

COUNCIL OF THE DISTRICT OF COLUMBIA

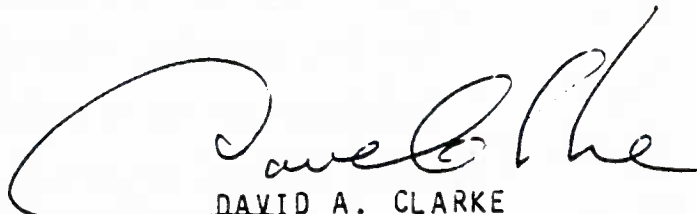
NOTICE

D.C. LAW 5-187

"District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia adopted Bill No. 5-507 on first and second readings, December 4, 1984 and December 18, 1984, respectively. Following the signature of the Mayor on January 11, 1985, this legislation was assigned Act No. 5-252, published in the February 15, 1985 edition of the D.C. Register, (Vol. 32 page 873) and transmitted to Congress January 24, 1985 for a 30-day review, in accordance with Section 602 (c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 5-187, effective March 16, 1985.


DAVID A. CLARKE
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

January	24,25,28,29,30,31
February	1,4,5,6,7,19,20,21,22,25,26,27,28
March	1,4,5,6,7,8,11,12,13,14,15

~~EFFECTIVE DATE~~ MAR 1 6 1985

D.C. ACT 5 - 2 5 2

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JAN 1 1 1985

To amend the District of Columbia Comprehensive Plan Act of 1984 by adopting a District Land Use Element and amending the General Provisions, Housing and Preservation and Historic Features Elements; and to require the preparation of ward plans.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984".

Sec. 2. The District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76), is amended by adding a new title XI to the District of Columbia Comprehensive Plan of 1984 to read as follows:

D.C. M. Note, D. secs. 1-246, (1985

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TITLE XI - LAND USE ELEMENTSec. 1101. Declaration of Major Policies.

(a) The District is one of the nation's oldest and grandest planned urban centers. From the L'Enfant Plan's vision of establishing a grand capital in what was mostly farmland and forest in 1791, through the major planning efforts of the 19th and early 20th centuries up to the present, the District's land has served the same essential purposes: supporting the needs and living patterns of the people and serving as the seat of our federal government. The Plan provides that this foundation, the District's grand design, must be protected as 1 of the country's most precious assets. The Land Use Element challenge is to accommodate change necessary to enhance the vitality and livability of the District, while protecting and conserving its unique heritage and physical beauty.

(b) District neighborhoods are the cornerstones of the District's social and physical environments. Land use policies must ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs. Adequate recreational opportunities and access to cultural and educational facilities are also necessary ingredients of neighborhood vitality. In particular, the Land Use Element supports incentives for residential and commercial development east of the Anacostia River.

(c) The District's commercial land uses are classified based on their predominant functional characteristics. These classifications include: local neighborhood center, multi-neighborhood center, regional center, and the Central Employment Area. Many neighborhood commercial areas are strip-zoned with little vacant land in sizeable parcels, and changes may be needed in order to provide the range of services needed by neighborhood residents. Certain outlying commercial areas will be encouraged to grow and develop as catalysts for neighborhood revitalization and economic development. Commercial development should be managed so that traffic, inappropriate uses, noise, and pollution do not threaten neighborhood quality and stability.

(d) A new approach to the use of currently zoned industrial land is a key feature of the Plan's Land Use Element. Acknowledging the limited employment opportunities offered by many of the District's industrial land users, production and technical employment centers will be established. Office support services, including those serving the federal government, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services will be promoted in these centers. Land use and zoning changes may be required

to ensure that the District's production and technical employment centers encourage growth industries and industries that have a high ratio of employees to land area occupied.

(e) The policy direction for the District's public and institutional land requires District agencies to prepare updated master plans for government facilities to anticipate future land needs. The District's major colleges, universities, and similar institutions will be required to prepare and update master plans also. New administrative procedures centered in the Office of Planning are proposed to reduce the costs of institutional master plan review and implementation. Joint public and private development opportunities will be encouraged in master plan areas.

(f) The District's waterfronts and shorelines are great natural assets which may be conserved and protected but which also represent exciting opportunities for the District's future development. The Land Use Element calls for the preparation of waterfront and shoreline plans to tap this recreational, cultural, housing, and commercial potential.

(g) Several new planning mechanisms are introduced as techniques to guide the future physical development of the District.

(1) Special treatment areas are areas where uniquely tailored solutions will be necessary to achieve Plan objectives. Innovative tools and programs will be focused on these areas.

(2) Development opportunity areas are identified which will accommodate the District's major growth and development needs.

(3) Housing opportunity areas are areas where the District expects and encourages either new housing or rehabilitated housing.

(4) A new college and university master plan designation is applied to the District's major colleges, universities and other large institutional land users. Within this planning and regulatory framework, new procedures will be required to ensure that adjoining neighborhoods are well protected while recognizing the special needs and opportunities provided by these large land users.

(5) New mixed use areas which allow for different combinations of uses and intensities are proposed to stimulate new housing and job opportunities and, at the same time, eliminate uses that are not appropriate in residential neighborhoods.

(h) Development in Metrorail station areas will be undertaken to assure orderly growth, compatible mixes of uses, appropriate densities, good pedestrian and vehicular circulation, and appropriate combinations of public and private action.

(i) Public actions necessary to implement the Plan's land use policies include the establishment of an advisory Interagency Planning Council to coordinate District agency land use actions and to assist in agency reviews of major development proposals. Other proposals include the development of a zoning and land use revision program, achieving greater effectiveness in code enforcement operations, updating the Plan every 5 years, and preparing a midpoint report between Plan updates.

(j) Ward and small area plans represent the second and third tiers of the District's planning structure. The Plan is the instrument which will guide the development of ward and small area plans. The second- and third-tier plans will be more detailed than the Plan and will incorporate the broadest range of planning techniques and solutions practical to achieve the District's goals and objectives.

(k) The Land Use Element does not identify or fix every use, height, and density on every block in the District. The text and the maps construct a guiding framework within which public and private land use and zoning decisions are to be made.

Sec. 1102. Land Use Goal.

It is the goal of the District to assure the efficient use of land resources within legal, economic, fiscal, environmental, and other public policy constraints to meet neighborhood, community and District-wide needs, and to help foster other District goals.

Sec. 1103. Objectives for Residential Neighborhoods.

The residential neighborhood objectives are to conserve the essentially satisfactory qualities of the District's many stable residential neighborhoods, to enhance other neighborhoods to improve and achieve stability, to redirect public and private initiatives to neighborhoods most in need of improvement and stability, to encourage development of adequate neighborhood shopping and support services in all sections of the District, to protect residential neighborhoods from disruptive uses, and to prevent concentrations of nonresidential uses in residential neighborhoods.

Sec. 1104. Residential Land Use Categories.

(a)(1) The low density residential land use category includes single-family detached and semi-detached housing as the predominant uses.

(2) The moderate density residential land use category includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.

(3) The medium density residential land use category includes multiple-unit housing and mid-rise apartment buildings as the predominant uses and may also include, as appropriate uses, low and moderate density housing areas.

(4) The high density residential land use category includes high-rise apartment buildings as the predominant uses and may also include, as appropriate uses, low, moderate, and medium density housing. High density residential land use areas are adjacent to the Central Employment Area, major employment centers, major arterial streets and appropriate commercial areas.

(b) These residential land use categories are generally depicted on Maps 1 and 2.

Sec. 1105. Policies in Support of the Residential Neighborhoods Objectives.

The policies established in support of the residential neighborhoods objectives are as follows:

(1) Promote the conservation, enhancement and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses;

(2) Conserve and maintain the District's sound, established neighborhoods through the strict application and enforcement of housing, building, and zoning codes and the maintenance of the general level of existing residential uses, densities, and heights;

(3) Encourage the maintenance of existing homes in good repair and encourage the rehabilitation and construction of one- and two-family homes in low density residential land use areas;

(4) Develop neighborhood improvement programs and neighborhood land use proposals for residential areas that have deficiencies which threaten neighborhood quality, through coordinated community and government action programs

and plans, systematic monitoring of neighborhood social and physical conditions, and continuing assessment of land use and regulatory actions to correct deficiencies;

(5) Provide wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources, through measures such as grants and loans for housing purchase and rehabilitation and land use and zoning changes, and with the active involvement and cooperation of the business community, private service organizations, community development corporations, and other community organizations;

(6) Develop uniform indicators of neighborhood conditions, establish standards for neighborhood quality, and develop procedures to monitor and assess conditions and trends affecting neighborhood stability, in order to provide a timely warning with respect to conditions that need correcting and to provide information for the required Plan reviews and updates;

(7) Encourage the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas, through modification of land use and related regulations when necessary;

(8) Develop techniques and programs, including rezoning and modification of certain zoning regulations if required, for the most effective use of the District's land to add to the housing stock, encouraging where appropriate additional row housing and apartment development, and accessory apartment units in single-family residences, while exercising great care to avoid undermining neighborhood quality and stability;

