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Representing Adams Morgan

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February 14, 2020

Andrew Trueblood, Director
DC Office of Planning
1100 4th Street SW, Suite 650
Washington, DC 20024
Sent by attachment to email to andrew.trueblood@dc.gov

RE: ANC 1C Comments on Amendments to the DC Comprehensive Plan

Dear Director Trueblood:

At a duly-noticed public meeting held on February 5, 2020, with a quorum present, ANC 1C passed the attached Comments on the Comprehensive Plan, by a vote of 5-0-0.

We have also compiled the community submissions that we received during the open submission process in an addendum to the attached document. We expect OP to give these community comments due consideration.

Sincerely,

Amir Irani
Chair, ANC 1C

RE: ANC 1C Recommendations on Amendments to the DC Comprehensive Plan

Dear Director Trueblood,

On the evening of February 5, 2020 at a properly noticed meeting with a quorum present and by a vote of 5-0-0, ANC 1C considered and approved the following recommendations regarding the DC Comprehensive Plan. We have compiled the community submissions that we received during the open submission process in an addendum to this document. We expect OP to give these community comments due consideration.

Mid-City Element: Greater Alignment with the Office of Planning document, *Adams Morgan Vision Framework*

ANC 1C welcomes the Mid-City Area Element's new addition, ***Action MC 2.4.7: Implement the recommendations in the Adams Morgan Vision Framework*****,** and urges OP to align the Adams Morgan section of the Mid-City Area Element more closely with the community and planning goals articulated in the Vision Framework.

Completed by OP in Fall 2016, the Vision Framework is a data-driven community-based strategic planning document. This initiative was an opportunity for residents, local businesses, institutions, and property owners to articulate a vision for the future of Adams Morgan.

Robust community engagement was conducted at every stage in the Vision Framework process including: 1) a neighborhood walking tour; 2) a half- day public workshop held in February 2015; 3) a project website; 4) three community "office hours" events; 5) an online engagement forum; and 6) Latino business outreach through direct canvassing. An Advisory Committee comprised of Advisory Neighborhood Commissioners, business owners, commercial property owners, civic organization members and representatives from the Adams Morgan Partnership Business Improvement District provided detailed feedback and guidance on a regular basis throughout the entire process both as a group and individually. Prior to issuance of the final Vision Framework, a draft of the plan was reviewed by the project's stakeholders at a community open house in fall 2015, and followed by a public comment period which concluded in winter 2016.

The plan identifies opportunities to preserve physical characteristics, enhance retail and amenities, support sustainability and improve the quality of life for the community.

Creating Great Places. 1) Enhance existing and create new community gathering spaces, 2) Redefine Unity Park as a place for multicultural events and programming, 3) Improve the transitions between commercial and residential uses.

- The Comp Plan does not adequately address this goal in the Adams Morgan section. ANC 1C urges OP to include language highlighting the importance of recapturing and

reviving available public space for community use (e.g. intersection of Columbia Rd & 18th Street, Unity Park, alleyways).

Redefining Retail. 4) Align retailer goals, 5) Improve connections between Adams Morgan's retailers and residents, 6) Provide technical assistance for and support to existing Hispanic, Asian, and African owned/operated businesses, 7) Achieve neighborhood goals for cleanliness, safety and a healthy environment.

- ➢ ANC 1C supports the inclusion of *Policy MC-2.4.2: Preference for Local-Serving Businesses, Action MC-2.4.D: Local Business Assistance*, and new *Actions: Commercial District Management and Enhance the Neighborhood Retail Experience.*
- ➢ ANC 1C urges OP to include language related to Goal 7 of the Vision Framework, which emphasizes the need for additional efforts to develop a waste management plan to better dispose of waste and control rodent and pest activity.

Embracing Sustainability. 8) Enhance neighborhood sustainability. This goal has several subsections: a) Form an Adams Morgan sustainability task force to incorporate the goals and actions of the Sustainable DC initiative and oversee the sustainability recommendations of this Framework, b) Embed a culture of sustainability into the fabric of all Adams Morgan hospitality and restaurant-based businesses, c) Work with the Urban Forestry Administration to identify opportunities to fill gaps in the street tree canopy, d) Expand the neighborhood's public recycling program, e) Create a community compost drop off site, f) Conduct a sustainable infrastructure audit to identify interventions to promote neighborhood sustainability efforts, g) Achieve a 25% target for high performing roofs for residential commercial properties, h) Support construction projects to go above and beyond the Green Building Act requirements in situations where community support is integral to a project's approval.

- ➢ ANC 1C supports *Policy MC 1.1.11: Stormwater Management for Interior Flooding*, *Policy MC-1.2.5: Neighborhood Greening*, and *Policy MC-1.1.12: Green Development Practices,* which encourages capital improvement or development projects in Mid-City to eliminate surface water runoff from sites through green roofs, rain gardens, cisterns, pervious pavement, bioretention cells, and other reuse or filtration methods.
- ➢ The Comp Plan does not adequately address this goal in the Adams Morgan section. ANC 1C urges OP to include language that communicates the importance of achieving sustainability goals in each neighborhood. In addition to the goals outlined in the Vision Framework, the Comp Plan should promote walkability, transit access and biking infrastructure to encourage non-carbon intensive forms of transportation.

Strengthening Identity Through Arts, History, and Culture. 9) Recognize and reinforce the importance of maintaining neighborhood architectural character and urban form in residential and commercial buildings and key open spaces, 10) Reinforce Adams Morgan as a place for arts, culture, and entertainment, 11) Establish neighborhood gateways, 12) Celebrate and

connect neighborhood assets, 13) Increase the percentage of units that are subsidized affordable housing

- ➢ ANC 1C supports the inclusion of additional background information on the identity of Adams Morgan in *Section 2014.3*; however, it recommends that language about the "plans for a new grocery store in the former Citadel skating rink" be updated.
- ➢ We support *Policy MC-1.2.4A: Public Art*, exploring opportunities with local arts organizations, artists, and residents for public art throughout Mid-City.
- ➢ We support *Policy MC-2.4.1: Preserving the Character of Adams Morgan* and new *Action: Design Guidelines.*

Bolstering Community. 14) Expand neighborhood amenities, 15) Improve the quality and accessibility of existing playgrounds, parks and green spaces, 16) Improve bike and pedestrian access and safety and establish a more connected bicycle lane network, 17) Improve public safety and communications with MPD.

- ➢ ANC 1C urges OP to strengthen *Policy MC-2.4.4: Transportation Improvements* in the Adams Morgan section of the Mid-City Element to better reflect the importance of creating new measures to improve pedestrian and cyclist safety. We strongly support *Action MC 1.1.C Multi-Modal Improvements* and the outcomes of the Crosstown Multimodal Transportation Study, as reflected in new *Policy MC-2.1.5: Crosstown Connectivity*.
- ➢ We support *Policy MC-1.2.3: Rock Creek Park,* which would establish clear, direct pedestrian and bicycle connections between Adams Morgan, surrounding neighborhoods, and the Smithsonian National Zoo.
- ➢ We recommend that OP modify *Action MC-2.4-A: 18th Street/Adams Morgan Transportation and Parking Study*. This plan should be readdressed due to increased conflict between motor vehicles and pedestrians/cyclists/scooter users, and should take ANC 1C's suggestions for the 18th St, Florida Ave, and U Street intersection into consideration.
- ➢ We support *Policy MC-2.4.6: Adams Morgan Public and Institutional Facilities,* and urges OP to include language underlining the importance of providing additional library services in Adams Morgan.

<u>Strengthen Commitment to Providing Affordable Housing Throughout the District and in Area Elements</u>

ANC 1C urges OP to identify extremely low-income households and very low-income households as the households who suffer the most under DC's housing crisis and to focus programs on these income groups in order to provide safe, secure housing affordable to them to mitigate homelessness and the risk of homelessness. The Comprehensive Plan must reflect a commitment to creating more affordable housing.

U.S. Department of Housing and Urban Development 2019 statistics show that a family of four in an extremely low-income household has an annual income at 30% of the Median Family Income (MFI) at the poverty level or $36,400. The 2019 National Low Income Housing Coalition (NLIHC) DC report shows that: 1) extremely low income households can afford monthly rents of little more than $900; 2) DC has only 40 housing units available to every 100 extremely low income households seeking housing; and 3) 80% of these households pay more than 50% of their income on housing. According to 2019 HUD reports, a very low-income household of four is at 50% of MFI and has an annual income limit of $60,650. There are only 65 homes available to every 100 very low-income households seeking housing. NLIHC's 2019 report shows that 68% of very low-income households spend more than 30% of their income on housing and 25% spend more than 50% of their income on housing.

First, ANC 1C urges OP to include in the Housing Element a renewed commitment to preserving, upgrading, and building more public housing.

Second, ANC 1C recommends that the Land Use Element link the increased housing capacity in the FLUM to greater set asides of affordability that exceed the baseline requirement set by Inclusionary Zoning.

Third, ANC 1C urges OP to include more language throughout the Comp Plan committing the District to Affirmatively Furthering Fair Housing principles. As DHCD develops its forthcoming Analysis of Impediments to Fair Housing report, integration of AFFH principles into the Comp Plan is critical. While there are numerous references to fair housing in the Housing Element, we encourage inserting more specific references to AFFH in particular, as well as more references in introductory portions of the land use element and individual area elements. The District has functionally agreed to carrying out AFFH principles even as the federal government has walked back its commitment to enforcing them. But there are only references to AFFH on pages 196 and 222 of the amended Comp Plan.

Fourth, ANC 1C supports the amendments to the Housing Element that emphasize making affordable housing available throughout the city and promote furthering fair housing opportunities, especially in high-cost areas. We urge OP to require a commitment to a strengthened rent control law to preserve and upgrade existing rent-controlled buildings and bring new buildings under rent control.

Strengthen support for LGBTQ+ Community

The ANC 1C represents Adams Morgan, which is a proud cultural hub to D.C.'s LGBTQ+ community. We are proud of our LGBTQ+ community and the fact that D.C. is one of the most welcoming jurisdictions in the country. Members of the LGBTQ+ community can have

needs different than non-LGBTQ+ members and the Comprehensive Plan should plan for these needs moving forward. Specifically:

Housing Element

- *H-4.3 Meeting the Needs of Specific Groups*— Persons in the LGBTQ Community should be identified as one of the populations which have specific requirements that benefit from specific supportive services as profiled in this section.

- *Policy H-4.3.x*— Housing for LGBTQ Older Adults should be considered as an addition to this section. D.C. has the highest percentage of LGBTQ adults in the country but critically insufficient LGBTQ-affirming older adult housing compared to other comparable cities.

Community Services and Facilities Element—

- In this element, and as appropriate in the Housing Element, indicate better support for youth experiencing homelessness who self-identify as LGBTQ, which constitutes nearly half of D.C.'s youth experiencing homelessness. Include health care and services for LGBTQ patients, a group that faces disparities similarly to other populations identified as at-risk or disadvantaged.

- *Action CSF-2.3.D: Improving Coordination and Service Delivery Among District Agencies*— Include the LGBTQ community in this language, as there are specific health care and services the LGBTQ community either requires or can benefit from.

<u>ANC 1C Concerns with OP's Process</u>

ANC 1C feels that the timeframe allotted for ANC comments on OP's Amendments to the Comp Plan (even including the extension granted) is not enough time to digest the 1,500 total pages of redlines to the 2006 Comp Plan, conduct meaningful community engagement, and write thorough recommendations, pursuant to the Implementation Element or Chapter 25 of the Plan itself, especially 10A DCMR §§ 2505, 2507, 2515, 2516, and more generally DC Code § 1–306, et. seq.

Moreover, these "amendments" to the Comprehensive Plan constitute a rewrite (a major revision and not an amendment as described in Implementation Element Section 2513.2) making major changes and rewrites to policies without the public engagement required.

ANC 1C is concerned that the Comp Plan process has not been followed with regard to reporting the progress and impact of implementing its provisions. OP should provide a full explanation of their proposed changes to each Element, and must be able to provide understandable data and clear impact analysis to support amendments and assertions that

certain actions have been completed pursuant to 10A DCMR §§ 2511, 2512, and especially DC Code § 1–306.04. Preserving and ensuring community input regarding the DC Comprehensive Plan.

While ANC 1C appreciates OP's efforts to include ANCs in the process, the trainings OP provided were only helpful in relaying information on the structure of the Comp Plan, amendment process, and timeline. OP provided little support to those of us who understand our communities and are interested in collecting input, but do not have planning/housing backgrounds. We would have benefited from meaningful efforts on the part of OP to engage with us and our communities at a grassroots level, using our conversations to shape the Comp Plan rather than the other way around. ANC 1C also believes that OP's Comprehensive Plan "Amendment" process has left out residents who do not speak English as a first language, contrary to the Language Access Act, an especially important issue for the diversity of Ward 1 families and residents who will be affected.

Land Use Element

Policy LU-2.1.1: Variety of Neighborhood Types

Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future.**while encouraging the identification of appropriate sites for new development, and/or adaptive reuse to help accommodate population growth and advance affordability and opportunity.** 309.5

Proposed change: None.

Rationale: This is a fundamentally important land use policy. It should be maintained.

Policy LU-2.1.3 Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply **including affordable units** and expand neighborhood commerce with parallel goals to protect **respect** neighborhood character, preserve historic resources, and restore the environment. The overarching goal to "create successful neighborhoods" in all parts of the city requires an emphasis on conservation **conserving units and character** in some neighborhoods and revitalization in others although all neighborhoods have a role in helping to meet District-wide needs such as affordable housing and public facilities. 309.8

Proposed change: None.

Rationale: This remains a fundamentally important land use policy. It should be maintained.

Policy LU-2.1.7. Conservation of Row House Neighborhoods Character

Protect **Respect** the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, considering additional row house neighborhoods for "historic district" designation, and regulating the subdivision of row houses into multiple dwellings . Upward and outward extension of row houses which compromise their design and scale should be discouraged.309.14

Proposed change: Restore the deleted portion of the above text beginning with "considering" and ending with "dwellings".

Rationale: The need for this policy, particularly to guide the Zoning Commission, the Board of Zoning Adjustment and the Historic Preservation Review Board, remains undiminished. It should be maintained. OP's apparent position that it is not permissible even to "consider" additional historic designation for rowhouse neighborhoods in accordance with the body of District law it is charged with implementing is unacceptable.

Policy LU-2.1.8. Zoning of Low and Moderate Density Neighborhoods:

Unless a small area plan, District agency directive or study indicates otherwise, Ddiscourage the zoning of areas currently developed with single family homes, duplexes and rowhouses (e.g., R-1 through RF**R-4)** for multi-family apartments (e.g., R-5) where such action would likely result in the demolition of housing in good condition and its replacement with structures that are potentially out of character with the existing neighborhoods.]

Proposed change: Delete "Unless" through "otherwise". Replace "and" before "its replacement" with "or".

Rationale: Giving OP – or any executive agency-- the ability to nullify a Comprehensive Plan Policy at will, as OP now proposes, would be outrageous. The need for this policy remains undiminished and it should be maintained undimished..

LU-2 CREATING AND MAINTAINING SUCCESSFUL INCLUSIVE NEIGHBORHOODS 308
308.1 This section of the Land Use Element focuses on land use issues within the District's neighborhoods. It begins with a set of broad policies which state the city's commitment to sustaining neighborhood diversity and **protecting** enhancing the defining characteristics of each community. This is followed by a discussion of neighborhood appearance, particularly the treatment of abandoned and blighted properties. This section then turns to a discussion of residential land use compatibility issues, followed by a discussion of neighborhood centers and commercial land use compatibility issues. 308.1
Proposed change: Restore "SUCCESSFUL" and insert "and" before "INCLUSIVE"; restore "prortecting" and insert "and" before "enhancing".
Rationale: Having neighborhoods that can be considered broadly successful is an obviously valid goal. And it is also obvious that the defining characteristics of a community cannot be "enhanced" if they do not continue to exist – hence they need to maintain and protect them.

Policy LU-2.1.9: *Addition of Floors and Roof Structures to Row Houses and Apartments* ***Alterations to Rowhouses and*** **Apartments**
Generally discourage **alterations to buildings that result in a loss of familysized units** increases in residential density resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, **if** particularly where such additions would be **architecturally undistringuished** and out of character with the other structures on the block. Roof structures should only be permitted if they would not harm the **aim to respect the** architectural character of the building on which they would be added. or other buildings nearby. 309.14
Proposed change: Strike **"**that result in a loss of family-sized units" and insert "particularly where they result in the loss of family-sized units" between "apartment buildings" and "if". Correct spelling of "undistinguished". Strike "roof structures" before "should", and insert "Such alterations" in its place.. Restore "would not harm the" and strike "aim to respect the".
Rationale: (1) There is no reason to limit this policy to alterations that result in loss of family-sized units, although in practice commercial conversions of rowhouses and renovations of multifamily buildings typically involve an increase the number, and a reduction in the size, of dwelling units,

(2) Substitute "penthouses" for "roof structures", to be consistent with the current nomenclature of the Zoning Regulations.

(3) The second sentence should be consistent with the first, which is not limited to roof structures.

(4) The meaning of "aim to respect" in this context is obscure. The Policy should be expressed in plain language.

Policy LU-2.1.10. Multi-Family Neighborhoods
Maintain the multi-family residential character of the District's Medium- and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas**, unless those uses would likely provide jobs for nearby residents,** and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15

Proposed change: Strike "unless those uses would likely provide jobs for nearby residents," and insert in its place "while encouraging commercial uses that would likely provide jobs for nearby residents".

Rationale: No one should want to *invite* incompatible commercial uses into these or any other residential neighborhood, as the proposed policy seems to do. Preserving neighborhood character and welcoming job-providing commercial uses are not incompatible objectives.

Action LU-2.1-A : Rowhouse Zoning District

Develop a new rowhouse zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the *their* unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design). **Completed – see implementation table.** **309.19**

Proposed change: Modify the original text as follows:

Encourage and facilitate rezoning of RA-zoned rowhouse neighborhoods to the recently created RF -4 and RF-5 rowhouse districts Develop a new rowhouse zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the *their* unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design).309.19

Rationale: All that has happened by way of "implementation" is that the new zones were created in the zoning re-write. It is now important to move forward proactively to implement the steps taken in ZR16 to promote bringing zoning into line with the built environment in the row-house areas which these zones were intended.

Action LU-2.1-B. Amendment of Exterior Wall Definition Penthouse setback on detached dwellings, semi-detached dwellings, row houses and flats

Amend the city's procedures for roof structure review so that the division–on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements. **Completed – See implementation table.**309.20

Proposed change: Change title to read: "*Penthouse setback on detached dwellings, semi-detached dwellings, row houses and flats***".** Strike "roof structure" and replace it with "penthouse". Insert, at the end, "*Continue the requirement that penthouses be set back from all walls of detached dwellings, semi-detached dwellings, row houses and flats and buildings in R-1 though RF zones.* Strike **"** Completed – See implementation table**".**

Rationale: (1) Language should be consistent with the current nomenclature of the Zoning Regulations.

(2) These important protections against visually intrusive penthouses should be maintained as a matter of policy.

Action LU-2.1-C: Residential Rezoning

Provide a better match between zoning and existing land uses in the city's residential areas, with a particular focus on:

(a) Blocks of well-established single family and semi-detached homes that are zoned R-5-A *RA-1* or higher

(b) Blocks that consist primarily of row houses that are zoned R-5-B *RA-2* or higher

(c) Historic districts where the zoning does not match the predominant contributing properties on the block face.
In all these instances, pursue **consider** rezoning to appropriate densities to protect **respect** the predominant architectural character and scale of the neighborhood. 309.21

Proposed change: Restore "pursue", and insert, at the end of the foregoing text, **"utilizing the two recently created row house zones RF-4 and RF-5 where applicable."**
Rationale: Except for the recently reformed RF-1 zone, the need for this action remains widely unmet throughout the city. It should be pursued, and in the process changes in ZR16 designed to facilitate this action should be utilized.

Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas
Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas; and (b) limit the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood. *311.3*
Proposed change: Insert "(a)" between "that" and "prevent" in first line. Add a new sentence at the end: "Avoid converting residential use to non-residential use."
Rationale: The need for this action remains undiminished after the enactment of ZR16. It should be maintained and strengthened. The problem of conversion of residential use to non-residential (e.g.unauthorized transient accommodation) should be explicitly noted.

Policy LU-2.3.2: Mitigation of Commercial Development Impacts
Manage new commercial development so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas. Before commercial development is approved, establish **appropriate** requiremenets for traffic t**ransportation demand management** and noise control, parking and loading management, building design, hours of operation, and other measures as needed to avoid such **possible** adverse effects **of the benefits of commercial development in enlivening neighborhoods, generating taxes and creating jobs.**. 311.4

Proposed change: None.

Rationale: The need for this policy, particularly to guide the Zoning Commission and the executive branch, remains undiminished. It should be maintained.

Policy LU-2.3.5: Institutional Uses
Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history,**livability**, and future of **Washington, DC and its residents**.the District of Columbia. Ensure that **W**when such uses are permitted in residential neighborhoods, the**ir** y are design**ed** and operation ed in a manner that is**should be** sensitive to neighborhood issues and neighbors'that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic **transportation** and parking, hours of operation, outside use of facilities, and facility expansion. 311.7

Proposed change: Restore the original second sentence (beginning with "Ensure that").

Rationale: There is really no reason why the language of t his important policy should be watered down from the imperative "ensure" to the merely hortatory "should". .

Policy LU-2.3.7: Non-Conforming Institutional Uses
Carefully control and monitor institutional uses that do not conform to the underlying zoning to **promote** ensure their long-term compatibility. In the event such **institutions** uses are sold or cease to operate as institutions, encourage conformance with existing zoning and continued compatibility with the neighborhood. 311.9

Proposed change: Strike "promote" and restore "ensure their ". Insert, after "compatibility", "discouraging special exceptions or variances that allow them to operate at a different scale from the underlying zoning".
Rationale: The need for this policy, remains undiminished. It should be strengthened and maintained.

Policy LU-2.3.8: Non-Conforming Commercial and Industrial Uses
Limit Reduce the number of nonconforming uses in residential areas, particularly those uses that generate noise, truck traffic, odors, air and water pollution, and other adverse effects. Consistent with the zoning regulations, limit the expansion of such uses and fully enforce regulations regarding their operation to avoid harmful impacts on their surroundings. 311.10

Proposed change: Strike "and" before "other adverse effect", and insert "or" in its place..
Rationale: As written this policy would "limit" only those harmful nonconforming uses that have *all* the adverse effects enumerated in the first sentence. That should be corrected.

Policy LU-2.3.9: Transient Accommodations in Residential Zones
Continue to distinguish between transient uses—such as hotels, bed and breakfasts, and inns—and permanent residential uses such as homes and apartments in the District's Zoning Regulations. The development of new hotels on residentially-zoned land should continue to be prohibited, incentives for hotels (such as the existing Hotel Overlay Zone) should continue to be provided on commercially zoned land, and owner-occupancy should continue to be required for transient accommodations in residential zones, **consistent with applicable laws. Short Term housing for persons receiving social services is outside the scope of this policy's prohibtions.** 311.11

Proposed change: None.
Rationale: The need for this policy remains undiminished. It should be maintained.

Policy LU-2.3.10: Conversion of Housing to Guest Houses and Other Transient Uses
Control the conversion of **entire** residences to guest houses, bed and breakfast establishments, clinics, and other non-residential or transient uses. Zoning regulations should continue to allow larger bed and breakfasts and small inns within residential zones *as home occupations* through the Special Exception process, with care taken to avoid the proliferation of such uses in any one neighborhood. 311.12

Please refer to Policy 2.4.11 of this Element for additional guidance on hotel uses and the need to address their impacts.

Proposed change: None.
Rationale: The need for this policy remains undiminished and it should be maintained.

Policy LU-2.3.11: Home Occupations
Maintain appropriate regulations (including licensing requirements) to address the growing trend toward home occupations, accommodating such uses but ensuring that they do not negatively impact **hurt** residential neighborhoods. 311.13
Proposed change: None.
Rationale: The need for this policy remains undiminished. It should be maintained.

Action LU-2.3.A: Zoning Changes to Reduce Land Use Conflicts in Residential Zones
As part of the comprehensive rewrite of the zoning regulations, *D*evelop text amendments which: a. Expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones; b. More effectively manage the non-residential uses that are permitted as a matter-of-right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts; c. Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods; d. Provide for ground-level retail where appropriate while retaining the residential zoning along major corridors; and, e. Ensure that there will not be a proliferation of transient accommodations in any one neighborhood.
Completed – See Implementation Table.311.14

Proposed change: Restore deleted text and strike "Completed – See Implementation Table".
Rationale: Significant portions of this Action's extensive mandate remain unfulfilled post ZR16..

Action LU-2.3-B: Analysis of Non-Conforming Uses

Complete an analysis of non-conforming commercial, industrial, and institutional uses in the District's residential areas. Use the findings to identify the need for appropriate actions, such as zoning text or map amendments and relocation assistance for problem uses.

Proposed change: None.
Rationale: The stated objectives of this action remain valid; it should be retained.

Policy LU-2.4.7: Location of Night Clubs and Bars

*Provide zoning and alcoholic beverage control laws that discourage the excessive concentration and**encourage a mix of ground floor uses in commercial areas creating***

stronger retail environments *and minimizing potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts* ***and adjacent residential areas.*** *New uses that generate late night activity and large crowds should be* located away from low and moderate density residential areas and should instead be concentrated***prioritized*** *Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.*

Proposed change: Restore "discourage the excessive concentration and". Change "minimizing" to "minimize". Insert ", and" after "residential areas", to be followed by "*encourage a mix of ground floor uses in commercial areas creating stronger retail environments"* relocated to that position in the text. Strike "prioritized". The revised text would then read as follows:

Provide zoning and alcoholic beverage control laws that discourage the excessive concentration and minimize potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts and adjacent residential areas, and encourage a mix of ground floor uses in commercial areas creating stronger retail environments. New uses that generate late night activity and large crowds should be located away from low and moderate density residential areas and should instead be concentrated Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.

Rationale: The revisions proposed by OP obscure what should be the main objective of this policy, namely, to forestall excessive concentration of ABC establishments near residential areas.

312.13 Policy LU-2.4.9: High-Impact Commercial Uses

Ensure that the District's zoning regulations Llimit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high-impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods. 312.13

Proposed change: None.
Rationale: The need for this policy is undiminished.

312.15 Policy LU-2.4.11: Hotel Impacts

Manage the impacts of hotels on surrounding areas, particularly in the Near Northwest neighborhoods where large hotels adjoin residential neighborhoods. Provisions to manage truck movement and deliveries, overflow parking, tour bus parking, and other impacts associated with hotel activities should be developed and enforced. 312.15

Please refer to Policies 2.3.9 and 2.3.10 of this Element for additional guidance on hotel uses within residential neighborhoods.

Proposed change: None.
Rationale: The problems that this policy seeks to address remain and have not abated.

Action LU-2.4-B: Zoning Changes to Reduce Land Use Conflicts in Commercial Zones

As part of the comprehensive rewrite of the zoning regulations, consider text amendments that:
(a) more effectively control the uses which are permitted as a matter-of-right in commercial zones;
(b) avoid the excessive concentration of particular uses width the potential for adverse effects, such as convenience stores, fast food establishments, and liquor-licensed establishments; and
(c) consider performance standards to reduce potential conflicts between certain incompatible uses, if they do not require frequent and extensive monitoring. **Completed -- See Implementation Table**.

Recommended change: Strike "Completed – See Implementation Table.
Rationale: At least some of the problems that this Action seeks to address – e.g excessive concentration of liquor-licensed establishments -- remain unabated and were not effedctively addressed if at all by ZR16.

Historic Preservation Element

Policy HP-1.6.5: Commercial Signage
Control commercial signage to avoid the visual blight of billboards and intrusion upon the city's monumental grandeur and residential neighborhoods. Support the city's economic vitality and quality of life through carefully considered policies and regulations for commercial signage in designated entertainment areas.

Recommended change: **None.**
Rationale: This new policy is timely and highly important.

*Policy HP-2.4.6**HP-2.4.1**:* **Preservations Standards for Zoning Review** Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. **Monitor the effectiveness of zoning controls intended to protect characteristic features of older neighborhoods not protected by historic designation.** Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls.
Proposed change: None.
Rationale: The importance of this policy continues to increase. It should be maintained.

Mid-City Element

Mid-City Area Element -- *Overview, 2000.9.*

. . . Revitalization has increased the need to manage traffic and parking and assist small businesses. brought traffic and parking pressures, caused construction-related street disruptions, and has burdened small businesses trying to keep up with rising costs. There are also visible threats to the historic integrity of many of the area's residential structures, particularly in areas like Adams Morgan Lanier Heights, Reed Cooke, Park View, Columbia Heights, Bloomingdale, and Eckington, which are outside of designated historic districts. In some instances, row houses are being converted to multi-family flats, demolitions and poorly designed alterations are diminishing an important part of Washington's architectural heritage. Revitalization must be recognized to be offset by the perception and fact of longstanding residents being priced out of their historic homes even as some persons benefit from the tremendous rise in property values. 2000.9

Proposed change: Restore the terms "Adams Morgan" and "demolitions" in the foregoing text.
Rationale: Deletion of these terms significantly diminishes the factual accuracy of the text..

Mid-City Area Element -- *Planning and Development Priorities 2007 See Appendices for historical record of 2005-2006 engagement results.*

2007.1 Three Comprehensive Plan workshops took place in Mid-City during 2005 and 2006. These meetings provided an opportunity for residents to discuss both citywide and neighborhood planning issues. The Advisory Neighborhood Commissions provided an important voice in this discussion, particularly on the Future Land Use Map. There have also been many meetings in the community not directly connected to the Comprehensive Plan, but relating to other planning topics. These meetings have covered topics such as public realm and transportation improvements in Columbia Heights, revitalization of Georgia Avenue, redevelopment of McMillan Reservoir, parking and traffic issues in Adams Morgan, and the arts districts along U Street and in the greater Shaw area. 2007.1
2007.2 The community delivered several key messages during these meetings, summarized below:
2007.2 a. The distinct and eclectic character that defines Mid-City neighborhoods should be protected as infill development takes place. The communities of the Mid-City welcome community reinvestment, but are worried that the rapid pace of redevelopment may be changing the fabric of the community too quickly. The loss of neighborhood diversity was the greatest concern expressed at almost every Comp Plan meeting in the Mid-City area, and was raised in many different contexts—from the need for affordable housing to concerns about the influx of chain stores and decline of neighborhood businesses.

b. Housing opportunities should be increased for people at all income levels so that Mid-City can remain a diverse neighborhood. The citywide run-up in housing prices has particularly impacted Mid- City, as costs have soared beyond what many local residents can afford. Working families and lower income residents are being priced out of the area, and there are concerns that the community is becoming affordable only to upper income professionals. Preserving the existing stock of affordable units is important, either through rehabilitation or replacement of subsidized housing projects with new affordable units. The type of new housing being built in the area should be more varied. In particular, more three- and four-bedroom units are needed to attract and retain families.

c. New condos, apartments and commercial development should be directed to the areas that are best able to handle increased density, namely areas immediately adjacent to Metrorail stations or along high volume transit corridors. These areas are generally located around 14th and Park, along the 14th Street corridor, along

d. U Street—especially around the Metro station, along 7th Street and Georgia Avenue—especially west of Howard University, and in the southeastern corner of the Planning Area near the New York Avenue Metro station. Mixed use development, with multi-story housing above retail shops and services, is desirable in these locations and would reinforce the Mid-City's character as a vital, pedestrian- oriented neighborhood.

e. The row house fabric that defines neighborhoods like Adams Morgan, Columbia Heights, Pleasant Plains, Eckington, and Bloomingdale should be conserved. Although Mid-City includes six historic districts (Greater U Street, LeDroit Park, Mount Pleasant, Strivers' Section, Washington Heights and Kalorama Triangle), most of the row houses in Mid-City are not protected by historic district designations. Some are even zoned for highdensity apartments.

f. **A variety of problems have resulted, including demolition and replacement with much larger buildings, the subdivision of row houses into multi-unit flats, and top story additions that disrupt architectural balance. Intact blocks of well-kept row houses should be zoned for row houses, and not for tall apartment buildings, and additional historic districts and/or conservation districts should be considered to protect architectural character.**

g. The community is in dire need of additional parkland. Mid-City is the densest part of the city, but the ratio of park acreage per resident is among the lowest in the city. Rock Creek Park is a great resource, but is a long way from the eastern part of the Planning Area and is primarily a passive open space. The Area has a shortage of active play fields and recreational facilities, especially east of 16th Street. In many cases, schools are the only open spaces in the neighborhood, but access to school grounds may be restricted, and the school facilities themselves are suboptimal. Sites like the McMillan Reservoir Sand Filtration site offer the promise for additional neighborhood open space. New development there and elsewhere should set aside land for parks, while development along the area's commercial streets and around Metro stations should include pocket parks and plazas. Throughout the community, innovative approaches such as land trusts and easements should be considered to improve open space access.

h. Language barriers should be broken so that more foreign-born residents can get a proper education, find suitable housing, find a decent job, and participate in community life and civic affairs. With a growing population of immigrants and non-English speaking residents, the Planning Area needs alternative education options and

better access to literacy and language programs. If residents are to fill the good quality jobs to be created in the new economy, better vocational training and bilingual services are needed. Local public schools, charter schools, universities, and non-profits should be integral partners in these efforts

i. The arts should be recognized as an essential part of community life. While this is true in all parts of Washington, it is especially true in the multicultural neighborhoods of the Mid-City. The Planning Area has been the home of many ethnic and racial groups for more than 100 years, and has long been a center of creative expression and cultural diversity. The area should celebrate its past through heritage trails and historic exhibits, and celebrate its present through indoor and outdoor performance, art, and music. New cultural facilities must also be part of the area's future.

j. Better economic balance should be achieved in the neighborhood. The neighborhood centers on the west side of the Mid-City Planning Area are generally successful, with strong demand for commercial space. Neighborhood business districts on the east side, particularly along Georgia Avenue and North Capitol Street, are still struggling. There are numerous vacant and boarded up properties, along with concerns about fire safety, blight, and crime. Commercial gentrification is also an issue. Small corner stores and other businesses that are unique to the neighborhood are having a harder time getting by. The area's restaurants, ethnic establishments, and iconic neighborhood businesses are an important part of what defines this community. They should be strongly supported in the future.

k. Pedestrian safety, improved traffic operations, and parking management are all high priorities. Increased density within this already dense Planning Area creates busier streets—both for cars and for people. Despite its proximity to Metro, Columbia Heights will become more congested as 700 new housing units and 500,000 square feet of new retail space come on line. Parking demand will continue to exceed supply in Adams Morgan and Mount Pleasant. Commuter traffic along North Capitol Street and Florida Avenue will continue to burden side streets in Eckington and Bloomingdale. New solutions and strategies to traffic management are needed. Increasing transit service and improving pedestrian safety are important parts of the equation, but they must not be the only parts.

l. Public facilities in Mid-City need improvement. Many of the area's schools, libraries, and recreation centers are outdated and do not meet the needs of the community. At the same time, residents are concerned about proposals to use private development to leverage public facility replacement. A key concern is that public facilities are not rebuilt at the expense of neighborhood open space, which is already in very short supply. While MidCity has several outstanding new facilities, including the Girard Street Playground, the Columbia Heights Community Center, and Bell-Lincoln Multicultural Middle/ High School, there are still unmet needs. m. Mid-City needs "greening." This Planning Area has a very high percentage of impervious surface coverage and lost much of its tree cover during the 1970s, 80s, and 90s. Tree planting is needed to reduce urban runoff, create shade, remove air pollutants, and create beauty in the neighborhoods. Future development should incorporate green roofs and other methods to reduce resource consumption, conserve energy and water, and be more environmentally-friendly.

Proposed change: Restore the foregoing approximately three pages of text, pending a careful professional analysis to determine in what respects it remains valid, in what respects it should be updated, and why. Redraft the text accordingly.

Rationale: Mr. Trueblood has called for giving priority in commenting on OP's current draft to "big picture" problems. This section illustrates such a problem, which unfortunately is found in a number of instances throughout OP's proposed update of the Comp Plan.. In this case, OP has proposed simply to delete in its entirety some three pages of text on planning and development priorities in the current plan that resulted from extensive consultation with the community. Any observant resident of Mid-City neighborhoods will see that much of that material remains highly relevant today. OP has provided no reason to conclude otherwise, or offered any comparably thoroughgoing alternative analysis, but seems to assume the prerogative to discard these insights from the community wholesale simply because they've been around too long. This is both intellectually unsupportable and, incidentally, inconsistent with the nature of the current exercise as an update of the current Plan and not the drafting of new one, that OP has emphasjzed.

Policy MC-1.1.5: Conservation of Row House Neighborhoods:
Recognize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, in order to retain and increase the rental housing supply.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Policy MC-2.7.2: Eckington/Bloomindale**Neighborhood Character**
Protect **Preserve and retaiin** the architectural integrity **and cultural resources** of the Eckington/Bloomingdale neighborhood**s**, and encourage the continued restoration **compatible rehabilitation** and improvement of the area's row houses.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Policy MC-1.1.1: Neighborhood Conservation
Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. **The Planning Areas squares, alleyways, and historic alley buildings offer opportunities for preservation and creative development.** The area's rich architectural heritage and cultural history should be protected and enhanced.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Action MC-1.1.A: Rezoning Of Row House Blocks
Selectively rezone well-established residential areas where the current zoning allows densities that are well beyond the existing development pattern. The emphasis should be on

row house neighborhoods that are presently zoned R-5-B *RA-2* or higher, which include the areas between 14th and 16th Streets NW, parts of Adams Morgan, areas between S and U Streets NW, and sections of Florida Avenue, Calvert Street, and 16th Street. **Completed – See implementation table. 2008.12**

Proposed change: Delete "Completed – See implementation table".
Rationale: The need for this action remains widely unmet, including in some of the areas cited in the text. It calls for a sustained and systematic effort.

Introduction

102.1 The DC Code vests the Mayor with the authority to initiate, develop and submit a Comprehensive Plan to the DC Council, as well as the power to propose amendments following the plan's adoption. In the course of adoption, t**T**he DC Council may alter **adopts** the Comprehensive Plan, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

Proposed change: Modify the foregoing text as indicated below:

> §102.1 The DC Code requires vests the Mayor with the authority to initiate, develop and to submit the District elements of the a Comprehensive Plan and amendments thereto to the DC Council for revision or modification, and adoption by act, following public hearings,, as well as the power to propose amendments following the plan's adoption. In the course of adoption, t**T**he DC Council may alter **adopts** the Comprehensive Plan, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

The amended text will then read as follows:

> §102.1 The DC Code requires the Mayor to submit the District elements of the Comprehensive Plan and amendments thereto to the DC Council for revision or modification, and adoption by act, following public hearings, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

Rationale: The current version of this section in the Comp Plan is an accurate if abbreviated statement of the respective legal authorities of the Mayor, the Council and the National Capital Planning Commission with respect to the adoption and amendment of the Comprehensive Plan. Its legal basis is found in the following language that is repeated in essentially identical form twice in the Home Rule Act, as well as the provision in the DC Code requiring submission of acts of the Council to the Mayor for approval.

> "(a)The Mayor shall be the central planning agency for the District. He [s*ic*] shall be responsible for the coordination of planning activities of the municipal government and the

> preparation and implementation of the District's elements of the comprehensive plan for the National Capital. . . .”
>
> “b) The Mayor shall submit the District's elements and amendments thereto to the Council *for revision or modification, and adoption by act, following public hearings.* Following adoption and prior to implementation, the Council shall submit such elements and amendments thereto to the National Capital Planning Commission for review and comment with regard to the impact of such elements or amendments on the interests and functions of the federal establishment, as determined by the Commission.” DC Code §1-204.23. See also DC Code §§2-1002.

OP now proposes to strike the reference to the Council’s explicit authority to revise the Mayor’s proposals. Why? The only discernible reason is to suggest to the public that the Council’s “adoption” is to be a merely ministerial act automatically performed once the Mayor’s proposals are in hand – a needless little piece of misrepresentation apparently designed to enhance the Mayor’s role.

This is consistent with Director Trueblood’s misguided assertion, during the Council’s recent deliberation on the Framework Element, to the effect that the Council lacked authority under the Home Rule Act to tell the Zoning Commission how to act. The Chairman properly called him out on that point, but then, sadly, promptly relinquished a big piece of that authority to the Commission in §227.2 of the Framework element.

COMMENTS ON THE OFFICE OF PLANNING COMP PLAN “AMENDMENTS”

SUBMITTED BY CHRIS OTTEN, ANC1C AREA MEMBER THROUGH MY ADVISORY NEIGHBORHOOD COMMISSION, ANC1C

TO BE ADDED TO ANC1C ADDENDUM SEEKING GREAT WEIGHT RESPONSES FROM THE EXECUTIVE, NAMELY THE DC OFFICE OF PLANNING

FEBRUARY 5, 2020

HOUSING ELEMENT
CHAPTER 5

HOUSING ELEMENT CHAPTER 5

www.dcgrassrootsplanning.org/roadmap

OP'S CHANGES FLAGGED AS PROBLEMATIC

> * = text or language or paraphrasing from OP's redline document
> **CAPS** = my take on OP's redlined changes; my CAPS comments located below the text its criticizing

~~ page 2 ~~

* Applying Inclusionary Zoning (IZ) requirements to a variety of residential uses including new market rate buildings, rowhouse conversions, penthouse habitable space, and the prioritizing proffers of additional affordable housing through Planned Unit Developments (PUD);

SETS THE CURRENT REQUIRED IZ VOLUME AS PUD BENEFIT BENCHMARK (8 to 10% of new units). LAUGHABLE IF NOT SO SAD GIVEN AFFORDABLE HOUSING CRISIS

* Requiring District-owned land sold for housing to include 20 to 30 percent of the units as affordable;

SETS BENCHMARK FOR PUBLIC PROPERTY DEALS WITH "AFFORDABLE HOUSING" AT A PITIFULLY LOW BAR OF 20 TO 30%

* However, as the District remains attractive to and retains higher income households, rising demand and competition will put upward pressure on rents and a greater number of lower-income households will experience greater pressure from rising housing costs. Thus, greater public action is needed to fulfill the vision of an inclusive city.

SUPPLY AND DEMAND MANTRA -- NO ANALYSIS OF VACANCIES – 30,000 VACANT UNITS IN DC RIGHT NOW ACCORDING TO CENSUS

~~ page 3 ~~

* Broad affordability is a function of the overall market supply being able to meet rising demand. New supply can improve affordability by letting new residents move to the city without taking an existing unit, and by allowing existing residents to trade up thereby freeing up an existing unit for someone else to occupy.

~~ page 4 ~~

However, the supply
of 'naturally occurring' affordable units can be unstable due to potential pressure from both sides. Too little demand and decreasing rents are insufficient to cover maintenance and they fall into a state of disrepair and

become vacant and blighted. Too much demand and they are rehabbed into higher cost units.

~~ page 8 ~~
Figure 5.2 shows change in housing value and purchasing power from 2000 to 2017. The figure illustrates how median sales prices of single-family and Cooperative/Condominium homes have changed in relation to changes in the purchasing power 1 of married-couple families and non-family households. It shows that sales prices of single-family homes, while volatile, have tracked the purchasing power of married-couple families, whose incomes grew 3.9 percent per year since 2006, but whose purchasing power increased 7.0 percent per year as interest rates decreased. Over the same time, married couples in DC grew by over 14,600 new households, or just under half of all new households since 2006.

FACTS AND FIGURES COMPLETELY DEVOID OF RACE!!

~~ page 10 ~~

FAILED INCLUSIONARY ZONING PROGRAM BALLYHOOED BY OP

~~ page 11 ~~

* Moderating the cost of housing and expanding opportunities will require a regional effort. Consistent It will take a sustained multi-jurisdictional efforts coordination and partnerships, such as an analysis of the regional impediments to fair housing, and other approaches are needed to increase the supply of housing to and better meet demand at all incomes.

MORE UNSUBSTANTIATED SUPPLY AND DEMAND DOGMA -- NO MENTION OF VACANCIES NOW

* While housing is a regional market, it is also a very personal choice tied to family, community, and the unique identity shared by residents living in the District of Columbia and the Nation’s capital. The fact that many residents place a priority on maintaining their identity as Washingtonians partially explains why 71 percent of the District’s residents moving within the region stay within DC. The rate of retention is actually the highest for extremely low-income households with 77 percent staying in DC. This is due in part to Washington DC’s investment in public transit and affordable housing keeping housing and transportation costs low relative to the rest of the region. However, the same migration data suggests that lower income households tend to move east of the river. In addition, the District struggles to retain moderate income households earning between 80 and 100 percent of the MFI, with only 60 percent of them choosing to stay in the city. ix

I MEAN JUST UTTER HORSE MANURE, AS OP’S NARRATIVE CUTS AGAINST THE REALITY OF DISPLACEMENT -- > FOLKS ARE STAYING IN DC EVEN IF THEY MOVE, REALLY?!

~~ page 16 ~~

* 501.1 The overarching goal for housing is: Develop and maintain new residential units to achieve a total of 360,000 by 2025 that provide a safe, decent, accessible and affordable supply of housing for all current and future residents of throughout all neighborhoods of the District of Columbia.501.1

THE MAYOR'S NEW GOAL IS IN THIS HOUSING ELEMENT, 36000 NEW HOUSING UNITS WITHOUT TAKING INTO ACCOUNT FOR WHOM? NO ACCOUNTING FOR 30,000 VACANT UNITS NOW

* 502.3 As noted in the Land Use and Framework Elements, the city already has the land resources to meet this demand. But land alone is not enough to ensure the production of housing. And housing production alone does not guarantee that a portion of the new units will be affordable to all households. The approach must vary with the characteristics of the site and surrounding conditions. For instance, infill housing development in Neighborhood Conservation Areas typically has infrastructure but can be constrained by lot sizes and is dependent on surrounding market strength. Redevelopment of ground floor uses along the city's Main Street Mixed Use Corridors is often delayed until market demand drives housing prices high enough to overcome the return provided by the existing uses. Neighborhood Enhancement Areas not only need comprehensive infrastructure investment, but catalytic projects as well to demonstrate the viability of further private sector investment. Finally, large sites with significant capacity need major infrastructure investment to knit them into their surrounding neighborhoods. 502.3

ABSOLUTE GIBBERISH

* NEW Participation from private sector investors is critical to achieving Washington, DC's housing goal and presents several challenges as they pursue investment opportunities. Some locations remain underutilized within the permitted density for a variety of reasons. In some locations, existing ground floor uses produce a sufficiently high return that discourages and delays redevelopment. In other locations, the increased construction costs needed for taller building types sometimes lead investors to use lower density, less expensive methods that underutilize a site's potential development capacity. Finally, development of new supply tends to slow down as soon as supply starts to meet demand, and the pace of absorption and revenue growth slows or declines below investors' expectations. These are economic realities that all cities face.

