Every year, annual memberships for five residents to participate in the Corcoran’s Camp Creativity.
2. *Housing and Affordable Housing* – The project would include 550 residential units, 20% of which would be affordable.
3. *Historic Preservation* – The project would result in the preservation and re-use of the most historic portions of the Randall School.
4. *First Source Employment Agreement* – The written statement indicates that the applicant will work with the Department of Employment Services (DOES) to execute a First Source Employment Agreement.
5. *Certified Business Enterprise Opportunities* – In order to ensure that small and local businesses participate in the contracting expenses of the project, the applicant will enter into a CBE agreement with the Department of Small and Local Business Development (DSLBD).

The benefit package is very similar to that approved by the Commission in the original PUD, is commensurate with the amount of flexibility requested, and is satisfactory for setdown of the project.

XI. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following government agencies for review and comment:

- Department of the Environment (DDOE);
- Department of Housing and Community Development (DHCD);
- Department of Transportation (DDOT);
- Department of Employment Services (DOES);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD);
- DC Water.

XII. COMMUNITY COMMENTS

The site is located in ANC 6D. As of this writing OP has not received a recommendation on the project from the ANC, nor received comments on the application from members of the community.

XIII. SUMMARY OF COMMENTS FROM THE REPORT

OP supports the proposal and, as it is not inconsistent with the Comprehensive Plan, recommends that it be set down for a public hearing. In order to provide a complete analysis at the time of the public hearing, the applicant should address the following comments summarized from this report.

OP Comment	Planning and / or Zoning Rationale
Provide more specificity about the proposed use in the west wing of the remaining Randall School.	Specificity would help staff and the Commission evaluate the impact of the use on the functioning of the overall project and on public space.
Overall OP supports the architecture of the project, especially the rounded corners. OP would support the use of glass in the “bridges” linking the sections of the building.	The bridges should be designed to help visually break down the mass of the north elevation.
Show or describe where the affordable units would be located.	It is District policy that affordable units should be distributed evenly throughout a building.

OP Comment	Planning and / or Zoning Rationale
State how much green roof is proposed, and provide an evaluation of the project against LEED criteria.	The Comprehensive Plan encourages green development. More information is required for staff and the Commission to fully evaluate this project's environmental impact.
Confirm that the depth of the soil above the garage structure is sufficient to support the proposed landscaping along First Street.	The landscaping will help provide a pleasant streetscape, as well as privacy for residents. Planting beds above garages should have enough soil depth for trees to survive and thrive.
Demonstrate how residential loading would occur.	The current plans show no clear and easy path from the loading docks to the residential elevators.
Provide more information about the appearance of the at-grade loading area, and describe the frequency and nature of the use of that loading dock.	The loading dock would be visible from the former First Street right-of-way. Its appearance and use should not detract from the overall project aesthetics. Fumes and noise from idling trucks would negatively impact residents.
Provide a rendering of the "security gates" at each entrance to the central courtyard, and describe who would have access to the courtyard.	The courtyard gates would be visible to pedestrians outside the building, and more information is required to evaluate their appearance.
Confirm what areas of parking flexibility are required.	In order for the Commission to fully evaluate the application, a detailed list of all required flexibility is needed.
Indicate which courts require flexibility and to what degree.	In order for the Commission to fully evaluate the application, a detailed list of flexibility is required.

XIV. ATTACHMENT

1. Relevant Comprehensive Plan Policies

JS/mrj

Attachment 1 **Relevant Comprehensive Plan Policies**

Guiding Principles

The proposed modification would further the following Guiding Principles of the Comprehensive Plan.

1. Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. (§ 217.1)
2. A city must be diverse to thrive, and the District cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families. A priority must be placed on sustaining and promoting safe neighborhoods offering ... arts and cultural facilities, and housing for families. (§ 217.2)
3. Diversity also means maintaining and enhancing the District's mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples. (§ 217.3)
7. Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. (§ 217.7)
9. Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, park and recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized. (§ 218.2)
10. The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively. (§ 218.3)

