



# Community Integrated Master Plan (CIMP) Forum Draft Development Objectives for Community Input November 30, 2010

## Background and Context

The desired outcome of the CIMP Forum is a set of potential development objectives to inform the Request for Proposals (RFP) that reflect the community's perspectives and priorities for development of CIMP projects. Two of the CIMP overarching goals (Goals 2 and 3) provide a framework for these more site-specific development objectives (Goal 1 primarily addresses the process and Goal 4 primarily addresses implementation). The overarching goals and objectives were developed during CIMP Workshop 1 in February 2010. Goals 2 and 3 and associated underlying objectives are reiterated below (for the full text of all goals and objectives, see [http://www.sedistrictcimp.com/Resources/Documents/CIMP\\_Revised\\_Vision-Goals-Objectives\\_Mar10.pdf](http://www.sedistrictcimp.com/Resources/Documents/CIMP_Revised_Vision-Goals-Objectives_Mar10.pdf)).

### Goal 2

Guide development, as appropriate, to preserve and enhance surrounding neighborhood character and historic landmarks, ensure there are common / open spaces; and provide balanced mixed-use that serves residents as well as businesses, workers, and visitors.

#### Objectives

- a. Ensure smart growth is consistent with neighborhood urban design goals, and preservation of historic buildings and facades.
- b. Creatively satisfy physical security requirements while maximizing opportunities for compatible shared use of facilities and setback areas, particularly for residents.
- c. Adhere to the Comprehensive Plan of the National Capital (District Elements and National Capital Planning Commission Federal Elements) and conform to the requirements imposed by the District of Columbia's Zoning Regulations and Zoning Map or seek relief before the appropriate bodies.
- d. Incorporate transit-oriented development to encourage non-automobile transportation (such as ample sidewalks for pedestrians, path networks for cyclists, and concentration of high density development near Metro stations).

### Goal 3

Encourage wise investment and development that addresses both economic health and social vitality for people who live in the area, as well as those who work in or visit the area.

#### Objectives

- a. Incorporate positive public attractions, inviting, and pedestrian-friendly settings and green spaces into project development.
- b. Develop creative solutions that prioritize livability for residents, respond to existing market conditions, increase retail opportunities, incorporate local job creation, and stimulate and shape the market in a manner that provides long-term stability.
- c. Mix public and private use (i.e., live/work) functions, personnel, and programs.

## Draft Community Development Objectives

In addition to the overarching goals and objectives noted above, the draft community development objectives provided herein draw on the input received during the CIMP Open House in January 2010, four CIMP Workshops conducted in February-May 2010, ten Community Leadership Group meetings held January-November 2010, 100+ stakeholder meetings held January-November 2010, and comments submitted to the project website.



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## Building 20 Potential Reuse Site Draft Development Objectives



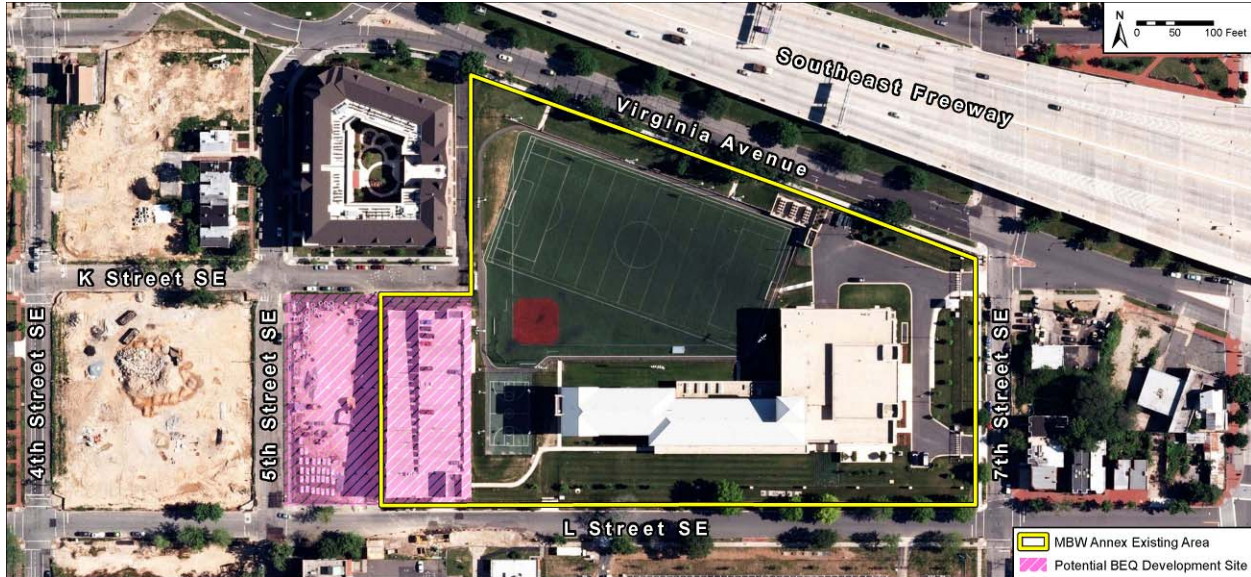
Interested developers should demonstrate their plan to meet the following community development objectives:

- Develop one contiguous structure with 25% of the building dedicated to Marine Corps leased use and 75% dedicated to other use.
- Maximize below-grade parking capacity.
- Provide for retail use of the eastern portion of the site fronting 8<sup>th</sup> St. SE.
- Ensure design meets required compatibility requirements for adjacent Main Post, which is on the National Register of Historic Places.
- Incorporate reception hall/large meeting space.
- Incorporate pedestrian amenities.
- Do not exceed 45' height directly fronting 8<sup>th</sup> St., do not exceed [community input needed] height on the remainder of the structure.
- Incorporate rooftop gardens for community use.
- Ensure design blocks noise and views of the Southeast Freeway for area residents.
- Retain tax base.
- Balance Marine Corps security requirements to address public access and the urban environment.
- Other uses?
  - Architect of the Capitol has a requirement for approximately 88,000 square feet for the Library of Congress National Library Service for the Blind and Physically Handicapped and approximately 6,000 square feet of space for the Office of Compliance
- Other development objectives?