WHAT IS THIS ABSOLUTELY UNSUBSTANTIATED BUFFOONERY

~~ page 19 ~~

. Public investment in high quality public infrastructure
including transportation, public space, schools and libraries is also critical to

ensuring all neighborhoods provide a high degree of access to opportunity. Administration of regulatory processes shall aim to encourage, not discourage, the creation of new housing. 503.1

PUTS ALL OF THE BURDEN ON US TO DEAL CONSEQUENCES OF DEVELOPERS HOUSING PROFIT; NO SHARING OF INFRASTRUCTURE COSTS FOR NEW LIBRARIES,, SCHOOLS, PIPES, UTILITIES, PARKS, CLINICS, ETC.

* The supply of housing should grow sufficiently to slow rising costs of market rate rental and for-sale housing. Expanding supply alone will not fulfill all of Washington, DC's housing needs at lower income levels, but it is one important element of the strategy to ensure unmet demand at higher price points does not further hasten the loss of 'naturally occurring' affordable housing.

MORE UNSUBSTANTIATED UPPLY AND DEMAND DOGMA

~~ page 21 ~~

* NEW Policy H-1.1.8: Production of Housing in High Cost Areas
Encourage development of both market rate and affordable housing in high cost areas of the city making these areas more inclusive. Develop new innovative tools and techniques that support affordable housing in these areas. Doing so increase costs per unit but provides greater benefits in terms of access to opportunity and outcomes.

WHEN WILL THE TOOLS FOR AFFORDABLE HOUSING BE IMPLEMENTED; O YEA, AFTER THE "MARKET RATE HOUSING" IS BUILT

~~ page 22 ~~

* NEW Action H.1.1.D: Research New Ways to Expand Housing
Continue research to expand market rate and affordable housing opportunities in Washington, DC such as expanding existing zoning tools and requirements. Consider a broad range of options to address housing constraints which could include updating the Height Act of 1910, a federal law, outside of the monumental core if it can promote housing production.

ATTACK ON THE DC HEIGHT ACT

~~ page 25 ~~

504.6 Policy H-1.2.1: Affordable Housing Production as a Civic Priority
Establish the production and preservation of affordable housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout all neighborhoods of the city. 504.6

EDITS HERE ELIMINATE *LOW INCOME* HOUSING AS A PRIORITY

~~ page 26 ~~

* NEW Table 5.4 Major Housing Programs in the District 504.9

USING GENERAL CALL TO CITY PROGRAMS TO DISMISS DISPLACEMENT CONCERNS AROUND PUD SITES; NO STUDY OF WHAT PROGRAMS AND HOW SUCCESSFULLY THEY HAVE BEEN IMPLEMENTED OVER THE PAST 12 YEA

~~ PAGE 28 ~~

504.14 Policy H-1.2.7: Density Bonuses for Affordable Housing
Provide zoning incentives, such as through the Planned Unit Development process, to developers proposing to build low- and moderate-income a substantial amount of affordable housing. Affordable housing above and beyond any underlying requirement. The affordable housing proffered shall be considered a top-priority public benefit for the purposes of granting density bonuses when new development is proposed, especially when the proposal expands the inclusiveness of high cost area by adding affordable housing. When density bonuses are granted, flexibility in development standards should be considered to minimize impacts on contributing features and the character of the neighborhood Density bonuses should be granted in historic districts only when the effect of such increased density does not significantly undermine the character of the neighborhood. 504.14

EDITS HERE ALLOW FOR BONUS DENSITY WITHOUT APPLYING A STRICT UNDERSTANDING OF "SUBSTANTIAL" AMOUNT OF AFFORDABLE HOUSING -- ALTHOUGH IMPLICATIONS COULD BE SET BY THE POLICY ABOVE ABOUT PUBLIC LAND WHERE HOUSING REQUIREMENTS ARE AT AROUND 20 TO 30%

* NEW Policy H-1.2.9 Advancing Diversity and Equity of Planning Areas
Proactively plan and facilitate affordable housing opportunities and make targeted investments that increase demographic diversity and equity across the city. Achieve a minimum of 15 percent affordable units within each Planning Area by 2050. Provide protected classes (see H-3.2 Housing Access) with a fair opportunity to live in a choice of homes and neighborhoods, including their current homes and neighborhoods.

REDUCTION FROM OVERALL GOAL OF 30% AFFORDABILITY THROUGHOUT THE CITY TO JUST 15% PER WARD OR NEIGHBORHOOD

~~ page 32 ~~

504.19 Action H-1.2.B: Commercial Linkage Assessment
Prepare an assessment of Review the District’s existing commercial linkage requirements to determine improve the effectiveness of this program and assess its impacts, advantages, and disadvantages such as how and when linkage fees are paid. Based on findings, adjust the linkage requirements as needed. 504.19

THIS WAS A 2006 ACTION ITEM --> NEVER COMPLETED, AND NOW STILL JUST A HOPE TO DO A REPORT AT SOMETIME? NO STUDY OF HOW THIS POLICY HAS BEEN IMPLEMENTED OVER THE PAST 12 YEARS

* 504.21 Action H-1.2.D: Land Banking
Develop a strategic land acquisition program to purchase land in the District to achieve specific housing and neighborhood goals, particularly for the District's three major development entities: the National Capital Revitalization Corporation, the Anacostia Waterfront Corporation, and the DC Housing Authority. Completed – See Implementation Table 504.21

OP ELIMINATES LAND BANKING~!! – NO STUDY OF HOW THIS POLICY HAS BEEN IMPLEMENTED OVER THE PAST 12 YEARS

* 504.24 Action H-1.2.G: Land Trusts
Support the formation of one or more community land trusts run by public, non-profit, or other community-based entities. The mission of the trust would be to acquire land while providing long-term leases to developers of rental and for-sale units. This approach helps ensure that the units remain affordable indefinitely. Completed – See Implementation Table504.24

MAYOR AND OP ELIMINATING LAND TRUSTS – NO STUDY OF HOW THIS POLICY HAS BEEN IMPLEMENTED OVER THE PAST 12 YEARS

~~ page 36 ~~

505.6 Policy H-1.3.1: Housing for Families Larger Households
Provide a larger number of Increase the supply of larger family sized housing units for families with children for both ownership and rental by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom market rate and affordable apartments across the city. The effort should focus both on affordability of the units and the unit and building design features that support families as well as the opportunity to locate near neighborhood amenities such as parks, transit, schools, retail and others. 505.6

!!GOOD CHANGES HERE!!

~~ page 41 ~~

* 506.10 Policy H-1.4.4: Public Housing Renovation
Public housing is a critical part of meeting the demand for affordable housing and preventing displacement. Continue efforts to transform distressed public and assisted housing projects to create into viable equitable mixed-income neighborhoods., providing Minimize displacement and resident moves, and ensure one-for-one replacement within the District of Columbia of any public housing units that are removed, and observe build-first principles where feasible. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10

WHERE FEASIBLE! PUBLIC HOUSING, REALLY?! WE NEED MORE PUBLIC HOUSING NOT LESS.

~~ page 42 ~~

* 506.12 Policy H-1.4.6: Whole Neighborhood Approach
Ensure that the planning for, and new construction of housing is accompanied by concurrent planning and programs to improve neighborhood services, schools, job training, child care, food access, parks, community gardens and open spaces, health care facilities, police and fire facilities, transportation, and emergency response capacity. 506.12

!! GOT BETTER !! NO STUDY OF HOW THIS POLICY HAS BEEN IMPLEMENTED OVER THE PAST 12 YEARS

* 506.13 Action H-1.4.A: Renovation and Rehabilitation of Public Housing
Continue federal and local programs to rehabilitate and rebuild the District's public housing units, including but not limited to the HOPE VI Choice Neighborhood program, Rental Assistance Demonstration (RAD) program, capital and modernization programs, the Community Development Block Grant program, and the District-sponsored New Communities program. 506.13

ALMOST DIDN'T CHANGE AT ALL -- STILL WEAK – NO STUDY OF HOW THIS POLICY HAS BEEN IMPLEMENTED OVER THE PAST 12 YEARS

* 506.16 Action H-1.4.D: Tax Abatement
Consider geographically targeted tax abatements and other financial incentives to encourage market rate housing with affordable housing that exceed minimum Inclusionary Zoning standards development in areas where housing must compete with office space for land, similar to the former Downtown Tax Abatement Program. Abatements should consider the potential created by the conversion of existing office to residential. The potential costs and benefits of tax abatements must be thoroughly analyzed as such programs are considered. 506.16

WEAKENED TO INCLUDE PUBLIC FINANCING OF "MARKET RATE HOUSING" AKA MORE LUXURY BEING PAID FOR WITH OUR CITY TAX DOLLARS

~~ page 43 ~~

* 506.17 Action H-1.4.E: Additional Public Housing
Support efforts by the DC Housing Authority's planning goals to use its authority to create 1,000 additional units of for its public housing units by studying the need for additional units and developing strategies to meet the needs of existing units., Use subsidized subsidies by funding from the US Department of Housing and Urban Development under the public housing Annual Contributions Contract (ACC), RAD, and other sources. This action is contingent on the availability of funds for a local rent subsidy to cover the annual operating costs

for the new units. 506.17

STUDY STUDY AND MORE STUDY -- UNTIL ALL PUBLIC HOUSING HAS BEEN PRIVATIZED

* NEW Action H-1.4.F: Non-Housing Investment in Areas of Concentrated Poverty
Make non-housing neighborhood economic and community development investments, along with the preservation of existing subsidized affordable housing in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP as defined by HUD) to improve the neighborhood amenities and attract private sector investment to expand housing supply.

CONCENTRATED POVERTY AREAS TO INCLUDE MORE NON-HOUSING INVESTMENT; COULD BE GOOD IF THE COMMERCIAL/RETAIL PROJECTS ACTUALLY HIRE AND INCLUDE DIRECTLY AFFECTED AREA RESIDENTS

~~ page 45 ~~

* NEW Action H-1.5.G: Remove Regulatory Obstacles
Continue to identify and review regulatory impediments to the production of market rate and affordable housing. Remove unnecessary and burdensome regulations, and propose more efficient and effective alternatives for achieving important policy and regulatory goals.

THE MAYOR JUST WANTS REMOVE ALL COMMUNITY INPUT AND OVERSIGHT ALREADY!!!

~~ page 50 ~~

WHAT IS DISPLACEMENT, LOL!

~~ page 51 ~~

* NEW
Addressing Displacement in Washington, DC
Washington, DC has one of the strongest set of anti-displacement programs in the country, which includes rent control, eviction protection, Tenants' Opportunity to Purchase Act, District Opportunity to Purchase Act, locally subsidized rents, tax assessment caps, and finally tax credits for low income and older homeowners.

USING GENERAL CALL TO CITY PROGRAMS TO DISMISS DISPLACEMENT CONCERNS AROUND PUD SITES; NO STUDY OF WHAT PROGRAMS AND HOW SUCCESSFULLY THEY HAVE BEEN IMPLEMENTED OVER THE PAST 12 YEARS

* Yet, protecting vulnerable citizens from the forces that lead to displacement clearly continues to be one of the greatest challenges to growing an equitable and inclusive city. Residents affected by physical displacement are relatively small on an annual basis and can be provided assistance more easily than the

significantly larger number and range of households facing economic displacement from rising housing costs caused mainly by a lack of supply.

AGAIN, DISMISSING REALITY OF THE DISPLACEMENT NUMBERS, ESP OF BLACK FOLKS!

* Achieving such balance will require a
greater understanding of neighborhood submarkets, a more sophisticated approach to the allocation of funding, and difficult discussions among community stakeholders regarding approaches to increasing density. Addressing the broader economic displacement goes well beyond the responsibility of any single development. It is incumbent upon the District to strengthen existing policies and develop new ones to counteract and mitigate physical and economic displacement.

CONTINUING ON TO REMOVE THE RESPONSIBILITY OF PUD DISPLACEMENT FROM THE ZONING COMMISSION, IN HOPES THAT ONE OF THE GENERAL CITY PROGRAMS LISTED ABOVE WILL DEAL WITH IT! NO STUDY OF WHAT PROGRAMS AND HOW SUCCESSFULLY THEY HAVE BEEN IMPLEMENTED OVER THE PAST 12 YEA

~~ page 52 ~~

* NEW
Displacement is a citywide issue and all residents have a stake in addressing it, as it affects all – both current and future residents. Policies in the Comprehensive Plan, along with the District's housing programs and initiatives, will bolster the manner in which all forms of displacement are addressed.

AGAIN TO REMOVE DISPLACEMENT FROM ZONING COMMISSION RESPONSIBILITY DURING PUD REVIEW

~~ page 52 to 53 ~~

* Principles for the Redevelopment of Existing Affordable Housing

* As the
cost of housing rises, the need for dedicated affordable units becomes even greater. For these reasons, redevelopment of expiring affordable housing should use several strategies critical to Washington, DC's growth as an inclusive city, such as:
• Increase the capacity of housing overall, including both market rate and affordable units;
• Advance mixed income neighborhoods with both market rate and affordable housing;
• One-for-one replacement of affordable units;
• Provide family-sized housing, including multi-generation families;
• Build affordable units first to minimize displacement and maximize the return of residents to their community;

• Include tenants' rights of return and comprehensive relocation plans for tenants prior to the redevelopment.

MARKET RATE IS SHOWN IN ALL THE NEW POLICIES -- NO FOCUS ON AFFORDABILITY, IT HAS TO BE BOTH MARKET AND AFFORDABLE UNITS. REALLY EMPHASIS SHOULD BE ON LOWEST INCOME HOUSING AT THIS POINT!

~~ page 53 ~~

* NEW Many of these strategies will be difficult to achieve, and some may not be appropriate for an individual redevelopment, but the redevelopment of existing affordable housing should strive to employ as many of these strategies as possible. Critical to achieving the goal of inclusivity and the strategies above are the availability and certainty of the land use and financial incentives necessary to make the projects feasible.

AGAIN, THE MAYOR TRYING TO SHEILD ZONING COMMISSION FROM LOOKING AT DISPLACEMENT DURING REVIEW OF "INDIVIDUAL" PUD PROJECTS

~~ page 54 ~~

* 509.7 Policy H-2.1.3: Avoiding Displacement
Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing loss of rental housing units due to demolition or conversion, and the financial hardships created by rising rents on tenants. These programs should include Employ the Tenant and/or the District Opportunity to Purchase Acts (TOPA and DOPA respectively) and other financial tools such as the HPTF and the Preservation Fund. In addition, provide technical, and counseling assistance to lower income households and the strengthening of strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. 509.7

THIS COULD BE MUCH STRONGER EXPECTING CITY OFFICIALS TO PROACTIVELY IDENTIFY AND DIRECTLY HELP VULNERABLE FAMILIES AND AT RISK AFF HOUSING ESPECIALLY DURING PUD REVIEW OR WHEN UPZONING IS HAPPENING.

~~ page 55 ~~

* NEW Policy H-2.1.8: Redevelopment of Affordable Housing
As affordable housing reaches the end of its functional life, support the redevelopment of the site to the greatest extent feasible in line with the District's goals and strategies regarding equity and inclusion.

WHAT DOES THIS EVEN MEAN... TO THE GREATEST EXTENT FEASIBLE

stopped at page 55 of page 79 -->

COMMENTS ON THE DC COMP PLAN HOUSING ELEMENT CHAPTER 5 www.dcgrassrootsplanning.org/roadmap

The Office of Planning's definition of "displacement" is particularly troubling because it doesn't represent the full scope of what has happened in the District. If we are truly striving towards an "equitable" and "inclusive" city, neglecting to mention that the thousands of residents lost to the effects of gentrification-based displacement are Black is disingenuous and a blatant act of erasure. Speaking on "cultural displacement" is not representative of the thousands of Black families forced out as a result of being priced out of their homes or having their homes snatched from under them due to mortgage scams, taxes, deaths in the family, etc. The loss of "a sense of belonging" is caused by forcing luxury developments and "mixed-income neighborhoods" on existing communities. To state that DC has "one of the strongest set of anti-displacement programs in the country" is a slap in the face to the thousands of low- and moderate-income Black residents who have been forced to leave their homes to make way for the wealthier class that DC is actively fighting to attract. Maintaining existing communities should be DC's top priority, not attracting thousands who have no intention of staying. DC has always been transient by nature, but the culture leaves with each new iteration.

Callout Box: What is Displacement?

Displacement is an issue that many residents and policymakers are concerned about and is a critical challenge when attempting to achieve an equitable city. But it is also not a clearly defined term. It often relates to observation of neighborhood change at a high level, as well as situations in which a household is forced to move from their residence at the individual level. For purposes of clarifying processes and use for the Comprehensive Plan, there are three forms of displacement: physical displacement as households must move when the properties they occupy are redeveloped; economic displacement as housing cost increases in the neighborhood force the household to find other housing options; and cultural displacement as residents lose a sense of belonging or shared identity in their neighborhood due to neighborhood change or growth. While these may relate, they each have different planning responses.

How Displacement Affects Washington, DC

The loss of naturally occurring affordable housing units illustrated in Table 5.5 along with the decline of lower income, primarily black, households discussed in the Framework Element indicate Washington, DC has experienced significant displacement in many neighborhoods and across the city. National-level studies suggest that, by some measures, the District is the US city most impacted by both the increasing demand for housing from higher-income households and the decline in the number of lower income households.

Between 2006 and 2017, Washington, DC experienced a decline of more than

15,600 households earning between 30 and 80 percent of the MFI; 9,250 households were homeowners and 6,350 were rental households. Capitol Hill and other NE neighborhoods experienced the greatest decline with a decrease of 5,950 households earning between 30 and 80 percent of the MFI. During this time the data suggests there was a modest increase of extremely low-income households citywide; most moved East of the River and to Upper NW / NE where many have ended up paying more than 50 percent of their income on housing.

Addressing Displacement in Washington, DC

Washington, DC has one of the strongest set of anti-displacement programs in the country, which includes rent control, eviction protection, Tenants' Opportunity to Purchase Act, District Opportunity to Purchase Act, locally subsidized rents, tax assessment caps, and finally tax credits for low income and older homeowners.

Yet, protecting vulnerable citizens from the forces that lead to displacement clearly continues to be one of the greatest challenges to growing an equitable and inclusive city. Residents affected by physical displacement are relatively small on an annual basis and can be provided assistance more easily than the significantly larger number and range of households facing economic displacement from rising housing costs caused mainly by a lack of supply. Minimizing the impacts of physical and economic displacement requires balancing the cost-effective approach of preserving mixed-income housing in some locations and expanding housing supply in others through new construction and redevelopment. Achieving such balance will require a greater understanding of neighborhood submarkets, a more sophisticated approach to the allocation of funding, and difficult discussions among community stakeholders regarding approaches to increasing density. Addressing the broader economic displacement goes well beyond the responsibility of any single development. It is incumbent upon the District to strengthen existing policies and develop new ones to counteract and mitigate physical and economic displacement.

The decline in number of low-income homeowners, who are more insulated from rising housing costs, is an indication of cultural displacement. Older lower income households face many life changes or may pass their property on to heirs, leading to a natural turnover in residents and new faces in the neighborhood. Those who stay experience the loss of long-term friends, neighbors and local businesses, and often are confronted by the ever-increasing lure from the economic gain of selling. Confronting this form of displacement will require greater neighbor-to-neighbor and broader civic engagement. Housing policy can serve to retain vulnerable residents, but minimizing the impact of cultural displacement means maintaining community cultural institutions and businesses, creating civic spaces and events that cross-cultural divides and balancing different needs. The efforts must invite all to participate, interact, and grow a common experience and identity. Focusing efforts in this direction as discussed in other elements of the Comprehensive Plan, along with policies of the Housing Element, will help ensure that as our neighborhoods change and evolve, our neighbors continue to see that there is a place for them in their community and to share in the benefits of living in Washington DC.

Displacement is a citywide issue and all residents have a stake in addressing it, as

it affects all – both current and future residents. Policies in the Comprehensive Plan, along with the District's housing programs and initiatives, will bolster the manner in which all forms of displacement are addressed. In addition to policies contained in the Housing Element, see also the Arts and Culture Element and the Equity Crosswalk for policies and actions that address cultural displacement.

No language around displacement or policies/actions in Far NE/SE, Lower Anacostia Waterfront, Rock Creek East, Rock Creek West

Action CW-2.8.D	Action CW-2.8.D: Northwest One New Community Redevelop Northwest One as a mixed income community, including new market rate and subsidized housing, a new school and recreation center, a library and health clinic, and neighborhood-serving retail space. Redevelopment of Northwest One should: a. Restore the city street grid through Sursum Corda; b. Emphasize K Street NW as a "main street" that connects the area to NoM**a**~~A~~ and the Mount Vernon District; ~~and~~ c. Maximize private sector participation **d. One-for-one replacement of affordable units;** **e. Provide family-sized housing, including multi-generation families;** **f. Build affordable units first to minimize displacement and maximize the return of residents to their community; and** g. **Include tenants' rights of return and comp**
Policy FSS-2.6.3	Policy FSS-2.6.3: Bellevue-Washington Highlands Infill Encourage refurbishment and/or replacement of deteriorating apartment complexes within Bellevue and Washington Highlands. Where buildings are removed, encourage their replacement with mixed income housing, including owner-occupied single-family homes and townhomes as well as new apartments. Every effort shall be made to avoid resident displacement when such actions are taken, and to provide existing residents with opportunities to purchase their units or find suitable housing in the community. 1816.6
Policy NNW-1.1.9	Policy NNW-1.1.9: Affordable Housing Protect the existing stock of affordable housing in the Near Northwest Planning Area, ~~particularly in the Shaw and Logan Circle neighborhoods. Sustain measures to avoid displacement, such as tax relief and rent control, and to encourage the production of new affordable housing throughout the community~~. **by bringing to bear new measures to preserve and to produce affordable housing in a way that advances fair housing goals and minimizes displacement.** 2108.10

Action NNW-2.1.J	Action NNW-2.1.J: Expiring Section 8 Contracts **Implement the DC Housing Preservation Strike Force recommendations for** ~~Develop a strategy to renew **all affordable housing** the~~ expiring project-based Section 8 contracts within the Shaw area, **and beyond**, recognizing the vulnerability of these units to conversion to market rate housing. Consider the redevelopment of these sites with mixed income projects that include, **at a minimum**, an equivalent number of affordable units, and additional market rate units, **and measures to avoid displacement of on-site residents**. 2111.22
Policy UNE-1.1.4	Policy UNE-1.1.4: Reinvestment in Assisted Housing Continue to reinvest in Upper Northeast's publicly-assisted housing stock. As public housing complexes are modernized or reconstructed, actions should be taken to minimize displacement and to create homeownership opportunities for current residents. 2408.5
NEW Policy H-1.2.11	**Policy H-1.2.11 Inclusive Mixed Income Neighborhoods** **Support mixed income housing by encouraging affordable housing in high cost areas as well as, encouraging market rate housing in among low income areas while taking steps that build in long term affordability to minimize displacement and achieve a balance of housing opportunities across the city.**
NEW CALLOUT BOX	**Principles for the Redevelopment of Existing Affordable Housing** **Many of Washington, DC's affordable housing developments are aging past their functional lives. This means that not only are the affordability controls expiring, but the structures and systems are sometimes in a state of disrepair, inefficient, and without modern amenities. In addition, the neighborhoods, the surrounding land uses, and the needs of the city have changed. As the cost of housing rises, the need for dedicated affordable units becomes even greater. For these reasons, redevelopment of expiring affordable housing should use several strategies critical to Washington, DC's growth as an inclusive city, such as:** • **Increase the capacity of housing overall, including both market rate and affordable units;** • **Advance mixed income neighborhoods with both market rate and affordable housing;** • **One-for-one replacement of affordable units;** • **Provide family-sized housing, including multi-generation families;** • **Build affordable units first to minimize displacement and maximize the return of residents to their community;** • **Include tenants' rights of return and comprehensive relocation plans for tenants prior to the redevelopment.**

	Many of these strategies will be difficult to achieve, and some may not be appropriate for an individual redevelopment, but the redevelopment of existing affordable housing should strive to employ as many of these strategies as possible. Critical to achieving the goal of inclusivity and the strategies above are the availability and certainty of the land use and financial incentives necessary to make the projects feasible.
Policy H-2.1.3	Policy H-2.1.3: Avoiding Displacement Maintain programs to minimize displacement resulting from the ~~conversion or renovation of affordable rental housing to more costly forms of housing loss of rental housing~~ **units due to demolition or conversion, and the financial hardships created by rising rents on tenants**. ~~These programs should include~~ **Employ the Tenant and/or the District Opportunity to Purchase Acts (TOPA and DOPA respectively) and other** financial **tools such as the HPTF and the Preservation Fund. In addition, provide** technical, and counseling assistance to lower income households and ~~the strengthening of~~ **strengthen** the rights of existing tenants to purchase rental units if they are being converted to ownership units. 509.7
NEW Action H-2.1.J	**Action H-2.1.J: Tracking Displacement** **Track neighborhood change, development and housing costs to identify areas of Washington DC that are experiencing, or likely to experience, displacement pressures. Use the information to improve program performance and targeting of resources to minimize displacement and help residents stay in their neighborhood.**
Policy H-3.1.1	Policy H-3.1.1: Increasing Home Ownership Enhance community stability by promoting home ownership and creating opportunities for first-time home buyers in the District. Provide loans, grants, and other District programs in order to raise the District's home ownership rate from its year ~~2000~~ **2016** figure of ~~41~~ **39** percent to a year ~~2015~~ **2025** figure of 44 percent. Increased opportunities for home ownership should not be provided at the expense of the District's rental housing programs, or through the displacement of low income renters. 512.4

Land Use

Policy LU-1.1.5	Policy LU-1.1.5: Urban Mixed Use Neighborhoods Encourage new central city mixed use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the following areas: 1. Mt Vernon Triangle; 2. North of Massachusetts Avenue (NoMA);

	3. Downtown East **and Pennsylvania Avenue**; 4. ~~South Capitol Street corridor/Stadium area~~ **Buzzard Point/National Park/Audi Field**; 5. Near Southeast//Navy Yard; 6. ~~Center Leg Freeway air rights~~ **Capitol Crossing (neighborhood between Capitol Hill and Gallery Place);** ~~and~~ 7. Union Station air rights; **and** **8. Near Southwest/Wharf/L'Enfant Plaza Metro Area.** The location of these areas is shown in the Central Washington, **Downtown East**, and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should **require** ~~ensure~~ that they are developed as attractive pedestrian-oriented neighborhoods, with high-quality architecture and public spaces. Housing, including affordable housing, is particularly encouraged and should be a vital component of the future land use mix. 304.11
Policy LU-1.1.8	Policy LU-1.1.8 Reconnecting the City through Air Rights Support the development of air rights over rail tracks and highways. In several parts of the central city, there is the potential to build over existing railway tracks and highways. These undeveloped air rights are the result of the interjection of massive transportation infrastructure after the establishment and development of the original city. The tracks and highways have created gaps in the historic urban fabric that have left large areas of the center city divided and difficult to traverse. With substantial investment, these sites represent opportunities for development of housing, retail, and commercial buildings, and for the reconnection of neighborhoods and the street grid. Where possible, streets should be reconnected and air-rights development should be constructed at and measured from grade level consistent with adjacent land. When development at grade level is not physically possible, air rights should be measured by a means that provides for density and height commensurate with the zone district. Establishment of a measuring point for any particular air-rights development shall be consistent with An Act To regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Official Code § 6-601.01 et seq.) ("Height Act"), and should not be taken as precedent for other development projects in the city. Densities and heights should be sensitive to the surrounding neighborhoods and developments and be sufficient to induce the investment needed for such construction. 304.13
Action LU-1.1.C	Action LU-1.1.C: Development of Air Rights Analyze the unique characteristics of the air rights development sites within **Washington, DC** ~~the District~~. **Development sites should address the growing need for housing and affordable housing,**

	reconnect the L'Enfant grid, and enhance mobility. ~~Determine appropriate zoning and means of measuring height for each unique site consistent with the Height Act, taking into consideration the ability to utilize zone densities, the size of the site, and the relationship of the potential development to the existing character of the surrounding areas.~~ 304.16
Policy LU-1.2.1	Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites Recognize the potential for large, government-owned properties to supply needed community services **and facilities**, create local **affordable** housing, **education** and employment opportunities, remove barriers between neighborhoods, **enhance equity and inclusion**, provide large and significant new parks **including wildlife habitat**, enhance waterfront access, improve resilience, and improve ~~and stabilize~~ **Washington, DC's** ~~the city's~~ neighborhoods. 305.5
Policy LU-1.2.5	Policy LU-1.2.5: Public Benefit Uses on Large Sites Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are **housing, especially** affordable housing;, new parks and open spaces;, health care and civic facilities;, public educational facilities;, and other public facilities, **as well as employer attraction**. 305.10
Policy LU-1.2.8	Policy LU-1.2.8: Large Sites and the Waterfront Use the redevelopment of large sites to achieve related urban design, open space, environmental, **resilience, equity, accessibility**, and economic development objectives along the Anacostia Waterfront. Large waterfront sites should be used for water-focused recreation, housing, commercial, and cultural development, with activities that are accessible to both sides of the river. Large sites should further be used to enhance the physical and environmental quality of the river. 305.13
Policy LU-1.3.1	Policy LU-1.3.1: Station Areas as Neighborhood Centers Encourage the development of Metro stations as anchors for **residential,** economic and civic development **and to accommodate population growth with new nodes of residential development, including affordable housing in all areas of the District in order to create great new walkable places and to enhance access and opportunities for all District residents**. ~~in locations that currently lack adequate neighborhood shopping opportunities and employment.~~ The establishment and growth of mixed use centers at Metrorail stations should be supported as a way to **provide housing opportunities at all income levels** ~~reduce automobile congestion,~~ improve air quality, increase jobs, provide a range of retail goods and services, reduce reliance on the automobile, enhance neighborhood stability, create a stronger sense of place, provide civic gathering places, and capitalize on the development and public transportation opportunities which the stations provide. This **policy must be**

	balanced with ~~policy should not be interpreted to outweigh~~ other land use policies which ~~call for~~ **include conserving** neighborhood**s** ~~conservation. Each Metro station area is unique and must be treated as such in planning and development decisions~~. **At the same time, there are standards for** achieving **levels of population and employment density to levels of transit service to guide, but not decisively determine, thresholds of station-area development.** The Future Land Use Map expresses the desired intensity and mix of uses around each station, and the Area Elements (and in some cases Small Area Plans) provide more detailed direction for each station area. 306.10
	Policy LU-1.3.3: Housing Around Metrorail Stations Recognize the ~~opportunity~~ **need** to **build housing that serves a mix of incomes and household types including families,** senior**s** ~~housing and more affordable "starter" housing for first-time homebuyers~~ **and persons with a range of incomes from the lowest to persons who can afford high priced, market rate units** adjacent to Metrorail stations, given the reduced necessity of auto ownership (and related reduction in household expenses) in such locations. 306.12
NEW Policy LU-1.3.3a	**Policy LU-1.3.3a: Affordable Rental and For-Sale Multifamily Housing Near Metrorail Stations** **Explore mechanisms to encourage permanent affordable rental and for-sale multifamily housing adjacent to Metrorail stations, given the need for accessible affordable housing and the opportunity for car-free and car-light living in such locations.**
Policy LU-1.3.4	Policy LU-1.3.4: Design To Encourage Transit Use Require architectural and site planning improvements around Metrorail stations that support pedestrian and bicycle access to the stations and enhance the safety, comfort and convenience of passengers walking to the station or transferring to and from local buses. These improvements should include lighting, signage, landscaping, and security measures. Discourage the development of station areas with conventional suburban building forms, such as shopping centers surrounded by surface parking lots, or low-density housing. 306.13

509 H-2.1 PRESERVATION OF AFFORDABLE HOUSING

509.1 In 2006, the Comprehensive Housing Strategy Task Force concluded that there were roughly 30,000 affordable and inexpensive market rate housing units throughout the District of Columbia that were at risk of being lost. This is more than 10 percent of the city's housing stock, and it shelters many of the city's most vulnerable residents. To avoid displacement, the District will need to channel a greater share of the revenues being created by the strong housing market into new programs that preserve affordable units. This must be a priority in the city's most affluent areas as well as its poorest areas-indeed, preserving affordable units in affluent neighborhoods is especially important given the high cost of producing new units. 509.1

509.2 Many of the units that are at risk currently receive their funding through the federal Section 8 program. The program was initiated in 1974 and placed 20- to 40-year affordability contracts on apartment buildings. Thousands of these contracts are now expiring, with many of the units being converted to market rate rentals. In fact, half of the current project-based Section 8 dwellings are due to expire between 2005 and 2009. Many are located in gentrifying neighborhoods, and there are few incentives to building owners to keep them affordable. 509.2

The DC Fiscal Policy Institute estimated that rising rents alone caused a loss of 7,500 units with rent levels under $500 a month between 2000 and 2004. Over the same period, the number of homes valued at or below $150,000 decreased by 9,400.

509.3 Coupled with the loss of Section 8 units has been the demolition of 3,000 public housing units to make way for mixed income projects at East Capitol Gateway, Ellen Wilson, Henson Ridge, Wheeler Creek, and Arthur Capper Carrollsburg. Among these, only Ellen Wilson and Capper Carrollsburg include "one for one" replacement units for each subsidized unit removed. 509.3

509.4 Looking to the future, the city will need new programs to preserve its affordable stock, particularly its subsidized rental units. Rental housing comprises almost 60 percent of the housing stock and is the main housing option for those just entering the workforce and those without the initial resources to purchase a home. Low income renters are already more likely to pay more than half of their incomes on housing than any other group. A proposal for a District-sponsored rent subsidy program (similar to Section 8) has been included in the city's Comprehensive Housing Strategy to offset the expiring federal subsidies and help other households who are cost-burdened. The proposal calls for direct rental assistance to 14,600 extremely low income renters. 509.4

509.5 **Policy H-2.1.1: Protecting Affordable Rental Housing**

Recognize the fundamental importance of protecting and preserving rental and ownership housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Evaluate local socio-economic conditions, housing types, land values, and market trends specific to the areas around

new developments or where city policies and zone districts are anticipated to change. Use the required reporting and evaluations to protect those properties and residents that may vulnerable to displacement impacts brought on by land use changes and new developments. ~~Undertake~~Require that financing programs and conditions for development approvals seek to~~to~~ protect fully the supply of subsidized rental units and low-cost market rate units and homes owned by DC residents.~~.~~ 509.5

509.6 **Policy H-2.1.2: Expiring Federal Subsidies**

Preserve expiring subsidies for affordable housing units, particularly those in Section 8-based projects, and projects funded with Low Income Housing Tax Credits and Tax Exempt Bonds, ~~wherever possible~~ using city and private financing soruces.~~.~~ 509.6

509.7 **Policy H-2.1.3: Avoiding Displacement**

Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing. These programs must include~~should include~~ direct publci and private financial subsidies , as well as technical~~,~~ and counseling assistance to lower income households. ~~and the~~ S~~s~~trengthening of the rights of existing tenants to purchase rental units if they are being converted to ownership units through TOPA and DOPA. Require development review conduct meaningful local analysis of displacement pressures on the areas surrounding proposed new projects and require that zoning and other project approvals be conditioned on substantial private investment into preventing displacement of families, seniors, and those vulnerable to rising housing costs. 509.7

Rental housing comprises almost 60 percent of the housing stock and is the main housing option for those just entering the workforce and those without the initial resources to purchase a home.

509.8 **Policy H-2.1.4: Conversion of At-Risk Rentals to Affordable Units**

The city must use DOPA or support TOPA rights ~~Support efforts to~~ so that residents may purchase affordable rental buildings that are at risk of being sold and converted to luxury apartments or condominiums, in order to retain the units as affordable. Implement ~~Consider a~~a ~~-~~variety of programs, public and private, to manage these units, such as land banks, community land trusts and sale to non-profit housing organizations. Require that zoning and other project approvals be conditioned on substantial private investment into preventing displacement of families, seniors, and those vulnerable to rising housing costs. 509.8

509.9 **Policy H-2.1.5: Long-Term Affordability Restrictions**

Ensure that affordable housing units that are created or preserved with public financing are protected by permanent ~~long-term~~ affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by federal programs, affordable units should remain affordable for the

~~life of the building~~permanently through covenants that ride with land deeds and conditions for any future dispositions, with equity and asset build up opportunities provided for ownership units. 509.9

509.10 **Policy H-2.1.6: Rent Control**

Maintain rent control as a tool for moderating the affordability of older rental properties and protecting long-term residents, especially the elderly. In considering future refinements to the rent control program, the District should be careful to determine whether the proposed changes improve effectiveness, fairness and affordability without discouraging maintenance and preservation of rental housing units. Eliminate any loopholes in rent control policies, including ending guarantees for developers and landlords of an arbitrary annual profit. Ensure that as condition for approving hardship petitions, landlords are required to provide temporary housing options at equal housing costs until any renovations are complete so that landlords can renovate aging buildings and allow residents to return without being displaced. 509.10

509.11 **Policy H-2.1.7: Direct Rental Assistance**

Require the d~~D~~evelopment of, and fully fund, programs that provide direct rental subsidies for extremely low- and low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program. 509.11

509.12 **Action H-2.1.A: Rehabilitation Grants**

Require the city provide ~~Develop a~~ rehabilitation grants ~~program~~ for owners of small apartment buildings, linking the grants to income limits for future tenants. Such programs have been successful in preserving housing affordability in Montgomery County and in many other jurisdictions around the country. Require new developments be conditioned on providing financing into a rehabilitation fund dedicated to helping the neighborhoods surrounding the project area. 509.12

509.13 **Action H-2.1.B: Local Rent Subsidy**

Implement a local rent subsidy program targeted toward newly created public housing units, newly created extremely low income housing units, and newly created units of housing for formerly homeless individuals and families. 509.13

509.14 **Action H-2.1.C: Purchase of Expiring Section 8 Projects**

~~Consider legislation that would give the~~ The District must ~~the right to~~ purchase or employ emminent domain to prevent displacement and aquire assisted, multi-family properties (and to maintain operating subsidies) where contracts are being terminated by HUD or where owners are choosing to opt out of

contracts. 509.14

509.15 **Action H-2.1.D: Tax Abatement for Project-Based Section 8 Units**

Implement the program enacted in 2002 that abates the increment in real property taxes for project-based Section 8 facilities. Consider extending the abatement to provide full property tax relief as an incentive to preserve these units as affordable. 509.15

509.16 **Action H-2.1.E: Affordable Set-Asides in Condo C**onversions

~~Implement a r~~Require~~ment~~ that ~~20~~at least thirty ~~-~~percent (30%) of the units in all condo conversions be earmarked for qualifying low and moderate income households. The requirement should ensure that at least some affordability is retained when rental units are converted to condominiums. In addition, require condominium maintenance fees to be set proportionally to the unit price so as not to make otherwise affordable units out-of-reach due to high fees. 509.16

509.17 **Action H-2.1.F: Housing Registry**

Develop a registry of affordable housing units in the District and a program to match these units with qualifying low income households. 509.17

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66)) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

516 H-4.2 MEETING THE NEEDS F SPECIFIC GROUPS

516.1 The housing needs of the District's most vulnerable populations vary with each group. Some require housing with specific physical attributes, such as wheelchair ramps or bathrooms with grab bars. Some require housing with on-site support services, such as meal service or job counseling. Most simply need housing that is safe, secure, and affordable. Five specific groups are profiled below. 516.1

516.2 **Seniors**

In 2000, there were 70,000 District residents over 65, including 8,500 residents over 85. As the baby boom generation matures and as average lifespan increases, the population of seniors in the District is expected to increase dramatically. At the national level, the Census projects the number of senior citizens will increase by 104 percent between 2000 and 2030-almost four times the rate of the population at large. There will be a need for a broad range of senior living environments, serving residents across the income spectrum. This will be accompanied by a need for new programs, ranging from those that help seniors "age in place" through home retrofits to those that provide on-site nursing and health care in a congregate environment. As already noted, higher levels of assistance and affordable housing provided by both city and private sources ~~will be~~ is required to help senior homeowners on fixed incomes and to protect elderly renters from displacement. Ensure that extended family housing, where seniors can live with their children and grandchildren, is encouraged in new developments and is protected from displacement. 516.2

516.3 **Persons with Disabilities**

A disproportionately large share of the region's disabled population resides in the District of Columbia. While the city is home to just 12 percent of the region's total population, it is home to 34 percent of its low income disabled adults. In 2000, the District was home to 82,600 disabled adults— amounting to over 20 percent of its working age population. Many of these adults are unable to work due to mental or physical handicaps, and a quarter of them earned incomes below the poverty line. The number of housing units specifically designed for persons with disabilities, particularly units in facilities with services to help cope with these disabilities, is

far short of the actual need. All new developments and adaptive reuse of existing buildings and community facilities must include universal design principles seeking to allow access by all District residents. 516.3

516.4 **The Homeless**

Homelessness in the District of Columbia is a significant problem and one that has become worse in the wake of the current housing boom. In January 2005, the Metropolitan Washington Council of Governments estimated that there were 11,419 homeless persons in the region, including 2,694 who were chronically homeless. More than half of the homeless population, and two-thirds of the chronically homeless population, lived in the District. Provisions to assist the homeless must include emergency shelter, transitional housing, and permanent housing, along with supportive services. On so many levels, the need for such facilities and services outpaces supply. The shortfall will get worse if nothing is done, with more District residents at risk of becoming homeless. The city must ensure that a downtown shelter and day care service center is developed and maintained permanently. 516.4

516.5 **Ex-Offenders and Supervised Offenders**

Each year, the prison system in the District of Columbia releases 9,400 people. Between 2,000 and 2,500 of these ex-offenders return to the District, usually without the means to pay for market rate housing and in some cases without the skills or means to find a decent job. Many return to neighborhoods of high crime and poverty, remain chronically unemployed, and find shelter in group homes or shared housing. Unstable housing and a lack of employment undermine an ex-offender's success and can perpetuate the cycle of poverty and violence in the District's poorest neighborhoods. New developments and community projects and programs must be required to include training and substantial hiring of returning citizens who are District residents.516.5

516.6 **Persons with HIV/AIDS**

In 2002 the rate of reported AIDS cases in the District was 162.4 per 100,000

compared to 14.8 per 100,000 for the United States. In fact, the District has the highest incidence of AIDS in the United States, with a rate nearly double that of New York or San Francisco. In 2003, about 8,900 persons with AIDS resided in the District. Many persons with AIDS require special housing suitable for long-term care, yet a recent District survey found that the local need was double the number of units available. 516.6

The number of housing units specifically designed for persons with disabilities, particularly units in facilities with services to help cope with these disabilities, is far short of the actual need.

516.7 **Policy H-4.2.1: Short-Term and Emergency Housing Options**

Ensure that adequate short-term housing options, including emergency shelter and transitional housing, exists for persons with special needs, including people living with HIV/AIDS, harm-reduction units for substance abusers, detoxification beds and residential treatment facilities, halfway houses and group homes for returning offenders, and assisted-living and end-of-life care for seniors. The city must ensure a downtown shelter and day care service center is available for all District residents needing these social services. 516.7

516.8 **Policy H-4.2.2: Housing Choice for Seniors**

Provide a wide variety of affordable housing choices for the District's seniors, taking into account the income range and health-care needs of this population. Recognize the coming growth in the senior population so that the production and rehabilitation of publicly-assisted senior housing that meets universal design standards becomes a major governmental priority. Acknowledge and support the establishment of Senior Villages throughout the city that allow seniors to remain in their homes and age in-place. Ensure that extended family housing, where seniors can live with their children and grandchildren, is encouraged in new developments and is protected from displacement.

516.9 **Policy H-4.2.3: Neighborhood-Based Senior Housing**

Encourage the production of multi-family senior housing in those neighborhoods

characterized by large numbers of seniors living alone in single family homes. This will enable senior residents to remain in their neighborhoods and reduce their home maintenance costs and obligations. Ensure that extended family housing, where seniors can live with their children and grandchildren, is encouraged in new developments and is protected from displacement. 516.9

516.10 **Policy H-4.2.4: Barrier-Free Housing for the Disabled**

Work toward a target of designing eight (8) percent of the new housing units added to the city's stock over the next 20 years specifically to meet the accessibility needs of persons with physical disabilities. These units should be spread evenly across affordability brackets. 516.10

516.11 **Policy H-4.2.5: Ending Homelessness**

Reduce the incidence of homelessness in the city through homeless prevention efforts, development of subsidized housing for the homeless, and actively coordinating mainstream social services for persons who are homeless or at risk of becoming homeless. 516.11

516.12 **Policy H-4.2.6: Housing for Returning Citizens ~~Ex-Offenders and Supervised Offenders~~**

Create ~~adequate~~substantial housing plans for returning citizens ~~people exiting jail or prison~~ so that they do not become homeless, including the removal of barriers to reentering offenders living in public housing. Ensure that returning citizens ~~ex-offenders~~ are not concentrated into assisted housing projects but can find housing throughout the city that is affordable, clean, and barrier-free.~~.~~ 516.12

~~Multi-family senior housing in neighborhoods where many seniors are living alone in single family homes will enable seniors to remain in their neighborhoods and reduce home maintenance costs and obligations.~~

516.13 **Policy H-4.2.7: Persons with Mental Illness**

Support the production of housing for people with mental illness through capital and operating subsidies. Improve the availability and coordination of such housing with wrap-around mental health and other human services. Steps should be taken to prevent the eviction of mentally ill persons from publicly financed housing so long as they are following the rules of tenancy, and to ensure that each individual's housing is maintained if and when they need to be hospitalized. 516.13

516.14 **Policy H-4.2.8: Neighborhood-Based Homeless Services**

Encourage the provision of homeless services through neighborhood based supportive housing and single room occupancy (SRO) units, rather than through institution-like facilities and large-scale emergency shelters. The smaller service model can reduce the likelihood of adverse impacts to surrounding uses, improve community acceptance, and also support the reintegration of homeless individuals back into the community. 516.14

516.15 **Action H-4.2.A: Incentives for Retrofits**

Create financial incentives for landlords to retrofit units to make them accessible to persons with disabilities, and to include units that are accessible in new housing construction. 516.15

516.16 **Action H-4.2.B: Incentives for Senior Housing**

Explore incentives such as density bonuses, tax credits, and special financing to stimulate the development of assisted living and senior care facilities, particularly on sites well served by public transportation. 516.16

516.17 **Action H-4.2.C: Homeless no More**

Implement the recommendations outlined in "Homeless No More: A Strategy for

Ending Homelessness in Washington, DC by 2014." Among the recommendations are the production of 2,000 permanent supportive housing units for the chronically homeless and 4,000 units of permanent housing for households who experience temporary homelessness or are at risk of becoming homeless. 516.17

516.18 **Action H-4.2.D: Emergency Assistance**

~~Revive and strengthen~~ Require full city funding for ~~the~~ emergency assistance programs that cover ~~for~~ rent, mortgage, and/or utility expenses for all very low- and low-income families who need it and to prevent displacement homelessness. 516.18

Source: Comprehensive Plan Amendment Act of 2006, effective March 8, 2007 (D.C. Law 16-300) published at 54 DCR 924 (February 2, 2007); as amended by Comprehensive Plan Amendment Act of 2010, effective April 8, 2011 (D.C. Law 18-361) published at 58 DCR 908, 915 (February 4, 2011).