(9) Protect residential neighborhoods from incompatible uses and from activities generating excessive traffic, noise, litter, and other damaging environmental impacts, by promoting buffering and other techniques to provide for appropriate separation of uses which may, in some cases, require modification of the Zoning Regulations of the District of Columbia and street patterns and strict enforcement of traffic, anti-littering, noise, and pollution regulations;

(10) Protect low and medium density residential neighborhoods that are also designated for commercial uses from uses that are incompatible with a residential neighborhood, and from activities, particularly those of a commercial nature, that generate excessive traffic, late night activity, noise, litter, and other damaging environmental impacts;

(11) Encourage new nonresidential uses that are permitted in residential areas to provide sufficient

parking, loading areas, pick-up, and drop-off access consistent with their activity levels, and ensure that other external negative impacts are adequately controlled (This policy on permitted, nonresidential uses, such as churches, schools, hospitals, and clinics, is designed to reduce possible adverse impacts of such uses on residential areas. Changes in the Zoning Regulations of the District of Columbia to ensure consistency with this policy may be required.);

(12) Upgrade deficient neighborhood and multi-neighborhood shopping and service areas, consolidating some of the strip-zone areas, and assist in the establishment of new commercial areas to ensure that all neighborhoods have ready access to a suitable range of retail goods and services within the District (In some instances this policy will require the restructuring of existing neighborhood centers to discourage uses that adversely affect nearby residential neighborhoods and to encourage growth of those businesses which provide needed services and goods. The active participation of the business community, community development corporations and the District government will be required.);

(13) By modifying existing parking regulations and establishing new standards for buffering, if appropriate, identify and pursue new techniques to provide adequate accessory parking to serve business establishments, especially in older neighborhood centers, thereby acknowledging the importance of sufficient parking for commercial uses;

(14) Encourage the reuse of abandoned housing;

(15) Support the retention of established residential neighborhoods adjacent to the Central Employment Area;

(16) Protect residential neighborhoods from concentrations of community based residential facilities; and

(17) Support programs and initiatives to make housing available to families and encourage families to remain in the District.

Sec. 1106. Objectives for Commercial Areas.

The objectives for commercial areas are to promote the vitality of the District's commercial areas, including Downtown, and to provide for the continued growth and vitality of the District's economy and its employment base.

Sec. 1107. Commercial Land Use Categories.

(a)(1) The low density commercial land use category includes shopping and service areas that are generally low in scale, character, and activity and that provide a limited or specialized range of retail goods and services as the predominant uses.

(2) The moderate density commercial land use category includes shopping and service areas that generally provide a much broader range of goods and services than do low density areas as the predominant uses. Chain drug stores and grocery stores, as well as branches of department stores, some specialty shops, and personal services establishments, may be present in moderate density commercial land use areas.

(3) The medium density commercial land use category includes shopping and service areas that generally offer the largest concentration and variety of goods and services outside the Central Employment Area as the predominant uses. Most customers arrive at medium density commercial land use areas by car, bus, or subway.

(4) The high density commercial land use category includes a mix of employment, retail, office, cultural, and entertainment centers which serves as the business and retail heart of the District and the metropolitan area.

(b) The commercial land use categories are generally depicted on Maps 1 and 3.

Sec. 1108. Commercial Center Classifications.

(a) A hierarchy of commercial center classifications based on primary function is established: local neighborhood center, multi-neighborhood center, regional center and the Central Employment Area. These classifications are generally depicted on Map 3.

(b)(1) Local neighborhood centers supply sales of daily groceries, sundries, convenience goods and personal services to neighborhood residents and workers. There is limited parking. Motorists are likely to go to larger concentrations of stores where parking and a greater selection of goods and services are more readily available. A small food and sundries store selling convenience items is usually a principal element of a local neighborhood center. Service stores such as gas stations, carryouts, barber shops, cleaners, diners, and bars also locate in local neighborhood centers. There is limited office space. Local neighborhood centers may be further subclassified to

identify new centers to be established and existing centers to be upgraded.

(2) Multi-neighborhood centers contain many of the same activities as local neighborhood centers, but in greater depth and variety. These centers generally locate at intersections or along major arterial streets, often at focal points of intra-District transportation and along transit routes. Variety stores, drugstores, supermarkets, and specialty shops are usually principal elements of multi-neighborhood centers. These centers frequently have 1 or more restaurants, a hardware or paint store, and 1 or more gasoline stations. A small amount of incidental office space is generally included for doctors, dentists, lawyers, realtors, banks, savings and loan associations, and other professional and financial uses.

(3) Regional centers have the largest groups of commercial functions outside the Center Employment Area and are likely to have branches of major department stores, many specialty shops, concentrations of restaurants, movies, and other leisure or entertainment facilities. Regional centers are generally located along major arterials served by transit and draw from a marketing area that encompasses most, if not all, of the District and adjacent suburban communities. Many customers of regional centers shop by car. Off-street parking may be provided on a cooperative basis within the area, using both self-contained and nearby commercial parking lots and garages. A large office component is commonly associated with the regional center concentration, catering to doctors, lawyers, accountants, realtors, banks, savings and loan associations, and other professional and financial uses.

(4) The Central Employment Area is the business and retail heart of the District and the metropolitan area. The Central Employment Area is the employment, retail, office, cultural, and entertainment center, the tourist center of the District and the metropolitan area, and the center of local government. Office use, in terms of square footage, is the largest commercial use in the Central Employment Area. The Central Employment Area also contains the widest range and the largest amount of retail floor space and the greatest sales volume in the metropolitan area, having the largest major department stores and leading specialty shops of the region. The Central Employment Area also has numerous boutiques and restaurants and the largest number of hotels in the District. The term "Central Employment Area" is defined in section 107(5) of this act.

Sec. 1109. Policies in Support of the Commercial Areas Objectives.

The policies established in support of the commercial

areas objectives are as follows:

(1) Promote appropriate commercial development, including centers for retail and office uses, to serve the needs of the economy of the District and its neighborhoods and to expand employment opportunities for District residents in the region;

(2) Promote and enhance Downtown according to the objectives and policies of the Downtown Plan Element, through concentrated efforts on promotion, development, and regulatory activities by means of joint public and private action;

(3) Improve existing neighborhood commercial centers and develop new neighborhood commercial centers;

(4) Encourage the District's network of multi-neighborhood commercial centers to provide a satisfactory range of retail and office services for their market areas;

(5) Promote the development of new multi-neighborhood commercial centers in areas where residents now travel long distances for food and other shopping services, through close coordination of ward and neighborhood planning efforts with the District's economic development program, including on-going efforts to encourage large food stores to locate in these areas;

(6) Permit the District's 2 established regional commercial centers, Georgetown and Friendship Heights, to develop and to evolve in ways which are compatible with other land use policies, including those for maintaining stable neighborhoods, mitigating negative environmental impacts, and reducing traffic congestion;

(7) Stimulate the development of new regional commercial centers at suitable locations in the District where such development is logical, appropriate and compatible with other land use policies (This policy applies to the proposed expansion of the existing center at the Hechinger Mall and the centers projected for the Minnesota-Benning and the Anacostia Metrorail station areas.);

(8) Maintain densities in established and proposed regional centers which are appropriate to the scale and function of development in adjoining communities, and develop buffer areas for neighborhoods exposed to new moderate and medium commercial densities;

(9) Encourage the continued diversification of land uses in the Central Employment Area outside of Downtown, including the development of cultural and recreational activity centers and of housing, in order to

provide greater levels of activity during evening and weekend periods when offices are closed;

(10) Promote the establishment and growth of mixed use commercial centers at appropriate Metrorail stations and major transportation interchange points to reduce automobile congestion, improve air quality, increase jobs, reduce reliance on the automobile, and ensure neighborhood stability, through cooperative public and private efforts to increase the use of Metrorail and Metrobus through "park-and-shop" subsidies, shuttle buses, signs, promotional programs, and more mixed use developments;

(11) Protect residential areas adjoining new commercial centers from negative physical impacts through the use of open-and green-space buffers, use and intensity modulation between residential and nonresidential areas, traffic circulation and parking management initiatives and other related techniques, implemented by means of public actions to modify existing land use controls, traffic and parking regulations, and public sector and private sector sensitivity to neighborhood concerns;

(12) Ensure that residential communities are adequately protected from destabilizing impacts from new commercial uses and commercial uses which have undergone substantial operational changes since the adoption of the District's land use regulations (Changes may be required in the Zoning Regulations of the District of Columbia, including reclassification of uses, to account for and better control the negative impacts of uses such as fast-food restaurants, video arcades, sexually-oriented businesses, gasoline stations, and convenience stores.);

(13) Discourage concentrations of liquor licensed establishments and public halls; and

(14) Attempt to limit commercial development in the Georgia Avenue, N.W., corridor to properties fronting on Georgia Avenue, N.W.

Sec. 1110. Objectives for Production and Technical Employment Areas.

The objectives for production and technical employment areas are to encourage the growth of centers of high technology, research and development, and to provide for essential support services and nonpolluting production activities.