11. The District of Columbia contains many buildings and sites that contribute to its identity. Protecting historic resources through preservation laws and other programs is essential to retain the heritage that defines and distinguishes the city... (§ 218.4)
24. Despite the recent economic resurgence in the city, the District has yet to reach its full economic potential. Expanding the economy means increasing shopping and services for many District neighborhoods, bringing tourists beyond the National Mall and into the city's business districts, and creating more opportunities for local entrepreneurs and small businesses. The District's economic development expenditures should help support local businesses and provide economic benefits to the community. (§ 219.9)
29. The District continues to grow in reputation as an international cultural center. To sustain this growth, it must continue to support a healthy arts and cultural community through its land use, housing, and economic development policies. The power of the arts to express the identity of each community while connecting neighborhoods and residents must be recognized. (§ 220.5)

Specific Plan Policies

The proposed modification is not inconsistent with the following policies of the Comprehensive Plan.

Land Use Element

Policy LU-1.2.5: Public Benefit Uses on Large Sites

Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are affordable housing, new parks and open spaces, health care and civic facilities, public educational facilities, and other public facilities.

Policy LU-1.4.1: Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Policy LU-2.1.12: Reuse of Public Buildings

Rehabilitate vacant or outmoded public and semi-public buildings for continued use. Reuse plans should be compatible with their surroundings, and should limit the introduction of new uses that could adversely affect neighboring communities.

Housing Element

H-1.1 Expanding Housing Supply

Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs.

Policy H-1.1.1: Private Sector Support

Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

Policy H-1.2.1: Affordable Housing Production as a Civic Priority

Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.

Policy H-1.2.4: Housing Affordability on Publicly Owned Sites

Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households.

Urban Design Element

UD-1.1 Protecting the Integrity of Washington's Historic Plans

... Protection of historic plans and a commitment to their underlying principles should extend across and beyond the monumental core of the city. Design decisions should reinforce the city's pattern of axial, radial, and diagonal streets, and enhance the public spaces formed where these streets intersect one another...

Policy UD-1.1.2: Reinforcing the L'Enfant and McMillan Plans

Respect and reinforce the L'Enfant and McMillan Plans to maintain the District's unique, historic and grand character. This policy should be achieved through a variety of urban design measures, including appropriate building placement, view protection, enhancement of L'Enfant Plan reservations (green spaces), limits on street and alley closings, and the siting of new

monuments and memorials in locations of visual prominence. Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or viewsheds.

Policy UD-3.1.11: Private Sector Streetscape Improvements

As appropriate and necessary, require streetscape improvements by the private sector in conjunction with development or renovation of adjacent properties.

Historic Preservation Element

Historic Preservation Goal

The overarching goal for historic preservation is:

Preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia by respecting the historic physical form of the city and the enduring value of its historic structures and places, recognizing their importance to the citizens of the District and the nation, and sharing mutual responsibilities for their protection and stewardship.

Policy HP-2.1.1: Protection of District-Owned Properties

Sustain exemplary standards of stewardship for historic properties under District ownership or control. Use historic properties to the maximum extent feasible when adding new space for government activities, promote innovative new design, and ensure that rehabilitation adheres to the highest preservation standards. Properly maintain both designated and eligible historic properties and protect them from deterioration and inappropriate alteration.

Policy HP-2.1.2: Disposition of District-Owned Properties

Evaluate District-owned properties for historic potential before acting on disposition. When disposal of historic properties is appropriate, ensure their continued preservation through transfer to a suitable new steward under conditions that ensure their protection and reuse.

Policy HP-2.4.2: Adaptation of Historic Properties for Current Use

Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property.

Policy HP-2.4.3: Compatible Development

Preserve the important historic features of the District while permitting compatible new infill development. ... Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail.

Arts and Culture Element

Policy AC-1.1.3: Distribution of Facilities

Promote improved geographic distribution of arts and cultural facilities, including development of arts facilities and venues east of the Anacostia River and in other parts of the city where they are in short supply today.

Policy AC-3.2.1: Promoting Cultural Amenities

Promote the development of cultural amenities “beyond the Mall” in an effort to more fully capitalize on the economic benefits of tourism for District residents, businesses, and neighborhoods.

Lower Anacostia Waterfront / Near Southwest Element

Policy AW-2.2.3: South Capitol Commemorative and Civic Uses

Incorporate ceremonial uses such as memorials, plazas, monuments, museums and other commemorative works, along the South Capitol Street Corridor. The revitalized street provides a significant opportunity to expand civic and cultural facilities beyond the confines of the monumental core.