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ECONOMIC DEVELOPMENT ELEMENT
CHAPTER 7

714 ED-3.2 SMALL AND LOCALLY-OWNED BUSINESSES

714.1 Small goods and services businesses are a ~~an~~ critically important part of what makes the District's neighborhood commercial areas work. They provide full and part time employment opportunities for city residents and contribute to the city's tax base. They help sustain the diversity of neighborhood shopping areas, and enable the marketplace to respond to changing business conditions and consumer preferences. It is the city's small business proprietors that have initiated many of the District's commercial revitalization efforts, driven by a desire and commitment to upgrade their businesses, properties, and neighborhoods. 714.1

714.2 Approximately 95 percent of the businesses in the District have fewer than 50 employees. While these businesses represent just 34 percent of the District's private sector jobs, they are an essential part of the city's economic base. Sectors with high numbers of small businesses include construction, wholesale trade, retail trade, and food services. In fact, the average retail business in the city has about 10 employees and the average food service business has 17 employees. 714.2

714.3 The success of small businesses in these sectors and others is particularly important in the city's economically distressed communities. Small businesses in these areas can catalyze neighborhood renewal and provide local jobs. The availability of working capital and other forms of financial and technical assistance is important to promote their success. 714.3

714.4 One of the potential downsides of revitalization is the loss of small businesses as national chains move in. This can also result in the replacement of basic services with high-end specialty shopping that is not affordable to many residents. The District recognizes that neighborhood shopping areas should evolve in response to changes in consumer tastes and preferences, but it also recognizes the importance of avoiding displacement and economic hardship for the businesses that have anchored our city's shopping areas for years. 714.4

714.5 New programs may be needed to reduce "commercial gentrification" in the future. Measures should include but not be limited to income and property tax incentives, assistance to commercial tenants seeking to purchase their buildings, commercial land trusts (which buy local commercial space and hold it in perpetuity for the benefit of the community), and relocation assistance programs for displaced business. Zoning strategies, such as limits on the size of businesses or the length of street frontage, and tying zoning relief (variances, etc.) to explicit requirements for the preservation of local serving small businesses also should be included. There are also federal programs like the HUBZone (Historically Underutilized Business Zone). 714.5

714.6 **Policy ED-3.2.1: Small Business Retention and Growth**

~~Encourage~~ T~~t~~he retention, development, and growth of small and minority businesses must be prioritized as

a fundamental planning principle, ~~through a range of~~ District-sponsored technical and financial assistance programs must be employed to directly prevent displacement of small DC-based businesses or to encourage the development and sustainability of locally owned, operated, and staffed small businesses, worker-owned cooperatives, and other locally-based enterprises~~.~~ Commercial landowners must be given the financial tools such as tax abatements or subsidies to rising property taxes and property values. 714.6

714.7 **Policy ED-3.2.2: Small Business Incubators**

Provide low-cost rental space ("incubators") for small, home-grown businesses and start-up companies, particularly companies that are responsive to technological and economic innovation in the marketplace. A variety of spaces should be considered for business incubators, including vacant storefronts and surplus public buildings. 714.7

714.8 **Policy ED-3.2.3: Access to Capital**

Expand access to equity, debt capital, long-term debt financing, and small business loans for small and medium-sized businesses. ~~These tools~~ Public resources must ~~should~~ be used to leverage private investment in facade improvements, new and expanded business ventures, streetscape improvements, training of staff, hiring from within the neighborhoods being served, and other outcomes that help revitalize commercial districts and generate local jobs. 714.8

714.9 **Policy ED-3.2.4: Large Business Partnerships**

Promote collaborations and partnerships between small businesses and the District's major employers to increase contracts for small and disadvantaged businesses, including federal outsourcing contracts. 714.9

714.10 **Policy ED-3.2.5: Technology Transfer and Innovation**

Support ongoing efforts by the District's colleges and universities to promote technology transfer and innovation, and provide technical and financial assistance to help local entrepreneurs and small businesses. These efforts should include small business "clinics" and small business course offerings at institutions of higher education. 714.10

714.11 **Policy ED-3.2.6: Commercial Displacement**

Avoid the displacement of small and local businesses due to rising real estate costs and commercial leases. ~~Programs should be developed to~~City resources must be leveraged with private investments to maintain DC's small businesses and to ensure the city can offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices. ~~–~~714.11

714.12 **Policy ED-3.2.7: Assistance to Displaced Businesses**

Require direct assistance~~Assist~~ to small businesses that are facing displacement or are displaced as a result of rising land costs and rents, government action, construction projects, or new developments in the areas nearby. Meaningful ~~E~~efforts and concrete plans must be made in partnership with private landowners and developers ~~should be made~~ to find locations for such businesses within redeveloping areas, or on other suitable sites within the city. 714.12

714.13 **Policy ED-3.2.8: LSDBE Programs**

Expand opportunities for local, small, and disadvantaged business enterprises through city programs, incentives, contracting requirements, and other activities. 714.13

714.14 **Small and Minority Business**

Minority business enterprises represent an important sub-set of small businesses in the city. Their growth and expansion remains a particularly high economic development priority. The District has established a Small Business Development One- Stop satellite center in the Department of Employment Services headquarters, in partnership with the DC Minority Business Development Center. The partnership focuses on enhancing the performance and profitability of minority business enterprises and provides an important resource for minority business recruitment, seminars, business skill enhancement, incubation services, networking events, and pro bono counseling. Developments seeking entitlements from the city must include financing for, as well long term low cost commercial space to, locally owned, operated and staffed small businesses, worker-owned cooperatives, and local enterprises as a condition for development approvals.

714.15 **Action ED-3.2.A: Anti-Displacement Strategies**

~~Complete an analysis~~Implement ~~of~~ alternative regulatory and financial measures to mitigate the impacts of "commercial gentrification" on small and local businesses. Measures must include~~to be assessed should include~~ but not be limited to income and property tax incentives and abatements for small businesses, worker-owned cooperatives, and other locally-based enterprises, as well as ~~–~~historic tax credits, direct financial assistance, commercial land trusts, relocation assistance programs, and zoning strategies such as maximum floor area allowances for particular commercial activities. 714.15

714.16 **Action ED-3.2.B: Business Incentives**

Use a range of financial incentive programs to promote the success of new and existing businesses, including enterprise zones, minority business setasides, loans and loan guarantees, low interest revenue bonds, federal tax credits for hiring District residents, and tax increment bond financing. 714.16

714.17 **Action ED-3.2.C: Shopsteading Program**

Investigate the feasibility of a shopsteading program that would enable entrepreneurs and small businesses to open shop in currently vacant or abandoned commercial space at greatly reduced costs. 714.17

714.18 **Action ED-3.2.D: Small Business Needs Assessment**

Conduct an assessment of small and minority business needs and existing small business programs in the District on an annual basis. The study must be published publicly and ~~should~~ include recommendations to improve existing small business programs and to develop new programs as needed. 714.18

714.19 **Action ED-3.2.E: Best Practices Analysis**

Regularly a~~A~~nalyze what other cities have done to encourage and foster their small business sectors, including the development of business parks and incubators. Use this best practice information to inform District policy. 714.19

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717 ED-4.2 INCREASING WORKFORCE DEVELOPMENT SKILLS

717.1 A competitive and marketable workforce is crucial to the economic health of the District. Workforce development strategies must combine public and private investment and initiative to close the occupational skills "vacuum" that now exists in the city. The goal of these strategies should be to help District residents achieve economic self-sufficiency while providing a skilled labor pool that meets the needs of local employers. 717.1

717.2 In 1999, the District of Columbia Workforce Investment Council (DCWIC) was created to improve the skill level and employability of District residents. The Council is a public-private partnership consisting of private sector businesses, government leaders, faith and community leaders, labor leaders, educational representatives, and several DC Council members. For the last six years, DCWIC has led the charge to improve career information, counseling, job search assistance, and training. 717.2

717.3 A range of efforts has been launched by DCWIC in the last five years, including labor market surveys, a $20 million Lifelong Learning Initiative, $120 million in tax increment financing to help spur job creation in District neighborhoods, a Faith and Community-Based Initiative, various Internet applications to improve case management, and new partnerships with the private sector. The District is also about to create a Job Opportunity Bank, with private sector funds used to provide job training programs and workforce development grants. 717.3

717.4 Despite these initiatives, there is room for improvement. Some of the District's job placement and training services continue to have low success rates. From the employer's perspective, there is frustration that the reading, math skills, and computer knowledge of residents is still not at the level needed by business. Some members of the business community have called for customized training to specifically address employer needs. From the resident's perspective, the administration of workforce development programs is perceived as slow and cumbersome. This is made more complicated by the myriad of agencies involved, the lack of effective monitoring, and the urgency of finding employment for those who seek assistance. 717.4

717.5 Presently, the District's workforce development programs are administered through more than 20 federal and city agencies, including the District Department of Employment Services and the District Department of Human Services. Many of these programs are operated through private and non profit organizations. The District itself operates a network of One-Stop Career Centers, each providing a range of job placement services. 717.5

717.6 The District also has created programs to support the hiring of local residents and local firms, particularly for District government contracts. For example, the First Source Program is a cooperative effort between businesses and the city to ensure that District residents have the first opportunity to apply for and be considered for jobs (see "First Source Program" text box). In addition, DC Law 2-156 requires contractors who perform construction and renovation work with District government assistance to initiate apprenticeship programs through the D.C. Apprenticeship Council. There are also programs to eliminate

discriminatory hiring practices. 717.6

717.7 **First Source Program**

The First Source Agreement Program assures city residents priority for new jobs created by municipal financing and development programs. It mandates that all projects funded in whole or in part with District of Columbia funds, or other funds which the District administers, shall provide for increased employment opportunities for District residents. Each employer in the program must sign an agreement ensuring that:

- All job openings created are listed with the Department of Employment Services
- 51 percent of new hires are District residents. Employers who receive other District government benefits, such as Industrial Revenue Bonds, are also covered.

The program:

- Provides employment opportunities for DC residents
- Provides monitoring to ensure that employers are in compliance with the law
- Helps employers hire qualified District residents
- Assists employers in meeting contractual commitments.

717.8 Pursuing the District's goal of "increasing access to education and employment" is also about providing opportunities for career advancement for residents. Many of the city's entry level jobs have high turnover, low job security, few benefits, and remote possibilities for advancement. While these jobs may offer important initial opportunities, measures are also needed to provide opportunities for upward mobility and promotion. Some sectors, such as health care, higher education, and federal employment, may offer more promise for advancement than others. 717.8

717.9 **Policy ED-4.2.1: Linking Residents to Jobs**

Promote measures which increase the number of District jobs held by District residents. According to the 2000 Census, 71 percent of the jobs in the city were held by non-residents, up from 67 percent in 1990. While recognizing that some imbalance is inevitable due to the relatively large number of jobs and small number of residents in the city, the District should work to increase the percentage of resident workers through its job training and placement programs. All projects requiring zoning entitlements and other approvals from the city shall be required to provide training for jobs, and offer up a substantial number of job positions for project construction and after project operations begin over the life of the project. Job training and job positions shall be provided to, and prioritized for, DC residents local to the neighborhood

where projects are planned. 717.9

717.10 **Policy ED-4.2.2: Linking Job Training to Growth Occupations**

Target job training, placement, and vocational programs towards core and growth sectors and occupations, such as hospitality, higher education, health, construction, retail, urban agriculture, modern energy systems like solar installation, infrastructure installation and maintenance, and office support. Worker-owned cooperatives, union-supported occupations, and DC-based living-wage jobs shall be emphasized and required specifically as it relates to new development approvals. 717.10

717.11 **Policy ED-4.2.3: Focus on Economically Disadvantaged Populations**

Focus workforce development efforts on economically disadvantaged communities, particularly those with many unemployed or marginally employed residents. Assistance should also be focused on groups most in need, including persons with limited work skills, single mothers, youth leaving foster care, seniors, those with disabilities, ex-offenders, and persons with limited English proficiency. Development approvals must be conditioned on serving District residents local to the project and must include private financial investments into a venture fund that can support DC-based entrepreneurs, artist collectives, worker-owned cooperatives, and other local enterprises local to the neighborhoods where projects are planned. Development approvals shall be conditioned on private financing and long-term support for low-cost and in-kind commercial space, retail space, and office space for DC-based entrepreneurs, local businesses , artist collectives, worker-owned cooperatives, and other local enterprises Require jobs created by new developments to include childcare and healthcare expenses for low- and moderate income families. 717.11

717.12 **Policy ED-4.2.4: Neighborhood-Level Service Delivery**

Emphasize the delivery of workforce development programs at the neighborhood level. Continue neighborhood faith-based and community- based initiatives which deliver job training and placement services to unemployed and underemployed residents. Require jobs created by new developments to include childcare and healthcare expenses for low- and moderate income families. 717.12

717.13 **Policy ED-4.2.5: Business and Labor Partnerships**

Facilitate communication and partnerships between business, labor, commercial associations, and educational institutions to improve the skill levels of the District's workforce, improve job training and placement resources, and improve the labor pool available to the District's major employers. These partnerships could result in apprenticeship programs, pre-apprenticeship programs, entrepreneurial skills training, mentorship agreements, customized on-site job training, and vocational training. New development approvals shall be conditioned on private financing and long-term support for low-cost and in-kind commercial space, retail pace, and office space for DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises local to the neighborhoods where

projects are planned. Require jobs created by new developments to include childcare and healthcare expenses for low- and moderate income families. 717.13

717.14 **Policy ED-4.2.6: Entry-Level Opportunities**

Support the creation of entry level career opportunities, particularly for lower income youth and adults, and persons with special needs. ~~Recognize the need for~~ Require complementary efforts to provide affordable child care options, transportation, counseling, and other supportive services. Development approvals must be conditioned on serving District residents local to the project and must include private financial investments into a venture fund that can support DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises local to the neighborhoods where projects are planned. Development approvals shall be conditioned on private financing and long-term support for low-cost and in-kind commercial space, retail space, and office space for DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises 717.14

717.15 **Policy ED-4.2.7: Living Wage Jobs**

Promote the attraction and retention of long-term DC-based living wage jobs, emphasizing union-supported positions and worker-owned cooperatives, that provide employment opportunities for unskilled and semi-skilled workers. Use marketing strategies and incentives to promote ~~encourage the relocation of firms~~ DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises with such positions for ~~to the~~ District residents. 717.15

717.16 **Policy ED-4.2.8: Limited English Proficiency and Literacy**

Require ~~Encourage~~ English-as-a-Second-Language (ESL) programs and literacy training for residents in need of such services in order to overcome barriers to employment. 717.16

717.17 **Policy ED-4.2.9: Upward Mobility**

Encourage continuing education and career advancement programs to provide opportunities for upward mobility among the District's workforce. Encourage the growth of local businesses, entrepreneurs, artist collectives, worker-owned cooperatives, and other local enterprises which have been shown to provide career advancement or "ladder" opportunities for employees. 717.17

717.18 **Policy ED-4.2.10: Market-Responsive Programs**

Maximize the use of technology and labor market data to help District residents find suitable employment, training, and education. Examples of such applications include DOES publications such as "25 Hot Jobs" and the "Industry Profile Handbook." 717.18

717.19 **Policy ED-4.2.11: Innovation in Training**

Support innovative training strategies to fill skill gaps in the local labor force, including partnerships with the private sector, industry associations and individual government agencies. Examples of such strategies include the Cadet Training Program of the DC Fire and Emergency Medical Services Department, and the GSA's pre-apprenticeship program for the Southeast Federal Center.

717.20 **Policy ED-4.2.12: Local Hiring Incentives**

Maintain requirements for resident job training and placement for projects built and/or operated with any form of public subsidy/loan, grant or given other city incentives and entitlements. Promote incentives for similar training and hiring programs by the private sector. 717.20

717.21 **Policy ED-4.2.13: Equal Opportunity Compliance**

Ensure compliance by private sector employers in meeting equal opportunity and affirmative action requirements for groups that are underrepresented in the District's economy. 717.21

717.22 **Policy ED-4.2.14: Alternative Work Arrangements**

Encourage increased opportunities for alternative work schedules, such as part-time employment, flextime, job-sharing, and in-home employment to accommodate the needs of working parents, and others with dependent care responsibilities or mobility limitations. 717.22

See the Land Use Element for additional policies related to home based business.

717.23 **Policy ED-4.2.15: Involvement of Educational Institutions**

Seek the involvement of the Board of Education, the Board of Trustees of the University of the District of Columbia, and other educational institutions in the planning and implementation of workforce development programs. Encourage these entities to support the District's training efforts through their basic and adult education programs. 717.23

717.24 **Action ED-4.2.A: Alliances with External Organizations and Entities**

Use Memorandums of Understanding (MOUs) to develop alliances, networks, and other relationship building strategies that enhance the success of the District's workforce development initiatives. Such MOUs currently exist with organizations like the AFL/CIO, WMATA, and the Washington Post. 717.24

717.25 **Action ED-4.2.B: Labor Market Monitoring**

Maintain and publish accurate data on the job market to better connect job seekers with job opportunities in high-growth, high-demand sectors. Monthly data on employment, occupation and income should continue to be compiled by the Department of Employment Services. 717.25

717.26 **Action ED-4.2.C: Employer Needs Assessments**

Conduct annual surveys of employer needs, particularly in high growth industries. Develop new workforce development services and strategies to respond to these changing needs. 717.26

717.27 **Action ED-4.2.D: Outreach to Residents and Employers**

Improve the distribution of information on the District's job training, skill enhancement, and job placement programs, particularly in communities with high rates of unemployment. Ensure that outreach strategies provide for persons with limited reading proficiency. 717.27

717.28 **Action ED-4.2.E: Workforce Investment Act**

Continue implementation of the Workforce Investment Act, including programs for coordinated, customer-friendly, locally-driven job training and placement systems. Measures to improve the coordination of job training programs to avoid duplication of efforts and more effectively target District resources should be identified and implemented. 717.28

717.29 **Action ED-4.2.F: Training Program Tracking**

Track the effectiveness of job training programs. Use assessments of such programs to modify and improve them. 717.29

717.30 **Action ED-4.2.G: Best Practices Analysis**

Conduct a best practices analysis of national models for success in job training and readiness and use the results to evaluate and improve the District's programs. 717.30

717.31 **Action ED-4.2.H: Incentive Programs**

Identify possible new or strengthened economic incentives that encourage District businesses to hire jobseekers that are disadvantaged and hard-to serve, similar to the Work Opportunity, Welfare-to-Work, Empowerment Zone, and Renewal Community Employment tax credit programs. The feasibility of a community investment tax reduction should be explored for firms that establish major job training or retraining programs. 717.31

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COMMENTS ON THE ECONOMIC DEVELOPMENT ELEMENT Chapter 7 www.dcgrassrootsplanning.org/roadmap

Jobs

This topic is directly related to equity. DC is creating lots of jobs, but unemployment is much higher in DC than in region. The type of jobs DC encourages require college degrees and advanced skills. That has been the pattern for years and city is doubling down on that strategy. The jobs for least educated and skilled are primarily in the suburbs and city admits that public transportation to those jobs is difficult. Their suggested alternatives are insensitive and unhelpful, IMO. This is an area where OP should be focusing a lot more attention and urgency than it is. I recommend that GPC highlight to Council that OP has no plan and that it is ignoring the calls in Framework Element for equity and end to displacement. You can't implement those principles without jobs. OP's lip service to equity seems to be targeted to more skilled residents. In addition, OP pretends that our workforce cuts across income levels and thus, the demand for housing among our "thriving" workforce includes market rate and affordable housing. The data says otherwise, so these polices about housing are really about new market rate housing for the workforce that can get the jobs that DC is creating. Note the soft language on some of the amendments that we might support. Below are some statements from Economic Development Element amendments that support my conclusions. Red is current language that OP wants to delete. Underline is OP's new language. Yellow highlighting is from me.

Economic development is about more than simply increasing the number of jobs and improving the District's finances. It is also about ensuring that all residents have opportunities to thrive economically. This means fostering good quality jobs with career paths to higher wages and connecting more residents to those good quality jobs through better preparation better preparing District residents to fill those jobs. This is especially true for residents who have traditionally faced greater challenges accessing the benefits of the city and the region's economic growth, such as low-income and minority residents. Economic development It is about spreading harnesses the benefits of our strong regional economy more equitably to grow the District's economy equitably. and providing career advancement opportunities for working parents, young adults, and others. Economic development strategies are also critical to improving the quality of life in our neighborhoods, and bringing retail,shopping, restaurants, and basic services to communities that do not have are underserved by these amenities today. 700.3

The economic paradoxes of the District of Columbia have been widely documented. The city has more jobs than residents but still has an unemployment rate that is twice more than 50 percent higher than the regional average. Jobs in the District provide some of the highest wages in the country, but over 20 16 percent of the city's residents live below the poverty line. The region has the fastest annual job growth rate in the country (2.3 percent),has had strong and sustained economic growth,adding an average of more than 41,000 jobs a year since 2000. Yet Despite sustained job growth locally and regionally,many District residents continue to face long-term unemployment due to persistent education and skills gaps.in the city is rising.Additionally,billions of dollars of income are generated in the District,the majority of which the city is unable to tax because its earners live in other states.This limitation adds to the District's challenge harnessing its economic growth to invest in residents with the greatest need.700.7

By 2045 Over the next twenty years, the District is projected to add 125,000 247,100 jobs. The One of the most significant economic challenges single greatest economic development challenge facing the city will be to link filling more of these jobs to with District residents. This will not only create wealth and opportunity within Washington, DC the city, it will offset commuter traffic, reduce social service expenses, and improve the quality of life for thousands of households. Confronting this challenge successfully will require a multi-pronged strategy to continue improving

improve the our educational system, increasing increase career vocational training, strengthening strengthen workforce preparedness, growing partnerships with employers, and improving improve the regional transportation network to support job access. 700.1

NEW The District is a leader in advancing equity and inclusion, particularly in technology-driven industries, through its educational, entrepreneurial and business development programs. Technology-driven innovation is likely to be a leading facet of the District's economic growth. However, there are major equity challenges to address, namely, ensuring that business and workforce development programs continue evolving to connect District residents to employment and business opportunities. An equity focus on business and workforce development programs is imperative because increased automation and legacy business disruption will likely result in reduced employment opportunities in some industries and occupations.

NEW Policy ED-1.3.7:Equitable Opportunities in Industries Enabled by Regulatory Reform Facilitate opportunities for locally owned small businesses and historically underserved populations to participate when new industries are enabled by regulatory reform. Examples include industries related to the legalization of cannabis and sports wagering.

According to employment projections prepared by the Department of Employment Services (DOES), over half 61 percent of the jobs to be created by 2012 2026 will require a bachelor's degree or better. District students need to be equipped with the education needed for these jobs so they can fully participate and benefit from economic growth. 715.2

In addition, The need to improve occupational skills, job training, and job placement in the city is clear. Although In 2017, the region's 3.2 3.8 percent unemployment rate in 2005 was lower than other comparable regions, and but its job growth rate of 2.3 1.4 percent was the best one of the slowest among large metropolitan regions.Together, these statistics indicate that the region's economy is operating efficiently but at a low-growth rate that reduces opportunities for residents who are not currently in the labor force.in the nation,

The District itself lags in key employment indicators. Its unemployment rate has been several percentage points above the region's, and often twice it is more than 50 percent as high higher. Additionally, its labor force participation rates for residents that have not graduated from college are thirty to forty percent lower than college graduates. Labor force participation is important because the unemployment rate is drawn from residents who are in the labor force. Together, these figures show that in 2015, 55 percent of adult residents whose highest level of educational attainment was a high school diploma were not employed while only 18 percent of college graduates were not employed. These indicators show that the District's residents have significant differences in their employment prospects.As shown in Figure 7.3, since 2000 the District has seen the peculiar trend of job growth coupled with rising unemployment.715.3

There is also a need to recognize that many of the job opportunities potentially available to District residents are located outside the city. In fact, nine in ten 82 percent of the new jobs that are likely to be created in metropolitan Washington between 2015 and 2035 during the next 20 years are forecast to be in the will be in the suburbs. Many of these jobs will be service, repair, sales and clerical positions suitable for entry-level employees or employees without advanced degrees. Thus, an important part of improving access to employment is improving access to the region's job centers. 715.5

Notably absent from the list of high growth occupations are those that simply require a high school diploma or equivalent. The District's share of jobs requiring post-graduate secondary education is already triple the national average is among the highest in the nation at 70 percent ,which is expected to increase to 76 percent by 2020.(9.9 percent compared to 3.3 percent). Conversely, positions requiring only a high school diploma currently represent 41 22.6 percent of the District's jobs, compared to 55 40 percent at the national level. These educational characteristics are similar to the region's occupational breakdown; the District's workforce development programs can also help increase residents' competitiveness for jobs regionally. 716

NEW Action ED-4.2.M: DC Housing Authority Employment Opportunities Explore opportunities to strengthen and expand employment opportunities for low-income and very low-income residents with the DC Housing Authority and its contractors through the federal Section 3 program

The District's location at the center of the regional transportation network and Metrorail system provides good access to rail-served job centers like Bethesda and Rosslyn. However, there is limited transit service to some significant suburban employment centers, which increases financial pressure on lower-income residents who have less affordable and reliable access to employment in those areas. there are few options other than driving or long bus commutes to reach the employment centers with the fastest projected growth rates-places like Reston and Fort Belvoir, Virginia, or National Harbor Gaithersburg and Konterra (Beltsville)White Oak, Maryland. Even within the city, there are challenges to commuting resulting from crowded Metrorail trains and buses, congested roads, and costly parking for those who cannot conveniently use transit. 718.2

The extension of Metrorail to Tysons Corner and Dulles Airport will improve transit access to the region's job centers., but its completion is many years away. Shorter-term and less expensive Other solutions to improve access to regional employment centers that are not served by Metro include, including ride-matching on-demand ride-hailing services, carpooling, and vanpooling programs bus routes, and shuttles.to the region's job centers; and additional reverse commuter bus routes, will be needed.Such solutions must be forged through regional agreements and partnerships, working through entities such as the Greater Washington Board of Trade,The Washington Metropolitan Area Transit Authority,the DC Workforce Investment Council, and the Metropolitan Washington Council of Governments. 718.3

NEW Action ED-4.3.B: Increasing Access to Employment Pursue opportunities to develop High Capacity Transit Corridors that connect low-income communities to major employment areas both in the District and region.

NEW Action ED-4.3.C: Housing a Thriving Workforce Study how job growth and the city's economic strategy will affect demand for market rate and affordable housing to inform the development of housing strategies that can meet the housing needs of a thriving workforce.

PDR JOBS

Production, Distribution and Repair (PDR) areas in the District play an important role in city operations, in addition to protecting space for industries that make, distribute and repair goods. Production, Distribution and Repair (PDR) jobs industries include the construction trades, utilities, transportation, publishing, manufacturing, wholesalers, and service providers such as commercial laundries. When these various industries are considered assessed collectively, they account for approximately 10 9 percent of the District's employment. PDR employment in the District has been broadly stable since 2006 over the past several years. Declines in some sectors industries, such as manufacturing publishing, have been offset by growth in other sectors industries, such as construction and warehousing food and beverage production.

PDR jobs are particularly desirable in the District, as they offer competitive wages to persons with limited education and academic credentials. An analysis by the DC Office of Planning in 2014 found that the jobs created in PDR areas pay $4 to $7 more on average than comparable jobs in retail,while requiring little to no training or education. Additionally, they frequently provide opportunities for career advancement and on-the-job training. The ability to continue creating this type of job in the District is a key to growing inclusively.(see the "Industrial Land Transformation Study" text box for more information). 711.1

Currently,residential neighborhoods are emerging in and near PDR areas, such as Florida Avenue Market, Ivy City, Edgewood and Buzzard Point. As of 2014,less than 3 percent of the District's future land use was dedicated to PDR, which is low in the context of comparable cities, such as San Francisco and Boston.have come under scrutiny as developers have run short of more favorably located sites. This is particularly true around the New York Avenue Metro station, but is also the case on the New York Avenue industrial corridor and in other industrial areas such as Blair Road and Buzzard Point.Although Washington has never been an "industrial" city, it still grapple with how much industrial land it can afford to lose before basic support services and municipal government functions are impaired (see "Industrial Land Use Study) Due to this limited supply, the District recognizes the importance of PDR uses, which facilitate economic dynamism and support the delivery of municipal and other services. These areas are a limited resource that is important to many facets of the District's economy and they should continue to serve the needs of the city.711.2

NEW Policy ED-2.5.6: Workforce Development Encourage PDR businesses and training programs to link unemployed and underemployed residents to career pathways. PDR industries are particularly effective entry-level jobs for hard-to-employ populations.

NEW Policy ED-2.5.7: Abating Nuisance Improve the relationship between PDR businesses and nearby residential communities by encouraging nuisance abatement through techniques, such as creating larger and more attractively designed buffers, sound reductions, emissions reduction,and creating amenities for residents through art, creative uses, retail and other services.

NEW Action ED-2.5.C: Siting of Food Aggregation, Processing and Production Facilities Explore the feasibility of developing food hubs, central storage, and community kitchens to expand healthy food access, federal nutrition program participation, and economic opportunity in under-served areas. These sites should be co-located whenever possible with job training, business incubation, and entrepreneurship programs.

Community Equity

Policy ED-3.1.7: Community Equity Investment Provide opportunities for community equity investment in local economic development projects. This may include methods of business financing that provide District residents with greater opportunities to acquire for equity shares in new development. 713.11

One of the potential downsides of revitalization is the loss of small businesses as national chains move in the cost of retail space increases beyond what many business models can support in the face of growing demand from new types of businesses, such as fast casual restaurants that generate particularly high-levels of revenue. This can also result in the replacement of basic services with high-end specialty shopping retail and dining that is not affordable to as many residents. The District recognizes that neighborhood shopping areas should evolve in response to changes in consumer tastes and preferences, but it also recognizes the importance of avoiding displacement and economic hardship for the businesses that have anchored our city's shopping areas for years. 714.4

NEW Callout Box: Employee Owned and Controlled Businesses Employee owned and controlled businesses, such as worker cooperatives are one form of small business ownership that produces an array of economic benefits for low-income communities that can effectively reduce economic disparity on a long-term basis. Employee owned and controlled businesses tend to provide higher wages, more opportunities for skill development, greater job stability and better benefits. This type of business is a proven community development practice that can help build economic equity by promoting living wages and reducing income inequality.

Promoting employee owned and controlled businesses is an opportunity to build community wealth and support workforce development in concert with other programs to continue building an inclusive city. Connecting prospective employee owned and controlled businesses with small business financing programs can improve the successful creation, implementation and expansion of worker cooperatives.

Policy ED-3.2.6: Commercial Displacement Avoid Mitigate the risk of displacement of small and local businesses due to rising real estate costs. Consider programs should be developed to offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices .Also consider enhanced technical support that helps long-standing businesses grow their revenues and thrive in the strengthening retail economy. 714.1

NEW Policy ED-3.2.8: Employee Owned and Controlled Businesses Support the creation and advancement of employee owned and controlled businesses. Consider techniques such as public funding to support the formation of cooperatives;prioritizing worker cooperatives in competitive contracting and procurement opportunities;aligning preferences for cooperatives with workforce and economic development initiatives;training partnerships with workforce development programs;andproviding technical assistance including financial and legal services.

According to employment projections prepared by the Department of Employment Services (DOES), over half 61 percent of the jobs to be created by 2012 2026 will require a bachelor's degree or better. District students need to be equipped with the education needed for these jobs so they can fully participate and benefit from economic growth. 715.2

LAND USE ELEMENT
CHAPTER 3

{Jim Schulman, AIA's Comments - inserted - on the}
Comprehensive Plan Land Use Element
Draft Amendments

~~DELETIONS~~
ADDITIONS

CITATION HEADING

CITATION Narrative Text. Citation

NEW **New text, policy, or action.**

CITATION ***Policy Element Abbreviation-Section Number.Policy Number: Policy Name***

CITATION *Action Element Abbreviation-Section Number.Action Letter: Action Name*

Completed Action Text (at end of action and before citation): **Completed – See Implementation Table.**

300 OVERVIEW 300

300.1 The Land Use Element is the cornerstone of the Comprehensive Plan. It establishes the basic policies guiding the physical form of the city, and provides direction on a range of development, ~~conservation~~ **preservation,** and land use compatibility issues. The Element describes the ~~balancing of priorities that must take place in order to~~ **range of considerations involved in** accommodat~~e~~**ing** a multiplicity of land uses within ~~the boundaries of the District of Columbia~~ **Washington, DC** 300.1

300.2 The critical land use issues ~~facing the District of Columbia~~ are addressed in this element. These include:

- ~~Promoting neighborhood conservation~~
- **Providing adequate housing, particularly affordable housing**
- **Conserving,** ~~C~~**c**reating and maintaining ~~successful~~ **inclusive** neighborhoods **accessibility, and diversity, while allowing new growth**
- Strengthening Downtown
- Enhancing neighborhood commercial districts and centers
- Balancing competing demands for finite land resources
- Directing growth and new development to achieve economic vitality **and creating jobs** while minimizing adverse impacts on residential areas and open space
- **Promoting transit-accessible, sustainable development**
- **Improving resilience**
- Siting challenging land uses 300.2

300.3 More than any other part of the Comprehensive Plan, this Element lays out the policies through which ~~the city will accommodate~~ growth and change **occur,** while conserving and enhancing ~~its~~ neighborhoods, commercial districts, and other areas. Because the Land Use Element integrates**, and to some degree balances,** the policies and objectives of all the other District Elements, ~~it should be given greater weight than the other elements~~ as competing policies in different elements are balanced. 300.3

300.4 Although the District of Columbia was almost fully developed by 1960, the demand for land for housing and jobs has continued to fuel land use change. The changing needs of the federal government, private industry, and ~~the city's~~ institutions ~~still~~ **continually re**shape the landscape**.** ~~on a daily basis. The city's~~ **A**~~a~~ging**, environmentally-inefficient, and underutilized** building stock ~~still~~ requires refurbishment and replacement. The renewed popularity of **urban**~~city~~ living generates the need for more housing and new amenities. 300.4

300.5 Land use changes have the potential to make **Washington, DC** ~~the city~~ more vibrant, economically healthy, exciting, and even more environmentally sustainable **and resilient** than it is today. But without proper direction and coordinated public investment, change can also be adverse. The Land Use Element strives for positive outcomes in all parts of the city by setting policies on appropriate uses and densities, and describing how different uses can successfully co-exist. 300.5

NEW **The built environment and natural features of the city can protect against the acute shocks and reduce the chronic stresses facing the District; conversely, without proper planning or maintenance, the built environment and natural features can make communities vulnerable to these shocks and stresses. The Land Use Element addresses the provision, protection, and enhancement of physical assets and critical facilities including housing, infrastructure and transportation systems, and its natural, historic, and cultural resources to become a truly resilient city. The vulnerability of buildings, infrastructure, and ecosystems to the adverse effects of climate change is expected to increase due to more days with high temperatures, more flooding caused by heavy rainfall and rising sea levels, and more economic disruption from extreme weather events**

300.6 The Element is divided into several sections. The first section provides basic data on land use and density in the District of Columbia. Subsequent sections of the element present policies and actions, organized under the following major topic headings:

- Shaping the City
- Creating and Maintaining Successful Neighborhoods
- Balancing Competing Demands for Land. 300.6

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The definitions of Land Use categories and description of the Future Land Use Map and Generalized Policies Map may be found in Chapter 2 (Framework Element).

301 **LAND USE PROFILE OF THE DISTRICT OF COLUMBIA** 301

301.1 The District of Columbia comprises 69 square miles, including approximately eight square miles of water and 61 square miles of land. Land use patterns, illustrated in Map 3.1, reveal an expansive city "core" of about four square miles centered around the open spaces of the federal city. The core is surrounded by an inner ring of moderate to high density residential and mixed use neighborhoods, extending west to Georgetown, north to Columbia Heights and Petworth, east across Capitol Hill, and south to the Anacostia River and Near Southwest. Beyond the inner ring is an outer ring of less dense development, characterized largely by single family housing and garden apartments. The two rings generally correspond to historic development patterns, with most of the inner ring developed ~~prior to 1910~~**by about 1920** and the outer ring developed after ~~1910~~**about 1920**. 301.1

301.2 The impact of the city's transportation network on land use patterns is apparent in Map 3.1. Most of the commercial and higher density development beyond the core of the city hugs radial avenues like Connecticut Avenue NW and Pennsylvania Avenue SE. Most of the District's industrial development follows the railroad corridors running from Union Station east along New York Avenue and north to Silver Spring. The historic connection between transportation and land use continues to shape the city today, with Metrorail station areas **being** ~~emerging as~~ the **most robust** ~~city's newest~~ activity centers. 301.2

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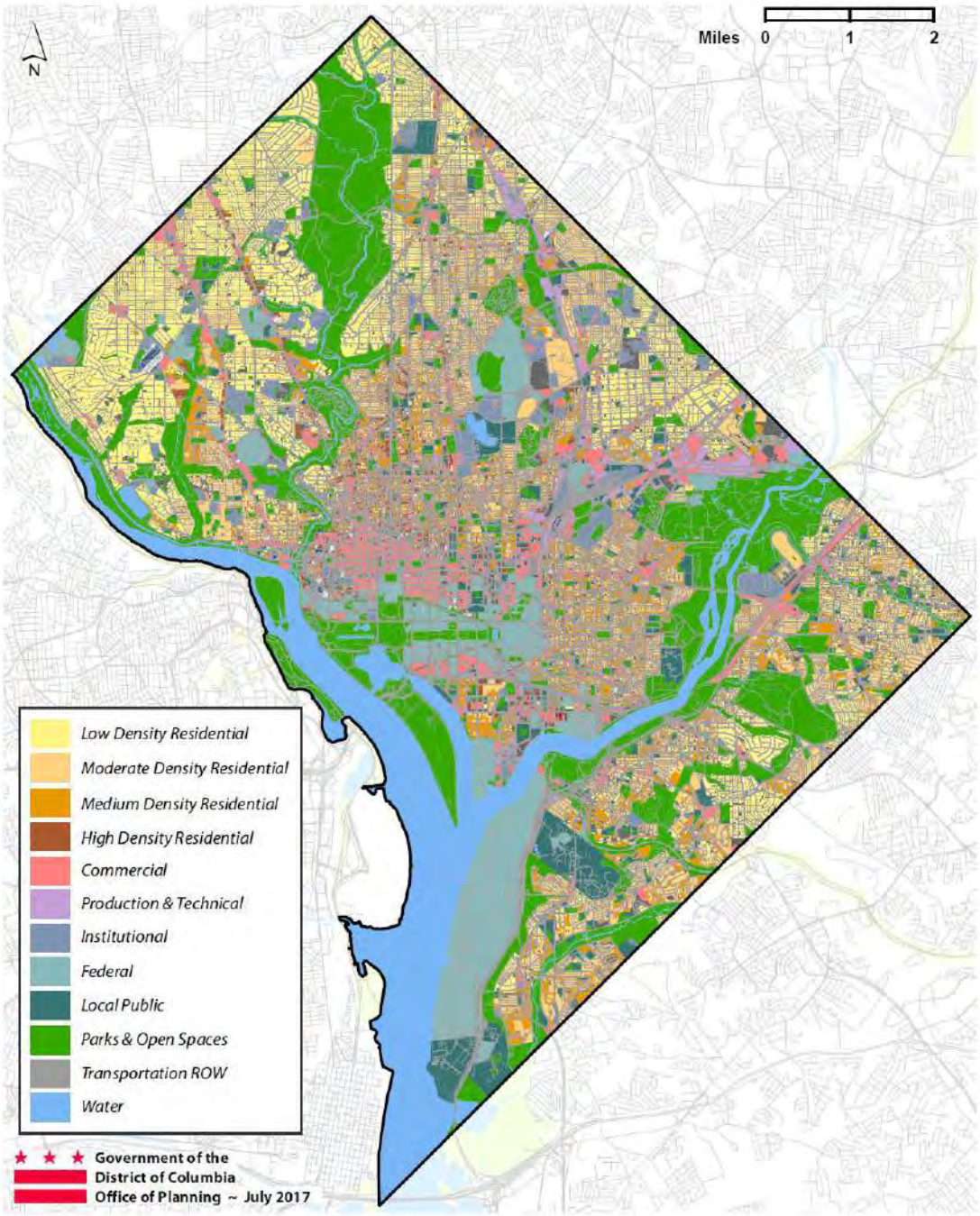
Draft Amendments

301.3 Map 3.1: Existing Land Use ~~2005~~**2017**



~~301.4 Table 3.1: Acres of Existing Land Use by Planning Area, 2005~~

301.5 Map 3.1 reveals other distinctive land use patterns. ~~The city's~~ **O**~~o~~pen space networks, particularly those along Rock Creek and the Potomac and Anacostia Rivers, are apparent. Large institutional uses—including some 2,000 acres of colleges, universities, hospitals, seminaries, and similar uses ~~across the city~~ are visible. Federal enclaves beyond the core of the city, such as **Joint Base Anacostia-**Bolling ~~Air Force Base~~, the St. Elizabeths Hospital **West** Campus, ~~Walter Reed Hospital,~~ and the Armed Forces Retirement Home, appear prominently. Many of the federal and institutional uses are located in areas that are otherwise residential in character. While this creates the potential for land use conflicts, these uses are also important open space buffers, job centers, community anchors, and resources for the surrounding neighborhoods. 301.5

301.6 Table 3.1 indicates the existing acreage in different land uses in each of the ~~city's~~ ten Planning Areas. Figure 3.1 shows the location of these Planning Areas. The table shows both similarities and differences between Areas. ~~Both the "inner ring" and "outer ring" neighborhoods generally contain 30 to 40 percent of their land areas in residential uses.~~ On the other hand, residential uses represent less than two percent of Central Washington and less than 10 percent of the Anacostia Waterfront. About 27 percent of the District consists of road rights-of-way, although only about **60%** ~~half~~ of this acreage actually consists of the paved streets themselves. For instance, road rights of way constitute 40 percent of Capitol Hill, but most of this land consists of landscaped or bricked front "yards" along streets with exceptionally wide rights-of-way. 301.6

301.7 Despite the significant number of jobs in the city, commercial uses represent less than five percent of the city's land area, and industrial uses represent ~~just~~ **less than** one percent. Commercial uses represent about ~~16~~ **14** percent of the land area in Central Washington, but less than two percent of the land area in Far Southeast/ Southwest. Many of the District's jobs are associated with federal facilities and institutional uses, which together make up about ~~13~~ **10** percent of its land area. Institutional lands appear throughout the city, but are especially prevalent in the three Northwest Planning Areas and in Upper Northeast. 301.7

301.8 Maps 3.2 and 3.3 show estimated population and employment density in the city and close-in suburbs as of ~~2005~~**2017**. The data is based on the traffic analysis zones used by the Metropolitan Washington Council of Governments for transportation modeling. Map 3.2 again illustrates the "ring" of fairly dense neighborhoods around the city center, and the denser residential development along major corridors like Connecticut Avenue NW and 14th Street NW. It also shows areas of fairly dense development east of the Anacostia River, primarily associated with large low- rise garden apartment complexes in Far Southeast. On the other hand, areas like Woodridge, Burrville, and Shepherd Park have low

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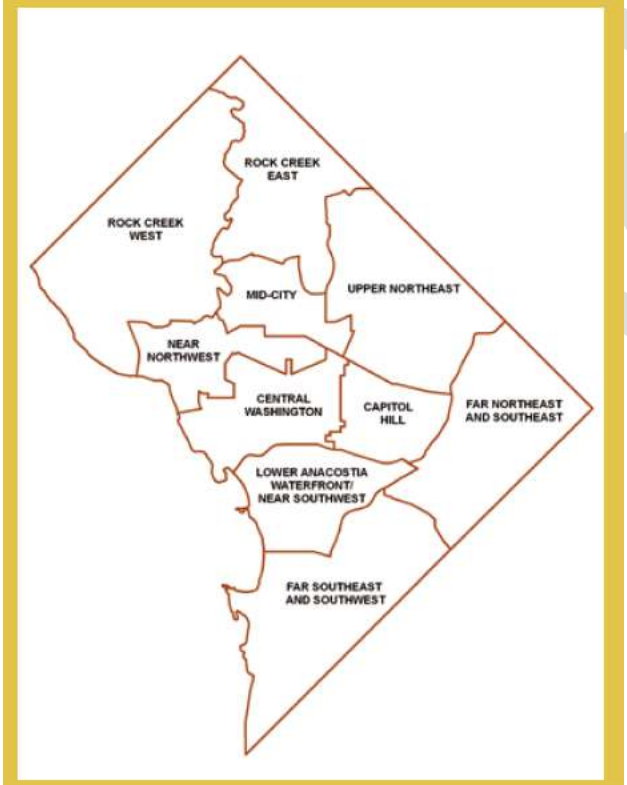
population densities, in some cases even lower than the adjacent neighborhoods in suburban Maryland. **The contrast is especially stark with the intense residential and commercial development of Silver Sprin** 301.8

301.9 Map 3.3 shows that employment is highly concentrated in Central Washington. ~~Nearly 60 percent of the city's jobs are located within this area.~~ Beyond the city center, other major employment centers include the universities and federal enclaves, the New York Avenue ~~industrial~~ corridor, the West End, the Georgetown waterfront, **the Near Southeast/baseball stadium area** and several corridors in Upper Northwest. Large concentrations of employment also appear beyond the city limits, in Downtown Bethesda and Silver Spring, **Maryland** and in Rosslyn, Crystal City, the Pentagon area, and Alexandria**, Virginia**. 301.9