Sec. 1111. Production and Technical Employment Land Use Category.

(a) The production and technical employment land use category includes: restructured industrial land intended to encourage growth industries and industries with a high ratio of employees to land area occupied, such as office support services, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services; warehousing; and other commercial activities which generally do not occur to substantial degree in other commercial areas as the predominant uses. Production and technical employment areas will be designated for:

(1) Certain areas where buffering can protect adjacent residential areas from adverse impacts or where no residential areas are present;

(2) Certain areas adjacent to railroads and major highways; and

(3) Certain areas where there is sufficient land to meet the needs of industrial land users.

(b) This category is generally depicted on Maps 1 and 3.

Sec. 1112. Policies in Support of the Production and Technical Employment Objectives.

The policies established in support of the production and technical employment objectives are as follows:

(1) Ensure that the current viable industrial land uses are maintained and that sufficient land is reserved for production and technical employment uses;

(2) Restructure industrial areas suited to continued industrial development into production and technical employment centers;

(3) Stimulate the growth of industries providing a high ratio of employees to land areas;

(4) Discourage underutilization of industrial land for nonproductive purposes; and

(5) Strengthen the economy and job base of the District by designating selected areas as production and technical employment centers for use as centers of research and development, high technology, manufacture and assembly, wholesaling, and service production activities, through

modifications to the District's industrial land use controls in some areas of the District, along with concentrated public efforts to retain existing businesses and to attract new ones.

Sec. 1113. Objectives for Public and Institutional Land Uses.

The public and institutional land use objectives are to ensure the availability of sufficient land for the District's public improvements programs and operating needs, to seek to convert surplus District-owned land to productive uses consistent with the Plan, to improve coordination and management of District government land planning, to increase use of joint public and private development in order to achieve District goals, to assure neighborhood stability as nongovernment institutions grow, to encourage sensitive conservation and development of the District's waterfronts and shorelines, to develop up-to-date facility plans for District agencies and prepare a District-wide public facilities plan, and to promote the continued contributions made by private institutions toward the economic and cultural vitality of the District.

Sec. 1114. Public and Institutional Land Use Categories.

(a) The federal land use category includes federally occupied land and facilities more specifically identified in the Federal Facilities Element as the predominant use, excluding parks and open space. This category also includes the International Center. This category is generally depicted on Map 1 for informational purposes only.

(b) The local public facilities land use category includes District-occupied land and facilities as the predominant use, excluding parks, recreation centers, and open space. This category is generally depicted on Maps 1 and 4.

(c) The institutional land use category includes land and facilities occupied by colleges, universities, hospitals, religious institutions, and similar facilities as the predominant uses. This category is generally depicted on Maps 1 and 4.

(d) The parks, recreation and open space land use category includes District government recreation centers and parks, cemeteries, and the National Capital Open Space System defined in the Parks, Open Space and Natural Features Element as the predominant uses. This category is generally depicted on Map 1. The National Capital Open Space System

is generally depicted on Maps 1 and 4 for informational purposes only.

Sec. 1115. Public and Institutional Classifications.

(a)(1) Capital improvements include certain anticipated major new construction or rehabilitation of the following types of public facilities: recreation centers, fire stations, career development centers, police district stations, police and fire harbor unit, health and social service centers, government support facilities, high schools, junior high schools, elementary schools, highways, and bridges. This classification is not a complete listing of those projects currently approved as part of the District's Capital Improvements Program, which may be modified in accordance with District law.

(2) College and university master plan areas are areas occupied by colleges, universities, and other institutional users of large tracts.

(3) The United States Capitol Master Plan Area is the area subject to the Master Plan for the United States Capitol, which was prepared by the Architect of the Capitol pursuant to federal law.

(b) The public and institutional classifications are generally depicted on Map 4. The United States Capitol Master Plan Area is depicted on Map 4 for informational purposes only.

Sec. 1116. Policies in Support of the Public and Institutional Land Use Objectives.

The policies established in support of the public and institutional land use objectives are as follows:

(1) Encourage the appropriate and compatible development of public land near selected Metrorail stations and provide for development at appropriate levels of intensity and use to capitalize fully on the development and public transportation opportunities which the stations provide (This policy on selected Metrorail stations provides for their designation as targets for appropriate development consistent with land use and transportation objectives.);

(2) Encourage joint public and private development of publicly owned or controlled land to stimulate desired development and to provide an opportunity for the District government to receive monetary and nonmonetary returns on public investment in the public

transit system, land, buildings and infrastructure, and to enhance the District's role and involvement as codeveloper;

(3) Develop a waterfront and shoreline plan, in cooperation with NCPC, which capitalizes on unrealized opportunities for creating exciting and imaginative water-focused recreation, housing, commercial and cultural development along the Anacostia and Potomac Rivers and which ensures that new development enhances the physical and environmental quality of the rivers and adjoining areas;

(4) Determine the District government's land, building, and facilities requirements through preparation of agency plans, and identify appropriate sites for future use in conformance with the objectives of the Plan, by means of government-wide cooperation and coordination of agency planning processes and monitoring of trends for accurate and timely anticipation of future land needs;

(5) Identify additional public resources required to implement the Plan, to prepare ward and small area plans, and to provide guidance to the Capital Improvements Program (CIP) and other budget priority-setting mechanisms;

(6) Relate small area plans to the availability of facilities for transportation and environmental protection, including street and alley capacities, provision of parking, Metrorail and Metrobus service, water supply, sewage treatment, and solid waste management facilities to ensure integration of residential and commercial development plans with facility capacities and needs;

(7) Coordinate, monitor and assess the impact of new development on public facilities and infrastructure;

(8) Facilitate the joint public and private development, where feasible, of surplus government property, particularly in the vicinity of Metrorail stations, to supply needed community services and facilities which support local employment opportunities and neighborhood improvement and stability;

(9) Identify unneeded public buildings and lands that could be used to supply additional housing, commercial services, and to accommodate private community service organizations and other physical and social needs, utilizing alternative implementation techniques including negotiated sales, long-term leasing, District and community cooperative development, land price writedowns, community equity participation, and similar arrangements;

(10) Recognize the specialized land needs and unique economic and human development opportunities presented by colleges, universities, and other institutional users of large tracts and require the development of detailed master plans, if none exist, that incorporate all

land and facilities currently in use or currently owned by the institution and anticipated for future use;

(11) Support modification of the Zoning Regulations of the District of Columbia to require Zoning Commission for the District of Columbia approval of college and university master plans and subsequent review and further processing with opportunity for citizen participation, in order to allow for more efficient review of plans and proposals while reducing adverse neighborhood impacts and alleviating uncertainty over future institutional activities; and

(12) Recognize the positive contributions of religious establishments to neighborhood life.

Sec. 1117. Objective for Specialized Planning Areas.

The specialized planning areas objective is to concentrate planning attention on areas of the District that offer opportunities to accommodate new growth and development, on areas that exhibit unique problems or characteristics and require case-specific planning actions, on major public institutions, and on areas that require detailed action plans.

Sec. 1118. Specialized Planning Area Land Use Category.

The mixed use land use category includes a combination of 2 or more residential, commercial, production and technical employment, public, or institutional land use categories and is depicted in areas where a variety of uses are to be encouraged. Mixed use areas include existing commercial areas and areas proposed for significant land use changes. Mixed use areas are generally depicted on Maps 1, 2, 3, and 4.

Sec. 1119. Specialized Planning Area Classifications.

(a) Specialized planning areas are classified into special treatment areas, development opportunity areas, housing opportunity areas and master plan areas.

(b) Special treatment areas are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. Special treatment areas may be defined by functional criteria, such as by the need for well-targeted and

coordinated planning program initiatives to achieve common objectives, or may be designated in order to encourage specialized activities. Special treatment areas may incorporate parts of contiguous areas. These areas may include neighborhoods or areas of the District that exhibit unique cultural design or architectural and ethnic characteristics. The special treatment areas are generally depicted on Map 1.

(c)(1) Development opportunity areas are areas that offer opportunities to accommodate new growth and development. Development opportunity areas may be designated for housing, commercial development, employment centers, or for a mixture of uses and may be further subclassified to identify those that are Metrorail station development opportunities areas.

(2) Development opportunity areas are usually:

(A) Areas at or near selected Metrorail stations or major Metrobus interchange points;

(B) Areas where there is a significant amount of vacant or poorly used land;

(C) Potential surplus property sites;

(D) Areas that exhibit potential for successful joint public and private initiatives;

(E) Areas that represent unrealized employment and economic development potential, such as regional or other shopping areas; and

(F) Areas where development can be used to improve neighborhood quality and stability.

(3) The development opportunity areas are generally depicted Map 3.

(d)(1) Housing opportunity areas are areas where the District expects and encourages either new housing or rehabilitated housing. These housing opportunity areas are not the only areas where new housing units will become available, but represent locations of significant concentrations. Most Metrorail stations outside the Central Employment Area, and some within, will support additional housing units. The conversion of existing nonresidential buildings for housing and the return of vacant units to the housing market are 2 additional devices which will result in additional housing units.