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## MBW Annex Site Draft Development Objectives



Interested developers should demonstrate their plan to meet the following community development objectives:

- Maximize use of existing MBW property.
- Retain the soccer/parade drill field.
- Respect the L'Enfant Plan elements: viewsheds for 6<sup>th</sup> St. and K St. SE.
- Provide 1:1 replacement of the planned DC Housing Authority Cappers Community Center.
- Move displaced Marine Corps parking to below-grade facility.
- Do not exceed [community input needed] height.
- Consider viewshed impacts for neighboring properties.
- Incorporate pedestrian amenities.
- Retain tax base.
- Balance Marine Corps security requirements to address public access and the urban environment.
- Other development objectives?



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### “Exxon” Site Draft Development Objectives



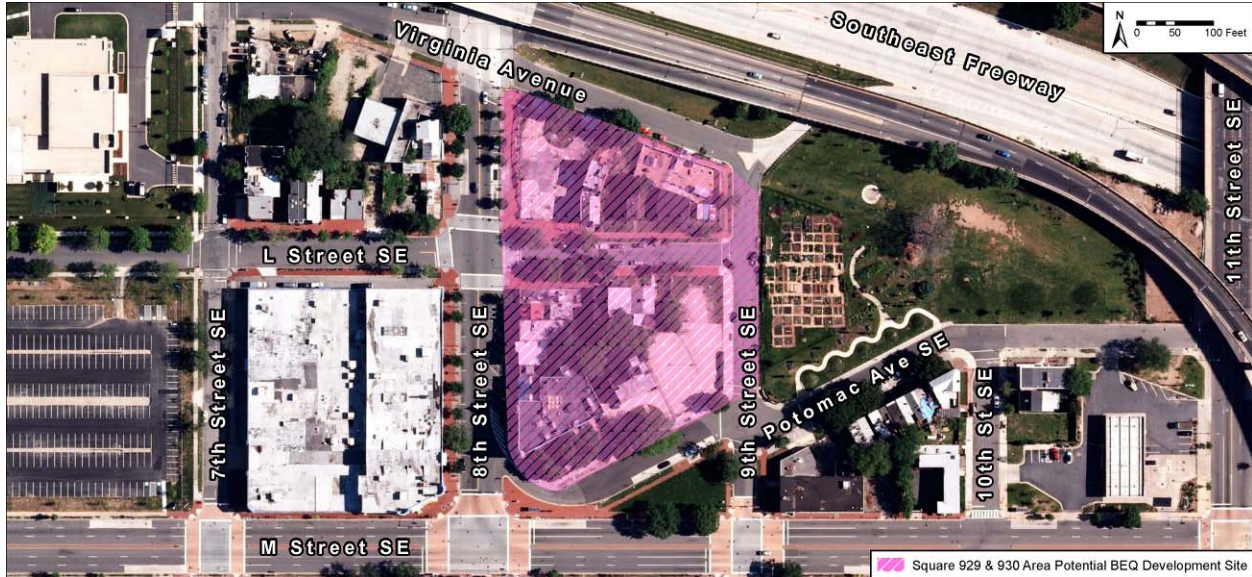
Interested developers should demonstrate their plan to meet the following community development objectives:

- Incorporate commercial uses along M St. and accommodate planned street car trolley stop.
- Incorporate rooftop gardens for community use in commercial properties.
- Respect the L’Enfant Plan elements: Virginia Ave. Park, 10<sup>th</sup> St. SE and Potomac Ave. SE
- Demonstrate intention for fair compensation of existing landowners not vested in the proposed development team.
- Provide improvements to Virginia Ave. Park to enhance user opportunities and experiences.
- Incorporate pedestrian amenities.
- Do not exceed [community input needed] height.
- Consider viewshed impacts for neighboring properties.
- Retain tax base.
- Balance Marine Corps security requirements to address public access and the urban environment.
- Other development objectives?



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## Square 929/930 Site



Interested developers should demonstrate their plan to meet the following community development objectives:

- Respect the L'Enfant Plan elements: Virginia Ave. Park and L and 9<sup>th</sup> Sts. SE.
- Do not exceed 45' height directly fronting 8<sup>th</sup> St.
- Demonstrate intention for fair compensation of existing landowners not vested in the proposed development team.
- Incorporate commercial and retail use along 8<sup>th</sup> St SE.
- Incorporate rooftop gardens for community use in commercial properties.
- Preserve and renovate significant historic structures.
- Provide improvements to Virginia Ave. Park to enhance user opportunities and experiences.
- Provide improvements to Reservation 251 (at northwest corner of M and 9<sup>th</sup> Sts. SE).
- Retain tax base.
- Balance Marine Corps security requirements to address public access and the urban environment.
- Other development objectives?