301.10 Figure 3.1: Planning Areas

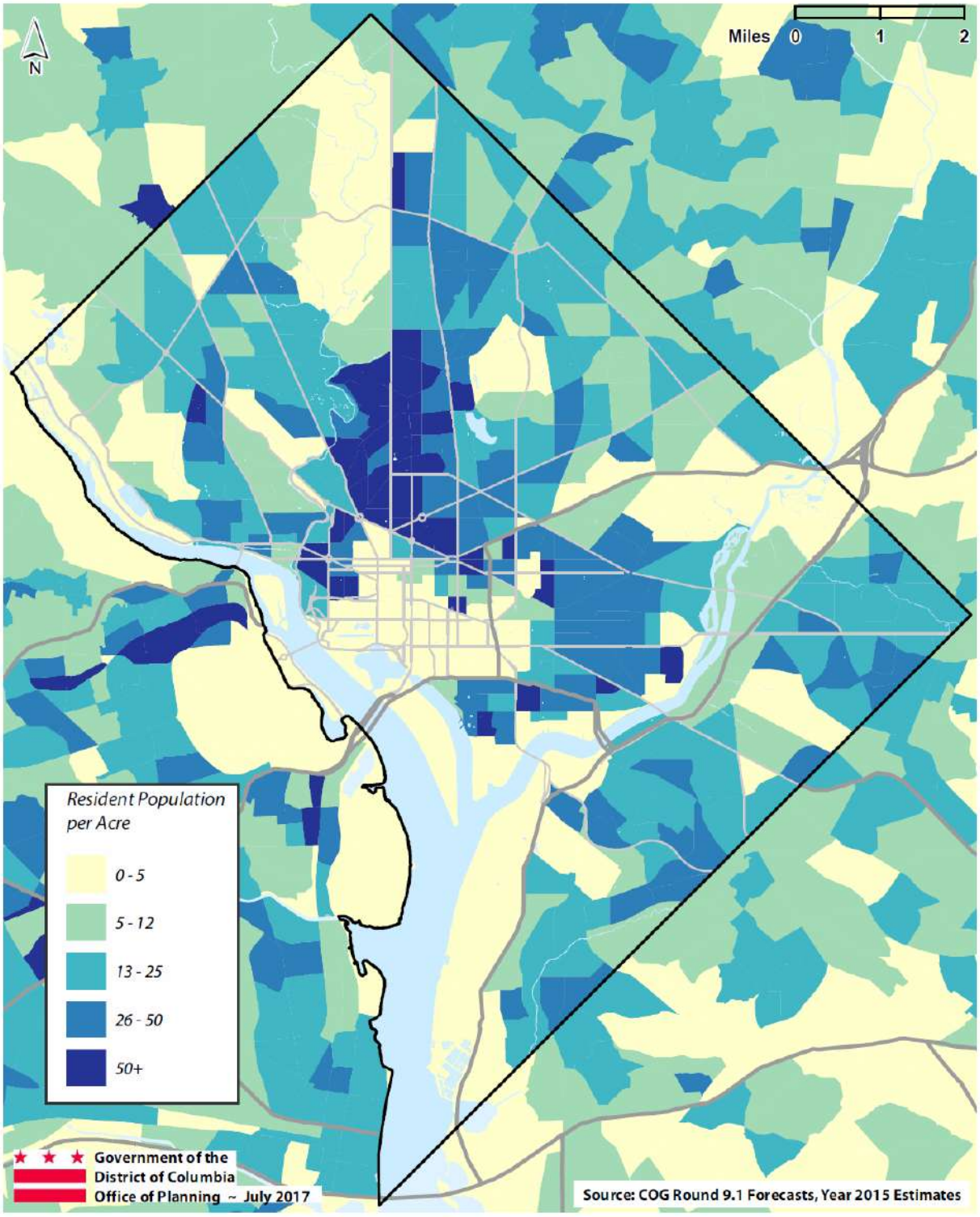
Figure 3.1:

Planning Areas 301.10

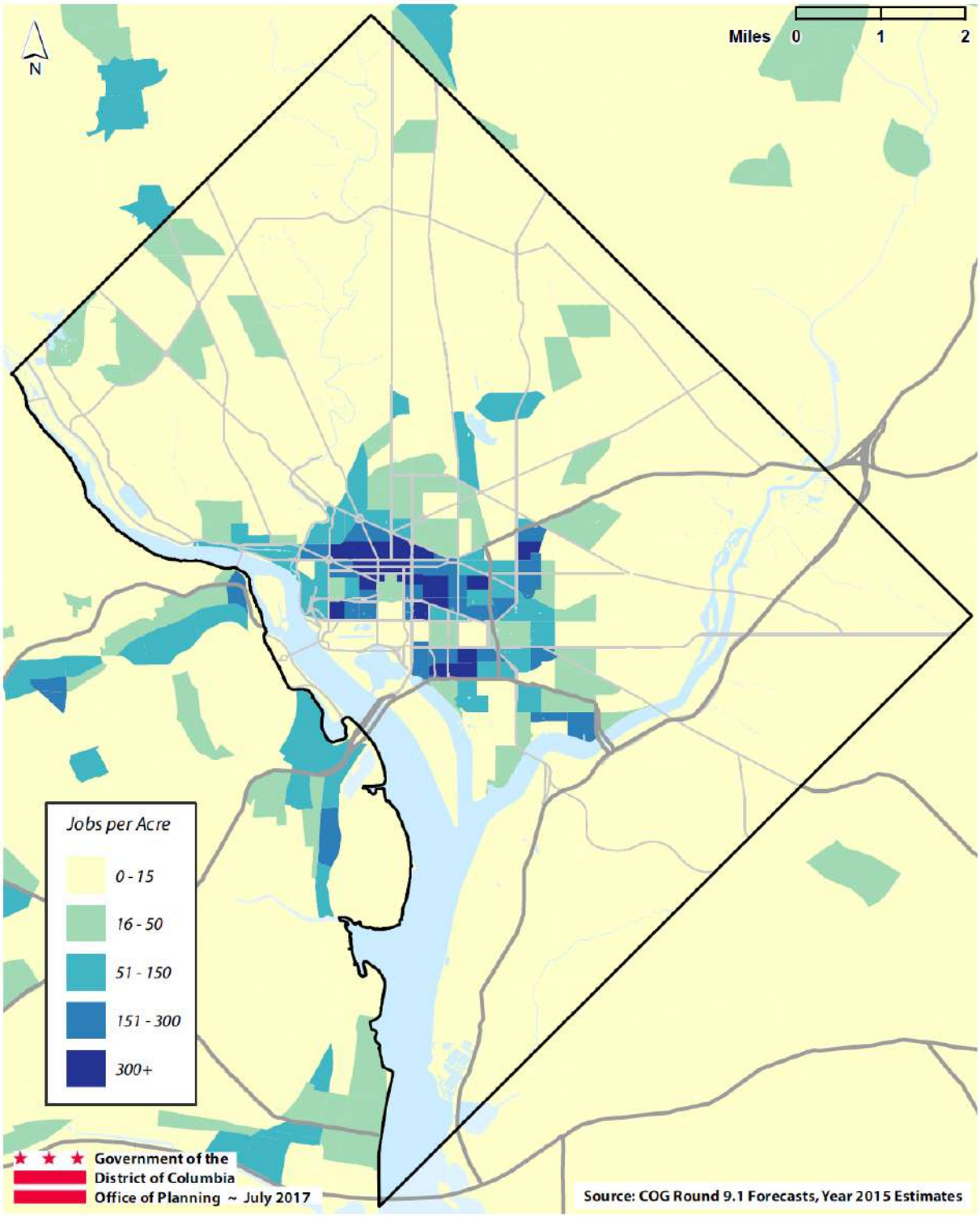


Draft Amendments

301.11 Map 3.2: Population Density **2017**



301.12 Map 3.3: Employment Density **2017**



302 LAND USE GOAL 302

302.1 The Land Use Goal is:
Ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents, institutions, and businesses; to sustain, restore, or improve the character**,** ~~and stability~~**, affordability, and equity** of neighborhoods in all parts of the city; **to provide for additional housing and employment opportunities,** and to effectively balance the competing demands for land to support **a growing population and** the many activities that take place within **Washington, DC's** ~~District~~ boundaries. 302.1

303 LU-1 SHAPING THE CITY 303

303.1 This section of the Land Use Element describes the desired pattern of growth and development in the District of Columbia ~~over the next 20 years~~. Its focus is on the specific areas or types of areas ~~within the city~~ where change is most likely to take place. The section begins with **a discussion on supporting growth and** guiding policies for the ~~center of the~~ city. It then turns to the large sites ~~around Washington~~ where ~~future~~ changes are envisioned. This is followed by a discussion of the opportunities for change along the ~~city's~~ corridors and ~~around its~~ transit station areas. Policies for neighborhood infill development also are included. 303.1

NEW SUPPORTING GROWTH

NEW Washington, DC has been experiencing a shift in growth over the past decade. This growth has occurred in a variety of forms: land development, income, economic strength, population, and innovation. Previous planning efforts focused on retaining residents and attracting growth to strengthen the economy. Since the Comprehensive Plan was developed in 2006, the District's population grew almost 20 percent and is anticipated to reach approximately one million residents after 2045. The continued interest in living and working in the District requires a shift in planning efforts to support such growth and the challenges it brings. The needs and desires of a fast-growing District in the 21st century are different and the approach to how growth is supported reflects that difference.

NEW The Comprehensive Plan's companion document, "A Vision for an Inclusive City," sets forth the District's desire to employ the highest and best use of its land for the benefit of all residents. Supporting growth through an equity lens provides opportunities for understanding that vulnerable populations and neighborhoods need additional attention to share in the prosperity of the District. Vulnerable and underserved communities suffer from high and rising housing costs, persistent

unemployment, worse health than their affluent peers, and potential displacement. There are economic disparities in area throughout the District.

NEW **Adding a supporting growth lens places a different emphasis on development guidance and expectations. Growth cannot be ignored, as it is necessary for continued prosperity and revenues to provide for social supports and municipal services. A change in the Future Land Use Map designations can have impacts on the value of the designated and neighboring properties, the capacity of the infrastructure and civic services, as well as the short- and long-term expectations of development. Previous benefits and amenities used to catalyze growth are now necessities for supporting growth: affordable housing, transportation improvements, infrastructure improvements, open space development and maintenance, sustainable and resilient design, and arts and culture.**

NEW **Innovations such as autonomous vehicles, smart cities, sustainable infrastructure, and technology will shape growth. The change in retail from brick and mortar businesses to online platforms and the increasingly prevalent use of automation across sectors are recent examples of why we need to continuously monitor and adjust our understandings of our city and respond to change.**

NEW ***Policy: Future Analysis Areas***

Areas of large tracts and corridors where future analysis is anticipated to ensure adequate planning for inclusive growth and climate resilience. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future analysis process for each area.

In certain locations, planning efforts will be undertaken to analyze land use and policy impacts and ways to capitalize, mitigate, and incorporate the anticipated growth. Current infrastructure and utility capacity should be evaluated against full build out and projected population growth. The planning process will target issues most relevant to the community that can be effectively addressed through neighborhood planning. Planning Analyses generally establish guiding documents such as Small Area Plans, Development Frameworks, Retail Strategies, or Design Guidelines. Areas anticipated for future planning analysis include:

- **New York Avenue NE corridor**
- **Upper Wisconsin Avenue NW corridor**
- **Poplar Point**
- **Congress Heights**
- **North Capitol Crossroads – Armed Forces Retirement Home**
- **RFK Stadium**

For areas within the 100 and 500-year floodplain, future planning efforts are anticipated to ensure resilience to flooding for new development and infrastructure projects, including public capital projects. Future analysis for these areas will focus on watershed resilience to encourage the implementation of neighborhood-scale, as well as site-specific solutions, design guidelines and policies for a climate adaptive and resilient city. Watershed resilience analysis area include:

- **Georgetown**
- **Federal Triangle**
- **Hains Point**
- **Southwest Waterfront**
- **RFK**
- **Watts Branch**
- **Poplar Point**

NEW ***Policy: Resilience and Land Use***

Implement citywide, neighborhood-scale, and site-specific solutions for a climate adaptive and resilient city.

NEW ***Action: Resilience Equity and Land Use***

Develop projects that decrease the vulnerability of people and places to climate risks.

304 LU-1.1 STRENGTHENING THE CORE 304

304.1 Key to the Comprehensive Plan is the transformation of the city's core (generally referred to throughout the Plan as "Central Washington") into a ~~more cohesive~~ **lively** urban center. **The Central Business District and the Central Employment Area may overlap with Central Washington but are not the total planning area.** The ~~six or seven~~ distinct commercial districts that make up Central Washington already comprise **one of** the ~~third~~ largest central business district**s** in the United States~~, after New York and Chicago~~. Yet, with a few notable exceptions, much of the area lacks the dynamic "24/7" character that defines other great world capitals. ~~For more than 35 years,~~ **For decades** Washington's planners ~~have~~aspired to create a "living downtown"—a place alive with housing, theaters, department stores, and restaurants as well as the vast expanse of office space that defines the central city today. ~~Recent~~ **New neighborhoods such as the area** ~~developments~~ around Gallery Place**,** ~~and the~~ Penn Quarter**, NoMa, and Center City have been developed with a mix of uses and physical barriers such as the Center Leg Freeway and Union Station open railyard are being bridged over with mixed-use developments that will reconnect the city.** ~~show that t~~**T**hese efforts are ~~finally~~ paying off, but the area

has even more potential for lively mixed-use, transit-friendly developments, and easy and safe connectivity among neighborhoods.~~'s full potential has yet to be realized.~~ 304.1

304.2 Between 2005 and 2025, approximately 30 percent of the District of Columbia's ~~future~~ housing growth and 70 percent of its job growth **occurred and** will occur within the urban core of the city and adjacent close-in areas along the Anacostia River. **After 2025, growth is anticipated to occur throughout the city, including outside of the urban core.** This growth must be accommodated in a way that ~~protects~~ **respects** the area's historic ~~texture~~**character**, including the ~~street and open space frameworks~~**civic vistas and monumental spaces** established by the ~~L'Enfant and McMillan Plan~~**Plan of the City of Washington**, ~~the 1910 height limit~~ and the ~~vistas and monumental spaces that define the central city~~ **concentration of architectural landmarks downtown**. Infill and redevelopment will take place within the established business districts west of 5th Street NW, but a majority of the central city's future growth will be achieved through redevelopment of areas on its east side. 304.2

304.3 **NoMa and Capitol Riverfront**~~Two areas~~, each over 300 acres in size, ~~are already emerging as the new frontiers~~ **have expanded** for central city growth. The first includes land in the triangle bounded by New York Avenue, Massachusetts Avenue NW, and the CSX railroad, along with adjacent lands around the New York Avenue Metro station. The second area includes the South Capitol corridor and Near Southeast, including the site of the Washington Nationals Baseball Park and the adjoining ~~Southeast Federal Center~~**Yards project** and waterfront area. Whereas much of Central Washington was redeveloped with single-purpose (office) uses during the second half of the 20th century~~, these two areas are envisioned~~ **development in the past decade has been focused on a walkable and** ~~as~~ mixed use ~~centers,~~**environment,** including housing**,** ~~as well as~~ employment**, and recreation with an emphasis on modes of transportation other than the individual automobile**. ~~These areas represent the most promising setting in the entire region to accommodate Metropolitan Washington's next generation of urban living.~~ 304.3

304.4 As the urban core expands, reinvestment in established business districts such as the Golden Triangle, the Downtown Core, and the Near Southwest also ~~must~~ continue. These areas ~~will be~~**are being** modernized, better connected to one another, and developed with new infill uses and public improvements. ~~Large sites~~**Areas** such as the **Florida Avenue Market and Rhode Island Avenue, NE**~~Old Convention Center~~ provide opportunities for ~~spectacular new civic focal points~~ **revitalization and re-envisioning how people work and live in the city,** while smaller sites present the opportunity for new retail, housing, and office development. 304.4

304.5 Additional discussions of planning issues in these areas may be found in the Central Washington Area Element**, the Upper Northeast Area Element,** and the Lower Anacostia Waterfront/ Near Southwest Area Element. These chapters should be consulted for specific policies and actions. 304.5

304.6 ***Policy LU-1.1.1: Sustaining a Strong City Center***

Provide for the continued vitality of Central Washington as a thriving business, government, retail, financial, hospitality, cultural, and residential center. Promote continued reinvestment in central city buildings, infrastructure, and public spaces; continued preservation and restoration of historic resources; and continued efforts to create safe, attractive, and pedestrian-friendly environments. 304.6

304.7 ~~*Policy LU-1.1.2: "Greater" Downtown*~~

~~Promote the perception of Downtown Washington as a series of connected business districts, including Metro Center/Retail Core, Golden Triangle/K Street, Federal Triangle, Northwest Rectangle, Gallery Place/Penn Quarter, Downtown East/Judiciary Square, Mount Vernon District, NoMA, Near Southwest/L'Enfant Plaza, South Capitol, and the Southeast Federal Center. The traditional definition of Downtown (roughly bounded by 16th Street, the National Mall, and Massachusetts Avenue) does not fully convey the geographic extent of Washington's Central Business District, or the many unique activities it supports.~~ 304.7

304.8 ***Policy LU-1.1.3: Central Employment Area***

Continue the joint federal/District designation of a "Central Employment Area" (CEA) within the District of Columbia. The CEA shall include existing "core" federal facilities such as the US Capitol Building, the White House, and the Supreme Court, and most of the legislative, judicial, and executive administrative headquarters of the United States Government. Additionally, the CEA shall include the greatest concentration of the city's private office development, and higher density mixed land uses, including commercial/retail, hotel, residential, and entertainment uses. Given federally-imposed height limits, the scarcity of vacant land in the core of the city, and the importance of ~~protecting~~ **respecting** historic resources, the CEA may include additional land necessary to support economic growth and federal expansion. The CEA may be used to guide the District's economic development initiatives, and may be incorporated in its planning and building standards (for example, parking requirements) to reinforce urban character. The CEA is also important because it is part of the "point system" used by the General Services Administration to establish federal leases. The boundaries of the CEA are shown in Figure 3.2. 304.8

304.9 ***Policy LU-1.1.4: Appropriate Uses in the CEA***

Uses of ~~Ensure that~~ land within the Central Employment Area **should** ~~is used in a manner which~~ reflects the area's national importance, its historic and cultural significance, and its role as the center of the metropolitan region. Federal siting guidelines and District zoning regulations should promote the use of this area with high-value land uses that enhance its image as the seat of the national government and the center of the District of Columbia, and that make the most efficient possible use of its transportation facilities. **An improved balance in the mix of uses will help to achieve Washington, DC aspiration for an even larger "living downtown."** 304.9

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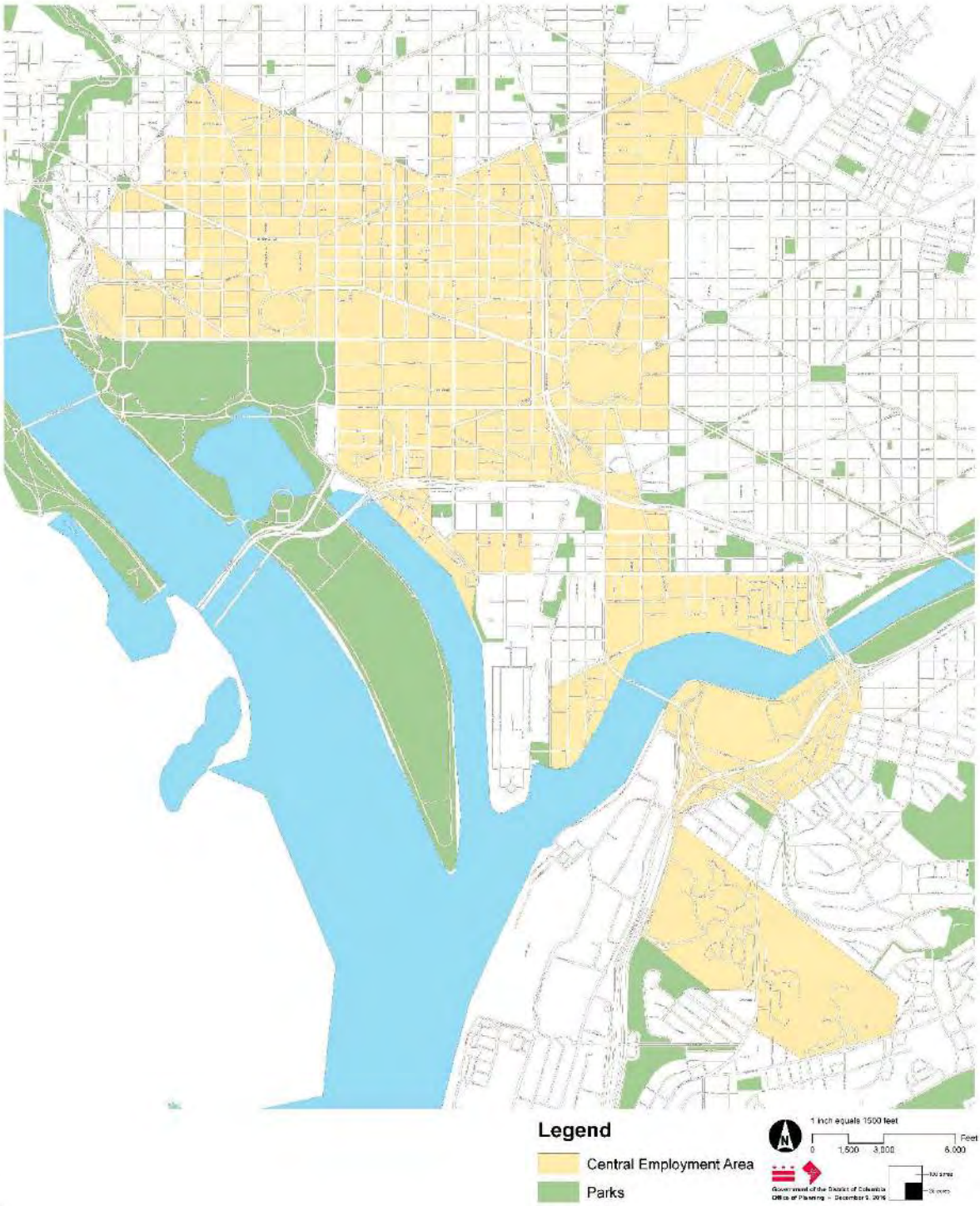
304.10 Figure 3.2: Central Employment Area Map



304.11 ***Policy LU-1.1.5: Urban Mixed Use Neighborhoods***

Encourage new central city mixed use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the following areas:

1. Mt Vernon Triangle;
2. North of Massachusetts Avenue (NoMA);
3. Downtown East **and Pennsylvania Avenue**;
4. ~~South Capitol Street corridor/Stadium area~~**Buzzard Point/National Park/Audi Field;**
5. Near Southeast//Navy Yard;
6. ~~Center Leg Freeway air rights~~**Capitol Crossing (neighborhood between Capitol Hill and Gallery Place)**; ~~and~~
7. Union Station air rights**; and**
8. **Near Southwest/Wharf/L'Enfant Plaza Metro Area.**

The location of these areas is shown in the Central Washington**, Downtown East,** and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should **require** ~~ensure~~ that they are developed as attractive pedestrian-oriented neighborhoods, with high-quality architecture and public spaces. Housing, including affordable housing, is particularly encouraged and should be a vital component of the future land use mix. 304.11

304.12 ***Policy LU-1.1.6: Central Employment Area Historic Resources***

Preserve the scale and character of the Central Employment Area's historic resources, including **historic landmarks and districts and the features of the Plan of the City of Washington.**~~the streets, vistas, and public spaces of the L'Enfant and McMillan Plans as well as individual historic structures and sites~~. Future development must be sensitive to the area's historic character and should enhance important reminders of **Washington, DC's** ~~the city's~~ past. 304.12

Please consult the Historic Preservation and Urban Design Elements for related policies.

304.13 ***Policy LU-1.1.7: Central Employment Area Edges***

Support the retention of the established residential neighborhoods adjacent to the Central Employment Area. Appropriate building setbacks, lot coverage standards, and ~~a stepping down~~**transitions** in land use intensity and building height **are needed** ~~shall be required~~ along the edges of the CEA to ~~protect~~ **respect** the integrity and historic scale of adjacent neighborhoods and to ~~avoid creating sharp visual distinctions between existing and new structures~~ **establish a compatible relationship between new structures and the existing neighborhood fabric**. 304.13

Please refer to the Urban Design Element for additional guidance on the appropriate transition of intensity at the edges of Downtown.

304.13a ***Policy LU-1.1.8 Reconnecting the City through Air Rights***

Support the development of air rights over rail tracks and highways. In several parts of the central city, there is the potential to build over existing railway tracks and highways. These undeveloped air rights are the result of the interjection of massive transportation infrastructure after the establishment and development of the original city. The tracks and highways have created gaps in the historic urban fabric that have left large areas of the center city divided and difficult to traverse. With substantial investment, these sites represent opportunities for development of housing, retail, and commercial buildings, and for the reconnection of neighborhoods and the street grid.

Where possible, streets should be reconnected and air-rights development should be constructed at and measured from grade level consistent with adjacent land. When development at grade level is not physically possible, air rights should be measured by a means that provides for density and height commensurate with the zone district. Establishment of a measuring point for any particular air-rights development shall be consistent with An Act To regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Official Code § 6-601.01 et seq.) ("Height Act"), and should not be taken as precedent for other development projects in the city. Densities and heights should be sensitive to the surrounding neighborhoods and developments and be sufficient to induce the investment needed for such construction. 304.13

NEW ***Policy LU-1.1.9: New Waterfront Development***

New waterfront development must actively address flood risk and incorporate adaptive siting and design measures

NEW ***Policy LU-1.1.10: Public Space Design***

Encourage design of parks, wetlands, open space, natural cover, and rights-of-way that can withstand a 100-year flood event or stricter standards as prescribed by District law while improving quality of life in neighborhoods.

304.14 ***Action LU-1.1.A: Central Employment Area Boundary***

Renew request to ~~Encourage~~ the National Capital Planning Commission to amend the boundary of the CEA depicted in the Federal Elements to match the boundary shown in the District Elements of the Comprehensive Plan. 304.14

304.15 ***Action LU-1.1.B: ~~Downtown~~ Center City Action Agenda***

Update the ~~2000 Downtown Action Agenda~~ **2008 Center City Action Agenda** to reflect changing conditions, priorities, and projections (the Agenda is Downtown's strategic plan for future growth, improvement, and conservation). The revised Agenda should define Downtown more broadly to include the multiple business districts that comprise the Central Employment Area. 304.15 More specific policies for this area are contained in the Central Washington Area Element and the Lower Anacostia Waterfront/Near Southwest Area Element.

304.16 ***Action LU-1.1.C: Development of Air Rights***

Analyze the unique characteristics of the air rights development sites within **Washington, DC** ~~the District~~. **Development sites should address the growing need for housing and affordable housing, reconnect the L'Enfant grid and enhance mobility.** ~~Determine appropriate zoning and means of measuring height for each unique site consistent with the Height Act, taking into consideration the ability to utilize zone densities, the size of the site, and the relationship of the potential development to the existing character of the surrounding areas~~. 304.16

NEW ***Action LU-1.2.D: Development on Former Federal Sites***

When Downtown sites shift from federal to private or local use, employ planning and zoning approaches that provide for the integration of the sites into the surrounding fabric of downtown. Replace the monumental scale needed for major federal buildings with a scale suitable to the local downtown context, by reconstructing historic rights-of-way, dividing superblocks into smaller parcels, and encouraging vibrant contemporary architectural expression. Encourage mixed-use development with residential, retail, and cultural uses, visible from the street and open outside of core business hours, as well as offices, to help support a "living downtown."

305 LU-1.2 LARGE SITES AND THE CITY FABRIC 305

305.1 During the next 20 years, about 15 percent of Washington's housing growth and 10 percent of its job growth will take place on ten large sites outside of the Central Employment Area. The large sites include properties in federal ownership, District ownership, and private ownership. The status of each site varies; redevelopment on a few is imminent, but may be over a decade away on others. Some still contain vital, active uses. Others have been dormant for years. 305.1

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305.2 Four of the ten sites are owned (at least in part) by the federal government. Consequently, policies in the District Elements for these lands ~~are not binding, and~~ are intended only to express the District's vision for these properties **should they be transferred out of federal ownership or use**. ~~The District will work~~**In** collaborati**on**~~vely~~ with the federal government**, Washington, DC will make its planning and development decisions regarding these sites so as to be** ~~in future planning and development decisions to ensure that development on these sites is~~ compatible with adjacent neighborhoods and **to** further~~s~~ the goals and policies of the District Elements. 305.2

NEW **Some large recreational sites owned by the federal government are not intended to be transferred out of federal ownership and are not included in this list. However, the District continues to work with and advocate for community-friendly management of these lands. The golf courses at Hains Point, Rock Creek, and the historic Langston Golf Course have the potential to become assets and positive defining features for their neighborhoods**

305.3 The large sites are shown in Map 3.4 and are listed in Table 3.2 below. The Area Elements should be consulted for a profile of each site and specific policies for its future use. The policies in this section focus on broader issues that apply to all sites. As shown on Map 3.4, several of the sites fall within the boundaries of the Anacostia Waterfront Initiative, an economic revitalization and environmental protection program now being implemented by **District Government** ~~the Anacostia Waterfront Corporation~~. 305.3

305.4 Table 3.2: Large Sites*

Sites	**Acres**	**Consult the following Area Element for more detail:**
Armed Forces Retirement Home	~~276~~ **272**	Rock Creek East
DC Village	167	Far SE/SW
Fort Lincoln (remainder)	80	Upper Northeast
Kenilworth-Parkside	60	Far NE/SE
McMillan Sand Filtration Site	25	Mid-City
Poplar Point	60	Lower Anacostia Waterfront/Near Southwest
Reservation 13	67	Capitol Hill
St. Elizabeths Hospital	336	Far SE/SW
Southwest Waterfront	45	Lower Anacostia Waterfront/Near Southwest
Walter Reed Army Medical Center	113	Rock Creek East
RFK Stadium	**80**	**Capitol Hill**

*The 55-acre Southeast Federal Center does not appear on the list, as it is within

the Central Employment Area. Policies for its use are in the Lower Anacostia Waterfront/Near Southwest Area Element.

305.5 ***Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites***

Recognize the potential for large, government-owned properties to supply needed community services **and facilities**, create local **affordable** housing**, education** and employment opportunities, remove barriers between neighborhoods, **enhance equity and inclusion,** provide large and significant new parks **including wildlife habitat**, enhance waterfront access, **improve resilience,** and improve ~~and stabilize~~ **Washington, DC's** ~~the city's~~ neighborhoods. 305.5

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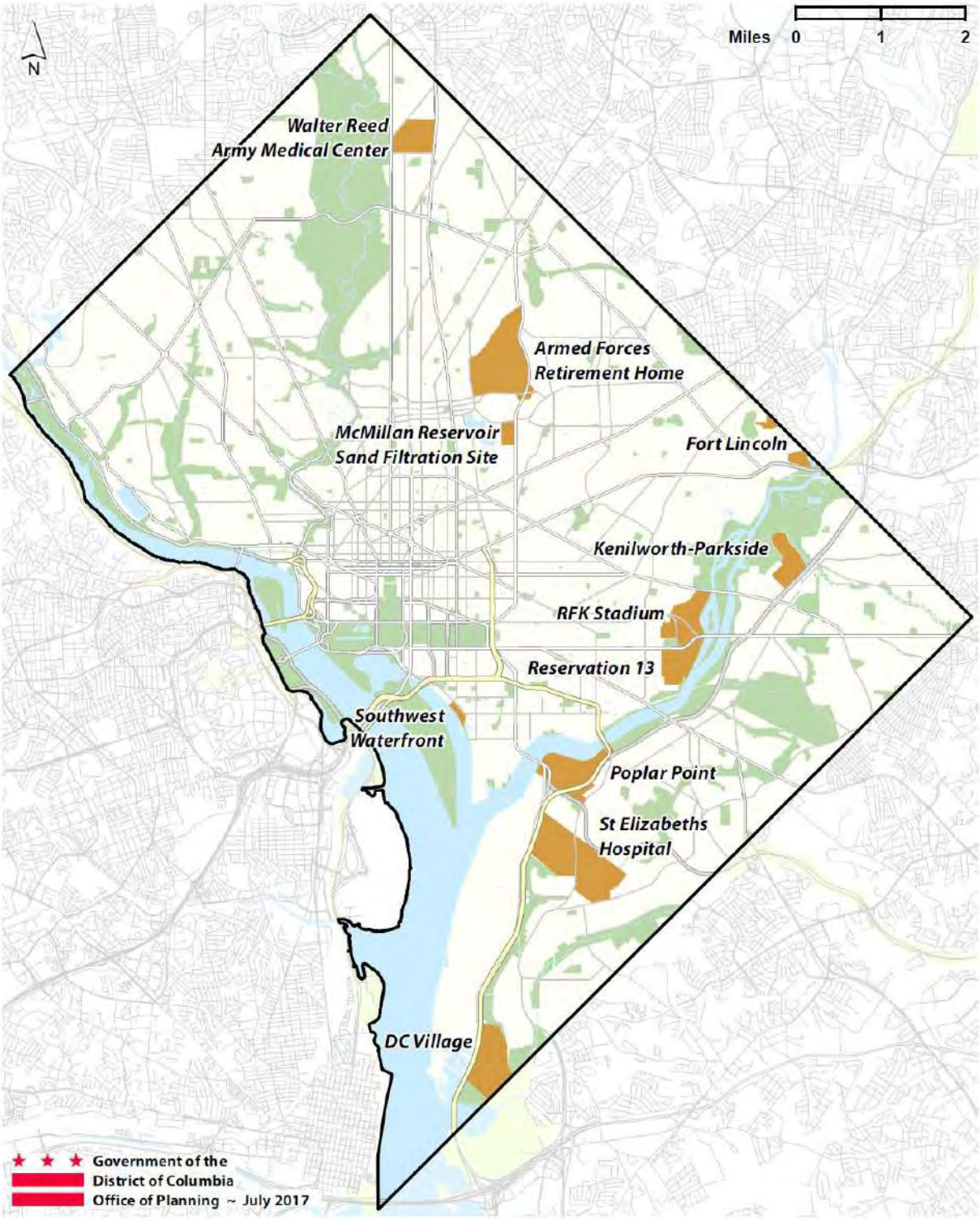
305.6 Map 3.4: Large Sites



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

~~Ensure that~~ **T**~~t~~he mix of new uses on large redeveloped sites **should be** ~~is~~ compatible with adjacent uses and provide~~s~~ benefits to surrounding neighborhoods and to **Washington, DC** ~~the city~~ as a whole. The particular mix of uses on any given site should be generally indicated on the Comprehensive Plan Future Land Use Map and more fully described in the Comprehensive Plan Area Elements. Zoning ~~on such sites~~ should be compatible with adjacent uses **but need not be identica**l. 305.7

305.8 ***Policy LU-1.2.3: Federal Sites***

Work closely with the federal government on re-use planning for those federal lands where a change of use may take place**.** ~~in the future.~~ Even where such properties will remain in federal use, the impacts of new activities on adjacent ~~District~~ neighborhoods should be acknowledged and proactively addressed by federal parties. 305.8

305.9 ***Policy LU-1.2.4: New Methods of Land Regulation***

Recognize the opportunity afforded by ~~the District's~~ large sites for innovative land regulation ~~(such as form-based zoning)~~ and the application of sustainable design **and resilience** principles (green building**, biophilic design,** and low impact development) on a large scale. 305.9

305.10 ***Policy LU-1.2.5: Public Benefit Uses on Large Sites***

Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are **housing, especially** affordable housing**;**~~,~~ new parks and open spaces**;**~~,~~ health care and civic facilities**;**, public educational facilities**;**~~,~~ and other public facilities**, as well as employer attraction**. 305.10

305.11 ***Policy LU-1.2.6: New Neighborhoods and the Urban Fabric***

On those large sites that are redeveloped as new neighborhoods (such as Reservation 13), integrate new development into the fabric of the city to the greatest extent feasible. Incorporate extensions of the ~~city~~ street grid, public access and circulation improvements, **and** new public open spaces~~, and building intensities and massing that complement adjacent developed areas~~. Such sites should not be developed as self-contained communities, isolated or gated from their surroundings**, and should enhance community resilience and promote inclusion**. 305.11

305.12 ***Policy LU-1.2.7: ~~Protecting~~ Respecting Existing Assets on Large Sites***

Identify and ~~protect~~ **respecting** existing assets such as historic buildings, historic site plan elements, important vistas, and major landscape elements as large sites are redeveloped. 305.12

305.13 ***Policy LU-1.2.8: Large Sites and the Waterfront***

Use the redevelopment of large sites to achieve related urban design, open space, environmental, **resilience, equity, accessibility,** and economic development objectives along the Anacostia Waterfront. Large waterfront sites should be used for water-focused recreation, housing, commercial, and cultural development, with activities that are accessible to both sides of the river. Large sites should further be used to enhance the physical and environmental quality of the river. 305.13

305.14 ***Action LU-1.2.A: Federal Land Transfer***

Continue to work with the federal government to transfer federally-owned ~~waterfront~~ sites ~~and other sites as mutually agreed upon by the federal and District governments~~ to local control**, long-term leases, or ownership** to capitalize more fully on unrealized ~~waterfront~~development and parkland opportunities. 305.14

Policies and actions for large sites are contained in the Comprehensive Plan Area Elements.

305.15 ***Action LU-1.2.B Encouraging Livability of Former Federal Lands***

When land is identified to shift from federal to private or local use, develop planning and zoning approaches that provide for, as appropriate, the reconstruction of historic rights-of-way and reservations, integration of the sites into the adjoining neighborhoods, and the enhancement of special characteristics or opportunities of the sites. Encourage cultural, residential, **open space, job creation, recreational,** and retail to **advance** ~~ensure~~ mixed-use neighborhoods, even if **the site is** designated as high-density commercial on the District of Columbia Comprehensive Plan Future Land Use Map**. C**~~;c~~oordinate with the National Capital Planning Commission~~,~~ as appropriate. 305.15

306 LU-1.3 TRANSIT-ORIENTED AND CORRIDOR DEVELOPMENT 306

306.1 Over the last ~~four~~ **five** decades, the District of Columbia, the federal government, and neighboring jurisdictions have invested billions of dollars in a mass transit system that effectively connects residents in many parts of the city with major employment centers and other destinations. Additional investments in rapid transit, consisting primarily of ~~light rail,~~ streetcars, ~~and~~

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~~busways~~**dedicated bus lanes, transit signal priority, and express/limited-stop service**, are planned along major ~~avenues~~**corridors**. These improvements are essential to enhance regional mobility and accessibility, respond to future increases in demand, and provide alternatives to single passenger automobiles. The improvements also create the potential to reinforce one of the signature elements of Washington's urban form—its ~~boulevards~~ **major streets and thoroughfares**. 306.1

306.2 Fully capitalizing on the investment made in Metrorail requires ~~better~~ **effective** use of the land around transit stations and along transit corridors. While many of the District's 40 Metrorail stations epitomize the concept of a "transit village," with pedestrian-oriented commercial and residential development of varying scales, ~~others~~ **a few** do not. Some stations**, including Brookland/CUA, For Totten, Rhode Island Avenue – Brentwood, and Takoma,** continue to be surrounded by large surface parking lots and auto-oriented commercial land uses. The same is true for those corridors where ~~light rail or bus rapid~~ **premium surface** transit service has been **implemented or** proposed. Some **commercial buses** pass through fairly dense, walkable neighborhoods. Other **station areas** ~~s~~ consist of long, undifferentiated commercial strips with ~~many~~ vacant storefronts, little or no housing, and few amenities for pedestrians. 306.2

306.3 Much ~~of the city's~~ planning during the last ~~five years~~**decade** has focused on making better use of transit station areas. Plans have been developed for Columbia Heights, Takoma, Anacostia, Georgia Avenue/Petworth, **Brookland, Deanwood, Hill East, Southwest, Maryland Avenue, Rhode Island Avenue, Florida Avenue Market, H Street,** and Shaw/Howard University. In each case, the objective was ~~not to apply a "cookie-cutter" model for transit-oriented development, but rather~~ to identify ways to better capitalize on Metrorail and more efficiently use land in the station vicinity. One objective of these initiatives has been to strengthen transit stations as neighborhood centers and attract new investment to struggling business districts. Another important objective has ~~to~~ been to accommodate ~~the~~ growth ~~of the city~~ in a way that minimizes the number and length of auto trips generated, and to reduce household expenses on transportation by providing options for "car-free" (or one car) living. 306.3

306.4 The District's Metrorail stations include 15 stations within the Central Employment Area and 25 "neighborhood" stations (see Map 3.5). Looking forward, certain principles should be applied in the management of land around all of the ~~District's~~ neighborhood stations. These include:

- A preference for mixed residential and commercial uses rather than single purpose uses, **in many areas** ~~particularly~~ a preference for housing above ground floor ~~retail~~ **commercial** uses;
- A preference for diverse housing types, including both market-rate and affordable units**, a mix of unit sizes that can accommodate both smaller**

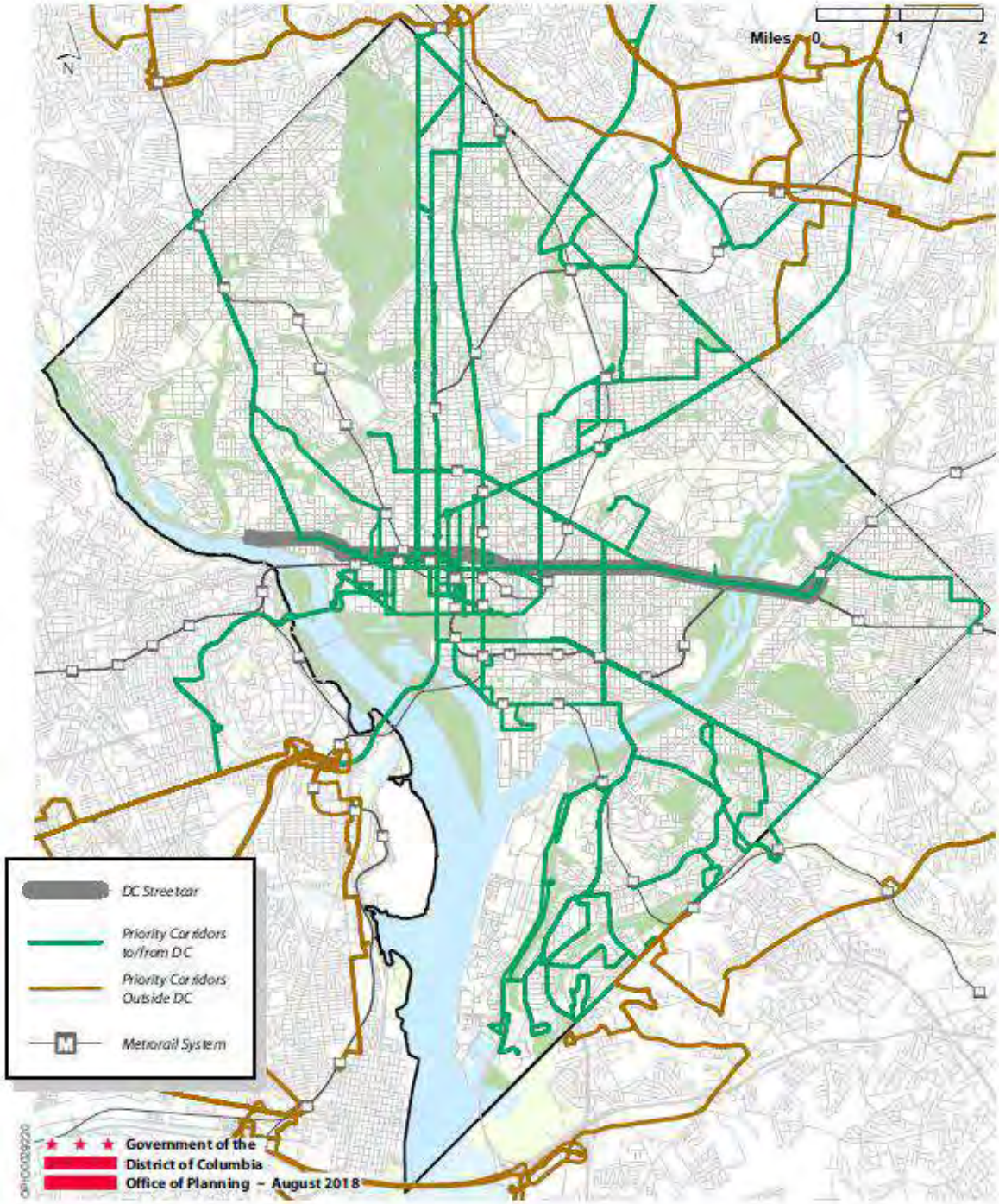
and larger households, and housing for seniors and **persons** ~~others~~ with mobility impairments;

- A priority on attractive, pedestrian-friendly design and a de-emphasis on auto-oriented uses and surface parking;
- Provision of well-designed, well-programmed, and well-maintained public open spaces;
- A**ppropriate transitions** ~~"stepping down"~~ of densities **and heights between**~~with distance away from each~~ station**s**~~, protecting~~ **and** lower density uses in the vicinity**, recognizing, however, that some major corridors well-served by transit can support higher density even farther away from the Metrorail station**;
- Convenient and comfortable connections to the bus system, thereby expanding access to the stations and increasing Metro's ability to serve all parts of the city; and
- ~~A high level of~~ **P**~~p~~edestrian and bicycle connectivity between the stations and the **surrounding** neighborhoods~~ around them.~~ 306.4

306.5 Beyond these core principles, station area development policies must respond to the unique needs of each community and the unique setting of each station. Some station areas wrestle with concerns over too much development, while others struggle to attract development. Moreover, the District's role in facilitating transit-oriented development must vary from station to station. In some parts of the city, weak demand may require public investment and zoning incentives to catalyze development or achieve the desired mix of uses. In other areas, the strength of the private market provides leverage ~~for the District~~ to require public benefits (such as plazas, parks, and child care facilities) when **development** approval is requested. 306.5

306.6 While transit-oriented development is most commonly thought of as a strategy for Metrorail station areas, it is also applicable to premium transit corridors**.** ~~and the city's "Great Streets." Seven corridors are designated Great Streets as part of an integrated economic development, transportation, and urban design strategy. The location of these streets is shown in Map 3.5. While not officially designated, four other corridors—Rhode Island Avenue, North/ South Capitol Streets, Lower 14th Street, and Bladensburg Road—are also shown on the map to recognize their potential for enhancement.~~ 306.6

306.7 Map 3.5: ~~Great Streets~~ **Priority Transit Corridors** and Transit Stations



306.8 The "reach" of transit-oriented development around any given station or along a high volume transit corridor should vary depending on neighborhood context. While ¼ to ½ mile is generally used across the country to define the walkable

radius around each station, and therefore the area in which higher densities may accommodate growth without ~~increased~~ **unacceptable increases in** traffic congestion, applying a uniform radius is not **always** appropriate in the District. The established character and scale of the neighborhood surrounding the station should be considered, as should factors such as topography, demographics, and the station's **or corridor's** capacity to support new transit riders. Many stations abut historic or ~~stable~~ low density neighborhoods. Similarly, many ~~of the city's~~ priority transit corridors transition to single family homes or row houses just one-half block or less off the street itself**, warranting due attention when development is planned.** 306.8

306.9 ~~To avoid adverse effects on low and moderate density neighborhoods, most transit-oriented development should be accommodated on commercially zoned land. Possible rezoning of such land in a manner that is consistent with the Future Land Use Map and related corridor plans should be considered. Current zoning already expresses a preference for the use of such land for housing by permitting more density for mixed use projects than for projects with commercial uses alone. At the same time, some of the existing zoning categories were drafted at a time when peak hour transit volumes were lower and regional congestion was less severe. Changes to the regulations may be needed to recognize the widespread desirability of transit use by those within walking distance, taking into consideration station and system wide capacity issues and the other factors listed above.~~ 306.9

306.10 ***Policy LU-1.3.1: Station Areas as Neighborhood Centers***

Encourage the development of Metro stations as anchors for **residential,** economic and civic development **and to accommodate population growth with new nodes of residential development, including affordable housing in all areas of the District in order to create great new walkable places and to enhance access and opportunities for all District residents.** ~~in locations that currently lack adequate neighborhood shopping opportunities and employment~~. The establishment and growth of mixed use centers at Metrorail stations should be supported as a way to **provide housing opportunities at all income levels** ~~reduce automobile congestion,~~ improve air quality, increase jobs, provide a range of retail goods and services, reduce reliance on the automobile, enhance neighborhood stability, create a stronger sense of place, provide civic gathering places, and capitalize on the development and public transportation opportunities which the stations provide. This **policy must be balanced with** ~~policy should not be interpreted to outweigh~~ other land use policies which ~~call for~~ **include conserving** neighborhood**s** ~~conservation~~. ~~Each Metro station area is unique and must be treated as such in planning and development decisions.~~ **At the same time, there are standards for** achieving **levels of population and employment density to levels of transit service to guide, but not decisively determine, thresholds of station-area development.** The Future Land Use Map

expresses the desired intensity and mix of uses around each station, and the Area Elements (and in some cases Small Area Plans) provide more detailed direction for each station area. 306.10

306.11 ***Policy LU-1.3.2: Development Around Metrorail Stations***

~~Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance~~. Ensure that**In** developments above and around **Metrorail** ~~such~~ stations**,** emphasize~~s~~ land uses and building forms which minimize the necessity of automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas. 306.11

306.12 ***Policy LU-1.3.3: Housing Around Metrorail Stations***

Recognize the ~~opportunity~~ **need** to build **housing that serves a mix of incomes and household types including families,** seniors ~~housing and more affordable "starter" housing for first-time homebuyers~~ **and persons with a range of incomes from the lowest to persons who can afford high priced, market rate units** adjacent to Metrorail stations, given the reduced necessity of auto ownership (and related reduction in household expenses) in such locations. 306.12

NEW ***Policy LU-1.3.3a: Affordable Rental and For-Sale Multifamily Housing Near Metrorail Stations***

Explore mechanisms to encourage permanent affordable rental and for-sale multifamily housing adjacent to Metrorail stations, given the need for accessible affordable housing and the opportunity for car-free and car-light living in such locations.