(2) The criteria for designating housing opportunity areas are the same as those for development opportunity areas:

(A) Areas at or near selected Metrorail stations or major Metrobus interchange points;

(B) Areas where there is a significant amount of vacant or poorly used land;

(C) Potential surplus property sites;

(D) Areas that exhibit potential for successful joint public and private initiatives;

(E) Areas that represent unrealized employment and economic development potential, such as regional or other shopping areas; and

(F) Areas where development can be used to improve neighborhood quality and stability.

(3) The housing opportunity areas are generally depicted on Map 2.

(e) College and university master plan areas are areas occupied by colleges, universities, and other institutional users of large tracts. These areas are generally depicted on Map 4.

(f) Small area action plan areas are areas designated for the preparation of small area action plans, which include specific zoning recommendations, capital improvements requirements, financing strategies, special tax, design or other regulatory recommendations, and all the implementation techniques necessary for the realization of development projects.

Sec. 1120. Policies in Support of the Specialized Planning Areas Objective.

The policies established in support of the specialized planning areas objective are as follows:

(1) Develop detailed plans for specialized planning areas, setting forth objectives, policies, and implementation strategies which may include regulatory modifications, land use and zoning changes, program assistance needs, required capital improvements, and impact analyses;

(2) Identify potential new specialized planning areas through ward plans and small area action plans;

(3) Designate, as generally depicted on Map 3, areas of the District that can accommodate new residential, commercial, or mixed use development and will serve to promote the objectives of economic development as

development opportunity areas, and provide more detailed objectives, policies and plans through ward plans and small area action plans;

(4) Designate appropriate waterfront areas in the District as special treatment areas or development opportunity areas, to promote special planning for these areas in cooperation with the NCPC and other federal agencies where appropriate;

(5) Require preparation of up-to-date master plans for any of the District's colleges, universities, and other institutional users of large tracts that do not have approved up-to-date master plans, to ensure coordination of their growth and development with community objectives and development goals (Criteria for this master plan requirement and new review procedures should be developed by the Office of Planning.); and

(6) Prepare small area action plans to guide specific development projects in areas subject to development pressures, in need of stabilization or improvement, or where short-term economic benefits can be realized through prompt, coordinated action.

Sec. 1121. Lower 16th Street, N.W., Special Treatment Area.

(a) The lower 16th Street, N.W., area is designated as a special treatment area.

(b) The policies established for the lower 16th Street special treatment area are as follows:

(1) Protect and enhance the special character of this approach to the White House and Lafayette Park;

(2) Develop urban design and architectural features criteria that enhance the area;

(3) Encourage uses that are appropriate to maintain the appearance and character of this area; and

(4) Retain existing hotel uses.

Sec. 1122. Northeast Number 1 and Eckington Yards Special Treatment Area.

(a) The Northeast Number 1 and Eckington Yards area is designated as a special treatment area.

(b) The policies established for the Northeast Number 1 and Eckington Yards special treatment area are as follows:

(1) Create a physical and regulatory atmosphere to encourage nascent high technology and light industries;

(2) Target the area for a new, secondary lower rent office district;

(3) Evaluate the need for effective design standards and targeted public improvements; and

(4) Identify economic development strategies that can be packaged to meet development objectives.

Sec. 1123. Fort Totten Metrorail Station Special Treatment Area.

(a) The Fort Totten Metrorail station area is designated as a special treatment area.

(b) The policies established for the Fort Totten Metrorail station special treatment area are as follows:

(1) Maximize Metrorail access and leveraging;

(2) Consider the site for a joint development project;

(3) Develop surplus WMATA and unused industrial land for medium density residential and commercial mixed uses;

(4) Protect and preserve existing low scale residences in the vicinity;

(5) Increase the residential component to strengthen local commercial establishments on Riggs Road, N.E.;

(6) Identify suitable industrial relocation sites for industrial uses, such as the New York Avenue, N.E., corridor; and

(7) Create a "mini-in-town" community.

Sec. 1124. Deanwood Metrorail Station Special Treatment Area.

(a) The Deanwood Metrorail station area is designated as a special treatment area.

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(b) The policies established for the Deanwood Metrorail station special treatment area are as follows:

- (1) Provide for new, moderate density housing in the Metrorail station impact area;
- (2) Preserve residences in the vicinity;
- (3) Upgrade and expand the commercial uses along Kenilworth Avenue, N.E.; and
- (4) Buffer residences from adjoining industrial uses.

Sec. 1125. Saint Elizabeths Hospital Special Treatment Area.

(a) The Saint Elizabeths Hospital area is designated as a special treatment area.

(b) The policies established for the Saint Elizabeths Hospital special treatment area are as follows:

- (1) Assume selected functions, programs and resources to provide for a comprehensive mental health care system;
- (2) Prepare a master plan pursuant to federal law;
- (3) Promote improvement in adjacent commercial areas; and
- (4) Consider alternative uses for surplus land.

Sec. 1126. District of Columbia Village Special Treatment Area.

(a) The District of Columbia Village area is designated as a special treatment area.

(b) The policies established for the District of Columbia Village special treatment area are as follows:

- (1) Create a production and technical employment center;
- (2) Consolidate and continue District government uses;

(3) Relocate Architect of the Capitol offices;
and

(4) Provide areas for industrial development on unused portions of the site.

Sec. 1127. Chinatown Special Treatment Area.

(a) The Chinatown area is designated as a special treatment area.

(b) The policies established for the Chinatown special treatment area are as follows:

(1) Retain and enhance Chinatown as a thriving, mixed use Downtown community, including substantial housing with community and cultural facilities, street-level retail uses with related wholesale operations, supporting office and professional uses, and hotels; and

(2) Institute design standards that enhance the Chinese character of the area.

Sec. 1128. Reed-Cooke Special Treatment Area.

(a) The Reed-Cooke area is designated as a special treatment area.

(b) The policies established for the Reed-Cooke special treatment area are as follows:

(1) Protect current housing in the area, and provide for the development of new housing;

(2) Maintain heights and densities at appropriate levels; and

(3) Encourage small-scale business development that will not adversely affect the residential community.

Sec. 1129. Objective for the Downtown Arts District.

The objective for the Downtown arts district is to develop a concentration of public and private spaces and activities for the arts and artists, including fine arts, performing arts, and arts-related retail and entertainment uses, that provide for local, national and international arts activities.

Sec. 1130. Policies in Support of the Downtown Arts District Objective.

The policies established in support of the Downtown arts district objective are as follows:

- (1) Develop the E Street, N.W., theater corridor with evening-hour uses in new developments, especially theaters and restaurants;
- (2) Retain performing arts activities in existing theaters, including the National, Warner, and Ford's Theaters;
- (3) Retain and enhance the 7th Street, N.W., arts corridor as a thriving arts and cultural community with linkages to the Smithsonian Institution museums at Gallery Place and the Mall;
- (4) Facilitate the use of existing buildings and key historical properties along 7th Street, N.W., for purposes related to the arts and cultural activities;
- (5) Encourage the development of an ample and varied supply of spaces for artists including living, studio, performance and gallery spaces; and
- (6) Develop attractive, accessible outdoor space for exhibits and performances, and design streetscape and other improvements such as banners, awnings, lighting improvements, enhanced pedestrian access, and planting.

Sec. 1131. Objectives for Metrorail Station Area Development.

The objectives for Metrorail station area development are to concentrate planning and development attention on Metrorail station areas which offer opportunities for redevelopment and new growth, particularly in those station areas that have large amounts of vacant or poorly utilized land, and to maximize development where possible, thus promoting increased ridership for the transit system and enhancing the District's economic development efforts.

Sec. 1132. Metrorail Classifications.

- (a) The adopted regional system (ARS) is the metropolitan heavy rail transit system approved by the

Washington Metropolitan Area Transit Authority Board of Directors. The ARS is generally depicted on Maps 1, 2, 3, and 4 for informational purposes only.

(b) The preferred alignment is a change in the adopted regional system supported by the Land Use Element and is generally depicted on Maps 1, 2, 3, and 4.

Sec. 1133. Policies in Support of the Metrorail Station Area Development Objectives.

The policies established in support of the Metrorail station area development objective are as follows:

(1) Plan for mixed use development of designated Metrorail station areas outside the Central Employment Area at appropriate levels of intensity and use to make full use of the public transportation opportunities that the stations provide and to increase Metrorail ridership;

(2) Develop detailed station area plans and joint development programs for identified Metrorail station development areas and identify additional areas after further study and planning; and

(3) Define objectives, policies, and implementation strategies for Metrorail development areas, which may include regulatory modifications, land use and zoning changes, and program assistance needs, and should include capital improvements and impact analyses.

Sec. 1134. Public Action Objectives.

The public action objectives are to coordinate governmental land use decisions with Plan provisions, to revise or eliminate obsolete land use regulations, to improve enforcement of land use regulations, to establish procedures for monitoring public and private land use actions for consistency with the policies of the Plan, and to monitor economic and community trends which might require policy modifications.

Sec. 1135. Policies in Support of the Public Action Objectives.