306.13 ***Policy LU-1.3.4: Design To Encourage Transit Use***

Require architectural and site planning improvements around Metrorail stations that support pedestrian and bicycle access to the stations and enhance the safety, comfort and convenience of passengers walking to the station or transferring to and from local buses. These improvements should include lighting, signage, landscaping, and security measures. Discourage the development of station areas with conventional suburban building forms, such as shopping centers surrounded by surface parking lots**, or low-density housing**. 306.13

306.14 ***Policy LU-1.3.5:*** ~~*Edge Conditions Around Transit Stations*~~ ***Development Along Corridors***

Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design ~~Ensure that~~ development adjacent to Metrorail stations ~~is planned and designed~~ to respect the character~~, scale,~~ and integrity of adjacent neighborhoods **while balancing against the city's broader need for housing**. ~~For stations that are located within or close to low density areas, building heights should "step down" as needed to avoid dramatic contrasts in height and scale between the station area and nearby residential streets and yards.~~ 306.14

306.15 ***Policy LU-1.3.6: Parking Near Metro Stations***

Encourage the creative management of parking around transit stations, ensuring that ~~automobile~~ **multimodal** needs are balanced ~~with transit, pedestrian, and bicycle travel needs~~. New parking should generally be set behind or underneath buildings**.** ~~and geared toward short-term users rather than~~ **Parking should be managed and priced to focus on availability and turnover, rather than serving the needs of** all-day commuters. **As existing parking assets are redeveloped, one-for-one replacement of parking spaces should be discouraged, since more transit riders will be generated by people living, working, and shopping within walking distance of the transit station.** 306.15

306.16 ***Policy LU-1.3.7: TOD Boundaries***

Tailor the reach of transit-oriented development (TOD) policies and associated development regulations to reflect the specific conditions at each Metrorail station and along each transit corridor. The presence of historic districts**, landmark status,** and conservation areas should be ~~a significant~~ considerations as these policies are applied. 306.16

306.17 ***Policy LU-1.3.8: Public Facilities***

Encourage the siting (or retention and modernization) of public facilities such as schools, libraries, and government offices near transit stations and along transit corridors. Such facilities should be a focus for community activities and should enhance neighborhood identity. 306.17

NEW ***Policy LU-1.3.9: Co-Location of Private and Public Facilities***

Co-locate private and public-uses if possible whenever the District seeks to modernize, expand, or build new public facilities. Co-located uses should align with citywide priorities and can include affordable senior housing, affordable multi-family housing, recreation facilities, and health-related facilities

306.18 ***Action LU-1.3.A: Station Area and Corridor Planning***

Conduct detailed station area and corridor plans **and studies** ~~prior to the creation of TOD overlays in an effort to avoid potential conflicts between TOD and neighborhood conservation goals. These plans should be prepared~~ collaboratively with WMATA and local communities **that** ~~and should~~ include detailed surveys of parcel characteristics (including lot depths and widths), existing land uses, structures, street widths, the potential for buffering, and possible development impacts on surrounding areas. Plans should also address joint public-private development opportunities, urban design improvements, ~~traffic~~ **transportation demand** and parking management strategies, integrated bus service and required service facilities, capital improvements, **neighborhood conservation and enhancement,** and recommended land use and zoning changes. 306.18

306.19 ***Action LU-1.3.B: ~~TOD Overlay Zone~~Zoning Around Transit***

~~During the forthcoming revision to the zoning regulations, The language should include provisions for mixed land uses, minimum and maximum densities (inclusive of density bonuses), parking maximums, and buffering and design standards that reflect the presence of transit facilities. Work with land owners, the Council of the District of Columbia, local ANCs, community organizations, WMATA, and the Zoning Commission to determine the stations where such a zone should be applied. The emphasis should be on stations that have the capacity to accommodate substantial increases in ridership and the potential to become pedestrian-oriented urban villages. Neighborhoods that meet these criteria and that would welcome a TOD overlay are the highest priority. 306.19~~ **Developments around transit stations and transit stops should optimize the potential for pedestrian-oriented urban villages; should consider coordinated and/or shared parking and loading; and should be designed to help integrate the transit facility with neighborhood character.**

NEW ***Action LU-1.3.C: Metro Station and Inclusionary Zoning***

Consider requiring the maximum percent of affordable units required by the Inclusionary Zoning Program in and around station areas, with the appropriate bonus density and height allowances.

NEW ***Action LU-1.3.D: Co-Location Opportunity Evaluation***

Evaluate potential co-location of public and private uses as part of facilities modernization, expansion, and new construction.

NEW ***Action LU-1.3.E: Coordination of Co-Location Opportunities with Capital Budget***

Provide the outcome of the co-location opportunity evaluation for projects that meet the threshold criteria as part of the yearly capital budget request submission to the Office of the City Administrator.

307 **LU-1.4 NEIGHBORHOOD INFILL DEVELOPMENT 307**

307.1 ~~There are~~ **H**~~h~~undreds of small vacant lots across the District of Columbia **are** located away from transit stations and off of the major boulevards. Analysis conducted through the Comprehensive Plan revision determined that vacant, residentially-zoned lots totaled more than 400 acres in 2005. Approximately 50 percent of this acreage was zoned for single family homes, 15 percent was zoned for townhomes and rowhomes, and 35 percent was zoned for multi-family development. Most of the sites were less than one acre in size. Some of this land may not be developable to the limits allowed by zoning due to site constraints such as poor access, awkward parcel shapes, and steep topography. 307.1

307.2 Infill development on vacant lots is strongly supported in the District of Columbia, provided that such development is compatible ~~in scale~~ with its surroundings and consistent with environmental protection and public safety objectives. **Opportunities for change from vacant to vibrant are in residential and commercial areas.** In residential areas, infill sites present some of the best opportunities ~~in the city~~ for ~~"~~family~~"~~ housing and low-to-moderate-density development**, as well as community gardens and pocket parks**. In commercial areas, infill development can fill gaps in the streetwall and create more cohesive and attractive neighborhood centers. Vacant lots in such settings may also present opportunities for public uses~~, such as pocket parks, job training facilities,and child care centers~~. 307.2

307.3 In both residential and commercial settings, infill development must be sensitive to neighborhood context. High quality design standards should be required **and the infill development should reflect the neighborhood.**~~, the privacy of neighboring structures should be respected, and density and scale should reflect the desired character of the surrounding area~~. 307.3

307.4 Infill development may also include the restoration of vacant and abandoned structures. In 2003, there were an estimated 2,700 vacant and abandoned residential properties in the District. While the number has declined since then, some parts of the city continue to have relatively high concentrations of vacant buildings. ~~As noted in the Housing Element, the city's Home Again Initiative~~

~~was launched in 2003 to restore such properties to active use.~~ 307.4

NEW **Accessory dwelling units are another form of infill development that can provide opportunities for addressing affordability. Accessory dwelling units can provide opportunities to age in place, purchase a first home, or help pay a mortgage.**

307.5 ***Policy LU-1.4.1: Infill Development***

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. 307.5

307.6 Policy LU-1.4.2: Long-Term Vacant Sites
Facilitate the reuse of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures which would address these constraints. 307.6

307.7 ~~*Policy LU-1.4.3: Zoning of Infill Sites*~~

~~Ensure that the zoning of vacant infill sites is compatible with the prevailing development pattern in surrounding neighborhoods. This is particularly important in single family and row house neighborhoods that are currently zoned for multi-family development.~~ 307.7

See the Housing Element for policies on the development of "New Communities" on the sites of aging public housing complexes and a discussion of the city's "Home Again" program for rehabilitating vacant properties.

308 **LU-2 CREATING AND MAINTAINING ~~SUCCESSFUL~~ INCLUSIVE NEIGHBORHOODS 308**

308.1 This section of the Land Use Element focuses on land use issues within the District's neighborhoods. It begins with a set of broad policies which state the city's commitment to sustaining neighborhood diversity and ~~protecting~~ **enhancing** the defining characteristics of each community. This is followed by a discussion of neighborhood appearance, particularly the treatment of abandoned and blighted properties. This section then turns to a discussion of residential land use compatibility issues, followed by a discussion of neighborhood centers and commercial land use compatibility issues. 308.1

309 LU-2.1 A CITY OF NEIGHBORHOODS 309

309.1 The same effort given to keep Washington's monumental core a symbol of national pride must be given to the city's neighborhoods. After all, **Washington, DC's** ~~the~~ public image ~~of the city~~ is defined as much by **the diversity and vibrancy of** its **communities, local culture,** homes, businesses, streets, and neighborhood spaces as it is by its monuments and federal buildings. For Washington's residents, the neighborhoods are the essence of the city's social and physical environment. **Strong neighborhoods are key for continued livability in a growing and changing city.** Land use policies must ensure that all neighborhoods have adequate access to commercial services, parks, educational and cultural facilities, **share in economic mobility,** and sufficient **and accessible** housing opportunities while ~~protecting~~ **respecting** their rich historic and cultural legacies. 309.1

309.2 Washington has no fewer than 130 distinct and identifiable neighborhoods today. They range from high-density urban mixed use communities like the West End and Mount Vernon Square to quiet**,** low-density neighborhoods like Crestwood and Spring Valley, providing a wide range of choices for ~~the District's~~ many different types of households. Just as their physical qualities vary, the social and economic characteristics of ~~the city's~~ neighborhoods also vary. In 2001, the DC Office of Planning **studied neighborhoods using** ~~used~~ a range of social and economic indicators**, including** ~~to classify neighborhoods as "stable", "transitional", "emerging", or "distressed." These indicators included~~ income, home value and sales, school performance, crime rates, poverty rates, educational attainment, and building permit activity, among others. **While much has changed since 2001 including substantial population growth, the emergence of new residential neighborhoods and the revitalization of established neighborhoods, the neighborhood data remain instructive for the purposes of land use policy and should be updated when a new Comprehensive Plan is undertaken.** 309.2

309.3 ~~Most~~ **Many** of the District's ~~recent~~ planning efforts have focused on transitional, emerging, and distressed neighborhoods. Land use strategies for these areas have emphasized the reuse of vacant sites, the refurbishment (or replacement) of abandoned or deteriorating buildings, the removal of illegal land uses, and improvements to the public realm (e.g., streets and public buildings). These strategies have been paired with incentives for the private sector to reinvest in each neighborhood and provide new housing choices and services. A different set of land use strategies has been applied in "stable" neighborhoods, emphasizing **commercial enhancement strategies, public space design,** neighborhood ~~conservation~~ **character,** and appropriate infill.

Land use policies in these areas have focused on retaining neighborhood character, mitigating development impacts on services and infrastructure, preventing demolition in historic districts, and improving the connection between zoning and present and desired land uses. 309.3

NEW **Other planning efforts have focused on reconnecting neighborhoods divided by large transportation infrastructure such as highways and railyards. Reconnection provides for strengthening existing neighborhoods and creating new neighborhoods to accommodate the growing population such as in the NoMa, Capitol Crossing, and Walter Reed areas. These planning efforts include framework plans to provide design guidance, define and activate the public realm, support neighborhood sustainability and resilience, and identify retail strategies.**

NEW **Continued growth, competing demands for land, and the desire to manage policy priorities across Washington, DC requires renewed attention to all areas in the city.**

309.4 During the coming decades, the District will keep striving for **greater equity across all neighborhoods in terms of access to housing, job opportunities, economic mobility, energy innovation, and amenities** ~~increased stability in its transitional, emerging, and distressed neighborhoods~~. This does not mean that all neighborhoods should become the same, or that a uniform "formula" ~~for stability~~ should be applied to each community. Rather, it means that each neighborhood should have certain basic assets and amenities (see text box below). These assets and amenities should be ~~protected~~ **respected** and enhanced where they exist today, and created or restored where they do not. 309.4

309.5 ***Policy LU-2.1.1: Variety of Neighborhood Types***

Maintain a variety of ~~residential~~ neighborhood ~~types in the District~~, ranging from low-density~~, single family~~ neighborhoods to high-density, ~~multi-family mixed use~~ neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced ~~in the future~~ **while encouraging the identification of appropriate sites for new development, and/or adaptive reuse to help accommodate population growth and advance affordability and opportunity**. 309.5

309.6 What Makes a Great Neighborhood? 309.6

A successful neighborhood should create a sense of belonging, civic pride, and a collective sense of stewardship and responsibility for the community's future among all residents. Indeed, a neighborhood's success must be measured by more than the income of its residents or the size of its homes. Building upon the ~~In~~ 2004, "A Vision for Growing an Inclusive City" identified essential physical qualities that all neighborhoods should share. These

included:

- Transportation options for those without a car, including convenient bus service**, car sharing, bicycle facilities,** and safe access for pedestrians;
- Easy access to shops and services meeting day-to-day needs, such as child care, groceries, and sit-down restaurants;
- Housing choices, including homes for renters and for owners, and a range of units that meet the different needs of the community;
- Safe, clean public gathering places, such as parks and plazas—places to meet neighbors, places for children to play, and places to exercise or connect with nature;
- Quality public services, including police and fire protection, **high-quality,** safe and modernized schools, **health services,** and libraries and recreation centers that can be conveniently accessed ~~(though not necessarily located within the neighborhood itself)~~;
- Distinctive character and a "sense of place", defined by neighborhood architecture, visual landmarks and vistas, streets, public spaces, and historic places;
- Evidence of visible public maintenance and investment—proof that the city "cares" about the neighborhood and is responsive to its needs; and
- A healthy natural environment, with street trees and greenery, and easy access to the city's open space system.

The understanding of what makes a great neighborhood has evolved, particularly in terms of addressing social equity, advancing sustainability, and building community resilience to everyday challenges as well as environmental and manmade disasters. Where a resident lives - their neighborhood - remains one of the greatest predictors of individual health and economic outcomes. To achieve inclusive growth, neighborhood success must not only include achieving the desired physical characteristics but also ensuring that every community plays a part in supporting investment and development that advances neighborhood vitality, growth, and economic mobility, and increases access, equity, and where appropriate, jobs. ~~A neighborhood's success must be measured by more than the income of its residents or the size of its homes. A successful neighborhood should create a sense of belonging and civic pride, and a collective sense of stewardship and responsibility for the community's future among all residents.~~

The positive elements that create the identity and character of each neighborhood should be preserved and enhanc~~in the future.~~

309.7 ***Policy LU-2.1.2: Neighborhood Revitalization***

Facilitate ~~orderly~~ neighborhood revitalization ~~and stabilization~~ by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need**, except where projects advance equity and opportunity**

for disadvantaged persons. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need. 309.7

309.8 ***Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods***

Recognize the importance of balancing goals to increase the housing supply **includin fordable units** and expand neighborhood commerce with parallel goals to ~~protect~~ **respect** neighborhood character, preserve historic resources, and restore the environment. The overarching goal to "create successful neighborhoods" in all parts of the city requires an emphasis on ~~conservation~~ **conserving units and character** in some neighborhoods and revitalization in others **although all neighborhoods have a role in helping to meet broader District-wide needs such as affordable housing, public facilities, etc.**. 309.8

309.9 ***Policy LU-2.1.4: Rehabilitation Before Demolition***

In redeveloping areas characterized by vacant, abandoned, and underutilized older buildings, generally encourage rehabilitation and adaptive reuse of **architecturally or historically significant** existing buildings, rather than demolition. 309.9

309.10 ***Policy LU-2.1.5: ~~Conservation of Single Family~~ Neighborhood~~s~~ Support***

~~Protect and conserve~~ **Support** the District's **established** ~~stable, low density~~ neighborhoods ~~and ensure that their zoning reflects their established low density character~~. Carefully manage the development of vacant land ~~and the alteration of existing structures~~ in and ~~adjacent to single family~~ **around** neighborhoods in order to ~~protect low density~~ **respect** character, **housing, affordable housing, civic space,** preserve open space, and maintain neighborhood scale. 309.10

309.11 ***Policy LU-2.1.6: Teardowns and Mansionization***

Discourage the replacement of quality homes in good physical condition with new **single-family** homes that are substantially larger, taller, ~~and~~ bulkier**, or more likely to require more energy** than the prevailing building stock. 309.11

309.12 ***Policy LU-2.1.7: ~~Conservation of~~ Row House Neighborhood~~s~~ Character***

~~Protect~~ **Respect** the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, ~~considering additional row house neighborhoods for historic district designation, and regulating the subdivision of row houses into multiple dwellings.~~ Upward and outward extension of row houses which compromise their design and scale should be discouraged. 309.12

309.13 ***Policy LU-2.1.8: Zoning of Low and Moderate Density Neighborhoods***

Unless a small area plan, District agency directive or study indicates otherwise, ~~D~~discourage the **re**zoning of areas currently developed with single family homes, duplexes, and rowhouses (e.g., R-1 through ~~R-4~~**RF**) for multi-family apartments (e.g., R-5) where such action would likely result in the demolition of housing in good condition and its replacement with structures that are potentially out of character with the existing neighborhood. 309.13

309.14 ***Policy LU-2.1.9: ~~Addition of Floors and Roof Structures to Row Houses and Apartments~~ Alterations to Rowhouses and Apartments***

Generally discourage **alterations to buildings that result in a loss of family-sized units** ~~increases in residential density~~ resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, **if** ~~particularly where~~ such additions would be **architecturally undistinguished and** out of character with the other structures on the block. Roof structures should only be permitted if they ~~would not harm the~~ **aim to respect the** architectural character of the building on which they would be added**.** ~~or other buildings nearby.~~ 309.14

309.15 ***Policy LU-2.1.10: Multi-Family Neighborhoods***

Maintain the multi-family residential character of the District's Medium- and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas, **unless those uses would likely provide jobs for nearby residents,** and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15

309.16 ***Policy LU-2.1.11: Residential Parking Requirements***

~~Ensure that~~ **P**~~p~~arking requirements for residential buildings **should** ~~are~~ respon**d**~~sive~~ to the varying levels of demand associated with different unit types, unit sizes, ~~and~~ unit locations (including proximity to transit)**, and new technology (including the sharing economy and electronic vehicles)**. Parking

should be accommodated in a manner that maintains an attractive environment at the street level and minimizes interference with traffic flow. Reductions in parking may be considered where transportation demand management measures are implemented and a reduction in demand can be ~~clearly~~ demonstrated. 309.16

Please refer to the Transportation Element for additional policies and actions related to parking management.

309.17 ***Policy LU-2.1.12: Reuse of Public Buildings***

Rehabilitate vacant or outmoded public and semi-public buildings for continued use. Reuse plans should be compatible with their surroundings, **and co-location of uses considered to meet broader District-wide goals.** ~~and should limit the introduction of new uses that could adversely affect neighboring communities~~ **Reuse of public buildings should implement small area and framework plans where possible.** 309.17

309.18 ~~***Policy LU-2.1.13: Flag Lots***~~

~~Generally discourage the use of "flag lots" (lots with little or no street frontage, accessed by a driveway easement or narrow strip of land and typically located to the rear of another lot) when subdividing residential property.~~ 309.18

319.18a ***Policy LU-2.1.14: Planned Unit Developments in Neighborhood Commercial Corridors***

~~Consider modifying minimum lot size and other filing and procedural (but not height and density) requirements for Planned Unit Developments (PUDs) for neighborhood commercial areas for the purpose of allowing small property owners to participate in projects that encourage high quality developments and provide public benefits.~~ **Planned Unit Developments (PUDs) in neighborhood commercial areas should provide high quality developments with active ground floor designs that provide for neighborhood commercial uses, vibrant pedestrian spaces and public benefits including housing, affordable housing, and affordable commercial space** 309.18a

309.19 ***Action LU-2.1.A: Rowhouse Zoning District***

~~Develop a new row house zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the unique nature of row house neighborhoods and conserve their architectural form (including height, mass, setbacks, and design).~~ **Completed – See Implementation Table.** 309.19

309.20 ***Action LU-2.1.B: Amendment of Exterior Wall Definition***

Amend ~~the city's~~ procedures for roof structure review so that the division- on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements. **Completed – See Implementation Table.** 309.20

309.21 ***Action LU-2.1.C: Residential Rezoning***

Provide a better match between zoning and existing land uses in ~~the city's~~ residential areas, with a particular focus on:

a. Blocks of well-established single family and semi-detached homes that are zoned R-3 or higher;
b. Blocks that consist primarily of row houses that are zoned R-5-B or higher; and
c. Historic districts where the zoning does not match the predominant contributing properties on the block face.

In all three of these instances, ~~pursue~~ **consider** rezoning to appropriate densities to ~~protect~~ **respect** the predominant architectural character and scale of the neighborhood. 309.21

309.22 ~~***Action LU-2.1.D: Avoiding "Mansionization"***~~

~~Consider adjustments to the District's zoning regulations to address the construction of excessively large homes that are out of context with the surrounding neighborhood ("mansionization"). These adjustments might include the use of a sliding scale for maximum lot occupancy (based on lot size), and the application of floor area ratios in single family zone districts to reduce excessive building mass. They could also include creation of a new zoning classification with a larger minimum lot size than the existing R-1-A zone, with standards that more effectively control building expansion and lot division.~~ **Obsolete – see Implementation Table**. 309.22

NEW ***Action LU-2.1.E: Study of Neighborhood Indicators***

Conduct ongoing review with periodic publication of social and economic neighborhood indicators for the purpose of targeting neighborhood investments, particularly for the purposes of achieving neighborhood diversit and fair housing.

NEW ***Action LU-2.1.F: Electric Vehicle Supply Equipment***

Encourage the siting of electric vehicle supply equipment in curbside public space, multi-dwelling unit garages, commercial facilities, and residential areas, where appropriate.

310 LU-2.2 MAINTAINING COMMUNITY STANDARDS 310

310.1 "Community standards" encompasses a broad range of topics relating to the physical appearance and quality of ~~the city's~~ neighborhoods. The District maintains planning, building, housing, zoning, environmental**, tax,** and other regulations and codes aimed at protecting public safety and keeping ~~the city's~~ neighborhoods in excellent physical condition. However, instances of neglected and abandoned properties, illegal uses, unpermitted construction, and code violations are still common in many parts of the city. Despite dramatic improvements in code enforcement during recent years and a 50 percent drop in the number of vacant properties since 2000, more effective and responsive enforcement remains one of the most frequently raised planning issues ~~in the District~~ today. 310.1

310.2 ***Policy LU-2.2.1: Code Enforcement as a Tool for Neighborhood ~~Conservation~~ Stabilization***

Recognize the importance of consistent, effective, and comprehensive code enforcement**, and enforcement of the higher tax rates applied to vacant, and vacant and blighted property,** to the ~~protection~~ **enhancement** of residential neighborhoods. Housing, building, **property tax,** and zoning regulations must be strictly applied and enforced in all neighborhoods ~~of the city~~ to prevent deteriorated, unsafe, and unhealthy conditions; reduce illegal activities; maintain the general level of residential uses, densities, and height; **provide incentives for rehabilitating property and getting it occupied;** and ~~ensure that~~ **promptly correct** health and safety hazards**.** ~~are promptly corrected.~~ 310.2

310.3 ***Policy LU-2.2.2: Appearance of Vacant Lots and Structures***

Maintain and enforce ~~District~~ programs ~~(such as "Clean It Or Lien It") which ensure~~ that **keep** vacant lots and buildings ~~are kept~~ free of debris, litter, and graffiti. Such sites should be treated in way that eliminates neighborhood blight, improves visual quality, and enhances public safety. 310.3

310.4 ***Policy LU-2.2.3: Restoration or Removal of Vacant and Abandoned Buildings***

Reduce the number of vacant and abandoned buildings ~~in the city~~ through renovation, rehabilitation, and where necessary, demolition. Implement programs that encourage the owners of such buildings to sell or renovate them, and apply liens, fines, **higher taxes, charges for public clean-up of the property,** and other penalties for non-compliant properties. 310.4

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310.5 ***Policy LU-2.2.4: Neighborhood Beautification***

Encourage projects which improve the visual quality of ~~the District's~~ neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, **murals,** improvement or removal of abandoned buildings, street and sidewalk repair, ~~and~~ park improvements**, and public realm enhancement and activation**. 310.5

310.6 ***Policy LU-2.2.5: Enforcement of Approval Conditions***

Fully enforce conditions of approval for new development**, including design, building, and operating criteria**~~. Ensure that such projects are designed, built, and operated consistently with such conditions, and apply appropriate penalties in the event of non-compliance.~~ 310.6

310.7 ***Policy LU-2.2.6: Public Stewardship***

Support efforts by local Advisory Neighborhood Commissions, citizen/civic associations, garden clubs, homeowner groups, and other organizations to initiate neighborhood improvement and beautification programs. Provide information, guidance, and technical assistance to these groups as appropriate or feasible. 310.7

310.8 ***Policy LU-2.2.7: Alley ~~Closings~~Use***

Discourage the conversion of alleys to private yards or developable land when the alleys are part of the historic fabric of the neighborhood and would otherwise continue to perform their intended functions, such as access to rear garages and service areas for trash collection. **Support the greening of residential alleys where feasible to enhance sustainability and stormwater management**. **Encourage potential activation of commercial alleys in business districts through art, programming, and events, where not in conflict with the intended function of the alley network**.310.8

310.9 ***Action LU-2.2.A: Vacant Building Inventories***

Maintain and continuously update data on vacant and abandoned buildings**, following up on public reports of vacant buildings,** ~~in the city~~, and regularly assess the potential for such buildings to support new uses and activities. This should include periodic assessment of ~~the city's~~ vacant building monitoring **and taxation** programs and exploring creative ways to deal with vacant properties and long-term vacant sites. **Strategically purchase such properties at tax delinquency sales when such properties could be put into use for affordable housing.** 310.9

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310.10 ***Action LU-2.2.B: Education and Outreach on Public Space Maintenance***

Develop a public outreach campaign on the District's public space regulations (including the use of such space for announcements, campaign signs, and advertising), and resident/District responsibilities for maintenance of public space, including streets, planting strips, sidewalks, and front yards. 310.10

NEW ***Action LU-2.2.C: Forested Land Preservation***

Provide incentives to preserve privately owned forest land and enhance tree canopy, such as through easements, forest mitigation bank programs, or transfer of development rights, and enforce laws preserving special and heritage trees.

311 LU-2.3 RESIDENTIAL LAND USE COMPATIBILITY 311

311.1 Many of Washington's neighborhoods were developed before 1920, when ~~the city adopted~~ its first zoning regulations **were applied.** As a result, the older neighborhoods tend to have a patchwork pattern of land uses, with business and residential activities sometimes occurring on the same block. While this pattern has created some of ~~the city's~~ most desirable and interesting neighborhoods, it has also introduced the potential for conflict. Certain commercial and industrial uses may generate noise, odor, traffic, litter, and other impacts that affect the quality of life in adjacent residential neighborhoods. Similarly, introducing new residential uses to commercial or industrial areas can make it difficult for established businesses to operate effectively. 311.1

311.2 Land use compatibility is addressed through the District's zoning regulations. The regulations list uses that are permitted as a matter-of-right and those that are permitted with a Special Exception (and in some cases, uses that are prohibited) in each zone. Over the years, a variety of "standards for external effects" have been applied to address the impacts of different activities on adjacent uses.~~ However, the Zoning Regulations have not been comprehensively updated in almost 50 years, and do not address land use compatibility issues as effectively as they might. More effective use of performance standards, buffering and screening requirements, management of "problem" land uses, and the examination of appropriate matter of right uses should be pursued as the Zoning Regulations are redrafted~~ **In 2016 the Zoning Commission adopted a comprehensive update to the Zoning Regulations; the first comprehensive revision in over 50 years. The revised zoning regulations, referred to as ZR16, address land use compatibility issues, more effective use of performance standards, buffering and screening requirements, updated development and design standards, and new standards for parking and loading. ZR-16 also includes new definitions, new zones, and changes to**

matter-of-right and special exception uses. ZR16 is an important step in implementing goals for achieving a healthy, vibrant, diverse and environmentally sustainable city. 311.2

311.3 ***Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas***

Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas; and (b) limit the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood. 311.3

311.4 ***Policy LU-2.3.2: Mitigation of Commercial Development Impacts***

Manage new commercial development so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas. Before commercial development is approved, establish **appropriate** requirements for ~~traffic~~ **transportation demand management** and noise control, parking and loading management, building design, hours of operation, and other measures as needed to avoid ~~such~~ **possible** adverse effects **of the benefits of commercial development in enlivening neighborhoods, generating taxes and creating jobs.** 311.4

311.5 ***Policy LU-2.3.3: Buffering Requirements***

Buffer ~~Ensure that~~ new commercial development adjacent to lower density residential areas ~~provides effective physical buffers~~ to avoid adverse effects. Buffers may include ~~larger~~ setbacks, landscaping, fencing, screening, height step downs, and other architectural and site planning measures that avoid potential conflicts. 311.5

311.6 ***Policy LU-2.3.4: Transitional and Buffer Zone Districts***

Maintain mixed use zone districts which serve as transitional or buffer areas between residential and commercial districts, and which also may contain institutional, non-profit, embassy/chancery, and office-type uses. Zoning regulations for these areas ~~(which currently include the SP-1 and SP-2 zones)~~ should **enhance neighborhood character and** ~~ensure that development is harmonious~~ ~~with its surroundings,~~ **consider** ~~achieves~~ appropriate height and density transitions **in new developments.**~~, and protects neighborhood character.~~ 311.6

Churches and other religious institutions are an important part of the fabric of the city's neighborhoods.

311.7 ***Policy LU-2.3.5: Institutional Uses***

Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, **livability,** and future of **Washington, DC and its residents.**~~the District of Columbia. Ensure that~~**W**~~ w~~hen such uses are permitted in residential neighborhoods, the**ir**~~y are~~ design~~ed~~ and operat**ion** ~~ed in a manner that is~~**should be** sensitive to neighborhood issues and **neighbors'**~~that maintains~~ quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as ~~traffic~~ **transportation** and parking, hours of operation, outside use of facilities, and facility expansion. 311.7

311.8 ***Policy LU-2.3.6: Places of Worship and other Religious Facilities***

Recognize places of worship and other religious facilities as an ongoing, important part of the fabric of the city's neighborhoods. Work proactively with the faith-based community, residents, ANCs, and neighborhood groups to address issues associated with these facilities' transportation needs, operations, and expansion, so that existing and new religious facilities may be sustained as neighborhood anchors and a source of spiritual guidance~~ for District residents~~. Recognize also that places of worship or religious assembly, and some other religious facilities or institutions, are accorded important federal constitutional and statutory protections under the First Amendment (U.S. Const. Amend. I) and the Religious Land Use and Institutionalized Persons Act of 2000, approved September 22, 2000 (114 Stat. 803; 42 U.S.C. 2000cc). **The missions of many religious institutions involve service to the poor, and institutions offer important services such as providing food banks, meals, clothing, counseling services, shelter and housing.** 311.8

311.9 ***Policy LU-2.3.7: Non-Conforming Institutional Uses***

Carefully control and monitor institutional uses that do not conform to the underlying zoning to **promote** ~~ensure their~~ long-term compatibility. In the event such **institutions** ~~uses~~ are sold or cease to operate**,**~~ as institutions,~~ encourage conformance with existing zoning and continued compatibility with the neighborhood. 311.9

311.10 ***Policy LU-2.3.8: Non-Conforming Commercial and Industrial Uses***

Limit ~~Reduce the number of~~ nonconforming uses in residential areas~~, particularly those uses~~ that generate noise, truck traffic, odors, air and water pollution, and other adverse effects. Consistent with the zoning regulations, limit the expansion of such uses and fully enforce regulations regarding their operation to avoid harmful impacts on their surroundings. 311.10

311.11 ***Policy LU-2.3.9: Transient Accommodations in Residential Zones***

Continue to distinguish between transient uses – such as hotels, bed and breakfasts, and inns – and permanent residential uses such as homes and apartments in the District's Zoning Regulations. The development of new hotels on residentially zoned land should continue to be prohibited, ~~incentives for hotels (such as the existing Hotel Overlay Zone) should continue to be provided on commercially zoned land,~~ and owner occupancy should continue to be required for transient accommodations in residential zones**, consistent with applicable laws**. **Short term housing for persons receiving social services is outside the scope of this policy's prohibition.** 311.11

311.12 ***Policy LU-2.3.10: Conversion of Housing to Guest Houses and Other Transient Uses***

Control the conversion of **entire** residences to guest houses, bed and breakfast establishments, clinics, and other non-residential or transient uses. Zoning regulations should continue to allow larger bed and breakfasts and small inns within residential zones through the Special Exception process, with care taken to avoid the proliferation of such uses in any one neighborhood. 311.12

Please refer to Policy 2.4.11 of this Element for additional guidance on hotel uses and the need to address their impacts.

311.13 ***Policy LU-2.3.11: Home Occupations***

Maintain appropriate regulations (including licensing requirements) to address the ~~growing~~ trend toward home occupations, accommodating such uses but ensuring that they do not ~~negatively impact~~ **hurt** residential neighborhoods. 311.13

NEW ***Policy: Arts and Culture Uses in Neighborhoods***

Recognize the importance of low-profile, neighborhood-serving arts and culture as an asset for community preservation and building. Encourage the preservation or expansion of arts and culture in discretionary review of development projects.

Please refer to the Arts and Culture Element for additional guidance.

311.14 ~~***Action LU-2.3.A: Zoning Changes to Reduce Land Use Conflicts in Residential Zones***~~

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~~As part of the comprehensive rewrite of the zoning regulations, develop text amendments which:~~

~~a. Expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones;~~

~~b. More effectively manage the non-residential uses that are permitted as a matter-of-right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts;~~

~~c. Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods;~~

~~d. Provide for ground-level retail where appropriate while retaining the residential zoning along major corridors; and~~

e. ~~Ensure that there will not be a proliferation of transient accommodations in any one neighborhood.~~ **Completed – See Implementation Table.** 311.14

311.15 ***Action LU-2.3.B: Analysis of Non-Conforming Uses***

Complete an analysis of non-conforming commercial, industrial, and institutional uses in ~~the District's~~ residential areas. Use the findings to identify the need for appropriate actions, such as zoning text or map amendments and relocation assistance for problem uses. 311.15

312 LU-2.4 NEIGHBORHOOD COMMERCIAL DISTRICTS AND CENTERS 312

312.1 Commercial uses and local public facilities are an essential part of the District's neighborhoods. Many of these uses are clustered in well-defined centers that serve as the "heart" of the neighborhood. These areas support diverse business, civic, and social activities. Each center reflects the identity of the neighborhood around it through the shops and establishments it supports and the architecture and scale of its buildings. They are also often connecting points for public transit lines—in fact, many originated around streetcar stops and continue to be important ~~bus transfer~~**transit** points today. 312.1

312.2 **Since 2006, the District has experienced significant population growth with the emergence of new neighborhoods and revitalization of existing ones. Growth of commercial centers has favored walkability and a retail mix led by food establishments and neighborhood shopping options. Residential growth has also spurred local commercial growth, buoying the success of more commercial centers, alleviating the District's longstanding retail gap. These changes have reshaped the retail landscape. Established retail areas have new competition while new opportunities emerged in underutilized centers. Commercial centers in neighborhoods provide amenities to residents, help to define public life, and provide community anchors and places for social interaction.** ~~Many District neighborhoods, particularly those~~

~~on the east side of the city, lack well-defined centers or have centers that struggle with high vacancies and a limited range of neighborhood-serving businesses. Greater efforts must be made to attract new retail uses to these areas by improving business conditions, upgrading storefronts and the street environment, and improving parking and pedestrian safety and comfort. The location of new public facilities in such locations, and the development of mixed use projects that include upper story housing, can encourage their revival.~~
312.2

NEW **In 2012, OP developed the DC Vibrant Retail Streets Toolkit to help community and business leaders maximize the potential of their commercial centers with a roadmap based on extensive market research. The most important factor for successful commercial districts is support from a management organization such as a business improvement district, Main Street, merchants' association, or other community group. Management organizations present a unified identity and efficiently communicate the center's interests and needs.**

NEW **The structure of retail space is another important factor. Retail space is most likely to be successful when it is contiguous with other retail spaces, ceilings are at least 12 feet high, storefronts are transparent, and sidewalks are at least 8 feet wide. Each commercial center has its own market position based on numerous factors including the characteristics of the residential and daytime populations; function and composition of nearby centers; and accessibility. The type of retail mix and amount of space that can be supported depends on a center's market position which can change by increasing housing and jobs in or near the center and/or increasing access to the center.**

NEW **Improving access to neighborhood commercial centers for pedestrians, transit riders, bicyclists, and drivers is an important factor for successful retail. Pedestrian access is the most important accessibility factor for all commercial centers because it is the common thread that connects retail space with patrons using all other modes.**

NEW **Curbside management is another major factor for successful commercial areas. Manage the curbside of streets in commercial centers to promote greater access and turnover for customers. Curbside management may be done through strategies such as adjusting parking prices and time limits. Curbside lanes are used for multiple purposes, including parking, loading, bicycle lanes, and transit movements. All such uses should be carefully considered when determining how to manage access in each commercial center. Additionally, management organizations should manage off-street parking in commercial centers to promote shared parking among different uses at different times of day and days of the week.**

312.3 Even the most successful neighborhood centers ~~in the District~~ must deal with land use conflicts. Excessive concentrations of bars, liquor stores, fast-food outlets, convenience stores, and similar uses are causes of concern in almost every part of the city. Commercial parking demand affects nearby residential streets around many centers. In some locations, commercial and residential rear yards abut one another, causing concerns over rodents, odors, noise, shadows, view obstruction, and other impacts. Effective zoning and buffering requirements are important to address such concerns **while accommodating growth, enhancing local amenities,** and ~~protect~~ **respecting** neighborhood character. Zoning ~~overlays have been adopted~~ **has been used** in some commercial districts to limit the range of allowable uses and reduce the likelihood of external impacts. 312.3

312.4 Of course, not all commercial uses occur in defined centers. Many ~~District~~ thoroughfares are lined with "strip" commercial development, much of it auto-oriented and not particularly focused on residents of the adjacent neighborhoods. Activities such as auto dealerships and repair services, motels, and similar uses~~,~~ can be important contributors to the ~~District's~~ economy. Again, zoning regulations ~~should establish where these uses are appropriate and~~ should set buffering and screening requirements and other standards which improve the compatibility of such uses with their surroundings. 312.4

312.5 ***Policy LU-2.4.1: Promotion of Commercial Centers***
Promote the vitality ~~of the District's~~ commercial centers and provide for the continued growth of commercial land uses to meet the needs of ~~District~~ residents, expand employment opportunities for ~~District~~ residents, **accommodate population growth,** and sustain the city's role as the center of the metropolitan area. Commercial centers should be inviting and attractive places, and should support social interaction and **amenities**~~ease of access~~ for nearby residents. 312.5

312.6 ***Policy LU-2.4.2: Hierarchy of Commercial Centers***

Maintain and reinforce a hierarchy of neighborhood, multi-neighborhood, regional, and main street commercial centers in the District. Activities in each type of center should reflect **the center's** ~~its~~ intended role and market area, as defined in the Framework Element. Established centers should be expanded in areas where the existing range of goods and services is insufficient to meet community needs. 312.6

312.7 ***Policy LU-2.4.3: Regional Centers***

Support and enhance the District's regional commercial centers to help serve area shopping needs that are not met Downtown. Permit the District's

two established regional commercial centers, **at** Georgetown and Friendship Heights, to develop and evolve in ways which are compatible with other land use policies, including those for **accommodating population growth and increasing affordable housing, especially along corridors, strengthening commercial vitality,** maintaining stable neighborhoods, mitigating negative environmental impacts, managing parking, and minimizing adverse ~~traffic~~ **transportation** impacts. ~~Likewise~~**Promote equitable access to regional shopping by**, encourag**ing**~~e~~ the continued development of the emerging regional centers at Minnesota-Benning and Hechinger Mall in a manner that is consistent with other policies in the Comprehensive Plan. 312.7

312.8 ***Policy LU-2.4.4: Heights and Densities in Regional Centers***

~~Maintain~~ **Promote** heights and densities in established and proposed regional centers which are appropriate to the scale and function of development in adjoining communities and ~~which step down~~ **transition** to adjacent residential areas, and maintain or develop buffer areas for neighborhoods exposed to increased commercial densities. 312.8

312.9 ***Policy LU-2.4.5: Encouraging Nodal Development***

Discourage auto-oriented commercial "strip" development and instead encourage pedestrian-oriented "nodes" of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them. 312.9

312.10 ***Policy LU-2.4.6: Scale and Design of New Commercial Uses***

Develop ~~Ensure that~~ new uses within commercial districts ~~are developed~~ at a height, mass, scale and design that is appropriate **for a growing, densifying city,** and **that is** compatible with surrounding areas. 312.10

312.11 ***Policy LU-2.4.7: Location of Night Clubs and Bars***

Provide zoning and alcoholic beverage control laws that ~~discourage the excessive concentration and~~**encourage a mix of ground floor uses in commercial areas creating stronger retail environments and minimizing** potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts **and adjacent residential areas**. New uses that generate late night activity and large crowds should be ~~located away from low and moderate density residential areas and should instead be concentrated~~**prioritized** Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.

312.11

312.12 ***Policy LU-2.4.8: Addressing Commercial Parking Impacts***

~~Ensure that the District's~~ **Z**~~z~~oning regulations **should** consider the ~~traffic~~ **transportation** and parking impacts of different commercial activities, and include provisions to mitigate the parking demand and congestion problems that may result as new development occurs, especially as related to loading and goods delivery. 312.12
Please refer to the Transportation Element, Section 3.2 for additional policies and actions related to parking.

312.13 ***Policy LU-2.4.9: High-Impact Commercial Uses***

~~Ensure that the District's zoning regulations~~ **L**~~l~~imit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high-impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods. 312.13

312.14 ***Policy LU-2.4.10: Use of Public Space within Commercial Centers***

Carefully manage the use of sidewalks and other public spaces within commercial districts to avoid pedestrian obstructions and to provide an attractive and accessible environment for shoppers. **Continue to encourage the identification and transition of excess public right of way into temporary or permanent plazas that contribute to social interaction within commercial centers**. Where feasible, the development of outdoor sidewalks cafes, flower stands, and similar uses which "animate" the street should be encouraged. Conversely, the enclosure of outdoor sidewalk space with permanent structures should generally be discouraged. 312.14

312.15 ***Policy LU-2.4.11: Hotel Impacts***

Manage the impacts of hotels on surrounding areas, particularly in the Near Northwest neighborhoods where large hotels adjoin residential neighborhoods. Provisions to manage truck movement and deliveries, overflow parking, tour bus parking, and other impacts associated with hotel activities should be developed and enforced. 312.15

Please refer to Policies 2.3.9 and 2.3.10 of this Element for additional guidance on hotel uses within residential neighborhoods.

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312.16 ***Policy LU-2.4.12: Monitoring of Commercial Impacts***

~~Maintain a range of~~ **M**~~m~~onitor~~ing~~, inspect~~ion~~, and enforce~~ment~~ **local planning, building, zoning, transportation, health, alcoholic beverage control, and other District rules and regulations** ~~programs~~ for commercial areas~~ to ensure that activities are occurring in accordance with local planning, building, zoning, transportation, health, alcoholic beverage control, and other District rules and regulations~~. ~~Prompt and effective action should be taken in the event non-compliance with these rules and regulations is observed.~~ 312.16

312.17 ***Policy LU-2.4.13: Commercial Uses Outside Designated Centers***

~~Recognize that~~ **N**~~n~~ot all commercial uses can be appropriately sited within designated neighborhood, multi-neighborhood, and regional centers. For example, automobile sales, nurseries, building supply stores, large night clubs, hotels, and similar uses may require ~~highway-oriented~~ locations **near parking and major roads**. ~~The District should~~ **R**~~r~~etain and support such uses and accommodate them on appropriately located sites. 312.17

312.18 ***Action LU-2.4.A: Evaluation of Commercial Zoning***

As part of each Small Area Plan, conduct an evaluation of commercially zoned areas to assess the appropriateness of existing zoning designations. This assessment should consider:

a. The heights, densities and uses that could occur under existing zoning; and
b. The suitability of existing zoning given the location and size of each area, the character of adjacent land uses, the relationship to other commercial districts in the vicinity, transportation and parking attributes, proximity to adjacent uses, and the designation on the Future Land Use Map. 312.18

312.19 ***Action LU-2.4.B: Zoning Changes to Reduce Land Use Conflicts in Commercial Zones***

As part of the comprehensive rewrite of the zoning regulations, consider text amendments that:

a. More effectively control the uses which are permitted as a matter-of- right in commercial zones;
b. Avoid the excessive concentration of particular uses with the potential for adverse effects, such as convenience stores, fast food establishments, and liquor-licensed establishments; and
c. Consider performance standards to reduce potential conflicts between certain incompatible uses **Completed – See Implementation Table.** 312.19

312.20 ***Action LU-2.4.C: Mixed Use District with Housing Emphasis***

Develop a new mixed use zoning district, to be applied principally on land that is currently zoned for non-residential uses (or that is now unzoned), which limits commercial development to the ground floor of future uses and requires residential use on any upper stories. Consider the application of this designation to Metrorail stations and corridor streets that may currently have high commercial vacancies or an excess supply of commercial space, including those areas designated as "Main Street Mixed Use Corridors" and commercial centers on the Generalized Policies Map. **Completed – See Implementation Table.** 312.20

313 LU-3 BALANCING COMPETING DEMANDS FOR LAND 313

313.1 This section of the Land Use Element addresses five specific activities that require a greater level of direction than can be covered in the "Neighborhood" policies listed **and** described in the previous sections. These activities are an essential part of the District of Columbia and are vital to the city's future. Each of these uses presents a unique set of challenges and land use compatibility issues. They include:

a. Public Works and Industrial Uses, which are essential to government operations and the local economy, but also create external impacts and face displacement for higher value land uses;
b. Institutional Uses, including places of worship and other religious facilities, that seek vacant land or developed properties for expansion, but where expansion is limited because the properties are hemmed in by adjacent neighborhoods;
c. Foreign Missions, namely the chanceries and embassies of foreign governments, which seek to locate or expand in some of the city's most desirable neighborhoods;
d. Group Homes, Community Based Residential Facilities, and Supportive Housing, which provide for the essential housing and social~~ization~~ needs of thousands of District residents but may end up concentrated in particular parts of the city; and
e. Federal Facilities, which often operate in immediate proximity to residential neighborhoods, creating the need for sensitive planning as these uses expand, contract, and implement new security measures. 313.1

314 LU-3.1 PUBLIC WORKS AND ~~INDUSTRIAL~~ PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) LAND USES 314

314.1 Approximately ~~2,000~~ **333** acres of land in the District of Columbia are zoned for industrial uses. ~~The city's industrial~~ **PDR** areas support a variety of uses, many of which are essential to the delivery of municipal services or which are part of

the business infrastructure that underpins the local economy. **Furthermore, PDR businesses and uses create opportunities for entrepreneurship, creativity and innovation, and higher paying jobs than comparable jobs for similar education attainment in economic sectors like retail and healthcare. It is estimated that nine percent of the employment in the District is in PDR industries. These jobs are often accessible to residents with lower education attainment and returning citizens.** In 2005, the inventory of private industrial floor space in the city was approximately 13 million square feet. 314.1

NEW **Washington, DC's industrial land exists largely because of historical development factors that made certain areas suitable for these uses, or unsuitable for residential and commercial development. Such factors include proximity to rail or water routes needed to transport heavy goods, relative isolation from residential areas, and the effects of noisy or noxious uses and infrastructure. Where these factors remain, PDR facilities are likely to remain an appropriate use of this land. Since much of this land has always been devoted to industrial use, many of the city's prominent examples of historic industrial architecture are located here. Of the 25 properties identified as potentially significant in the DC State Historic Preservation Office's 1991-92 historic resources study of District warehouses and workshops, 16 have received historic designation.**

314.2 Some of the municipal activities housed on ~~the city's~~ industrial land include trash transfer and hauling, bus storage and maintenance, vehicle impoundment, police and fire training, street repair and cleaning equipment storage, and water and sewer construction services. Private activities on industrial lands include food and beverage services, laundries, printers, concrete and asphalt batching plants, distribution centers, telecommunication facilities, construction contractors and suppliers, and auto salvage yards, to name only a few. The contribution and necessity of these uses to the ~~city's~~ economy is discussed in the Economic Development Element of the Comprehensive Plan. 314.2

314.3 Given the lenient zoning standards within industrial areas (most of which actually favor commercial uses over industrial uses) **as well as the market pressure to provide additional residential housing**, much of the ~~city's~~ industrial land supply is at risk. ~~While public works and PDR uses may no longer be logical in some areas given their proximity to Metro or residential areas, proactive measures are needed to sustain them elsewhere.~~ **In addition, many of the public works uses that take place on industrial land are not optimally organized, resulting in inefficient use of space. Plans to reorganize and consolidate many of these activities have been developed. The repositioning of these resources results in more effective service delivery, added value to nearby properties, provision of amenities for surrounding neighborhoods, and creation of jobs on land freed up for further public or private investment.** 314.3

NEW **To preserve the District's ability to create, produce, distribute and service goods, it is recommended that the District review the Zoning Code to eliminate uses in PDR zoning that are not related to Production, Distribution, Repair or creative and cultural uses. Hotels, stand-alone commercial uses, stand-alone office, non-technical or trade schools, and residential units are uses that compete for limited land resources and place additional pressure on scarce PDR land.**

314.4 In 2005, the District of Columbia commissioned an analysis of industrial land supply and demand to provide a framework for new land use policies (see text box **-citation 314.6**). **In 2014, another industrial land study was released by the District of Columbia, *Ward 5 Works: Ward 5 Industrial Land Transformation*. This study furthered the findings in 2005 with particular emphasis on the Upper Northeast area where approximately 50% of the District's industrial uses are located.** The recommendations of ~~this study~~ **these studies** are incorporated in the policies and actions below. 314.4

314.5 One of the most important findings of the **2005** industrial land use analysis is that there ~~is~~ **was** an immediate unmet need of approximately 70 acres for "municipal-industrial" activities. Facility needs range from an MPD Evidence Warehouse to replacement bus garages for WMATA. Several agencies, including the Architect of the Capitol, indicate that their acreage needs will increase even more in the next ten years. At the same time, ~~there is evidence that~~ efficiencies could be achieved through better site layouts and consolidation of some municipal functions, particularly for vehicle fleet maintenance. The findings provide compelling reasons to ~~protect~~ **preserve** the limited supply of industrial land, and to organize municipal-industrial activities more efficiently. **One example of this approach is showcased in the Department of Public Works (DPW) Campus Master Plan, a study conducted as a recommendation from the 2014 *Ward 5 Works Industrial Land Transformation Study*. The DPW Campus Master Plan aims to consolidate operations and administrative offices to a new state-of-the-art campus at West Virginia Avenue NE that would transform the current site into a neighborhood asset while efficiently utilizing the District-owned industrial land.** 314.5

314.6 TAKING A HARD LOOK AT DC'S INDUSTRIAL LANDS 314.6

The 2005-2006 Industrial Land Use Study classified DC's industrially zoned lands into four categories:

a. **Areas for Retention and Reinforcement** have healthy production, distribution, and repair (PDR) uses and have good prospects for hosting such uses in the future.

b. **Areas for Intensification/Evolution** will continue to be desirable for PDR activities but show patterns of underutilization and opportunities for intensified uses. Some non-PDR activities may take place in these areas in the long-term future.
c. **Areas for Strategic Public Use** are needed to accommodate municipal and utility needs.
d. **Areas for Land Use Change** are areas where a move away from PDR uses may be appropriate due to a lack of viable PDR businesses and the desirability of these sites for other uses. In some of these areas, the District may let the market take its course. In others, pro-active measures such as rezoning may be in order.

The District ~~is currently developing~~ **developed** criteria for evaluating rezoning requests which reflect these typologies and further consider the land use, transportation, and environmental context of each site, its unique characteristics, and its potential need for future municipal purposes. 314.6

314.7 ***Policy LU-3.1.1: ~~Conservation~~ Preservation of Industrial Land***

Recognize the importance of industrial land to the economy of the District of Columbia, specifically ~~its ability~~ to support public works functions, and accommodate production, distribution, and repair (PDR) activities. ~~Ensure that~~ **Z**~~z~~oning regulations and land use decisions **should continue to preserve** ~~protect~~ active and viable PDR land uses, while allowing compatible office and retail uses and development under standards established within CM- and M-zoning. Economic development programs should work to retain and permit such uses**.** ~~in the future.~~ 314.7

314.8 ***Policy LU-3.1.2: Redevelopment of Obsolete Industrial Uses***

Encourage the redevelopment of outmoded and non-productive industrial sites, such as vacant warehouses and open storage yards, with higher value production, distribution, and repair uses**, including public facilities,** and other activities, which support the core sectors of the District economy (federal government, hospitality, higher education, etc.). 314.8

314.9 ***Policy LU-3.1.3: Location of PDR Areas***

Accommodate Production, Distribution, and Repair (PDR) uses— including municipal public works facilities—in areas that are well buffered from residential uses (and other sensitive uses such as schools), easily accessed from major roads and railroads, and characterized by existing concentrations of PDR and industrial uses. Such areas are generally designated as "PDR" on the Comprehensive Plan's Future Land Use Map. 314.9

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314.10 ***Policy LU-3.1.4: Rezoning of Industrial Areas***

Allow the rezoning of industrial land for non-industrial purposes only when the land can no longer viably support industrial or PDR activities**,** ~~or~~ is located such that industry cannot co-exist adequately with adjacent existing uses**, or where such rezoning is called for by a master plan aimed at using land more effectively and creating opportunities for affordable housing, people experiencing homelessness, and jobs for DC residents**. Examples include land in the immediate vicinity of Metrorail stations, sites within historic districts, ~~and~~ small sites in the midst of stable residential neighborhoods**, and District-owned public works properties**. In the event such rezoning results in the displacement of active uses, assist these uses in relocating to designated PDR areas. 314.10

314.11 ***Policy LU-3.1.5: Mitigating Industrial Land Use Impacts***

Mitigate the adverse impacts created by industrial uses through a variety of measures, including buffering, site planning and design, strict environmental controls, performance standards, and the use of a range of industrial zones that reflect the varying impacts of different kinds of industrial uses. 314.11

314.12 ***Policy LU-3.1.6: Siting of Industrial-Type Public Works Facilities***

Use performance standards (such as noise, odor, and other environmental controls), minimum distance requirements, and other regulatory and design measures to **promote** ~~ensure~~ the compatibility of industrial-type public works facilities such as trash transfer stations with surrounding land uses. Improve the physical appearance and screening of such uses and strictly regulate operations to reduce the incidence of land use conflicts, especially with residential uses. 314.12

314.13 ***Policy LU-3.1.7: Cottage Industries and Makers***

Support low-impact "cottage industries" and "~~home-grown businesses~~**makers**" in neighborhood commercial districts and on appropriate industrial lands. Maintain zoning regulations that ~~strictly~~ regulate such uses in residential areas~~, in order~~ to avoid land use conflicts and **negative** business-related impacts**, while allowing residents to explore low-impact entrepreneurship in or nearby their homes**. 314.13

314.14 ***Policy LU-3.1.8: ~~Co-Location of~~ Optimizing Municipal Public Works Functions***

~~Improve the performance of existing industrial areas through zoning regulations and city policies which encourage the more efficient use of land, including the~~

~~co-location of municipal functions (such as fleet maintenance, record storage, and warehousing) on consolidated sites rather than independently managed scattered sites~~

Strategically manage District-owned land in industrial areas to improve operational capacity, use land effectively, incorporate principles of environmental stewardship and sustainability, create community amenities and job opportunities, and serve as a catalyst for revitalizing nearby neighborhoods. This approach may include the consolidation of public works activities on a smaller number of sites, enabling vacated sites to be repurposed for new job-generating activities. 314.14

See also Infrastructure Element, Section IN-3.2.

314.15 ~~**Policy LU-3.1.9: Central Management of Public Works**~~
~~Promote the central management of municipal public works activities to avoid the displacement of essential government activities and the inefficiencies and increased costs resulting from more distant locations and future land acquisition needs. Consider "land banking" appropriately located District-owned properties and vacant sites to accommodate future municipal space needs.~~ 314.15

314.16 Policy LU-3.1.10: Land Use Efficiency Through Technology
Encourage the more efficient use of PDR land through the application of technologies which reduce acreage requirements for public works. Examples of such applications include the use of diesel-electric hybrid **or electric** buses (which can be accommodated in multi-level garages), using distributed power generation rather than large centralized facilities, and emphasizing green building technologies to reduce infrastructure needs. 314.16

NEW ***Policy LU-3.1.11: Infrastructure Adequacy***

The adequacy and resiliency of electrical power and other infrastructure serving growing and existing neighborhoods are integral to the success of the land use goal. Utility infrastructure must develop in tandem with proposed developments to support the needs of the community when planning for and approving proposed development or conserving the architectural landscape of neighborhoods. In furtherance of conserving, enhancing, and revitalizing neighborhoods, such measures may include promoting the upgrade of existing infrastructure, supporting new substation construction, installing green building measures, or facilitating underground efforts.

Please see Infrastructure Element for additional policies and actions related to infrastructure adequacy.

314.17 ***Action LU-3.1.A: Industrial Zoning Use Changes***

Provide a new zoning framework for industrial land, including:

- Prohibiting high impact "heavy" industries in the ~~C-M~~**PDR** zones to reduce the possibility of land use conflicts;
- Prohibiting certain civic uses that detract from the industrial character of C-M areas and that could ultimately interfere with business operations;
- Requiring special exceptions for potentially incompatible large retail uses in the C-M zone to provide more control over such uses without reducing height and bulk standards**.**~~;~~ **Retail uses should not displace existing PDR uses or foreclose opportunities for future PDR uses. Where appropriate, encourage retail or commercial uses that are accessory to PDR uses as a way to activate ground floors.**
- Limiting non-industrial uses in the M zone to avoid encroachment by uses which could impair existing industrial and public works activities (such as trash transfer)
- ~~Creating an IP (industrial park) district with use and bulk regulations that reflect prevailing activities; and~~
- Creating a Mixed Use district where residential, commercial, and lesser-impact PDR uses are permitted, thereby accommodating live- work space, artisans and studios, and more intensive commercial uses.

Once these changes have been made, **update zoning as appropriate.** ~~pursue the rezoning of selected sites in a manner consistent with the policies of the Comprehensive Plan.~~ The zoning changes should continue to provide the flexibility to shift the mix of uses within historically industrial areas and should not diminish the economic viability of existing industrial activities or the other compatible activities that now occur in PDR areas. 314.17

314.18 ***Action LU-3.1.B: Industrial Land Use Compatibility***

During the revision of the Zoning Regulations, develop performance standards and buffering guidelines to improve edge conditions where industrial uses abut residential uses, and to address areas where residential uses currently exist within industrially zoned areas. **Completed – See Implementation Table.** 314.18

314.19 ***Action LU-3.1.C: Joint Facility Development***

Actively pursue intergovernmental agreements to develop joint facilities for District and federal agencies (such as DPR and N**ational Park Service**~~PS~~); District and transit agencies (DPW and WMATA); ~~and~~ multiple public utilities ~~(Pepco and WASA)~~**, and multiple District agencies performing different public works functions**. 314.19

314.20 ***Action LU-3.1.D: Inventory of Housing In Industrial Areas***

Compile an inventory of existing housing units within industrially zoned areas to identify pockets of residential development that should be rezoned (to mixed use or residential) ~~in order~~ to ~~protect~~ **preserve** the housing stock. 314.20

NEW ***Action LU-3.1.D: Department of Public Works Colocation and Campus***

Actively pursue funding resources or allocation for the implementation of the West Virginia Avenue Department of Public Works Campus Master Plan study that was conducted by District agencies in 2015.

NEW ***Action LU-3.1.E: Ward 5 Works Industrial Land Transformation Study***

Implement the recommendations provided in the Ward 5 Works Industrial Land Transformation Study released in 2014.

315 LU-3.2 INSTITUTIONAL USES 315

315.1 Institutional uses occupy almost 2,300 acres—an area larger than all of the city's retail, office, and hotel uses combined. These uses include colleges and universities, private schools, childcare facilities, places of worship and other religious facilities, hospitals, private and non-profit organizations, and similar entities. 315.1

315.2 The District is home to about a dozen colleges and universities, enrolling more than **8**~~7~~5,000 students. There are also nearly 70 non-local college and university programs that occupy space in the city. The District contains more than a dozen hospitals, some located on the campuses of its universities and others occupying their own campuses or federal enclaves. Hundreds of non-profit and private institutions also operate within the city, ranging from private schools and seminaries to historic home museums and the headquarters of leading international organizations. Major institutional uses are shown on Map 3.6. 315.2

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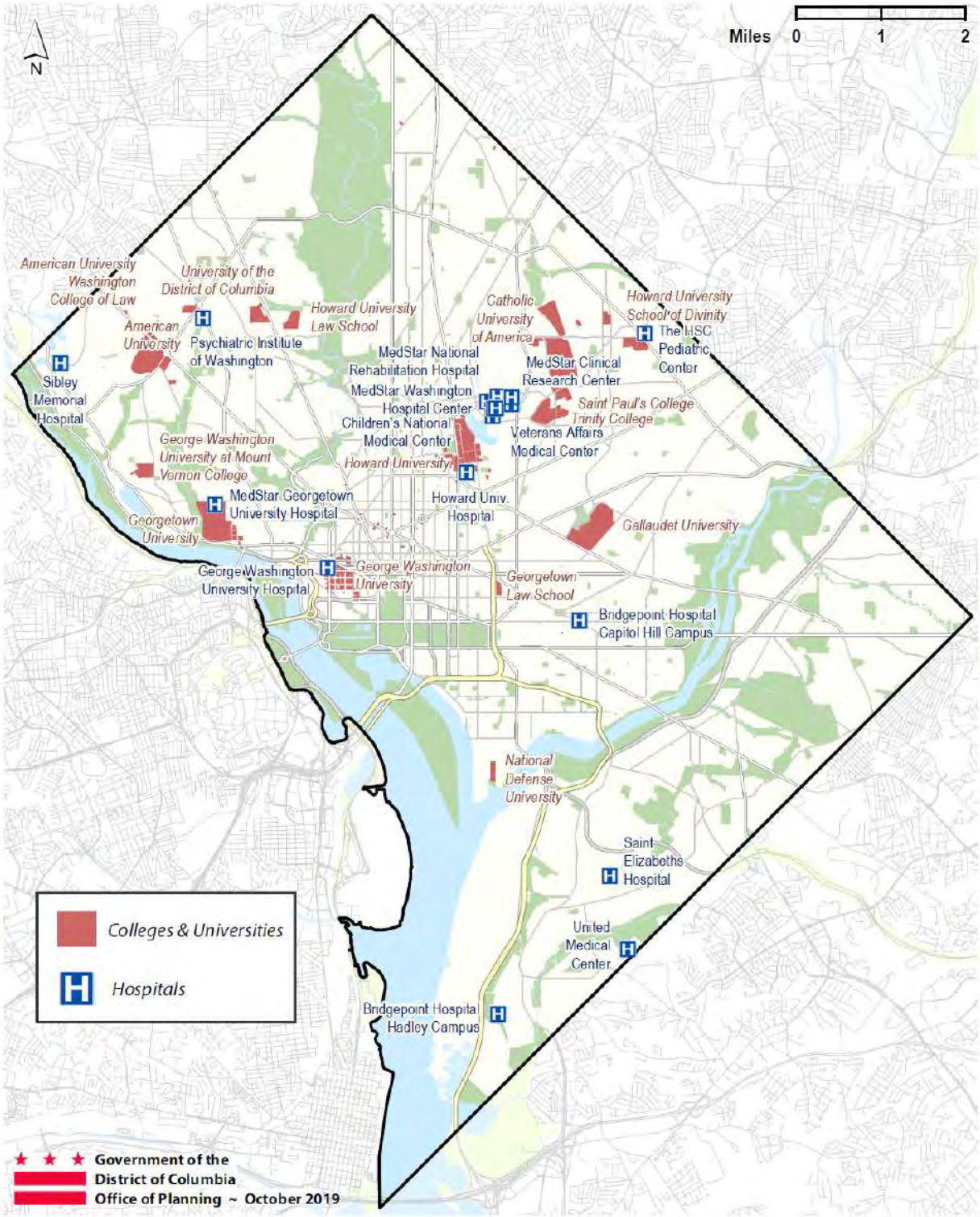
Draft Amendments

315.3 Map 3.6: Colleges, Universities, and Hospitals



315.4 ~~The city's~~ **I**~~i~~nstitutions make an important contribution to the District economy and are an integral part of Washington's landscape and history. The colleges and universities alone ~~spend over $1.5 billion dollars annually and~~ employ ~~21,000~~ **29,682** workers. Through partnerships with government and private industry, ~~the city's~~ museums, higher education, and health care institutions provide services and resources to the community that could not possibly be provided by government alone. 315.4

NEW **Private institutions are stewards of historic and architecturally distinguished campuses. Several of these campuses are already recognized by historic designations, but other historically-significant campuses are not.**

315.5 The growth of private institutions has generated significant concern in many ~~of the city's~~ neighborhoods. These concerns relate both to external impacts such as traffic and parking, and to broader concerns about the character of communities where institutions are concentrated or expanding. 315.5
Please see the Educational Facilities Element for additional policies and actions related to colleges and universities.

315.6 ***Policy LU-3.2.1: Transportation Impacts of Institutional Uses***

Support ongoing efforts by ~~District~~ institutions to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, public transportation, shuttle service and bicycling; providing on-site parking; and undertaking other transportation demand management measures. 315.6

315.7 ***Policy LU-3.2.2: Corporate Citizenship***

Support continued "corporate citizenship" among ~~the city's~~ large institutions, including ~~its~~ colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, ~~the city's~~ institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the city's physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of "green building" methods and low impact development, and the adaptive reuse and preservation of historic buildings. 315.7

Please see Economic Development Element for additional policies and actions related to encouraging corporations to support the local economy through hiring and contracting.

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315.8 ***Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations***

Plan, design, and manage ~~Ensure that~~ large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas ~~are planned, designed, and managed~~ in a way that minimizes objectionable impacts on adjacent communities. ~~The~~ **Z**~~z~~oning regulations should **not permit** ~~ensure that the~~ expansion of these uses ~~is not permitted~~ if the quality of life in adjacent residential areas is significantly adversely affected **without commensurate benefits**. 315.8

315.9 ***Action LU-3.2.A: Zoning Actions for Institutional Uses***

Complete a study of residential zoning requirements for institutional uses other than colleges and universities. Determine if additional review by the Board of Zoning Adjustment or Zoning Commission should be required in the event of a change in use. Also determine if the use should be removed as an allowable or special exception use, or made subject to additional requirements. **(Completed – See Implementation Table)** 315.9

315.10 ***Action LU-3.2.B: Special Exception Requirements for Institutional Housing***

Amend the zoning regulations to require a special exception for dormitories, rooming houses, boarding houses, fraternities, sororities, and similar uses in the R-4 zoning district.-**(Completed – See Implementation Table)** 315.10

316 LU-3.3 FOREIGN MISSIONS 316

316.1 There are **over 170** ~~169~~ countries across the globe with foreign missions in the District of Columbia. These missions assist the US government in maintaining positive diplomatic relations with the international community. By international treaty, the US government is obligated to help foreign governments in obtaining suitable facilities for their diplomatic missions. This obligation was reinforced through the Foreign Missions Act of 1982, which established an Office of Foreign Missions within the Department of State and empowered the Secretary of State to set criteria relating to the location of foreign missions in the District. As noted in the text box at left, foreign missions are housed in many different types of buildings, ranging from row houses and mansions to custom-designed office buildings. 316.1

316.2 The number of Foreign Missions in the city **is dynamic based on geopolitical events** ~~increased 27 percent between 1983 and 2003, in part fueled by the breakup of the Soviet Union~~. While an increase of this scale is not expected in the near future, some growth is likely. In addition, some of the existing missions

are likely to relocate as they outgrow their facilities, respond to increased security requirements, and move beyond their traditional diplomatic functions. The Federal Elements of the Comprehensive Plan indicate that sites for as many as 100 new and relocated chanceries may be needed during the next 25 years. The availability of sites that meet the needs of foreign missions within traditional diplomatic areas is limited and the International Chancery Center on Van Ness Avenue has no available sites remaining. **A portion of the Walter Reed campus is planned for chancery use, but** ~~A~~**a**dditional areas may be needed for chancery use and it may be necessary for foreign missions to look beyond traditional diplomatic enclaves. 316.2

316.3 WASHINGTON'S FOREIGN MISSIONS 316.3

The facilities that house diplomatic functions in Washington are commonly referred to as embassies. To differentiate the functions that occur in buildings occupied by foreign missions, a variety of designations are used:

Chanceries are the principal offices used by a foreign mission**; colloquially referred to as embassies**.

Chancery annexes are used for diplomatic purposes in support of the mission, such as cultural attaches or consular operations.

Ambassadors'~~s~~ **residences** are the official homes of ambassadors or chiefs of missions.

Many foreign governments occupy chanceries, chancery annexes, and ambassador's residences in more than one location. In 2004, the federal government indicated there were 483 separate facilities in the city serving these functions.

Since 1982, chanceries have been allowed to locate in most of Washington's non-residential zone districts as a matter of right. They are also permitted in ~~the city's~~ higher-density residential and special purpose (SP) zones, and in less dense residential areas covered by a diplomatic overlay district.

Historically, ~~the city's~~ chanceries have concentrated in Northwest Washington, particularly along Massachusetts Avenue ("Embassy Row"), and in the adjacent Sheridan-Kalorama and Dupont Circle neighborhoods. There are also 16 chanceries on a large federal site adjacent to the Van Ness/ UDC Metro station, specifically created to meet the demand for foreign missions. 316.3

316.4 The Foreign Missions Act of 1982 established procedures and criteria governing the location, replacement, or expansion of chanceries in the District of Columbia. The Act identifies areas where foreign missions may locate without regulatory review ("matter of right" areas), including all areas zoned commercial, industrial, waterfront, or mixed use. These areas are located in all quadrants of the city, and include large areas south of the National Mall and east of the Anacostia River. The 1982 Act also identifies areas where foreign missions may locate subject to disapproval by the District of Columbia Foreign Missions Board of Zoning Adjustment (FMBZA). These include areas zoned medium-high and high-density residential, special purpose, and areas within a Diplomatic overlay zone. 316.4

316.5 As a result of the analysis accomplished in support of the Foreign Missions Act, a methodology was developed in 1983 to determine the most appropriate areas for foreign missions to locate, subject to FMBZA review. The 1983 methodology allows foreign missions to locate in low and moderate density city blocks ("squares") in which one-third or more of the area is used for office, commercial, or other non-residential uses. In some cases, a consequence of the square-by-square determination has been an unanticipated increase in chanceries. 316.5

316.6 ~~In 2003, the National Capital Planning Commission completed a further analysis of chancery siting standards, concluding that zoning regulations and maps could be revised to more compatibly accommodate foreign missions in the future. The Federal Elements of the Comprehensive Plan suggest that new chanceries be encouraged along South Capitol Street, Massachusetts Avenue (within Reservation 13), and the 16th Street corridor, and that a new foreign mission center be developed on the Armed Forces Retirement Home or along South Capitol Street. Since the time the Federal Elements were adopted, Walter Reed Hospital also has been discussed as a possible site.~~ **In 2015, the National Capital Planning Commission (NCPC) updated the Federal Elements of the Comprehensive Plan including the Foreign Missions and International Organization Element. The Foreign Mission Element recognizes "*A key challenge with locating chanceries is balancing the need to plan secure locations for diplomatic activities while being sensitive to residential neighborhoods.*" The Foreign Mission Element acknowledges the State Department is preparing a master plan for a new foreign mission center to be developed on the former Walter Reed Medical Center site and suggests that new chanceries be encouraged to locate first in areas where their use is considered a matter of right under local zoning. Working with NCPC and the State Department clarified zoning regulations were written regarding applications to locate, replace, or expand a chancery use not otherwise permitted as a matter-of-right. The new zoning standards were adopted as part of the 2016 amendments to the Zoning Regulations.** 316.6

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316.7 ***Policy LU-3.3.1: Chancery Encroachment in Low Density Areas***

Encourage foreign missions to locate their chancery facilities ~~in areas~~ where adjacent existing and proposed land uses are compatible (e.g., office, commercial, and mixed use), taking special care to **respecting** ~~protecting~~ the integrity of residential areas. Discourage the location of new chanceries in any area that is essentially a residential use area, to the extent consistent with the Foreign Missions Act. 316.7

316.8 ***Policy LU-3.3.2: Target Areas for New Chanceries***

Encourage the development of new chancery facilities in locations where they would support ~~the District's~~ neighborhood revitalization and economic development goals, particularly on federal enclaves and ~~in the portion of the city~~ east of 16th Street NW. Work with the Department of State, the National Capital Planning Commission and other organizations to ~~provide incentives for~~ **encourage** foreign missions to locate in these areas. 316.8

316.9 ***Policy LU-3.3.3: Compatibility of New Chanceries***

Promote the design **and maintenance** of chanceries in a manner that **respects** ~~protects the city's~~ open space and historic resources, mitigates impacts on nearby properties, is compatible with the scale and character of its surroundings, and enhances Washington's international image as a city of great architecture and urban design. 316.9

316.10 ***Action LU-3.3.A: Modifications to the Diplomatic Overlay Zone***

Work with the National Capital Planning Commission and Department of State to develop a new methodology to determine appropriate additional chancery development areas; and revise the mapped diplomatic areas, reflecting additional areas where foreign missions may relocate. The methodology and zoning map revisions should avoid concentration of chanceries in low density neighborhoods, to the extent consistent with the Foreign Missions Act. **Completed – See Implementation Table.** 316.10

316.11 ***Action LU-3.3.B: Foreign Mission Mapping Improvements***

On an ongoing basis, accurately inventory ~~Improve the mapping of~~ foreign mission locations**, distinguishing** ~~in the city~~, ~~ensuring that they are accurately inventoried and that~~ chanceries, ambassador's residences, and institutional land uses**.** ~~are appropriately distinguished.~~ 316.11

316.12 ~~***Action LU-3.3.C: New Foreign Missions Center***~~

~~Support the development of a new foreign missions center on federal land in the District of Columbia. 316.12~~

317 ~~**LU-3.4 GROUP HOUSING**~~ **317**

317.1 ~~Group housing accommodates District residents with a wide variety of special needs, including persons with physical and mental disabilities, terminal illnesses, foster children, parolees, recovering substance abusers, victims of domestic violence, the elderly, and others. Such homes have become increasingly common due to the closure of large institutions and greater recognition of the social benefits of group living arrangements. Group housing can provide a family-like environment, aid in the development of life skills, and foster the integration of persons with special needs into society. Yet such housing is among the most difficult uses in the city to site due to public concerns about neighborhood impacts.~~ 317.1

317.2 ~~The District's zoning regulations recognize many types of group housing, including adult rehabilitation homes, community residence facilities, emergency shelters, health care facilities, substance abuser homes, youth rehabilitation homes, and youth and youth residential care homes. Other types of group housing also exist. Their impacts are substantially different depending on their size, location, and the population they serve.~~ 317.2

317.3 ~~Recognizing the distinction between the different types of group housing is important because different licensing procedures and zoning requirements apply based on the number and characteristics of residents served. These requirements are guided by the federal Fair Housing Act, particularly 1988 Amendments limiting the degree to which zoning may restrict group home location, placement, and operation. Under federal law, all state and local governments are required to make "reasonable accommodation" to house persons with disabilities. Interpretation of this standard has been the subject of litigation in cities across the country for almost two decades.~~ 317.3

317.4 ~~The District's geographic information system (GIS) includes a partial inventory of group housing in the District; this is shown in Map 3.7. While this is not a complete inventory, it clearly illustrates that such housing is more heavily concentrated in some parts of the city than others. This is the result of a number of factors, including land costs, proximity to supportive services, and the density and character of housing in the city. The District's Zoning Regulations permit most categories of group homes with six residents or less as matter-of-right uses in all residential zones. However, some categories of small group homes – including those for recovering substance abusers and adjudicated felons – are subject to Special Exception requirements from the Board of~~

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~~Zoning Adjustment, as well as distance separation standards. Minimum distance standards also apply to youth residential care and community residence facilities with nine to 15 residents. These standards limit the siting of new group homes within 1,000 feet of existing group homes in single-family zones and within 500 feet in moderate and higher density zones.~~ 317.4

317.5 ~~The licensing, monitoring, and management of group homes also have been raised as community concerns. Similarly, the need to more effectively involve the community in siting decisions, and to provide better notification of siting requests has been raised. Despite zoning standards, there are still concerns about neighborhoods becoming more institutional in character as group homes are established. There are also concerns about fairness and equity, given the fact that some neighborhoods have many group homes while others have none. Resolving this particular dilemma is complicated by the soaring cost of real estate, which tends to shift demand to the most affordable parts of the city.~~ 317.5

317.6 ~~Map 3.7: Locations of Group Homes~~

317.7 ~~In the coming years, the District will strive to locate group homes in a manner that balances neighborhood concerns while meeting the housing needs of all residents. Additional examination of the District's zoning regulations, improvement of zoning definitions, and clearer siting standards for the different categories of group homes are recommended. Increased coordination between the agencies responsible for licensing and monitoring all community housing facilities should be achieved. Greater community involvement, including advisory committees, good neighbor agreements, and more rigorous monitoring procedures, should be used to improve operations and address land use conflicts.~~ 317.7

317.8 ~~***Policy LU-3.4.1: Reasonable Accommodation of Group Homes***~~

~~Recognize the importance of group homes to providing a positive, healthy environment for many residents of the District of Columbia. Ensure that the District's planning, zoning, and housing codes make reasonable accommodation for group homes without diminishing the character or fundamental qualities of its residential neighborhoods. 317.8~~

317.9 ~~***Policy LU-3.4.2: Promoting More Equitable Distribution***~~

~~Encourage a more balanced distribution of group housing in the District of Columbia. The concentration of group homes or creation of excessively large group homes in a manner that would threaten the residential character of any one neighborhood should be strictly avoided. Such concentrations are inconsistent with the objective of integrating special needs populations into the~~

~~larger community. Care should be taken to locate particular special needs populations where they can best receive services and support.~~ 317.9

317.10 ~~***Policy LU-3.4.3: Small Group Housing for the Disabled***~~

~~As required by the federal Fair Housing Act, allow group homes with six or fewer residents (excluding staff or caregivers) serving persons with disabilities in all residential zone districts. Zoning requirements for such homes that are more restrictive than those applying to other residential uses are unlawful and shall not be permitted.~~ 317.10

317.11 ~~***Policy LU-3.4.4: Larger Group Housing and Group Housing Serving Non-Disabled Populations***~~

~~Permit larger group housing (with seven or more residents) and group homes serving non-disabled persons with special needs (including youth and adult rehabilitation homes) in all residential districts, subject to Board of Zoning Adjustment approval and siting standards that discourage excessive concentration and that comply with federal housing laws. The Special Exception process should be used to ensure public notification and involvement and to establish conditions that improve the compatibility of group homes with surrounding uses. Siting standards for such housing shall be contained in the Zoning Regulations.~~ 317.11

317.12 ~~***Policy LU-3.4.5: Design Compatibility of Group Homes***~~

~~Encourage the design and appearance of group homes to be consistent with the character of the surrounding neighborhood and to blend with adjacent residences to the maximum extent possible.~~ 317.12

317.13 ~~***Policy LU-3.4.6: Communication on Group Home Operations***~~

~~Increase coordination and communication between the District, group home operators, and area residents in order to improve operations, address community concerns such as parking and public safety, and more fully integrate group home residents into the community. Consider the use of community advisory boards and task forces to mediate operational and siting issues, including the size of the facility.~~ 317.13

317.14 ~~***Policy LU-3.4.7: Licensing and Group Home Code Compliance***~~

~~Ensure that the permitting, licensing, monitoring, and operation of group homes meets all applicable codes and standards. Improve enforcement programs to ensure compliance and take prompt, effective action in the event of violations.~~ 317.14

317.15 ~~***Policy LU-3.4.8: Public Information On Group Housing Needs***~~

~~Improve public education and information on the need for group housing in the District, and on issues related to their operation and resident needs.~~ 317.15

317.16 ~~***Action LU-3.4.A: Clarification of Community Housing Definitions***~~

~~Clarify the definitions of the various types of community housing in the District, and ensure the consistent use of these definitions in all planning, building, and zoning codes and licensing regulations.~~ 317.16

317.17 ~~***Action LU-3.4.B: Information on Group Home Location***~~

~~Provide easily accessible information on location and occupancy for all licensed group home facilities in the District. Such information should be accessible via the Internet and also should be available in mapped format, with appropriate protections for the privacy rights of the disabled.~~ 317.17

317.18 ~~***Action LU-3.4.C: Analysis of Group Home Siting Standards***~~

~~Conduct an analysis of the spatial standards currently used to regulate group homes and homeless shelters in the District, and determine if adjustments to these standards are needed to create additional siting opportunities. In addition, consider allowing group homes and homeless shelters in Zone Districts CM-1 and CM-2.~~ 317.18

317.19 ~~***Action LU-3.4.D: Community Housing Ombudsman***~~

~~Establish an ombudsman position within the District of Columbia to serve as a resource for residents, neighborhood organizations and other stakeholders, government, and group home operators. The ombudsman would encourage educational efforts, enforcement of Fair Housing Act policy, and dispute resolution related to the siting and operations of group homes within the District.~~ 317.19

318 LU-3.5 FEDERAL FACILITIES 318

318.1 When streets and highways are subtracted out, about one-third of the land area of the District of Columbia is owned by the federal government. Most of this land is managed by the National Park Service, but a significant amount—more than 2,700 acres—is comprised of federal installations, offices, military bases, and similar uses. This acreage includes nearly 2,000 buildings, with over 95 million square feet of floor space. Federal uses occupy a range of physical settings, from self-contained enclaves like ~~Bolling Air Force Base~~ **Joint Base**

Anacostia-Bolling to grand office buildings in the heart of Downtown Washington. Federal uses operate in all quadrants of the city, often amidst residential neighborhoods. Since they are largely exempt from zoning, coordination and communication are particularly important to ensure land use compatibility. 318.1

318.2 Many of the District's federal uses have unique security requirements and operational needs. This became particularly apparent after 9/11, as streets around the US Capitol were permanently closed and major federal offices and monuments were retrofitted to improve security. Security needs are likely to create further changes to the District's landscape~~ in the future~~; the ~~recent proposal to~~**ongoing** relocat**ion of** ~~e~~ thousands of Homeland Security workers to the west campus of St. Elizabeths Hospital is just one example. 318.2

318.3 The size of the federal workforce in the District is ~~projected to increase~~ **not expected to grow** during the next decade, following more than tw**enty-five** ~~o decades of~~ **years of** downsizing. The District supports ~~this increase, as well as~~ continued adherence to a 1968 federal policy to maintain 60 percent of the region's federal employees within the District of Columbia. At the same time, the federal government is in the process of transferring several tracts of land to the District, potentially reducing the land area for their expansion. This suggests the need for even greater coordination on the planning and development front**.**~~ in the future.~~ Several successful joint planning efforts have recently been completed, including plans for the ~~South Capitol Street Corridor, the Southeast Federal Center,~~ **Armed Forces Retirement Home, Poplar Point,** and the ~~Anacostia Waterfront~~**Walter Reed Army Medical Center**. Efforts like these must continue as the future of **the FBI and Labor Department buildings**~~Walter Reed Army Medical Center, the Armed Forces Retirement Home~~, RFK Stadium, and other large federal sites is resolved. 318.3

318.4 Major federal activities in the District are shown on Map 3.8. Priorities for the use of these lands are expressed in the Federal Elements of the Comprehensive Plan. The "Federal Workplace" Element of that Plan includes policies to reinforce the preeminence of the monumental core through future siting decisions, give preference to urban and transit-served sites when siting new workplaces, and emphasize the modernization of existing structures before building new structures. The Federal Elements include guidelines on the types of federal functions that are appropriate within the Capitol Complex, the Central Employment Area, federal installations, and other areas within the District of Columbia, as well as elsewhere in the region. 318.4

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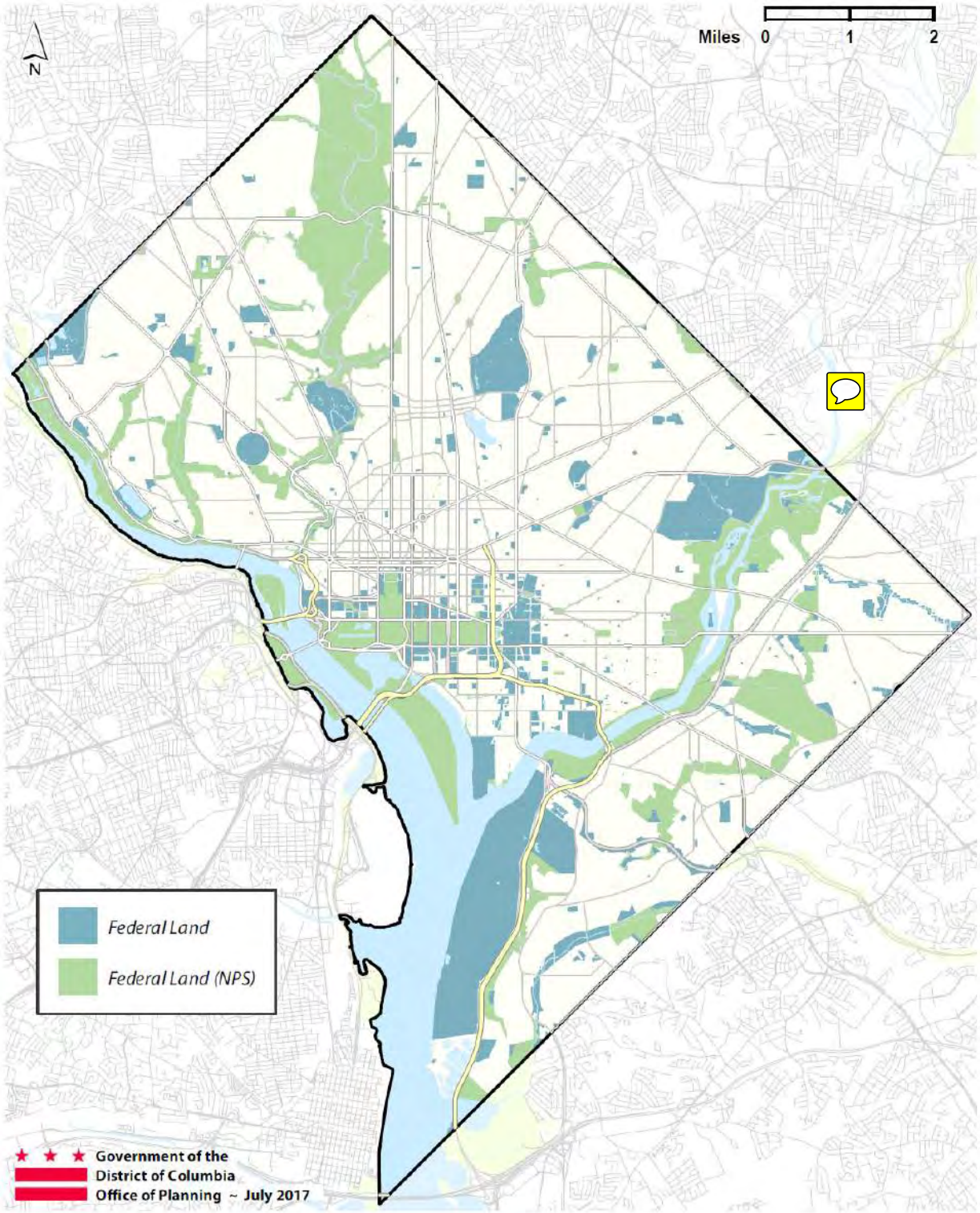
318.5 Map 3.8: Federal Lands, ~~2005~~ **2017**



318.6 ***Policy LU-3.5.1: District/Federal Joint Planning***

Coordinate with the National Capital Planning Commission, the National Park Service, the General Services Administration, the Architect of the Capitol, and other federal agencies to address planning issues involving federal lands, including the monumental core, the waterfront, and the park and open space network. Encourage the use of master plans, created through participatory planning processes, to guide the use of large federal sites. 318.6

318.7 ***Policy LU-3.5.2: Federal Sites and Adjacent Neighborhoods***

Support expansion of the federal workforce and redevelopment of federal sites in a manner that is consistent with neighborhood revitalization, urban design, **housing,** economic development, ~~and~~ environmental quality**, and socioeconomic equity** goals. Federal land uses should strive to maintain land use compatibility with adjacent neighborhoods. 318.7

318.8 ***Policy LU-3.5.3: Recognition of Local Planning and Zoning Regulations***
Encourage the federal government to abide by local planning and zoning regulations to the maximum extent feasible. **Where decisions require the input or actions of federal agencies, encourage swift decision-making so as not to delay achievement of local goals.**318.8

318.9 ***Policy LU-3.5.4: Federal Workplaces and District Goals***
Strongly support the implementation of Federal Element policies for federal workplaces calling for transportation demand management, sustainable design, energy conservation, additional workforce housing, and the creation of job opportunities in economically distressed communities within the District of Columbia. 318.9

318.10 ***Policy LU-3.5.5: Neighborhood Impact of Federal Security Measures***
Consistent with the Federal Elements, ensure that federal security measures do not impede the District's commerce and vitality, excessively restrict or impede the use of public space or streets, or impact the health of the existing landscape. Additional street closures are to be avoided to the maximum extent possible. 318.10

318.11 ***Policy LU-3.5.6: Reducing Exposure to Hazardous Materials***
Avoid locating and operating federal facilities that produce hazardous waste or that increase the threat of accidental or terrorist-related release of hazardous materials in heavily populated or environmentally sensitive areas. 318.11 Actions relating to federal facility sites may be found in the Comprehensive Plan Area Elements.