The policies established in support of the public action objectives are as follows:

(1) Establish, in the Office of the Mayor, an advisory Interagency Planning Council to coordinate governmental land use actions and promote Plan compliance;

(2) Ensure that proposed land use actions are not inconsistent with the Plan and with ward plans, small area action plans, and other plans prepared pursuant to the Plan, and develop procedures and mechanisms to make such determinations in a timely manner;

(3) Study, and modify as needed, existing land use review and permit approval procedures to ensure compatibility of all land use review and permit approval procedures and significant development proposals with the Plan (The need for changes will be determined by the Office of Planning and the Interagency Planning Council and may include procedures relevant to urban renewal, subdivisions, building, and occupancy permits, large tract review, planned unit developments, R-5-A review, other zoning implementation procedures, historic preservation, public space, building and occupancy permits, and transportation and environmental clearances.);

(4) Provide for increased enforcement of housing, building and zoning code regulations and inventory known violations of housing, building, and zoning codes, which would require allocation of sufficient resources and staff for more frequent inspections and compliance monitoring, and determine the efficacy of civil prosecution of zoning code violators rather than the existing criminal prosecutorial basis, through a thorough investigation of the costs and benefits of shifting from criminal to civil enforcement procedures;

(5) Review the Zoning Regulations of the District of Columbia to determine that they are not inconsistent with provisions of the Plan and, based upon a zoning program to be developed by the Office of Planning, recommend required changes including performance standards, text and map amendments, where appropriate, for action by the Zoning Commission for the District of Columbia;

(6) Review urban renewal plans to determine if changes are needed to ensure that they are not inconsistent with Plan objectives and policies and consider procedural changes to ensure the expeditious processing, implementation, and completion of urban renewal projects;

(7) Adopt development controls and design review criteria that, for particular historic districts, reflect the existing, valuable characteristics of the particular historic district or portion thereof;

(8) Enforce the laws requiring the District government to give Advisory Neighborhood Commissions notice of building permit applications;

(9) Enforce the laws against prostitution and other illicit activities and ensure that hotels, inns, and other transient occupancies, particularly in the Rhode Island Avenue, N.E., corridor, do not become centers of illegal activity; and

(10) Assess the adequacy of the public infrastructure and take appropriate action to assure the availability of needed public services.

Sec. 1136. Adoption of Generalized Land Use Maps.

(a) Except as provided in subsections (b) and (i), the land use policies of this element are generally depicted on Map Number 1, "District of Columbia Proposed Generalized Land Use Map", dated September 1984, ("Map 1"), which is attached to this element.

(b) Map 1 is amended as follows:

(1) The name of the map is amended to read as follows: "District of Columbia Generalized Land Use Map";

(2) All printed material on the reverse side is removed;

(3) The listing of policies for special treatment areas along the bottom is removed and the listing of special treatment areas is amended to read as follows:

"1. Lower 16th Street, N.W.; 2. Northeast Number 1 and Eckington Yards; 3. Fort Totten Metrorail Station area; 4. Deanwood Metrorail Station area; 5. Saint Elizabeths Hospital; 6. District of Columbia Village; 7. Chinatown; 8. Reed-Cooke.";

(4) The legend is amended as follows:

(A) The heading of the residential land use categories is amended to read: "Residential Land Use Categories";

(B) The description of the low density residential land use category is amended to read as follows: "Low Density: Single-family detached and semi-detached housing are the predominant uses.";

(C) The description of the moderate density residential land use category is amended to read as follows: "Moderate Density: Row houses and garden apartments are the predominant uses; may also include low density housing.";

(D) The description of the medium density residential land use category is amended to read as follows:

"Medium Density: Multiple-unit housing and mid-rise apartment buildings are the predominant uses; may also include low and moderate density housing.";

(E) The description of the high density residential land use category is amended to read as follows: "High Density: High-rise apartment buildings are the predominant uses; may also include low, moderate and medium density housing.";

(F) The heading of the commercial land use categories is amended to read: "Commercial Land Use Categories";

(G) The description of the low density commercial land use category is amended to read as follows: "Low Density: Shopping and service areas that are generally low in scale, character and activity and that provide a limited range of retail goods and services are the predominant uses.";

(H) The description of the moderate density commercial land use category is amended to read as follows: "Moderate Density: Shopping and service areas that generally provide a much broader range of goods and services are the predominant uses. Chain drug stores and grocery stores as well as branches of department stores, some specialty shops, and personal service establishments may be present.";

(I) The description of the medium density commercial land use category is amended to read as follows: "Medium Density: Shopping and service areas that generally offer the largest concentration and variety of goods and services outside the Central Employment Area are the predominant uses. Most customers arrive by car, bus or subway.";

(J) The description of the high density commercial land use category is amended to read as follows: "High Density: The business and retail heart of the District and metropolitan area includes a mix of employment, retail, office, cultural and entertainment centers.";

(K) The heading for the federal, local public facilities, institutional, and parks, recreation and open space land use categories is amended to read: "Public and Institutional Land Use Categories";

(L) The description of the federal land use category is amended to read as follows: "Federal: Land and facilities occupied by the federal government, excluding parks and open space, are the predominant uses; also includes the International Center. For a more specific identification of federal facilities, see the Federal Facilities Element.";

(M) The description of the local public facilities land use category is amended to read as follows: "Local Public Facilities: Land and facilities occupied by the District government, excluding parks, recreation centers and open space, are the predominant uses.";

(N) The description of the institutional land use category is amended to read as follows: "Institutional: Land and facilities occupied by colleges, universities, hospitals, religious institutions and similar facilities are the predominant uses.";

(O) The description of the parks, recreation and open space land use category is amended to read as follows: "Parks, Recreation and Open Space: District government parks and recreations centers, cemeteries and the National Capital Open Space System are the predominant uses. The National Capital Open Space System is defined in the Parks, Open Space and Natural Features Element.

(P) The description of the production and technical employment land use category is amended to read as follows: "Production and Technical Employment: Restructured industrial land intended to encourage growth industries and industries with a high ratio of employees to land area occupied, such as office support systems, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services; warehousing; and other commercial activities that generally do not occur to substantial degree in other commercial areas are the predominant uses.";

(Q) The description of the mixed use land use category is amended to read as follows: "Mixed Use: A combination of land use categories are depicted in areas where a variety of uses are to be encouraged. Mixed use areas include existing commercial areas and areas proposed for significant land use changes.";

(R) A note is added to read as follows: "Note: For land use policies on foreign missions and international organizations, see the Foreign Missions and International Organizations Element."; and

(5) The designation numbers and boundaries depicting Special Treatment Area Numbers 2, 4, and 5 are removed and Special Treatment Area Numbers 3, 6, 7, 8, 9, and 10 are renumbered as Special Treatment Area Numbers 2, 3, 4, 5, 6, and 7 respectively;

(6) Wallach Place, N.W., is included in the moderate density residential land use category;

(7) The area bounded by 7th Street, N.W., T Street, N.W., 9th Street, N.W., and S Street, N.W., except the portion along 7th Street, N.W., is included in the moderate density residential land use category;

(8) The area bounded by 14th Street, N.W., S Street, N.W., 16th Street, N.W., and U Street, N.W., except for the portions along 14th Street, N.W., and 16th Street, N.W., is included in the moderate density residential land use category;

(9) Anna Cooper Circle, N.W., is included in the parks, recreation and open space land use category;

(10) The triangular area bounded by 10th Street, N.W., U Street, N.W., and Vermont Avenue, N.W., is included in the parks, recreation and open space land use category;

(11) The square bounded by 10th Street, N.W., Vermont Avenue, N.W., U Street, N.W., and V Street, N.W., is included in the local public facilities land use category;

(12) The area bounded by 14th Street, N.W., U Street, N.W., 9th Street, N.W., and Florida Avenue, N.W., and the west side of 14th Street, N.W., between U Street, N.W., and Florida Avenue, N.W., are included in the mixed use medium density residential and medium density commercial land use categories;

(13) The east side of the 2700 block of Connecticut Avenue, N.W., is included in the medium density residential land use category;

(14) The west side of Woodley Place, N.W., is included in the moderate density residential land use category;

(15) The southeast corner of Connecticut Avenue, N.W., and Calvert Street, N.W., is included in the low density commercial land use category;

(16) The mixed use production and technical employment and residential area in the vicinity of Champlain Street, N.W., and Kalorama Road, N.W., is included within the boundaries of Special Treatment Area Number 8;

(17) The area bounded by 16th Street, N.W., S Street, N.W., 17th Street, N.W., and Florida Avenue, N.W., is included in the medium density residential land use category;

(18) The 1600 and 1700 blocks of U Street, N.W., are included in the mixed use moderate density residential and low density commercial land use categories;

(19) The 1500 block of U Street, N.W., including the southeast corner of 16th Street, N.W., and U Street, N.W., is included in the medium density commercial land use category;

(20) The mixed use area in the vicinity of 14th Street, N.W., and Park Road, N.W., is included in the mixed

use medium density residential and medium density commercial land use categories;