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ENVIRONMENT ELEMENT
CHAPTER 6

~~DELETIONS~~
ADDITIONS

CITATION	**HEADING**
CITATION	Narrative Text. Citation
NEW	**New text, policy, or action.**
CITATION	*Policy Element Abbreviation-Section Number.Policy Number: Policy Name*
CITATION	*Action Element Abbreviation-Section Number.Action Letter: Action Name*

Completed Action Text (at end of action and before citation): **Completed – See Implementation Table.**

600 Overview 600

600.1 The Environmental Protection Element addresses the protection, restoration, and management of **Washington, DC's** ~~the District~~'s land, air, water, energy, and biologic resources. The Element provides policies and actions **for addressing** ~~on~~ important issues such as **climate change,** drinking water safety, the restoration of our tree canopy, energy conservation, air quality, watershed protection, pollution prevention, ~~and~~ waste management, ~~and~~ the remediation of contaminated sites**, and environmental justice**. ~~The health of Washington's environment is a key indicator of the quality of life in the city.~~ **The biological, chemical, and hydrologic integrity of the environment are key indicators of the quality of life in the city. Further, environmental sustainability is linked to resilience, population health, and community prosperity.** Good environmental management and pollution prevention are essential to sustain all living things and to safeguard the welfare of future generations. 600.1

The Environmental Protection Element is divided into the following sections:

E-1 Adapting to and Mitigating Climate Change
E-2 Protecting Natural and Green Areas
E-3 Conserving Natural Resources
E-4 Promoting Environmental Sustainability
E-5 Reducing Environmental Hazards
E-6 Environment, Education, and the Economy

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600.2 The critical environmental issues facing **Washington, DC** ~~the District of Columbia~~ are addressed in this element. These include:

- **Reducing greenhouse gas emissions (GHG) and adapting to climate change**
- Restoring the city's tree canopy and **expanding** green infrastructure
- Improving our rivers, streams, and stream valleys
- Reducing erosion and stormwater run-off
- ~~Sustaining plant and animal habitat~~ **Conserving and restoring wildlife habitat and plant communities**
- Conserving water and energy
- Expanding recycling **and composting**
- Encouraging green building techniques **and facilitating compliance with green building mandates**
- **Growing access and use of clean, local energy**
- Reducing air pollution
- **Increasing the acreage of wetlands along the Anacostia and PotomacRivers**
- **Eliminating the harmful effects of environmental hazards on all residents**
- **Increasing resilience to flooding.** 600.2

600.3 Environmental protection has been part of planning in **Washington, DC** ~~the District~~ since the city's inception. In 1791, the L'Enfant Plan used the natural landscape to guide the location of avenues and principal buildings. Later plans in the 19th and 20th centuries created some of the most memorable parks in the country and designated thousands of acres for resource protection. In the 1870s, **Washington, DC** ~~the District~~ planted 60,000 trees, leading Harper's Magazine to dub Washington the "City of Trees." Today's ~~post-card~~ images of **Washington, DC** ~~the District~~ still portray a city of blue skies, pristine waters, and lush greenery. 600.3

600.4 But reality is another story. Washington's legacy as America's "greenest" city has been seriously challenged over the centuries by urbanization. **In recent years, Washington, DC has made great strides in incorporating sustainability measures; however, we must continue to learn, to plan, and to sustain this momentum to meet our city's goals. Although the region's air is cleaner than**

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it has been in 20 years, ~~O~~**o**ur air quality does not meet federal standards **for ozone,** and our rivers and streams are polluted by raw sewage and urban runoff. Ninety percent of **Washington, DC's** ~~the District's~~ wetlands have disappeared since 1790. Some sites in the city face soil and groundwater contamination problems from former industrial uses and municipal waste disposal. ~~Perhaps most disturbing, the city has lost much of its tree cover in the last 35 years as trees have died or been removed at a much faster rate than they have been replaced~~.

600.5 The District **is** ~~has turned the corner and begun to~~ tackl**ing**~~e~~ these challenges head on. In 2005, legislation was passed creating a District Department of the Environment**, now called the Department of Energy and Environment (DOEE). In 2012, the Sustainable DC Plan was developed with the goal to make Washington, DC the healthiest, greenest, most livable city in the United States. After five years of implementation, 71 percent of the Sustainable DC plan's actions are underway and another 27 percent are complete. In 2019, the District released Sustainable DC 2.0, the comprehensive update to the plan.**

NEW **Critical sustainability issues, including transportation, water quality, air pollution, and waste are regional in scope. Washington, DC continues to work with the 24 jurisdictions that are part of the Metropolitan Washington Council of Governments (MWCOG). Additionally, about 29 percent of Washington, DC, including most of the parks and open space, is controlled by the federal government and 55 buildings in Washington, DC are managed directly by the U.S. General Services Administration, making the federal government a critical partner on sustainability. District government continues to work closely with the federal National Capital Planning Commission (NCPC), National Park Service (NPS), and U.S. General Services Administration (GSA) to maximize opportunities to meet the city's ambitious sustainability targets, including increased tree canopy coverage, habitat restoration, and stormwater management.**

Washington, DC, ~~The District~~, along with hundreds of other cities **from around the world,** has signed on to the **Global Covenant of Mayors for Climate and Energy** ~~U.S. Conference of Mayors Climate Protection Agreement and~~ has taken on climate change as the most pressing global environmental challenge of this century. **Washington, DC** ~~The District~~ is committed to meeting or beating the ~~greenhouse gas emissions~~ GHG reduction target**; in 2017, Washington, DC reaffirmed its commitment to the 2015 Paris Climate Accord and pledged to become carbon neutral and climate resilient by 2050. Further, Washington, DC adopted Climate Ready DC in 2016, its plan to prepare for and adapt to the impacts of climate change, and is now a member of 100 Resilient Cities, which is dedicated to helping cities around the world become more resilient to the physical, social and economic challenges that are increasingly a part of the 21st century. In addition, Washington, DC has joined the C40 Cities**

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network, which is comprised of the world's cities committed to addressing climate change. ~~suggested for the United States in the Kyoto Protocol, which is a 7% reduction from 1990 levels by 2012.~~

NEW **Washington, DC's increased focus on environmental protection has begun to pay dividends. The city is a leader in green building and energy; Washington, DC leads the nation in LEED certified square feet per resident, ENERGY STAR certified buildings per capita, and total citywide green power usage. In 2017, the District was named the first LEED for Cities Platinum certified city in the world. Washington, DC was the first city in the nation to pass a law, the Green Building Act of 2006, requiring green building certification for both the public and private sectors. In 2015, Washington, DC announced a 20-year Power Purchase Agreement (PPA) that will supply 35 percent of the District government's electricity with wind power. In 2018, the District government established the DC Green Bank as a key mechanism to accelerate the deployment of affordable private and public capital for clean energy projects.**

Additionally, ~~T~~the most ambitious tree planting, water quality improvement, and habitat restoration projects in decades are **also** underway, and great strides are being made to promote more sustainable growth. **Integral to this effort are public-private partnerships that have aided the city in advancing many of its Sustainable DC goals, such as already nearly reaching our 2032 tree canopy coverage target of 40 percent.** 600.5

NEW **Washington, DC has become a model for innovative policies and practices, such as the Clean Energy DC Omnibus Act of 2018, that demonstrate how enhancing our natural and built environments, investing in a diverse clean economy, and reducing disparities among residents can help us move towards a more educated, equitable, and prosperous society.**

NEW **Text Box: Washington, DC's historic Clean Energy DC Omnibus Act of 2018, provides a roadmap to achieving the city's clean energy and climate action goals, including;**

- **Mandating 100 percent of the electricity sold in Washington, DC come from renewable sources.**
- **Doubling the required amount of solar energy deployed in the District.**
- **Making significant improvements to the energy efficiency of existing buildings in Washington, DC.**
- **Providing energy bill assistance to support low- and moderate-income residents.**

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- **Requiring all public transportation and privately-owned fleet vehicles to become emissions-free by the year 2045.**

- **Funding the DC Green Bank to attract private investment in clean energy projects.**

600.6 The Environmental Protection Element builds on this momentum. It charts a course toward excellence in environmental quality**,** ~~and,~~ **greater environmental resiliency, and** improved environmental health. **This Element emphasizes that restoring the natural environment will support a healthier population, society, and workforce.** Consistent with the notion of an "Inclusive City," it strives for environmental justice so that all neighborhoods are provided with clean air, healthy rivers and streams, clean soils, healthy homes, and an abundance of trees and open spaces. **It also takes ambitious steps to prioritize resiliency and connections between environmental stewardship and innovative solutions to some of its most pressing urban challenges, including sustainable growth and long-term community resilience in the face of a changing climate.** 600.6

NEW **Text Box: Between 2000 and 2015, Washington, DC's population grew by approximately 100,000 people, and all signs point to continued steady growth. As our population continues to expand, decisive actions are needed to ensure that all of our residents—particularly the most vulnerable among us—benefit from a cleaner environment and access to nature, and, are prepared for any potential sudden shocks and chronic stresses posed by climate change.**

In 2013, the Office of Planning (OP) and Department of Energy and Environment (DOEE) launched Sustainable DC with the goal of making Washington, DC the healthiest, greenest, and most livable city in the nation. The city continues to make significant progress on the implementation of 143 actions designed to help reach that goal – including steps not only to protect natural resources, but also to begin preparing for and adapting to climate change. Sustainable DC 2.0, launched in 2017, is a collaborative, citywide effort to update Washington, DC's sustainability plan. The updated plan incorporates new programs and policies, changes in technology, and better reflects the priorities of all Washington, DC residents.

Sustainable DC was quickly followed by several other plans and initiatives. In 2013, Washington, DC's zoning regulations were amended to include the Green Area Ratio (GAR), a site-specific requirement designed to increase the environmental performance of the urban landscape (see a description of the GAR in Section 613.1 for more information). In 2016, Washington, DC released Climate Ready DC, the city's climate adaptation plan, which outlines the strategies to make the city more resilient to future climate challenges and crises, including rising temperatures and more heatwaves,

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increased heavy rainfall and flooding, sea level rise, and severe storm events. In 2018, this was followed by Clean Energy DC, which is Washington DC's climate mitigation plan. This strategic plan outlines the necessary steps to achieve the Sustainable DC goal of a 50% greenhouse gas reduction by 2032.

These plans and initiatives, among others, emphasize the importance and value of preserving and enhancing natural resources and improving the built environment to bolster resilience for Washington, DC. They provide the basis for new metrics to inform policies in several sectors for the next 15-30 years, including, bu8.At not limited to, energy, waste, water, health, food, nature, transportation, and the built environment. The plans also set forth roadmaps with timelines for implementation.

601 Environmental Protection Goal 601

601.1 The overarching goal for **the** environmental protection is:
Protect, restore, and enhance the natural and man-made environment in **Washington, DC** ~~the District of Columbia,~~ taking steps to improve environmental quality **and resilience, adapt to and mitigate climate change,** prevent and reduce pollution, **improve human health, increase access to clean and renewable energy,** ~~and~~ conserve the values and functions of **Washington, DC's** ~~the District's~~ natural resources and ecosystems**, and educate the public on ways to secure a sustainable future**. 601.1

NEW **E-1 Adapting to and Mitigating Climate Change**

NEW **Climate change refers to long-term shifts in climate including global temperature, precipitation, and wind patterns. Washington, DC's climate is changing because the earth is heating. In urban areas, greenhouse gases from human activities, such as heating and cooling buildings and transportation, are the most significant driver of observed climate change since the mid-20th century.[1] People have increased the amount of carbon dioxide in the air by 40 percent since the late 1700s. Other heat-trapping GHGs are also increasing. These gases have warmed the surface and lower atmosphere of our planet about one degree during the last 50 years. Evaporation increases as the atmosphere heats, which increases humidity, average rainfall, and the frequency of heavy rainstorms in many places—but contributes to drought in others.**

NEW **The United Nations' Intergovernmental Panel on Climate Change (IPCC) stated that pledges from the world's governments to reduce greenhouse gases, made in Paris in 2015, will not be enough to keep global warming from rising nearly three degrees (°F) above pre-industrial temperatures. These**

[1] www.ipcc.ch/report/ar5/wg1.

global changes have serious consequences at the District level as Washington, DC is already experiencing the impacts of human-made climate change. The region has warmed by more than two degrees (°F) in the last century. Hot days, heavy rainstorms and snowstorms are more frequent and the tidal Potomac is rising about one inch every eight years due to rising sea levels and land subsidence. In the coming decades, climate change is likely to increase tidal flooding, cause more heavy precipitation events and increase risks to human health and the built environment.[2] The city will experience warmer average temperatures and two to three times as many dangerously hot days.

NEW **District Government is approaching climate change on three tracks: mitigation and adaptation locally, as well as demonstrated leadership nationally and globally. Mitigation refers to reducing greenhouse gas emissions (carbon dioxide, methane, and nitrous oxide). Washington, DC is committed to becoming carbon neutral and climate resilient by 2050. Progress toward this goal is measured by an annual inventory of the city's GHGs. From 2006, when the District began tracking GHGs, through 2016, emissions have fallen by approximately 29 percent, on track to meet the interim goal of reducing emissions 50 percent by 2032.**

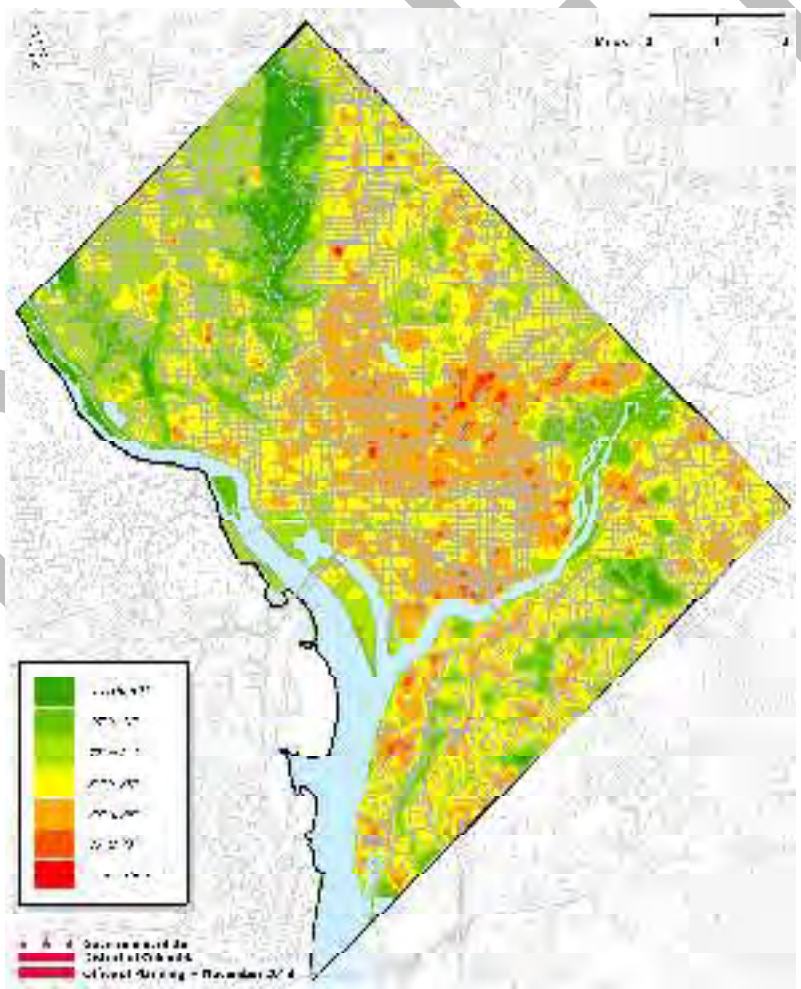
NEW **Figure 6.1 Citywide Emissions and Targets**

(Source: District Department of Energy and the Environment)

[2] https://doee.dc.gov/node/1110407

NEW **Adaptation means adjusting to the impacts of climate change and doing so in a way that supports wider efforts to make the city healthier and more livable. Washington, DC will prepare for potential shocks and stressors brought on by climate change through environmental and built environment approaches that provide multiple community benefits. These solutions include the conservation of the naturally protective features of environmental assets or ecosystem services, the expansion of green infrastructure, and the inclusion of non-structural land uses, such as parks, in hazardous, environmentally sensitive locations. It also means designing buildings to be more responsive to threats posed by flooding and urban heat. These solutions should continue to be integrated with other community goals to improve quality of life through the promotion of environmental justice and sustainability, the preservation or restoration of natural resources, and the provision of additional trees, public parks, recreation areas, and open space.**

NEW **Map 6.1 Average Land Surface Temperature**



(Source: District Department of Energy and the Environment July 2014-2018)

NEW **E-1.1 Preparing for and Responding to Natural Hazards**

624.3 **In the coming decades, changing climate is likely to increase tidal flooding, cause more heavy rainstorms, and increase risks to human health**. Portions of **Washington, DC** ~~the District~~ are within the FEMA-designated 100-year flood plain and are subject to inundation during hurricanes and other severe storms, **and as a result of sea level rise, some low-lying areas are subject to minor, recurrent flooding.**

NEW **Undeveloped floodplain areas can provide significant flood protection, allowing floods to pass through those areas causing minimal harm. When development does occur in floodplain areas, floodplain regulations help ensure individuals living and doing business in those areas comply with safe building practices designed to prevent injury, loss of life, and property damage from flooding. Washington, DC's current floodplain regulations apply only to the FEMA designated 100-year floodplain and restrict some uses.**

NEW **However, communities across the country are experiencing floods that reach beyond the extents of the 100-year floodplain with increasing regularity. What is now considered a 100-year rainfall event will become considerably more common in the years to come. Given these trends, expanding the regulated floodplain areas in Washington, DC beyond the 100-year floodplain will be an important step in making sure Washington, DC is resilient to increased flood risk. Additional flood adaptation measures include integrating new natural shorelines and buffers**, reduc**ing**~~e~~ erosion, replac**ing**~~e~~ undersized culverts, and keep**ing** streambeds free of debris.

NEW **Further, increasing urbanization that replaces vegetated space with concrete and pavement can result in "heat islands", or spaces that reach higher temperatures and retain heat longer than the surrounding areas and can reduce local health quality and negatively impact air quality.**

NEW ***Policy E-1.1.1: Resilience to Climate Change as a Civic Priority***
Advance the District's resilience to climate change as a major civic priority, to be supported through improved mitigation, adaptation and human preparedness.

NEW ***Policy E-1.1.2: Urban Heat Island Mitigation***
Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for green infrastructure, tree canopy, parks, and public space initiatives.

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See Map 6.1 for Average Land Surface Temperature July 2014-2018.

NEW ***Policy E-1.1.3: Natural Assets and Ecosystems for Hazard Mitigation***

Expand and leverage the ability of natural landscape features, such as vegetated land cover and wetlands, and the beneficial ecosystem services they provide to mitigate natural hazards. This includes supporting and encouraging design and construction choices that protect, restore and enhance the protective functionality of natural assets to absorb, reduce, or resist the potentially damaging effects of wind, water and other hazard forces. Such approaches, including natural shorelines, should be incorporated into all waterfront development projects, where possible.

NEW ***Policy E-1.1.4: Non-Structural Land Uses***

Incorporate non-structural uses within designated special flood hazard areas to help protect and enhance the natural and beneficial functions of floodplains, wetlands, and other undeveloped landscape features. These uses include but are not limited to parks, recreation areas, and permanently protected open space.

NEW ***Policy E-1.1.5: Resilient Infrastructure***

Design infrastructure such as roads and parks to withstand future climate impacts and increase the city's resilience by having roads and parks serve multiple purposes where possible, including flood risk reduction, urban heat island mitigation, and stormwater management.

See the Infrastructure Element for more information on resilient infrastructure.

624.7 ***Policy E-1.1.6: Floodplains, Waterfronts, and Other Low-Lying Areas***

Consistent with the Federal Elements of the Comprehensive Plan, prohibit activities within **floodplains, waterfronts, and other low-lying areas** ~~these areas~~ that could pose public health or safety hazards in the event of a flood. Regulation of land uses in floodplains, waterfronts, and other low-lying areas should consider the long-term effects of **climate change, including** ~~global warming and~~ sea-level rise, **increasingly heavy rain events, and more severe coastal storms,** on flood hazards. 624.7

NEW ***Action E-1.1.A: Update Zoning for Resilience***

Continue to monitor and update Washington, DC's zoning regulations to promote flood risk reduction, heat island mitigation, stormwater management, renewable energy and energy resilience, among other practices, where appropriate.

NEW ***Action*** ~~*Policy*~~ *E-1.1.**B**~~1~~: **Development in** Floodplains*

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~~Restrictdevelopment within FEMA-designated floodplain areas and~~ **Evaluate expanding restrictions and/or requiring adaptive design for development in areas that will be at increased risk of flooding due to climate change. Analyses should weigh the requirement to account for climate risks with the needs of a growing city.**

NEW ***Action E-1.1.C: Waterfront Setbacks***
Ensure that waterfront setbacks and buffers account for future sea-level rise, changes in precipitation patterns, and greater use of nature-based and adaptive flood defenses.

618.19 *Action E-**1.1.D**~~4.1.E~~: ~~Cities for Climate Protection Campaign~~ ***Covenant for Climate and Energy***
Implement ~~-~~**policies recommended by Clean Energy DC and Climate Ready DC to achieve Washington, DC's goal of reducing GHG emissions by 50 percent below 2006 levels by 2032, and achieving carbon neutrality by 2050 while preparing for the impacts of climate change. Maintain compliance with the Global Covenant of Mayors for Climate & Energy, signed by Washington, DC in 2015, which commits Washington, DC to measure and reduce greenhouse gas emissions and address climate risks.** ~~the U.S. Mayors Climate Protection Agreement, signed by the District in 2005. Also implement the recommendations for reducing greenhouse gas emissions contained in the District of Columbia Greenhouse Gas Emissions Inventories and Preliminary Projections released in October 2005. This agreement aims to reduce global warming pollution levels to seven percent below 1990 levels by 2012, the levels set by the Kyoto Protocol for developed countries.~~ ~~618.19~~

NEW ***Action E-1.1.E: Update Floodplain Regulations***
Update flood hazard rules to reflect the increased risk of flooding due to climate-related sea level rise, increasingly frequent and severe precipitation events, and coastal storms.

NEW ***Action E-1.1.F: Comprehensive and Integrated Flood Modeling***
Develop, and regularly update, Washington, DC's floodplain models, maps and other tools to account for climate change, including projections for increased precipitation and sea level rise, to make sure any future building in the floodplain is done sustainably. Integrate existing, and develop new, floodplain models to better understand the interplay between coastal, riverine, and interior flooding and potential climate impacts. Consider revising the regulatory flood hazard areas for Washington, DC's Flood Hazard Rules.

NEW **Text Box: In new or substantially renovated buildings, design flood elevation is the minimum height at which residential units may be constructed and utilities like the boiler, the water heater and electrical equipment may be**

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located. It also sets the minimum height for dry or wet flood-proofing measures for buildings generally. The margin between this and the base flood elevation is called freeboard.

NEW ***Action E-1.1.G: Design Guidelines for Resilience***
Develop guidelines for new development and substantial land improvements that consider the threat of naturally occurring stressors and hazards (such as flooding, extreme heat, and wind), determine potential impacts to assets over the expected lifecycle of the asset, and identify cost-effective risk-reduction options. Use updated and integrated flood risk models to determine potential flood extents and depths for riparian, coastal, and interior flood events and to determine design flood elevations for a development in flood hazard areas.

NEW ***Action E-1.1.H: Update Climate Vulnerability and Risk Assessment***
Update the vulnerability and risk assessment completed for Climate Ready DC as new data on potential climate impacts become available. Regularly assess the vulnerability of infrastructure, critical facilities including hospitals and emergency shelters, and large developments to climate related hazards.

NEW ***Action-1.1.I: Resiliency Evaluation***
Develop and implement a process to evaluate development projects, including Washington, DC capital projects and large-scale developments, for potential climate risks and adaptation strategies.

NEW ***Action:-1.1.J: Resiliency Incentives***
Expand existing incentives and regulations to include thermal safety and urban heat island mitigation measures such as green and cool roofs, solar shading, shade trees, alternatives to concrete, and other innovative building design strategies.

NEW ***Action:-1.1.K: Interagency Heat Management Strategy***
Develop an interagency heat management strategy to minimize the adverse health impacts associated with extreme cold and heat temperature days. The District Government will work to ensure that residents can prepare for these events by more broadly communicating extreme heat and cold response plans that clearly define specific roles and responsibilities of government and nongovernmental organizations before and during these events. Plans should identify local populations at high risk for extreme temperature-related illness and death and determine the strategies that will be used to support such individuals during emergencies, particularly in disinvested communities. Further, explore strategies, including the use of technology, to help build communities' adaptive capacity, before, during, and after extreme temperature days.

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602 E-~~1~~**2** Protecting Natural and Green Areas 602

602.1 Washington, DC's natural landscape is characterized by **two tidal rivers; complex networks of parkland, streams, and valleys; and undulating hills and terraces.** ~~undulating hills, escarpments, and terraces, and a complex network of streams and valleys~~. This landscape provides ecological diversity, ranging from mixed oak and tulip poplar forests to magnolia bogs and wetlands. 602.1

NEW **Washington, DC provides valuable habitats for all types of wildlife, from tiny crustaceans to the majestic bald eagle. Through careful planning and development that respects and preserves natural resources, Washington, DC continues to make strides in wildlife protection and habitat restoration. To protect threatened species and keep habitats healthy, Washington, DC developed the District of Columbia Wildlife Action Plan in 2006 with a comprehensive update in 2015 as a blueprint for wildlife conservation. Further, the Fisheries and Wildlife Omnibus Amendment Act of 2016 designated critical areas - or areas containing species of local importance; critical aquifer recharge areas; fish and wildlife habitat conservation areas; frequently-flooded areas; and wetlands - for protection.**

602.2 ~~The fundamental importance of Washington's natural and green areas has brought a new term – green infrastructure – into the public dialogue.~~ Green infrastructure refers to the interconnected network of land and water that supports plant and animal life, maintains natural ecology, and contributes to the health and quality of life in our communities. ~~Our civic leaders recognize that "growing DC" requires more than bricks and mortar solutions; it also requires a concerted effort to keep Washington green.~~ 602.2

603 E-**2**~~1~~.1 Conserving and Expanding Our Urban Forest 603

603.1 The benefits of a healthy urban forest~~, including street trees, trees in parks and other public places, and trees on private lands~~, are well documented. **Street trees, trees in parks and natural areas, and** ~~T~~**t**rees **on private lands** add beauty, improve mental health, **provide shade,** reduce water pollution, absorb noise, produce oxygen and absorb greenhouse gases, and provide habitat for birds and small animals. They also add economic value to neighborhoods and contribute to community identity and pride. **Trees also play an increasingly important role in helping Washington, DC adapt to a changing climate that will bring hotter temperatures and more heavy rain events.** 603.1

603.2 ~~A 2004 study by the Casey Trees Endowment Fund found that~~ ~~t~~**T**rees currently cover about **38** ~~29~~ percent of **Washington, DC's** ~~the District's~~ land area **(Figure 6.2).** ~~However, a 1999 study by American Forests determined that the percentage of "heavy tree cover" areas in the city decreased by 64 percent between 1973 and 1997. Moreover,~~ **However,** there are significant geographic disparities in tree

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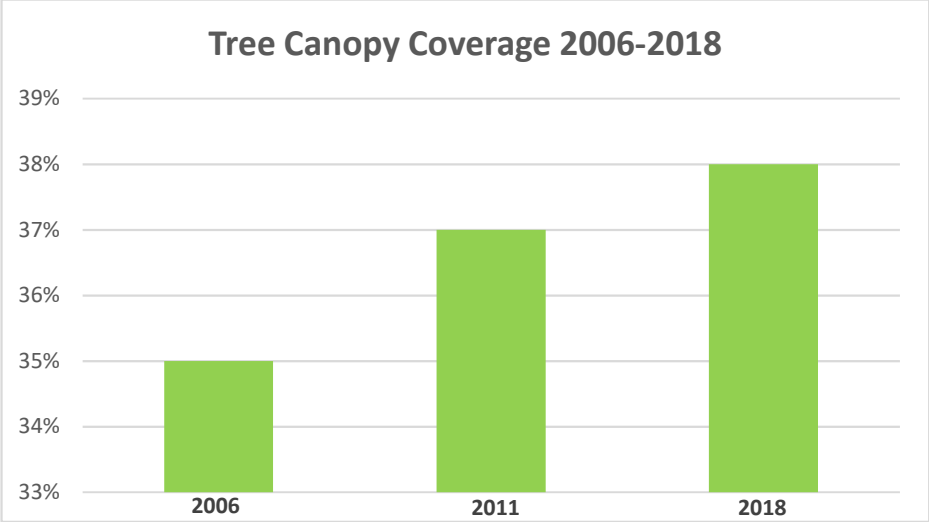
cover, ranging from **60 percent of the land area in Northwest's Ward 3** ~~46 percent of the land area in Upper Northwest~~ to **23 percent in Mid-City's Ward 1.** ~~just 8 percent in the Mid-City area~~. Public awareness of the **importance of trees** ~~se alarming statistics~~ has sparked tree planting and "re-greening" activities across the city. 603.2

603.3 Tree cover in **Washington, DC** ~~the District~~ as of **2016 is shown in Map 6.2**~~2005 is shown in Map 6.1~~. 603.3

NEW **Figure 6.2 District Tree Canopy Coverage**



(Source: Sustainable DC)

603.4 *Policy E-2~~1~~.1.1: ~~Street~~ Trees ~~o~~**in the Public Lands** ~~Planting and Maintenance~~*
Plant and maintain ~~street~~ trees ~~o~~**in the public lands** in all parts of the city, particularly in areas **with low canopy cover and areas in greater need of trees, such as those with high urban heat island effect, at high risk for flooding, or high particulate matter levels.** ~~where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods.~~ 603.4

603.5 Policy E-**2**~~1~~.1.2: Tree Requirements in New Development
Use planning, zoning, and building regulations to ensure that trees are retained and planted when new development occurs, and that dying trees are removed and replaced. If tree planting and landscaping are required as a condition of permit approval, also require provisions for ongoing maintenance. 603.5

603.6 *Policy E-2~~1~~.1.3: **Sustainable** Landscaping **Practices***

Encourage the use of **sustainable** landscaping **practices** to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. **District government, private developers and community institutions should coordinate to significantly increase the use of these practices, including planting and maintaining mostly native trees and other plants on District-owned land outside the right-of-way in schools, parks, and housing authority lands.** 603.6

603.7 *Policy E-**2**~~1~~.1.4: Engaging the Community*
Promote partnerships between **Washington, DC** ~~the District~~, community groups, and non-profit advocacy groups to undertake tree surveys and planting campaigns, volunteer training and education, and resident stewardship of the Washington **DC**'s urban forest. **Leverage the Urban Forestry Advisory Council's diverse membership of District and federal government agencies, nonprofit partners, public utilities, and community members to promote existing policies and develop new initiatives to expand Washington DC's urban tree canopy. Support public private partnerships, which fund tree planting efforts on both public and private land that can vary in scale from small parcel-level projects to large open spaces.** 603.7

NEW ***Policy E-2.1.5: Tree Planting on Private Lands***
Encourage tree planting on private lands through incentive programs and outreach and education. Methods should include using green infrastructure, native plantings, pollinator gardens, and other habitat as a community benefit in planned unit developments and forming voluntary partnerships with major institutions such as universities, embassies, and hospitals.

603.13 ***Policy*** ~~*Action*~~ *E-**2**~~1~~.1.**6**~~F~~: Urban Tree Canopy Goals*
Determine the extent of **Washington, DC's** ~~the District's~~ tree canopy at a sufficient level of detail to establish tree canopy goals for neighborhoods across the city. ~~Such goals have recently been developed by the USDA and tested in other cities as a way of evaluating the existing tree canopy and setting specific goals for its restoration.~~ **Continue working toward a citywide goal of 40 percent tree canopy cover by 2032. Components of this program should include the removal of dead and dying trees and their replacement with suitable species, and the pruning and maintenance of trees to eliminate hazards and increase their rate of survival.** 603.13

603.8 *Action E-**2**~~1~~.1.A: Tree Replacement Program*
Continue working toward a goal of planting **10,500** ~~4,000 street~~ trees ~~and 2,000 trees~~ on public **and private** open space each year. Components of this program should include the removal of dead and dying trees and their replacement with suitable species, and the pruning and maintenance of trees to eliminate hazards and increase their rate of survival. 603.8

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603.9 *Action E-2~~1~~.1.B: Street Tree Standards*
Continue to ~~F~~**f**ormalize the planting, pruning, removal, and construction guidelines in use by the city's Urban Forestry **Division** ~~Administration by developing official city street tree standards (see text box on the city's Tree Bill).~~ These standards ~~should~~ provide further direction for tree selection based on such factors as traffic volumes, street width, shade and sunlight conditions, soil conditions, disease and drought resistance, and the space available for tree wells. They ~~should~~ also include provisions to increase the size of tree boxes to improve tree health and longevity, and standards for soils and planting, **as well as the prevalence of tree boxes through impervious surface removal, increasing soil volumes, undergrounding power lines, and installing bio-retention tree boxes.** 603.9

603.10 *Action E-2~~1~~.1.C: Tree Inventories*
Continue partnership agreements with the federal government, ~~the~~ Casey Trees ~~Endowment Fund~~ and other groups to **maintain** ~~develop a~~ **the** live**, publicly available** database and management system for **Washington, DC's** ~~the District's~~ trees using Geographic Information System (GIS) mapping. Efforts should be made to inventory trees on **all District lands outside the right-of-way** ~~parkland~~ as well as along city streets. 603.10

603.11 *Action E-2~~1~~.1.D: Operating Procedures for Utility and Roadwork*
Develop standard operating procedures to minimize tree damage by public utility and road crews. All activities that involve invasive work around street trees should be reviewed by Urban Forestry Administration personnel. ~~Goals have been developed by the USDA and the Casey Trees Endowment Fund and tested in other cities as a way of evaluating the existing tree canopy and setting specific goals for its restoration. Promote the expansion of the urban tree canopy~~. **Promote the expansion of the urban tree canopy, while planting the right tree in the right place in consideration with overhead utility lines.** 603.11

603.12 *Action E-2~~1~~.1.E: Urban Forest Management ~~Plan~~*
Consistent with Washington, DC's ~~the District's~~ **2002 and 2016** Tree Bill**s**, **continue** ~~develop an Urban Forest Management Plan~~ to protect, maintain, and restore trees and native woodlands across the city. ~~The Plan should include a detailed inventory of trees and woodlands and should provide a means of~~ **Utilize the Mayor's Urban Forestry Advisory Council and new and existing District agency partnerships to** coordinate~~ing~~ urban forest management activities on all public lands managed by the city (e.g., street trees, city parks, public school grounds, etc.). **These partnerships and initiatives** ~~It~~ should also promote coordination with federal agencies and other large landowners, and include comprehensive strategies to manage insects and diseases. 603.12

603.14 Text Box: The DC Tree Bill 603.14

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Draft Amendments

The Urban Forest Preservation Act of 2001, better known as the Tree Bill, established a tree preservation program, strengthened the community notice requirements for tree removal on public land, and revised the penalties for injuring trees on public space and private property. The Tree Bill was approved in December 2002 and requires an annual program for tree planting and care, preparation of a tree master plan, and the development of maintenance standards for trees on public space. ~~The Bill includes specific provisions to protect healthy trees with a circumference of 55 inches or more. Homeowners who wish to remove such trees must replace them in kind, or pay into a tree fund used to plant new trees. Financial assistance provisions are included for low income households. The Bill also requires that ANCs are given at least 15 days written notice before a tree is removed from public space, unless the tree is deemed hazardous.~~

The Tree Canopy Protection Amendment Act of 2016 was enacted to build upon the previous tree bill and increase Washington DC's tree canopy. By reducing the circumference of "Special Trees" from 55 inches to 44 inches and creating a designation of "Heritage Trees," which are over 100 inches circumference and cannot be cut down unless deemed hazardous by a Washington, DC arborist, the older tree canopy is better protected. The bill also assesses permits for removal of Special Trees and fines for damage to, and illicit removal of, Special and Heritage Trees.

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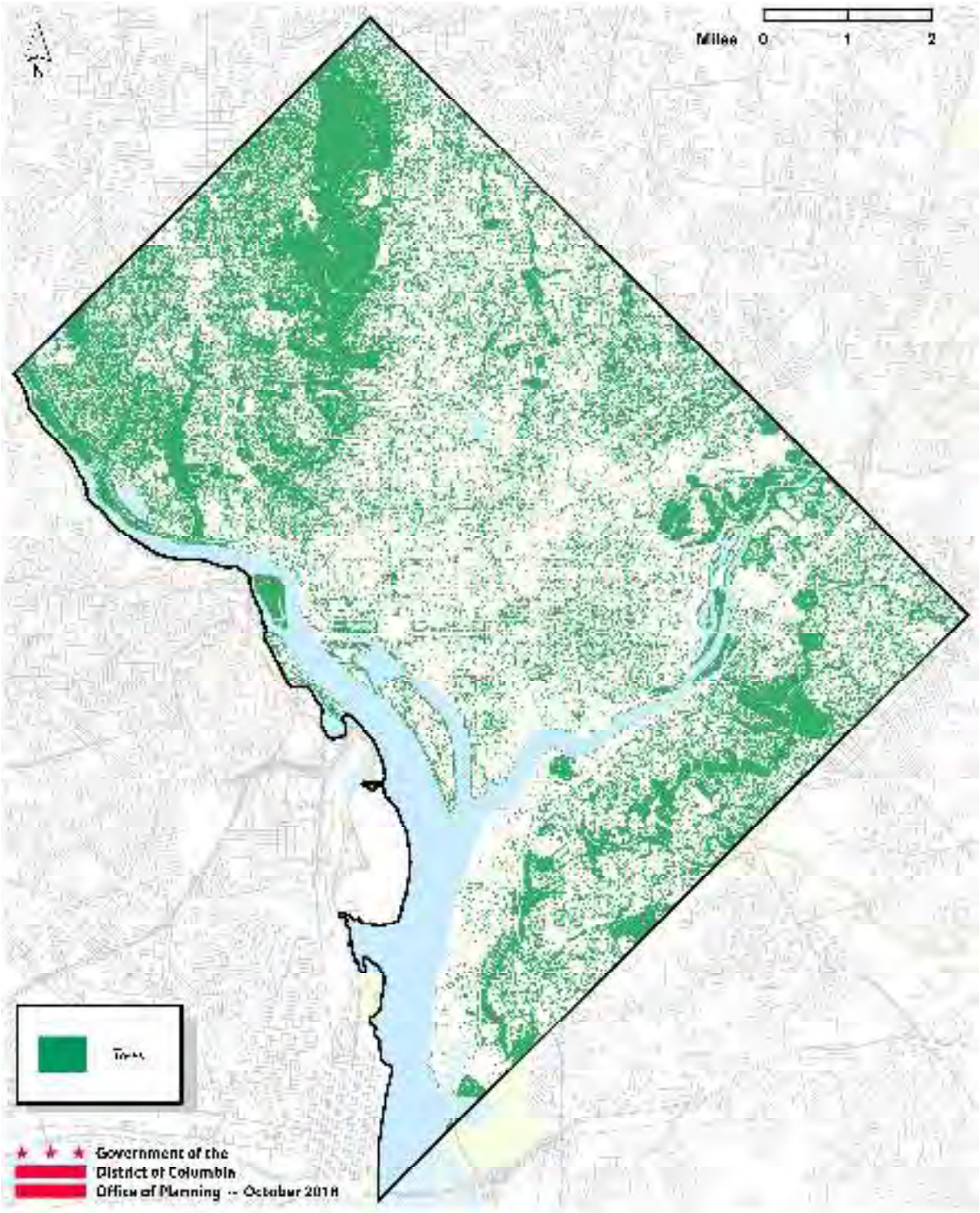
Draft Amendments

NEW Map 6.**2**~~1~~ -- Existing Tree Cover in **Washington, DC** ~~the District of Columbia~~ and Surrounding Region 603.15



(Source: DC Office of Planning, 2018)

604 E-**2**~~1~~.2 Protecting Rivers, Wetlands, and Riparian Areas 604

604.1 Washington is situated at the confluence of two great rivers—the Anacostia and the Potomac. Both rivers have been altered over the centuries to accommodate development, highways, railroads, airports, military bases, parkland, federal monuments, and other vestiges of life in the nation's capital. **Throughout the twentieth century,** ~~T~~**t**he Potomac fared better than the Anacostia in this regard—much of its shoreline is publicly accessible and has been conserved as parkland. For years, the Anacostia suffered the fate of being **Washington, DC's** ~~of the District's~~ lesser known and less valued river. As its natural beauty yielded to industry, its waters became polluted and the river became a divide **that separated some neighborhoods from the rest of the city** ~~between more and less desirable neighborhoods~~. 604.1

604.2 In the first years of the 21st century, a major initiative**, the Anacostia Waterfront Initiative (AWI),** was launched to restore the Anacostia River. While the initiative is perhaps best known for its efforts to reclaim the shoreline for recreation and bring new life to underused sites, its programs to improve the natural environment are equally important. A range of environmental initiatives are now being implemented to restore wetlands **(land consisting of marshes or swamps),** and estuarine habitat **(partially enclosed bodies of brackish water),** improve water quality, and increase environmental education about the river. **Today, the turnaround of the Anacostia waterfront is a national model for urban rivers in terms of environmental restoration, public access, economic development, and inclusive growth.**

NEW **Foremost among the recent initiatives is the Clean Rivers Project, DC Water's ongoing program to reduce combined sewer overflows into Washington DC's waterways - the Anacostia and Potomac Rivers and Rock Creek. The Project is a massive infrastructure and support program designed to capture and clean wastewater during rainfalls before it ever reaches our rivers**.

NEW **Text Box: Anacostia River Restoration**

A clean river is the foundation for the Anacostia River revitalization and makes all other objectives and investments in the waterfront possible. Once dubbed "DC's forgotten river" because of heavy pollution, lack of accessibility and neglect of its banks, the Anacostia River is on its way to becoming fully fishable and swimmable. While photos from a decade ago show a river covered in floating trash, today, the Anacostia River is experiencing an environmental rebirth characterized by improved water quality, wildlife repopulation, and more accessible, natural shorelines. To transform the Anacostia River into a fishable and swimmable river, in 2014, Washington, DC launched a long-term project to address contaminated sediments called the "A Cleaner Anacostia River" project. This project is the

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most comprehensive approach to restoration in the river's history, and Washington, DC allocated $45 million to support cleanup efforts.

Improved Water Quality
The restoration of five streams (Pope Branch, Watts Branch, Nash Run, Alger Park, and Springhouse Run) that flow into the Anacostia has diminished sediment, sewage, and trash that pollute the river's waters. Legal requirements paved the way for the local water and sewer utility, DC Water, to initiate the biggest infrastructure project in Washington, DC since the building of the Metro system: the DC Clean Rivers Project, a $2.7 billion sewer tunnel system and greening program to decrease the amount of untreated sewage spills into the river by 98 percent. The greening program includes strategies to promote rainwater detention and infiltration into the soil and include techniques such as rain gardens, porous pavements, green roofs and other technologies within targeted sewersheds.

In addition to the ongoing remediation of several polluted sites, including at Kenilworth and Boathouse Row, the Anacostia River Sediment Project will lead to an enforceable clean-up strategy for the river bed itself. The redevelopment of old and highly polluting industrial areas on the riverfront has stemmed industrial runoff. Washington, DC and its partners have also worked to reduce trash pollution in the river through trash traps installed on various tributaries, anti-littering education, illegal dumping enforcement programs, and volunteer clean-up events, preventing millions of pounds of trash from entering the Anacostia River each year. Washington DC's stormwater regulations and incentive programs like the RiverSmart programs and Stormwater Retention Credit Price Lock Program are driving the installation of green infrastructure across the city to reduce pollution and erosion from stormwater runoff.

NEW **Since 2012, Washington, DC has restored over two miles of streams including Pope Branch, Nash Run, Alger Park, Springhouse Run, Linnean Park, and Broad Branch. Sustainable DC 2.0 calls for additional stream restoration efforts, towards a goal of 10 total miles. Stream restoration employs a set of techniques to help improve the environmental health of a stream, ranging from simply removing a disturbance that inhibits natural stream function, to stabilizing stream banks, or installing stormwater management facilities such as wetlands.**

604.2 When completed, these initiatives will greatly reduce sewage overflows and pollutant discharges, **reduce stream bank erosion, improve water quality, slow down stormwater flows,** uncover long-buried tributary streams, and bring native plant and animal species back to the river once again. Improving the health of the Anacostia River will help achieve broader national goals for a healthier

Chesapeake Bay. Map 6.**3**~~2~~ indicates the location of rivers, streams, and watersheds in **Washington DC** ~~the District of Columbia~~. 604.2

See the Infrastructure Element for more information about the Clean Rivers Project and other initiatives.