(21) The area bounded by 15th Street, N.W., U Street, N.W., 16th Street, N.W., and Florida Avenue, N.W., is included in the medium density residential land use category;

(22) The area within the following boundaries shall be designated as the Downtown arts district: starting at the intersection of 6th Street, N.W., and Pennsylvania Avenue, N.W.; then in a northwesterly direction along Pennsylvania Avenue, N.W., to 14th Street, N.W.; then north along 14th Street, N.W., to F Street, N.W.; then east along F Street, N.W., to 10th Street, N.W.; then north along 10th Street, N.W., to G Place, N.W.; then east along G Place, N.W., and a projection of G Place, N.W., to 6th Street, N.W.; then south along 6th Street, N.W., to the point of beginning at the intersection of 6th Street, N.W., and Pennsylvania Avenue, N.W.;

(23) The areas along the Southwest and Anacostia waterfronts in Ward 2 that are not included in the National Open Space System established in the Parks, Open Space and Natural Features Element are included in the adjoining land use categories;

(24) The mixed use area in the vicinity of South Capitol Street and P Street, S.W., is included in the mixed use medium density commercial and high density residential land use categories;

(25) The west side of Connecticut Avenue, N.W., between Dupont Circle, N.W., and Florida Avenue, N.W., is included in the medium density commercial land use category;

(26) The interior of Scott Circle, N.W., is included in the parks, recreation and open space land use category;

(27) The interior of Thomas Circle, N.W., is included in the parks, recreation and open space land use category;

(28) The north side of Massachusetts Avenue, N.W., between 14th Street, N.W., and 15th Street, N.W., is included in the mixed use high density residential and moderate density commercial land use categories;

(29) The south side of Pennsylvania Avenue, N.W., between Washington Circle, N.W., and Rock Creek and Potomac Parkway and L Street, N.W., between 25th Street, N.W., and 26th Street, N.W., are included in the mixed use low density commercial and high density residential land use categories;

(30) The south side of Pennsylvania Avenue, N.W., between 20th Street, N.W., and Washington Circle, N.W., is included in the high density commercial land use category;

(31) P Street, N.W., between Dupont Circle, N.W., and Rock Creek and Potomac Parkway is included in the mixed use moderate density commercial and high density residential land use categories;

(32) Francis Junior High School at 24th Street, N.W., and N Street, N.W., is included in the local public facilities land use category;

(33) The area bounded by P Street, N.W., 35th Street, N.W., Prospect Street, N.W., and 37th Street, N.W., is included in the moderate density residential land use category;

(34) The square bounded by Volta Place, N.W., Q Street, N.W., 33rd Street, N.W., and 34th Street, N.W., except the portion along 33rd Street, N.W., is included in the parks, recreation and open space land use category;

(35) The portion of 17th Street, N.W., between Riggs Place, N.W., and S Street, N.W., and the 1600 blocks of P Street, N.W., Q Street, N.W., Corcoran Street, N.W., R Street, N.W., and Riggs Place, N.W., are included in the medium density residential land use category;

(36) Columbia Plaza at 2400 Virginia Avenue, N.W., is included in the mixed use high density residential and moderate density commercial land use categories;

(37) 8th Street, N.W., between M Street, N.W., and S Street, N.W., except the portion between O Street, N.W., and P Street, N.W., is included in the moderate density residential land use category;

(38) A Metrorail station identification symbol is added at the intersection of Connecticut Avenue, N.W., and L Street, N.W.;

(39) The south side of F Street, N.W., between 19th Street, N.W., and 22nd Street, N.W., is included in the high density residential land use category;

(40) The north side of E Street, N.W., between 19th Street, N.W., and 22nd Street, N.W., is included in the high density commercial land use category;

(41) The east side of 7th Street, N.W., between M Street, N.W., and S Street, N.W., is included in the mixed use moderate density residential and moderate density commercial land use categories;

(42) P Street, N.W., between 14th Street, N.W., and 15th Street, N.W., is included in the low density commercial land use category;

(43) The property at 2650 Wisconsin Avenue, N.W., is included in the mixed use high density residential and medium density commercial land use categories;

(44) The area bounded by Foxhall Road, N.W., Reservoir Road, N.W., and the First High Reservoir is included in the low density residential land use category;

(45) The area bounded by Nebraska Avenue, N.W., Tindall Street, N.W., and Van Ness Street, N.W., is included in the low density residential land use category;

(46) The 2700 block of Cortland Place, N.W., is included in the moderate density residential land use category;

(47) The west side of Wisconsin Avenue, N.W., between Massachusetts Avenue, N.W., and Woodley Road, N.W., is included in the medium density residential land use category;

(48) The northwest corner of Wisconsin Avenue, N.W., and Van Ness Street, N.W., is included in the low density commercial land use category;

(49) The south side of Massachusetts Avenue, N.W., between Glover Park and Idaho Avenue, N.W., is included in the moderate density residential land use category;

(50) The block bounded by 48th Street, N.W., 49th Street, N.W., Yuma Street, N.W., and Alton Place, N.W., is included in the low density residential land use category;

(51) The area bounded by 34th Place, N.W., Newark Street, N.W., 36th Street, N.W., and Ordway Street, N.W., except the portion along 34th Place, N.W., and 36th Street, N.W., is included in the institutional land use category;

(52) The west side of Connecticut Avenue, N.W., between Chevy Chase Parkway, N.W., and Military Road, N.W., is included in the moderate density residential land use category;

(53) Deal Junior High School at Fort Drive, N.W., and Nebraska Avenue, N.W., is included in the local public facilities land use category;

(54) Murch School at 36th Street, N.W., and Ellicott Street, N.W., is included in the local public facilities land use category;

(55) Chevy Chase Playground at 41st Street, N.W., and Livingston Street, N.W., is included in the local public facilities land use category;

(56) The west side of Wisconsin Avenue, N.W., between Rodman Street, N.W., and Van Ness Street, N.W.; is included in the moderate density commercial land use category;

(57) Klinge Valley Park west of Connecticut Avenue, N.W., is included in the parks, recreation and open space land use category;

(58) The east side of Wisconsin Avenue N.W. between Upton Street, N.W., and Van Ness Street, N.W., is included in the moderate density commercial land use category;

(59) The east side of Wisconsin Avenue, N.W., between Tilden Street, N.W., and Upton Street, N.W., is included in the federal land use category;

(60) The portion of Glover-Archbold Parkway between Upton Street, N.W., and Van Ness Street, N.W., is included in the parks, recreation and open space land use category;

(61) Hardy School at Foxhall Road, N.W., and Q Street, N.W., is included in the local public facilities land use category;

(62) The square bounded by Salem Lane, N.W., Foxhall Road, N.W., 45th Street, N.W., and Q Street, N.W., is included in the low density residential land use category;

(63) Georgia Avenue, N.W., between Fern Street, N.W., and Eastern Avenue, N.W., is included in the mixed use moderate density residential and moderate density commercial land use categories;

(64) The east side of 14th Street, N.W., between Upshur Street, N.W., and Arkansas Avenue, N.W., is included in the parks, recreation and open space land use category;

(65) The square bounded by 3rd Street, N.E., South Dakota Avenue, N.E., Riggs Road, N.E., and Chillum Place, N.E., and the south side of Riggs Road, N.E., between South Dakota Avenue, N.E., and Chillum Place, N.E., are included in the moderate density commercial land use category;

(66) The area bounded by 6th Street, N.E., Fort Drive and the Baltimore & Ohio Railroad is included in the low density residential land use category;

(67) The west side of the Baltimore & Ohio Railroad between Franklin Street, N.E., and Monroe Street, N.E., is included in the production and technical employment land use category;

(68) A Metrorail station identification symbol is added at the intersection of Michigan Avenue, N.E., and the Baltimore & Ohio Railroad;

(69) The area bounded by 6th Street, N.E., Taylor Street, N.E., 7th Street, N.E., and Buchanan Street, N.E., is included in the moderate density residential land use category;

(70) The north side of Taylor Street, N.E., between 7th Street, N.E., and 10th Street, N.E., is included in the moderate density residential land use category;

(71) The south side of the 900 block of Perry Place, N.E., is included in the moderate density residential land use category;

(72) The area bounded by Michigan Avenue, N.W., North Capitol Street, Channing Street, N.W., and 1st Street, N.W., is included in the parks, recreation and open space land use category;

(73) The boundary between Ward 6 and Ward 7 is corrected to conform to section 4 of the Redistricting Procedure Act of 1981, effective March 16, 1982 (D.C. Law 4-87; D.C. Code, sec. 1-1333);

(74) The areas around the Robert F. Kennedy Memorial Stadium that are included in the National Open Space System established in the Parks, Open Space and Natural Features Element are included in the parks, recreation and open space land use category;

(75) The area bounded by 1st Street, N.E. and S.E., 2nd Street, N.E. and S.E., D Street, N.E., and Independence Ave, S.E., and the area bounded by Delaware Avenue, N.E., Constitution Avenue, N.E., D Street, N.E., and 1st Street, N.E., are included in the federal land use category;

(76) 7th Street, S.E., between Pennsylvania Avenue, S.E., and Independence Avenue, S.E., is included in the low density commercial land use category;

(77) The area surrounding Folger Park, S.E., that is included in the medium density residential land use category is included in the moderate density residential land use category;

(78) The eastern half of the square bounded by New Jersey Avenue, S.E., D Street, S.E., South Capitol Street

and E Street, S.E., is included in the moderate density residential land use category;

(79) The western half of the square bounded by New Jersey Avenue, S.E., D Street, S.E., South Capitol Street and E Street, S.E., is included in the medium density commercial land use category;

(80) The area bounded by the Southeast Freeway, South Capitol Street, E Street, S.E., and New Jersey Avenue, S.E., is included in the federal land use category;

(81) The east side of Stanton Park, N.E., is included in the moderate density residential land use category;

(82) The area more than one-half block north of Stanton Park, N.E., within Ward 6 is included in the moderate density residential land use category;

(83) Orr School at Minnesota Avenue, S.E., and Naylor Road, S.E., is included in the local public facilities land use category;

(84) Ketcham School at 15th Street, S.E., and U Street, S.E., is included in the local public facilities land use category;

(85) The north side of Good Hope Road, S.E., between the Baltimore & Ohio Railroad and 18th Street, S.E., is included in the low density commercial land use category;

(86) Garfield Park at 3rd Street, S.E., and South Carolina Avenue, S.E., is included in the parks, recreation and open space land use category;

(87) Marion Park at 5th Street, S.E., and E Street, S.E., is included in the parks, recreation and open space land use category;

(88) Pennsylvania Avenue, S.E., between 14th Street, S.E., and 17th Street, S.E., is included in the low density commercial land use category;

(89) The old District of Columbia Jail site at 19th Street, S.E., and D Street, S.E., is included in the parks, recreation and open space land use category;

(90) Benning Road, S.E., between F Street, S.E., and G Street, S.E., is included in the mixed use low density commercial and moderate density residential land use categories;

(91) The east side of Minnesota Avenue, N.E., between Blaine Street, N.E., and East Capitol Street is included in the mixed use medium density commercial and moderate density residential land use categories;

(92) The south side of Benning Road, N.E., between 34th Street, N.E., and Anacostia Avenue, N.E., is included in the low density commercial land use category;

(93) The northwest corner of Division Avenue, N.E., and Sheriff Road, N.E., is included in the low density commercial land use category;

(94) The east side of Branch Avenue, S.E., between Q Street, S.E., and R Street, S.E., is included in the low density residential land use category;

(95) The square bounded by 33rd Place, S.E., Pennsylvania Avenue, S.E., and Carpenter Street, S.E., is included in the low density residential land use category;

(96) The area bounded by Anacostia Avenue, N.E., Hayes Street, N.E., Kenilworth Avenue, N.E., and Foote Street, N.E., is included in the mixed use moderate density commercial and medium density residential land use categories;

(97) The mixed use area in the vicinity of Olive Street, N.E., and Quarles Street, N.E., is included in the mixed use moderate density commercial and moderate density residential land use categories;

(98) The commercial area in the vicinity of Benning Road, N.E., and East Capitol Street is included in the moderate density commercial land use category;

(99) The area bounded by 47th Street, N.E., Brooks Street, N.E., Division Avenue, N.E., and Central Avenue, N.E., and S.E., is included in the low density residential land use category;

(100) The mixed use area in the vicinity of Howard Road, S.E., and the Anacostia Freeway is included in the mixed use medium density commercial, high density residential and institutional land use categories except that the intersection of Howard Road, S.E., and the Anacostia Freeway is included in the production and technical employment land use category;

(101) The areas along the Anacostia waterfront in Ward 8 between the Frederick Douglass Bridge and the Eleventh Street Bridge that are included in the National Open Space System established in the Parks, Open Space and Natural Features Element are included in the parks, recreation and open space land use category;

(102) The portion of Adas Israel Cemetery fronting on Alabama Avenue, S.E., is included in the parks, recreation and open space land use category;

(103) Martin Luther King, Jr., Avenue, S.E., between Talbert Street, S.E., and Howard Road, S.E., is included in the low density commercial land use category;

(104) Congress Heights School at 6th Street, S.E., and Alabama Avenue, S.E., is included in the local public facilities land use category;

(105) Friendship School at South Capitol Street and Livingston Road, S.E., is included in the local public facilities land use category;

(106) The Friendship recreation area at 4600 Livingston Road, S.E., is included in the parks, recreation and open space land use category; and

(107) Johnson Junior High School at Bruce Street, S.E., and Robinson Street, S.E., is included in the local public facilities land use category.

(c) Except as provided in subsections (d) and (i), the residential land use policies of this element are generally depicted on Map Number 2, "District of Columbia Proposed Generalized Residential Land Use Policies Map", dated September 1984, ("Map 2"), which is attached to this element.

(d) Map 2 is amended as follows:

(1) The name of the map is amended to read as follows: "District of Columbia Generalized Residential Land Use Policies Map";

(2) The listing of special treatment areas and special treatment area policies along the bottom is removed;

(3) The legend is amended as follows:

(A) The heading and descriptions of the residential land use categories are amended to conform to subparagraphs (A) through (E) of subsection (b)(4);

(B) The references to "residential classification", "conservation areas", "enhancement areas" and "redirection areas" are removed;

(C) A single symbol for housing opportunity areas is used and the distinction between "(private)" and "(d.c. government)" housing opportunity areas is removed;

(D) The listing of housing opportunity areas is amended by deleting "4. Tregaron", renumbering the remaining listings accordingly, and adding the following: "26. Upshur Street Clinic area; 27. Fort Lincoln.";

(E) The description of the mixed use land use category is amended to conform to subparagraph (b)(4)(Q); and

(F) The listing of special treatment areas is amended to conform to paragraph (b)(3);

(4) The symbols for conservation areas, enhancement areas and redirection areas are removed;

(5) The depiction of special treatment areas is amended to conform to paragraphs (5) and (16) of subsection (b);

(6) All areas identified in paragraphs (6) through (107) of subsection (b) are included in the appropriate land use categories except that areas included in the commercial, production and technical employment, federal, local public facilities and institutional land use categories are left blank;

(7) The housing opportunity area symbol near the intersection of Cortland Place, N.W., and Klinge Road, N.W., is removed;

(8) A housing opportunity area symbol is added on the north side of the 1300 block of Upshur Street, N.W.; and

(9) A housing opportunity area symbol is added within the boundaries of the Fort Lincoln urban renewal area.

(e) Except as provided in subsections (f) and (i), the commercial and production and technical employment land use policies of this element are generally depicted on Map Number 3, "District of Columbia Proposed Generalized Commercial and Industrial/PTE Land Use Policies Map", dated September 1984, ("Map 3"), which is attached to this element.

(f) Map 3 is amended as follows:

(1) The name of the map is amended to read as follows: "District of Columbia Generalized Commercial and Production and Technical Employment Land Use Policies Map";

(2) The listing of Special Treatment Areas and Special Treatment Area policies along the bottom is removed;

(3) The legend is amended as follows:

(A) The heading and descriptions of the commercial land use categories are amended to conform to subparagraphs (F) through (J) of subsection (b)(4);

(B) The description of the metro-related development opportunity areas symbol is amended to read as follows: "Metrorail station development opportunity areas";

(C) The listing of development opportunity areas is amended by adding the following at the end thereof: "; 23. Benning Road and G Street; 24. Parkside.";

(D) The description of the mixed use land use category is amended to conform to subparagraph (b)(4)(Q);

(E) The description of the production and technical employment land use category is amended to conform to subparagraph (b)(4)(P); and

(F) The listing of special treatment areas is amended to conform to paragraph (b)(3);

(4) The depiction of special treatment areas is amended to conform to paragraphs (5) and (16) of subsection (b);

(5) All areas identified in paragraphs (6) through (107) of subsection (b) are included in the appropriate land use categories except that areas included in the residential, federal, local public facilities and institutional land use categories are left blank;

(6) A new or upgraded multi-neighborhood center symbol is added at the intersection of 10th Street, N.W., and U Street, N.W.;

(7) The boundary of the Central Employment Area between North Capitol Street and 11th Street, N.W., is moved to conform to section 107(5) of this act;

(8) The boundary of Downtown between 2nd Street, N.W., and 4th Street, N.W., is moved to conform to section 107(9) of this act;

(9) A local neighborhood center symbol is substituted for the multi-neighborhood center symbol near the intersection of Wisconsin Avenue, N.W., and Van Ness Street, N.W.;

(10) A local neighborhood center symbol is substituted for the multi-neighborhood center symbol near the intersection of Connecticut Avenue, N.W., and Morrison Street, N.W.;

(11) A local neighborhood center symbol is substituted for the multi-neighborhood center symbol near the intersection of Connecticut Avenue, N.W., and Ordway Street, N.W.;

(12) A local neighborhood center symbol is substituted for the multi-neighborhood center symbol near

the intersection of 49th Street, N.W., and Massachusetts Avenue, N.W.;

(13) A new or upgraded local neighborhood center symbol is added at the intersection of 4th Street, N.W., and Butternut Street, N.W.;

(14) A development opportunity area symbol is added at the intersection of Benning Road, S.E., and G Street, S.E.;

(15) A new or upgraded local neighborhood center symbol is added at the intersection of Benning Road, N.E., and 36th Street, N.E.; and

(16) A Metrorail station area development opportunity area symbol is added at the intersection of Barnes Street, N.E., and Grant Street, N.E.

(g) Except as provided in subsections (h) and (i), the local public facilities and institutional land use policies of this element are generally depicted on Map Number 4, "District of Columbia Proposed Generalized Public, Semi-Public, and Institutional Land Use Policies Map", dated September 1984, ("Map 4"), which is attached to this element.

(h) Map 4 is amended as follows:

(1) The name of the map is amended to read as follows: "District of Columbia Generalized Local Public and Institutional Land Use Policies Map";

(2) The listing of special treatment areas and special treatment area policies along the bottom is removed;

(3) The legend is amended as follows:

(A) The heading and descriptions of the local public facilities and institutional land use categories are amended to conform to subparagraphs (K), (M) and (N) of subsection (b)(4);

(B) A description of the parks, recreation and open space land use category is added to conform to subparagraph (b)(4)(O);

(C) A description of the mixed use land use category is added to conform to subparagraph (b)(4)(Q);

(D) The description of the colleges and universities master plan areas symbol is amended to read: "College and university master plan areas";

(E) The listing of capital improvements is amended by adding "34. Stanton Recreation Center" under Ward 6 and deleting "34. Stanton Recreation Center" under Ward 7;

(F) The listing of special treatment areas is amended to conform to paragraph (b)(3);

(G) A note is added to read as follows:
"Note: This map illustrates certain anticipated major new construction or major rehabilitation of District government facilities. This is not a complete listing of those projects currently approved as part of the District's Capital Improvements Program, which may be modified in accordance with District law.";

(4) The depiction of special treatment areas is amended to conform to paragraphs (5) and (16) of subsection (b);

(5) All areas identified in paragraphs (6) through (107) of subsection (b) are included in the appropriate land use categories except that areas included in the residential, commercial, federal and production and technical employment land use categories are left blank;

(6) The unconnected identification of the Metrorail Adopted Regional System adjacent to North Capitol Street between H Street, N.E., and K Street, N.E., is removed;

(7) The Career Development Center symbol near the intersection of 35th Street, N.W., and Reservoir Road, N.W., is moved to the intersection of 35th Street, N.W., and T Street, N.W.;

(8) The boundaries of the Master Plan for the United States Capitol are added;

(9) Alternate routes for the Barney Circle Freeway highway project are added.

(i) The Mayor shall transmit to the Council within 90 days of the effective date of this act 4 maps. The maps transmitted under this subsection shall conform to the requirements of subsections (a) through (h) except for minor changes in format or design intended to improve the readability or understanding of the adopted policies. The Council shall hold public hearings to determine if the maps transmitted under this subsection conform to the maps adopted under subsections (a) through (h). If the Council determines that a map transmitted under this subsection conforms to a map adopted under subsections (a) through (h), the Council shall approve the map by resolution.

Sec. 3. The District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76), is amended as follows:

D.C.M.R.

(a) by amending section 107 of the District of Columbia Comprehensive Plan of 1984 by adding the following new paragraphs:

"(31a) 'Planned unit development' or 'PUD' means a tract of land of a minimum size developed as an integrated unit where the specific requirements of a given zoning district may be modified."; and

"(39a) 'Zero lot line development' means a subdivision technique that allows the clustering of buildings and accessory buildings or uses including open spaces customarily incidental to the subdivision.";

(b) by amending section 310 of the District of Columbia Comprehensive Plan of 1984 by deleting paragraph (8) and inserting the following paragraphs (8a) and (8b) to read as follows:

"(8a) Consider permitting the development of accessory apartment units in single-family housing, and ensure that housing standards are met in the development of accessory apartment units;

"(8b) Use planned unit development, R-5-A and similar provisions of the Zoning Regulations of the District of Columbia to provide for construction of additional single- and multiple-household housing at suitable locations;"; and

(c) by amending section 808 of the District of

Columbia Comprehensive Plan of 1984 by inserting a new subsection (c) to read as follows:

"(c)(1) Except as provided in paragraph (2), the network of special streets and places designated pursuant to subsection (a) is depicted on the "Comprehensive Plan Special Streets and Places Map", which is attached to this element.

"(2) The network of special streets and places is amended by adding Georgia Avenue, N.W., between Harvard Street, N.W., and Eastern Avenue, N.W."

Sec. 4. The Mayor shall prepare ward plans for each ward within 1 year of the effective date of this act. The Mayor shall make copies of the appropriate ward plan available to each Advisory Neighborhood Commission and shall make ample copies of all ward plans available to the public. The Mayor shall hold public hearings on each ward plan in the appropriate ward not less than 30 days after the publication of the ward plan. After the completion of the public hearings required by this section, the Mayor shall transmit revised ward plans and copies of the public hearing records to the Council. At the time the ward plans are transmitted under this section, the Mayor shall transmit a proposed amendment to the Land Use Element of the Comprehensive Plan for the National Capital setting forth objectives and policies for ward plans. The Council shall not take action on a ward plan without first holding a public hearing.

Sec. 5. The Council concurs in the adoption of an

New,
D.C. Code
1-247
Note, D.C.
sec. 1-200
(1985 supp.)

Note,
D.C. Code
1-2002
(1985 supp.)

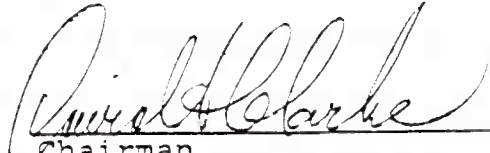
amendment to conform the federal Preservation and Historic Features Element of the Comprehensive Plan for the National Capital to the amendment made by section 3(c) of this act.

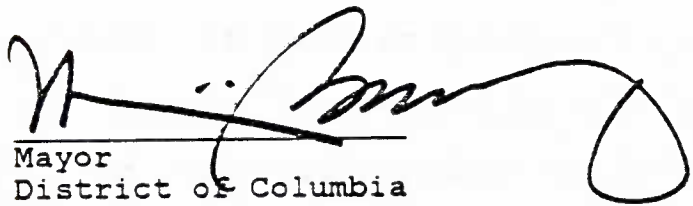
Sec. 6.(a) Except as provided in subsection (b), this act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of a veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-233(c)(1)).

(b) No District element of the Comprehensive Plan for the National Capital shall take effect until it has been reviewed by the National Capital Planning Commission as provided in section 2(a) of the National Capital Planning Act of 1952, as amended by section 203 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779; D.C. Code, sec. 1-2002(a)) and section 423(a) of the District of Columbia Self-Government and Governmental Reorganization

Note,
D.C. Code, sec
1-247 & -2002
(1985 supp.)

Act, approved December 24, 1973 (87 Stat. 792; D.C. Code, sec. 1-244).


Chairman
Council of the District of Columbia


Mayor
District of Columbia
APPROVED: January 11, 1985

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COUNCIL OF THE DISTRICT OF COLUMBIA

Council Period Five — Second Session

RECORD OF OFFICIAL COUNCIL VOTE

DOCKET NO: B5-507

Item on Consent Calendar

ACTION & DATE: Adopted First Reading, 12-04-84

VOICE VOTE: Unanimous

Recorded vote on request

Absent: Smith

ROLL CALL VOTE: — RESULT

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					MOORE, JR.					SPAULDING				
CRAWFORD					RAY					WILSON				
JARVIS					ROLARK					WINTER				
KANE					SHACKLETON									
MASON					SMITH, JR.									

X — Indicates Vote A.B. — Absent N.V. — Present, not voting

CERTIFICATION RECORD

[Signature]
Secretary to the Council

12/01/84
Date

Item on Consent Calendar

ACTION & DATE: Adopted Final Reading, 12-18-84

VOICE VOTE: Unanimous

Recorded vote on request

Absent: Winter

ROLL CALL VOTE: — RESULT

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					MOORE, JR.					SPAULDING				
CRAWFORD					RAY					WILSON				
JARVIS					ROLARK					WINTER				
KANE					SHACKLETON									
MASON					SMITH, JR.									

X — Indicates Vote A.B. — Absent N.V. — Present, not voting

CERTIFICATION RECORD

[Signature]
Secretary to the Council

12/01/84
Date

Item on Consent Calendar

ACTION & DATE:

VOICE VOTE:

Recorded vote on request

Absent:

ROLL CALL VOTE: — RESULT

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					MOORE, JR.					SPAULDING				
CRAWFORD					RAY					WILSON				
JARVIS					ROLARK					WINTER				
KANE					SHACKLETON									
MASON					SMITH, JR.									

X — Indicates Vote A.B. — Absent N.V. — Present, not voting

CERTIFICATION RECORD

Secretary to the Council

Date