604.3 *Policy E-**2**~~1~~.2.1: River Conservation*
Improve environmental conditions along the Anacostia ~~River~~ and **Potomac Rivers and** other water bodies, including shorelines, wetlands, islands, tributaries, and the rivers themselves. Particular attention should be given to eliminating toxic sediments, improving river edges to restore vegetation and reduce erosion, enhancing wetlands and wildlife habitat, creating new wetlands, and reducing litter. 604.3

604.4 *Policy E-**2**~~1~~.2.2: Waterfront Habitat Restoration*
Undertake a range of environmental initiatives along the Anacostia ~~River~~ **and Potomac Rivers** to eliminate combined sewer overflows~~, reduce~~ urban **stormwater** runoff, restore wetlands and tributary streams, **install natural shorelines when possible,** increase oxygen levels in the water, remediate toxins in the riverbed, **remove seawalls when possible,** clean and redevelop contaminated brownfield sites, and enhance natural habitat. 604.4

604.5 *Policy E-**2**~~1~~.2.3: Retention of Environmentally Sensitive Areas as Open Space*
Retain environmentally fragile areas such as wetlands and riparian areas along the Anacostia and Potomac Rivers **as critical areas**. ~~as open space or parkland~~. In areas under federal jurisdiction such as Rock Creek Park **and some portions of the Anacostia waterfront**, work with the National Park Service to conserve and carefully manage such areas, and to implement an effective "no net loss" policy. 604.5

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NEW Map 6.**3**~~2~~ -- ~~Watersheds and~~ Waterways in DC and **Stream Restoration Sites** ~~the Surrounding Region~~ 604.6

(Source: District Department of Energy and the Environment, 2018)

604.7 *Policy E-**2**~~1~~.2.4: Identification, Protection, and Restoration of Wetlands*
Identify and protect wetlands and riparian habitat on private and public land. Require official surveys when development is proposed in areas where wetlands are believed to be present to ensure that wetlands are preserved. **Implement the Wetland Conservation Plan to achieve the objective of no net loss and eventual net gain of wetlands. Work collaboratively with stakeholders to undertake wetlands restoration, enhancement, and creation projects on public and private lands to mitigate the impacts of stormwater runoff, sea level rise, and storm events and improve habitat**. ~~Undertake wetlands restoration, enhancement, and creation projects to mitigate the impacts of stormwater runoff and improve plant and animal habitat~~. 604.7

604.8 *Policy E-**2**~~1~~.2.5: Wetland Buffers*
Maintain **natural** buffers around existing and restored wetlands ~~in order~~ to reduce the likelihood of environmental degradation from urban runoff and human activities. 604.8

604.9 *Action E-**2**~~1~~.2.A: **Potomac and** Anacostia River Habitat Improvements*
~~Work collaboratively with federal agencies, upstream jurisdictions, the Anacostia Waterfront Corporation, and environmental advocacy groups to implement conservation measures for the Anacostia River, including:~~
Work collaboratively with federal agencies, upstream jurisdictions, and environmental advocacy groups to implement conservation measures for Washington DC's waterways:

- **Restore tidal wetlands along the Anacostia River and in filled areas that were historically tidal wetlands, consistent with the 2015 District of Columbia Wildlife Action Plan;**
- **Install stormwater best management practices upland of tributary streams;**
- **Create new stormwater wetlands along tributary streams;**
- **Restore degraded streams in Washington, DC and where possible, daylight streams by removing them from pipes to let them to flow uncovered;**
- **Remove bulkheads and seawalls and replace them with natural shoreline and fringe wetlands where possible to provide protection from flooding and erosion;**
- **Restore degraded gullies downstream of stormwater outfalls;**
- **Prevent litter and trash from entering waterways, and remove it when it is present;**
- **Encourage natural buffers consistent with the recommendations of the Anacostia Waterfront Initiative (AWI) Framework Plan; and**
- **Prevent the net loss of parkland and improve access to the waterfront**

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and river trails.

- ~~Removing litter and trash on tidal flats;~~
- ~~Restoring tidal wetlands around Kingman Island and along lower Watts Branch;~~
- ~~Creating new stormwater wetlands along tributary streams;~~
- ~~Daylighting streams (i.e., taking streams out of buried pipes and allowing them to run uncovered), particularly Pope Branch, Fort Dupont Stream, and Stickfoot Creek;~~
- ~~Creating naturalized or bio-engineered river edges that maximize habitat value;~~
- ~~Improving bulkheads and seawalls to provide protection from flooding and erosion;~~
- ~~Requiring open space buffers consistent with the recommendations of the Anacostia Waterfront Initiative Framework Plan; and~~
- ~~Preventing the net loss of parkland and improving access to the waterfront and river trails.~~ 604.9

604.10 *Action E-**2**~~1~~.2.B: Wetland Setback Standards*
Establish clear **Washington, DC** ~~District of Columbia~~ regulations **to protect and preserve wetlands, streams, and their buffers during development** ~~for wetland setbacks~~ and ensure compliance with these regulations during plan review, permitting, and inspections. 604.10

NEW ***Action E-2.2.C: Wetland Planting and Maintenance***
Plant and maintain wetlands to achieve the objective of no net loss and eventual net gain of wetlands. Focus efforts in areas of the city which offer the best opportunity and potential for conservation in Washington, DC—as identified in Washington, DC's 2015 Wildlife Action Plan.

NEW ***Action E-2.2.D: Anacostia River Sedimentation Project***
Develop and implement an Anacostia River remediation work plan that restores fish and wildlife habitat while improving public access to the river.

See the "Water Quality" section of this Element for additional recommendations for the Anacostia River watershed.

605 E-**2**~~1~~.3 Conserving Soil and Reducing Erosion 605

605.1 Soils in **Washington, DC** ~~the District of Columbia~~ affect the suitability of land for buildings, roads and infrastructure, community gardening, and tree planting. Even in a built-out city like Washington, soil and underlying geologic characteristics must be considered when designing foundations, basements, and other structures. Good soil management also involves the control of erosion

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resulting from natural forces like rain and wind. Erosion can undermine foundations, destabilize hillsides, and lead to sedimentation of streams. Measures to reduce erosion are particularly important during construction, when soil is disturbed and exposed to the elements. 605.1

605.2 Policy E-**2**~~1~~.3.1: Preventing Erosion
Ensure that public and private construction activities do not result in soil erosion or the creation of unstable soil conditions. Support the use of retaining walls and other "best management practices" **on new and existing properties** that reduce erosion hazards. Erosion requirements should be implemented through building permit and plan reviews and enforced through the permitting and regulatory processes. 605.2

605.3 *Policy E-**2**~~1~~.3.2: Grading and Vegetation Removal*
Encourage the retention of natural vegetation and topography on new development sites. **Prevent or require mitigation of construction practices that result in unstable soil and hillside conditions.** Grading of hillside sites should be minimized and graded slopes should be quickly revegetated for stabilization. 605.3

605.4 *Policy E-**2**~~1~~.3.3: Reducing Sedimentation*
Prevent sedimentation of rivers and streams by implementing comprehensive stormwater management measures, including regular maintenance of storm drains and catch basins and the use of sedimentation ponds where appropriate. 605.4

605.5 *Policy E-**2**~~1~~.3.4: Restoring Eroded Areas*
Abate soil erosion problems in developed areas, particularly where erosion has resulted from poor site design, aging streets and alleys, or deferred maintenance. 605.5

606 E-**2**~~1~~.4 Preserving Steep Slopes and Stream Valleys 606

606.1 Wooded hillsides and stream valleys provide beauty and visual relief in Washington, particularly in Upper Northwest and in neighborhoods east of the Anacostia River. Many of the city's stream valleys have been preserved by the National Park Service, protecting local waterways and providing corridors for wildlife and recreation. But preservation alone has not fully safeguarded these areas. Development and tree removal on private properties ~~near stream valley parks~~ can reduce their natural, unspoiled character and cause erosion and water quality problems. Along some stream valleys, illegal dumping remains a problem. In some places, the streams themselves have been buried or diverted into stormwater culverts. **Streams have been restored to their natural condition at Alger Park, Springhouse Run, and Watts Branch.** 606.1

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606.2 A similar set of challenges is present on steep slopes, generally defined as slopes with a grade of 25 percent or more. As Map 6.**4**~~3~~ indicates, such slopes are concentrated in protected areas like Rock Creek Park and the Potomac Palisades. But they are also present in neighborhoods like Forest Hills and Woodland-Normanstone, and on large sites like the St. Elizabeths Campus. ~~In 1992, the District established a Tree and Slope Protection (TSP) Overlay Zone to reduce the alteration of terrain and removal of trees in steeply sloping and wooded areas. The overlay limits the total amount of each property that may be covered by buildings and impervious surfaces. Areas subject to the TSP Overlay are shown in Map 6.3.~~ 606.2

606.3 *Policy E-**2**~~1~~.4.1: Conservation of Steep Slopes*
Strongly discourage development on steep slopes (i.e., greater than 25 percent **or with "highly erodible land" as defined at 7 CFR 12.2 (2005)),** such as those found along stream valleys in Upper Northwest and Southeast DC. Planning and building regulations should ensure that any construction on such slopes is sensitively designed and includes slope stabilization measures. 606.3

606.4 *Policy E-**2**~~1~~.4.2: Management of Uplands Along Stream Valleys*
Protect stream valley parks by limiting construction, requiring sensitive design, and retaining vegetation on adjacent upland properties. Development of land draining to stream valleys shall be managed as needed to protect flora, fauna, and water quality; prevent erosion and siltation of streams; minimize intrusion of views from the parks; and retain a **natural gradient** green buffer between the built environment and these natural areas. 606.4

606.5 *Policy E-**2**~~1~~.4.3: Open Space Protection Along Stream Valleys*
Preserve **publicly owned** land adjacent to streams ~~and~~ **,** ravines **and contiguous tracts of habitat** as densely vegetated open space. Natural drainage channels and buffer zones in these areas should be protected from the adverse effects of nearby urban uses. ~~Particular focus should be given to areas adjacent to Rock Creek Park and to Watts Branch, Pope Branch, Oxon Run, Battery Kemble, and Glover-Archbold Parks.~~ 606.5

606.6 *Policy E-**2**~~1~~.4.4: Channelization of Streams*
Retain streams and ravines in their natural condition, rather than constructing man-made channels. **Where possible, restore channelized streams to more natural conditions.** Where alteration is necessary, encourage design solutions which retain or recreate natural ecological values. 606.6

606.7 *Action E-**2**~~1~~.4.A: Expand ~~the~~ Tree and Slope Protection ~~Overlay~~*
Work with neighborhood and community groups, homeowners and other landowners, and Advisory Neighborhood Commissions to identify additional areas where the Tree and Slope Protection (TSP) **areas** ~~Overlay zone~~ should be mapped. Such areas should generally abut streams or public open spaces and

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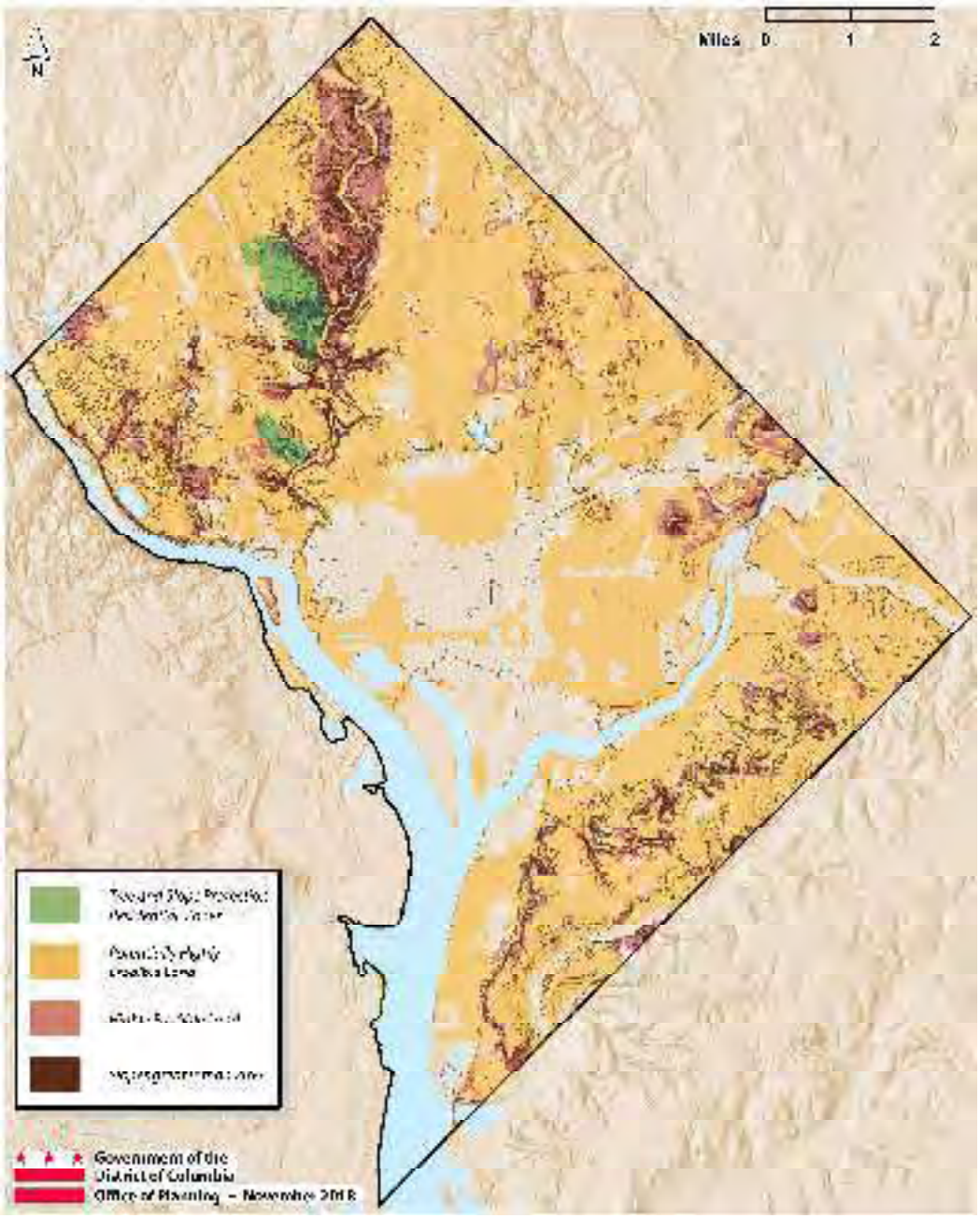
should have steep slopes, significant natural tree cover, and some potential for future development. Particular attention should be given to mapping the TSP ~~Overlay~~ **areas** on lands east of the Anacostia River. 606.7

NEW Map 6.**4**~~3~~ -- **Tree and Slope Protection Areas, Steep Slopes, and Areas with Erodible Soils** ~~Steep Slopes and Areas Subject to Tree-Slope Overlays~~ 606.8



(Source: DC Office of Planning, 2018)

606.9 *Action E-**2**~~1~~.4.B: Hillside Conservation Easements*

Explore land trusts, conservation easements, and other tools ~~Explore the use of land trusts and conservation easements~~ **to** ~~as tools for~~ protect~~ing~~ steep slopes and hillside areas. 606.9

607 E-**2**~~1~~.5 Sustaining ~~Urban Plant and Animal~~ **Wildlife** ~~Life~~607

607.1 At the time of initial European settlement, **Washington, DC** ~~the District of Columbia~~ was home to species as diverse as buffalo, bear, **sturgeon, cranes, rattlesnakes, wolf**, ~~otter~~ and bobcat. While these animals **were killed off or driven** ~~disappeared~~ from the local landscape decades ago, **Washington, DC** ~~the District~~ continues to provide habitat for hundreds of species of birds, mammals, amphibians, reptiles, fish, and invertebrates. ~~Opossum~~ **R**accoon, red ~~and gray~~ foxes, **rabbits,** and white-tailed deer**, cardinals, and mockingbirds** have adapted to human activities and are not uncommon. Much of ~~the~~ **Washington DC's** biodiversity can be attributed to ~~open spaces~~ **undeveloped natural areas** along Rock Creek,~~ and~~ the two rivers **and the Civil War defenses of Washington.** ~~However, the importance of t~~**T**he city's parks, ~~cemeteries,~~ street trees, institutional lands, and backyards ~~to wildlife cannot be understated~~ **are important to sustaining wildlife diversity**. **Many commercial and residential neighborhoods, as well as the Potomac and Anacostia Rivers, are located adjacent to permanently protected natural areas. The close proximity between developed areas and undeveloped habitats creates a dynamic between wildlife and habitat conservation and human activity.** 607.1

607.2 **District Government is committed to protecting the city's natural areas while also providing all residents convenient access to nature and green places**. Pursuant to federal law, the Fisheries and Wildlife Division of the District Department of **Energy and Environment** ~~Health~~ prepared a ~~Comprehensive~~ Wildlife **Action Plan** ~~Conservation Strategy~~ in 2005 **with a comprehensive update in 2015**. The ~~Strategy~~ **Plan**, which was prepared in partnership with **the public and** local wildlife agencies and organizations ~~as well as the public, is an action plan for~~ **to identify priority actions for** conserving wildlife and wildlife habitats over the next ten years**.**~~. It~~ lists the **animal wildlife** ~~species~~ in the city with the greatest conservation needs~~,~~ and describes specific terrestrial and aquatic ~~wildlife~~ threats ~~and identifies priority locations for conservation~~. As an urban area, **Washington, DC** ~~the District~~ bears a high degree of responsibility for conserving urban species**.**~~, some of which may be threatened or endangered.~~ 607.2

NEW **In 2016, Washington, DC adopted the Fisheries and Wildlife Omnibus Amendment Act, to help protect critical wildlife habitats and better manage invasive species. The District's State Wildlife Action Plan, last updated in 2015, is a comprehensive, ten-year roadmap for sustaining, conserving, and protecting Washington DC's wildlife and habitats.**

607.3 *Policy E-**2**~~1~~.5.1: Habitat Restoration*

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Encourage interagency efforts to restore native habitat ~~along~~ **in Washington DC's** ~~the District's~~ rivers, streams, **forests, meadows, wetlands, parklands, and developed lands and encourage** ~~**and woodlands, and**~~ public-private partnerships **and partnerships with non-governmental organizations** to recreate native habitat within the city. **Where appropriate, designate critical areas for protection within Washington, DC.** 607.3

607.4 *Policy E-**2**~~1~~.5.2: Protected ~~and Rare~~ Species*
As required by the federal Endangered Species Act **of 1973**, protect endangered, threatened, and other special status speciesfrom the adverse effects of **human activities.** ~~construction and development.~~ 607.4

607.5 *Policy E-**2**~~1~~.5.3: Habitat Management on Private Land*
Encourage environmentally sound landscaping and gardening techniques by DC homeowners ~~and~~ institutional landowners**, and on federal lands** to maximize the habitat value of privately owned **and federal** land. Such techniques should include reduction of herbicide and pesticide use; the selection of disease**-resistant**, drought-resistant, and native species; the removal of invasive plants; the use of rain gardens to reduce urban runoff; and landscaping that provides food and cover for wildlife. 607.5

NEW ***Policy E-2.5.4: Conserve Critical Areas***
Protect, conserve, or enhance the environmental function and value of critical areas -- including areas containing species of local importance; critical aquifer recharge areas; fish and wildlife habitat conservation areas; frequently-flooded areas; and wetlands – while balancing the needs of a growing city.

NEW ***Policy E-2.5.5: Manage Invasive Species***
Support approaches that limit the spread of invasive plants, animals and other organisms that threaten wildlife and wildlife habitats.

NEW ***Policy E-2.5.6 Ecosystem Services and Nature-Based Design***
Support and encourage ecosystem services and nature-based design related to air and water quality, noise reduction, flood risk reduction, recreation and food supply, among others.

NEW **Text Box: Ecosystem Services and Nature-Based Design**
Ecosystem services are the benefits that humans freely gain from the natural environment and from properly-functioning ecosystems. Such ecosystems include, for example, agroecosystems, forest ecosystems, grassland ecosystems and aquatic ecosystems. Collectively, these benefits are known as 'ecosystem services', and are often integral to the provisioning of clean drinking water, the decomposition of wastes and the natural pollination of crops and other plants.

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Nature-based design elements can include a visual connection with nature, the presence of water, the use of natural materials and incorporation of dynamic and diffuse light. These elements can provide humans with both physical, mental and other benefits.

Project examples include, but are not limited to, green roofs or farms, green facades (i.e., vertical gardens), green infrastructure projects, net-zero or net-positive energy-use buildings and use of alternative energy sources.

NEW ***Policy E-2.5.7: Meadow Habitats***
Create meadow habitat by converting large, contiguous, mowed areas to native meadow and/or shrub habitat when feasible. Reduce mowed grassy areas in road and highway rights-of-way and on District-owned property by converting those areas to meadows with native plants and small trees. The design of these areas should balance habitat enhancement with public safety, including vehicle and pedestrian sightlines.

607.6 *Action E-**2**~~1~~.5.A: Implementation of the Wildlife ~~Conservation~~ **Action** Plan*
Implement the 20~~0~~15 Wildlife Management Plan ~~for the District of Columbia~~, including programs **to increase meadow habitat in the District; restore tidal wetlands; propagate native plants; and create vernal pools, artificial nesting structures, wildlife crossings and corridors, and citizen science projects**. ~~control the white-tailed deer and Canada goose population, and to improve water quality and habitat in the Anacostia River.~~ 607.6

607.7 *Action E-**2**~~1~~.5.B: Data Improvements*
Improve the collection and monitoring of data on plant and animal life within **Washington, DC** ~~the District~~, particularly data on rare, endangered, threatened, and candidate species, and species of greatest conservation need. 607.7

NEW ***Action E-2.5.C: Pollinator Pathways***
Create pollinator pathways and other contiguous habitat paths that allow the migration of species into natural habitats and that support the goals of the Wildlife Action Plan. Incorporate biodiversity and the use of native plants in green infrastructure along roads and sidewalks.

NEW ***Action E-2.5.D: Landscape Practices***
Encourage the use of landscape practices consistent with industry best practices and certifications, including water-efficient landscape design using native species and green infrastructure. Incorporate biophilic design elements to enhance health and wellbeing by providing a connection between people and nature.

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NEW **Text Box: Biophilic design is incorporating nature—plants, water, light, etc.—into the built environment, including homes and offices. Biophilic elements have measurable benefits relative to human productivity, emotional well-being, stress reduction, learning, and healing. Biophilic features can also foster increased appreciation and stewardship of the natural environment. By providing guidance on how to incorporate natural elements into the built environment, DC Government will help to promote well-being and also be a resource for other entities.**

See the Urban Design; Parks, Recreation, and Open Space; and Community Services and Facilities Elements for further examples of biophilic principles.

608 E-**3**~~2~~ Conserving Natural Resources 608

608.1 This section of the Environmental Protection Element addresses the conservation of water and energy resources and the reduction of solid waste. ~~disposal needs~~. Water and energy are both limited resources, subject to growing demand, ~~and~~ constrained supply**, and aging infrastructure. Using more renewable sources of energy and reducing the use of fossil fuel have become critical to maintaining Washington, DC's sustainability. The District has enacted several laws to increase energy efficiency and renewable energy, notably the Clean and Affordable Energy Act and the Renewable Energy Portfolio Standard Act. Washington, DC also released a plan with a long-term roadmap for drastically cutting greenhouse emissions: Clean Energy DC (see insert box on Clean Energy DC for more).** ~~Their efficient use can be achieved through consumer education and behavioral changes, technological improvements, construction and design practices, regulatory and rate changes, and development of alternative sources.~~ 608.1

608.2 Similarly, reducing ~~the amount of~~ solid waste that is incinerated or disposed in landfills can have beneficial environmental and economic impacts—both on the local and the regional scale. Recycling and composting programs, which are mandated by **Washington, DC** ~~District~~ law, can effectively reduce natural resource consumption, expand the local economy, and reduce the need for trash transfer facilities in the city. 608.2

608.3 **Washington, DC's** ~~The District's~~ Clean and Affordable Energy Act of 2008, effective October 22, 2008 (D.C. Law 17-250; D.C. Official Code § 8-1773.01), ~~provides for several policies and programs intended to~~ fosters more energy efficiency and conservation, energy diversification through the production of clean and renewable energy, and energy security through a distributive energy infrastructure system. 608.3

609 E-**3**~~2~~.1 Conserving Water 609

609.1 **Washington, DC's** ~~The District's~~ **drinking water is sourced from** ~~is dependent on~~ the Potomac River ~~for its drinking water~~. ~~In most years, there is ample rainfall in the~~ **While there have not been any water supply issues, severe drought conditions could stress the** Potomac **River.** ~~Basin to meet the city's needs, but a plentiful supply is not always guaranteed.~~ With competing demands **in** ~~for land and water in~~ the watershed during the next 20 years, the District ~~cannot afford to overlook~~ **should explore** opportunities for **water security** in close coordination with DC Water. ~~conservation~~. ~~Simple measures can go a long way toward reducing the need for costly improvements to the water supply system. More significant improvements to the distribution system are also needed—for example, to reduce leaks and correct faulty meters.~~ 609.1.

609.2 ~~The~~ **DC Water** ~~DC Water and Sewer Authority~~ encourages customers to use water wisely and has a number of programs aimed at changing consumer behavior and improving service reliability. Looking to the future, a sustained effort by ~~DC-WASA~~ **DC Water** and other District agencies will be necessary to reduce water waste and maximize conservation, **particularly because water treatment is energy-intensive and contributes to GHG emissions. DC Water's High Water Usage Alert (HUNA) system which notifies residents when water usage is higher than normal, help residents track and stay informed about their water usage.** 609.2

See the Infrastructure Element for more information on water supply.

NEW **Text Box/Infographic: Grey and Black Water**
Both grey water and black water are types of wastewater. Grey water is water that may contain chemicals or contaminants that may be harmful to your health. Grey water can come from shower, sink, and dishwasher drains. Black water is contaminated water from flood and sewage waters. Black water can come from a flooded river or a backed up toilet or sewage line. Black water can contain harmful contaminants like bacteria, mold, and viruses that can be extremely harmful to humans.

609.3 *Policy E-**3**~~2~~.1.1: Promoting Water Conservation*
~~Promote the efficient use of existing water supplies through a variety of water conservation measures, including the use of plumbing fixtures designed for water efficiency, drought-tolerant landscaping, and irrigation systems designed to conserve water.~~ **Promote water conservation efforts in the District. This conservation will be necessary to keep current overall consumption levels as the city continues to grow.** 609.3

609.4 *Action E-**3**~~2~~.1.A: Leak Detection and Repair Program*
Continue ~~DC-WASA~~ **DC Water** efforts to reduce water loss from leaking mains, including reducing the backlog of deferred maintenance, using audits and

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monitoring equipment to identify leaks, performing expeditious repair of leaks, and instructing customers on procedures for detecting and reporting leaks. **Incorporate "smart" infrastructure that provides automatic feedback to identify irregularities in the system, leading to greater leak detection and swifter repair.** 609.4

609.5 *Action E-**3**~~2~~.1.B: Building Code Review*
Support ~~Continue~~ efforts by the ~~DC Building Code Advisory Committee~~ Construction Code Coordinating Board and the Green Building Advisory Council to ~~review~~ strengthen building, plumbing, and landscaping standards and codes in order to identify possible new water conservation measures. 609.5

609.6 *Action E-**3**~~2~~.1.C: Water Conservation Education*
Work collaboratively with ~~DC WASA~~ **DC Water and other partners to launch a large-scale marketing and educational campaign bringing** ~~to promote~~ greater awareness of the need for water conservation, **savings achievable through conservation and use of efficient technology,** and to achieve a reduction in the daily per capita consumption of water resources. **This per capita reduction is needed to keep the District's total water consumption level as the city grows.** Special efforts should be made to reach low income customers and institutional users. ~~At least once a year, each customer should receive printed or electronic information on efficient water use practices, costs associated with leaking fixtures, benefits associated with conversation, and guidelines for installing water-saving plumbing devices~~. 609.6

NEW ***Action E-3.1.D: Water Conservation Financial Incentive Program***
Explore mechanisms to create a water conservation financial incentive program. Similar to energy efficiency and renewable energy incentives, consider a program that creates a stronger incentive for residents, small businesses, and private development to use less water in daily operations. The program should include both landscaping and building efficiency.

NEW ***Action E-3.1E: Distributed Rainwater Harvesting and Grey Water Recycling***
Explore the use of distributed rainwater harvesting and grey water recycling to reduce demand on potable water systems during shortages or disruptions.

610 E-**3**~~2~~.2 Conserving Energy **And Reducing Greenhouse Gas Emissions** 610

610.1 Greater energy efficiency results in a cleaner city, better air quality, and lower energy bills for District residents. More than $~~1~~**2**.3 billion a year is spent on energy by DC residents, employees, businesses, visitors, and government. government. **Pursuant to the Clean Energy DC Act, the District will establish Building Energy Performance Standards to gradually improve the efficiency performance of the District's existing building stock, reducing Washington,**

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DC's greatest source of greenhouse gas emission. The energy used to power, heat and cool buildings remains by far the largest contributor to the District's citywide greenhouse gas emissions, accounting for nearly 75 percent of total emissions in 2013. It may be possible to slow the growth of these costs in the future, even as the city adds people and jobs. **Conserving energy is the cheapest and fastest way to cut GHG emissions and will be essential to achieving the District's climate goals.** Energy conservation and efficiency measures can help reduce dependency on outside energy sources, reduce energy costs for the District's most needy residents, and improve environmental quality. 610.1

610.2 ~~In the coming years, energy supply will be challenged by competitive sales for electricity and natural gas, and projected growth in the District. Furthermore, the District is no less vulnerable than other cities and states to petroleum fuel problems caused by the limited and precarious supply of this resource. Energy supply and demand must continue to be carefully managed and efficiency must be improved in all sectors. The text box to the right provides an overview of the Comprehensive Energy Plan, the District's official guide for meeting future energy needs.~~ **While energy conservation efforts in America started in part due to concerns about supply shortages, declining demand and increased supply have reduced these risks. Due to energy efficiency efforts, District-wide energy use declined between 2006 and 2016, despite a rapidly growing population. Today, the prime energy challenges the District faces are energy costs and the environmental impacts of energy use—most critically, energy uses producing GHGs. The most common GHGs include carbon dioxide, methane, and nitrous oxide. The use of fossil fuels such as coal and natural gas to generate electricity, natural gas used for heating and hot water, and gasoline and diesel in vehicles, is the prime contributor in the District to increasing concentrations of GHG emissions in the atmosphere, which cause climate change. Increasing global temperatures will severely harm societies and ecosystems around the world and in the District specifically. Washington, DC has joined the global effort to reduce GHGs and committed to reduce our GHG footprint by 50 percent by 2032 and achieve carbon neutrality by 2050. Living up to our commitments requires both reducing energy use and increasing the use of renewable, carbon-free energy sources.**610.2

NEW **Text Box: Net-zero energy buildings combine energy efficiency and renewable energy generation to consume only as much energy as can be produced on and offsite through renewable resources each year~~.~~ Achieving net-zero energy is an ambitious yet increasingly achievable goal that is gaining momentum across geographic regions and markets. Clean Energy DC and Sustainable DC 2.0 include targets designed to ensure the highest standards of building performance and operation for all new construction,**

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including moving a towards a net-zero energy building code by 2026, while advancing health and overall livability.

610.2a *Energy supply and demand must continue to be carefully managed and efficiency must be improved in all sectors*. The related text box provides an overview of ~~the Comprehensive~~ **Clean** Energy **DC**~~Plan~~, the District's official guide for meeting future energy needs. **With the District's Clean Energy DC Omnibus Amendment Act of 2018, by 2032, ~~5~~100 percent of its electric generation mix must be renewable energy, with 10 percent of that energy derived from District-generated solar resources by 2041. Further, if Washington, DC is to eliminate all carbon emissions by 2050, new net-zero energy buildings will play a critical role.** ~~With the District's Renewable Energy Portfolio Standards (RPS), by 2020, a total of .04% of total electricity sold must be derived from District-generated solar resources~~. To facilitate the construction of systems that will support the ~~Renewable Portfolio Standards (RPS)~~ goal, policies must be updated to reflect market conditions ~~currently at play~~ in the region **and be designed to do more than simply facilitate growth of particular technologies. Amended distributed energy resource laws govern issues such as storage, efficiency, and demand management, and should** ~~Amended net metering, interconnection, and solar access laws will~~ create favorable conditions for the continued adoption of ~~climate~~ **carbon** neutral **and resilient** energy generation ~~technologies~~ **solutions.** 610.2a

NEW ***Policy E-3.2.1: Carbon Neutrality***
Support land use policies that move the District towards achieving city-wide carbon neutrality by 2050. This means that the District will eliminate GHG emissions, or offset any remaining emissions by supporting initiatives that will reduce emissions like tree planting, renewable energy generation, and land conservation. In the short term, the District Government will develop a detailed implementation plan with clear milestones in order to achieve carbon neutrality by 2050.

NEW ***Policy E-3.2.2 Net-Zero Buildings***
Provide incentives for new buildings to meet net-zero energy design standards, as called for in Clean Energy DC and Sustainable DC 2.0. Establish a path to the phased adoption of net-zero codes between 2022 and 2026. The District's building energy codes should be updated again by 2026 to require that all new buildings achieve net-zero energy use or better. Prior to 2026, the District should provide incentives to projects that voluntarily seek to achieve net-zero energy use.

610.3 *Policy E-**3**~~2~~.2.**3**~~1~~: **Renewable** Energy ~~Efficiency~~*
Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to

achieve reductions in per capita energy consumption. ~~by DC residents and employees~~. 610.3

610.4 *Policy E-**3**~~2~~.2.**4**~~2~~: Energy Availability*
Improve energy availability and buffer District consumers from fluctuations in energy supply and prices. This should be achieved through the District's energy purchasing policies, financial assistance programs for lower income customers, incentives for ~~"~~green~~"~~ power, and regulatory changes that ensure that local energy markets are operating efficiently. 610.4

610.5 *Policy E-**3**~~2~~.2.**5**~~3~~: Reducing Home Heating and Cooling Costs*
Encourage the use of energy-efficient systems and methods for home insulation, heating, and cooling, both to conserve natural resources and also to reduce energy costs for those members of the community who are least able to afford them. 610.5

610.6 *Policy E-**3**~~2~~.2.**6**~~4~~: Alternative **Sustainable and Innovative** Energy Sources*
Support the development and application of renewable energy technologies such as active, passive, and photovoltaic solar energy, fuel cells, and other sustainable sources **such as shared solar facilities in neighborhoods and low- or zero-carbon thermal sources such as geothermal energy or wastewater heat exchange**. Such technology should be used to reduce **greenhouse gases and** ~~the dependence on~~ imported energy, provide opportunities for economic and community development, and benefit environmental quality. A key goal is the continued availability and access to unobstructed, direct sunlight for distributed-energy generators and passive-solar homes relying on the sun as a primary energy source. 610.6

610.7 *Policy E-**3**~~2~~.2.**7**~~5~~: Energy-Efficient Building and Site Planning*
Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. **Encourage new development to exceed minimum code requirements and contribute to energy efficiency and clean energy goals.** ~~The planning and design of new development should contribute to energy efficiency goals.~~ 610.7

NEW ***Policy E-3.2.8: Locally generated electricity***
Support locally generated electricity from renewable sources, including both commercial and residential renewable energy projects. Policies could support the option to share a solar project among several neighbors ("community solar"), financial incentives, research and education, and maximizing existing programs to help install solar panels and solar thermal systems throughout the District.

610.8 ~~The 2003 Comprehensive Energy Plan~~

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~~In 1981, the DC Council enacted legislation to establish the DC Energy Office. This legislation (DC Law 3-132) established the Energy Office as the statutorily created lead agency on energy plans, policies and programs. It also mandated the development of a Comprehensive Energy Plan (CEP) that would propose measures to conserve energy, favorably impact the DC budget, improve the local economy, create jobs, and help the environment. The first CEP was completed in 1987, proposing 48 practical and cost-effective measures for managing energy. An updated CEP was prepared in 1990, but was never published.~~

~~In 2003, the District's third CEP was published. It outlines 43 interconnected measures the city can take to become more energy efficient, while at the same time improving energy reliability. The Plan recognizes that there are many local and federal laws on energy that are already in place. It builds on that foundation and lays out additional practices to improve energy security and protect the natural environment.~~

~~The Comprehensive Energy Plan has three major themes:~~

- ~~"Increasing Energy Efficiency and Innovation" focuses on reducing energy consumption.~~
- ~~"Enhancing Energy Availability and Affordability" concentrates on reducing the effects of the rising costs of energy.~~
- ~~"Promoting Energy Collaboration and Security" addresses partnerships to help the city become energy efficient and be better prepared for energy emergencies.~~

~~Recommendations in the energy plan address the major use sectors (government, residential, institutional, etc.) and the following topical categories: Energy Assistance, Public Information/Education, Regulatory Intervention, Research and Development, and Emergency Planning. Some of the key recommendations of the CEP have been incorporated as Comp Plan Actions. The CEP itself should be reviewed for additional detail. 610.8~~

NEW **Text Box: Along with increasing energy efficiency and conservation, reducing the carbon content in electricity and fuels is also critically important. Fossil fuels remain the dominant source of energy for electricity, for heating buildings through natural gas or fuel oils, and for motor vehicles. Over the long term, phasing fossil fuels out of the District's energy supply will be essential to achieving the city's climate commitments~~. **In fact, 96 percent of the emissions in the District are attributable to using energy, and nearly 75 percent of those emissions come just from the energy used to heat, cool, and power buildings. Energy generation from fossil fuels also hurts regional air quality. One of the biggest challenges for the District is how to reduce costs, reduce energy use overall, and shift the power supply to renewable sources like solar and wind—all while the District's population**

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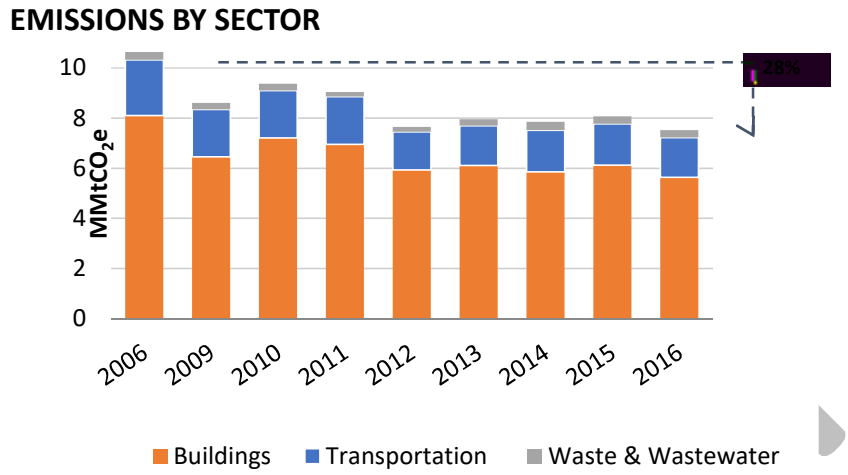
and economy continue to grow. Figure 6.3 displays regional sources of GHG emissions.

NEW **Figure 6.3: Metropolitan Washington Emissions Inventory, 2006-2016**



(Source: District Department of Energy and the Environment, 2016)

Washington, DC's goal is to reduce GHG emissions by 50% by 2032 through increasing clean energy and reducing dirty energy—meaning the District Government will help businesses, residents, and city operations improve energy efficiency and increase their access to renewable energy. Clean energy is energy generated with no pollution or carbon emissions in contrast to dirty fuels (such as coal and oil). Washington, DC already has some significant tools: The DC Sustainable Energy Utility (DCSEU) was created to help residents and businesses use less energy and save money, while Property Assessed Clean Energy (PACE) financing and the newly established Green Bank provide innovative financing for energy efficiency and clean energy upgrades.

Washington, DC is seeking to remove barriers to electricity infrastructure modernization, including neighborhood scale energy systems, which allow neighborhoods to cut costs, help the environment, and recover quickly or prevent power outages completely. Neighborhood-scale energy systems benefit from the efficiencies of coordinating across several properties. Individual buildings see these benefits in the form of cost savings, system reliability, and other economic and environmental gains that come from centralizing energy production and managing a shared distribution network. The community can benefit from these systems because they help reduce GHG, can use renewable energy, and can align with other community and environmental efforts.

610.9 *Policy E-**3**~~2~~.2.**9**~~6~~: Energy Efficiency **for Major Employers** ~~at Major Employment Centers~~*
Continue efforts that enable major employers in the city, including the government, institutions, schools, and the private sector to implement energy conservation measures. 610.9

610.10 *Policy E-**3**~~2~~.2.**10**~~7~~: Consumer Education on Energy*
Promote citizen awareness concerning energy issues through educational and demonstration initiatives and other programs. 610.10

610.11 *Policy E-**3**~~2~~.2.**11**~~8~~: Conserving Energy Through Rate Structure*
Continue to propose rate changes that encourage the efficient use of energy resources. Economic incentives and disincentives should vary based on the different classes of ratepayers, and should contribute to the economic viability of ~~alternative~~ energy sources. 610.11

610.12 *Policy E-**3**~~2~~.2.**12**~~9~~: **Resilient** Energy **Systems** ~~Security~~*
~~Promote energy security~~ **Increase the resilience of Washington, DC's energy systems** through partnerships that enable the District to respond to energy emergencies and interruptions in supply **to achieve a secure and reliable energy infrastructure that is also resilient – able to respond and restore services rapidly in the event of an outage.** Participate in regional efforts to plan for such emergencies, including those organized by the Metropolitan Washington Council of Governments. 610.12

NEW ***Policy E-3.2.13: Coordinating Energy Policies to Reduce Greenhouse Gasses***
Ensure that new and existing energy policies result in cutting greenhouse gas emissions and ensure greater resiliency and innovation for the District.

NEW ***Policy E-3.2.14: Clean Energy DC Plan***
Per the goals and actions outlined in the Clean Energy DC Plan, develop building codes and policies that require renewable energy, either for purchase or on-site installation, to make up a portion of every building's energy usage.

NEW ***Policy E-3.2.15: Neighborhood Scale Energy***
Reduce regulatory, political, and physical barriers to modernizing electricity infrastructure to enable the deployment of neighborhood or campus-scale energy systems and distributed energy resources.

610.13 *Action E-**3**~~2~~.2.A: Energy Conservation Measures*
Pursuant to the District's ~~Comprehensive~~ **Clean** Energy **DC** Plan, implement energy conservation programs for the residential, commercial, and institutional sectors. These programs include financial incentives, technical assistance,

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building and site design standards, public outreach, and other measures to reduce energy consumption and improve efficiency. 610.13

610.14 *Action E-**3**~~2~~.2.B: Assistance Programs for Lower Income Households*
Implement **Clean** ~~comprehensive~~ Energy **DC** Plan programs to reduce energy costs for lower income households, including the Low Income Home Energy Assistance Program (LIHEAP) and additional measures to reduce monthly energy. 610.14

610.15 *Action E-**3**~~2~~.2.C: Consumer Education on Energy*
~~Implement the District's Comprehensive Energy Plan recommendations for education and public information on~~ **Increase education and public awareness around** energy issues, including school curricula, awards programs, demonstration projects, websites, and multi- media production. 610.15

610.16 *Action E-**3**~~2~~.2.D: Energy Regulatory Reforms*
Enact legislative and regulatory reforms, **including but not limited to building and zoning codes, as well as utility regulations** aimed at improving energy efficiency **and expanded clean, distributed energy generation** in the city ~~in order~~ to reduce energy costs and improve reliability **and resilience. Permitting agencies should have technological expertise in clean energy solutions. Permitting times and costs should conduce towards rapid adaptation of clean energy solutions.** 610.16

610.17 *Action E-**3**~~2~~.2.E: Energy Emergency Plan*
Regularly amend the District's Energy Assurance Plan ~~Prepare an energy emergency response plan by updating and consolidating existing emergency plans~~ and ~~working in~~ collaborate~~ion~~ with regional partners such as MWCOG **and the National Association of State Energy Officials (NASEO).** Regularly scheduled training for energy emergencies should be provided to appropriate District personnel. 610.17

610.18 ~~*Action E-3~~~~2.2.F: Review of DC Codes and Regulations for Energy Features*~~
~~Review local building codes and zoning regulations to identify potential barriers to achieving energy efficiency goals – and to identify possible changes which would support energy goals. Building and zoning codes should be amended as necessary to encourage energy efficiency, and to remove barriers to using solar power and other renewable sources.~~ **Completed – See Implementation Table** 610.18

NEW ***Action E-3.2.F: Energy Conservation Area***
Explore the establishment of a neighborhood-based energy conservation areas or districts to incentivize energy efficiency, distributed generation, storage, and demand response (an opportunity for consumers to play a significant role in the operation of the electric grid by reducing or shifting

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their electricity usage during peak periods in response to time-based rates or other forms of financial incentives), to contribute to and achieve the city-wide energy performance outcomes as defined by Clean Energy DC.

NEW ***Action E-3.2.G: Energy Supply***
Explore and adopt policies that allow for every District resident to have a cost competitive option for the purchase of a 100 percent clean and renewable energy supply.

NEW ***Action E-3.2.H: Solar Easements***
Recognize solar easements as an important alternative energy component in land use planning. Prioritize the review and modification of zoning ordinances and other relevant city regulations to remove barriers to the use of solar energy systems and to ensure access to solar.

NEW ***Action E-3.2.I Building Energy Performance Standard***
Develop and implement a building Energy Performance Standard (BEPS), as described in Clean Energy DC, which would establish regular energy check-ups of buildings and require the owners of poorly performing buildings to improve the energy efficiency of their buildings.

NEW ***Action E-3.2.J: Neighborhood Scale Energy***
By 2021, complete and begin implementing a neighborhood-scale clean energy system development plan to target high-load growth areas and at-risk communities. Encourage large projects or aggregated projects driven by energy consumers to contribute to the District's resilience goals through neighborhood-scale clean energy strategies.

611 E-**3**~~2~~2.3 Reducing Solid Waste Disposal Needs 611

NEW **Sustainable materials management practices and policies consider the entire lifecycle of products from materials extraction, manufacturing, distribution, usage, through end-of-life management, including solid waste disposal and recovery. This systematic approach is supported by the US Environmental Protection Agency (EPA) with the goals of reducing environmental impact, conserving natural resources, and reducing costs. Sustainable materials managing programs implemented in the District include sustainable purchasing guidelines, product stewardship programs, as well as waste diversion and resource recovery activities.**

611.1 In 1988, the District passed legislation requiring recycling in commercial buildings and setting targets for residential recycling. The legislation also contained provisions for District government to increase the use of recycled products through its procurement practices. Despite these mandates, recycling efforts were sporadic during the 1990s and it was not until the early 2000s that

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most of the current programs were initiated. DC still lags behind many U.S. cities in the percentage of waste it diverts from landfills; however, recent improvements have been significant. 611.1

NEW **Sustainable DC included the goal of reducing the waste generated and disposed of in the city. This led to the creation of the Sustainable Solid Waste Management Amendment Act in 2014, which called for the District to achieve 80 percent waste diversion citywide without the use of landfills, waste-to-energy or incineration, by 2032. Accomplishing this goal requires the collaboration of District agencies, business, non-profits, residents, and neighboring jurisdictions.**

NEW **Text Box: Zero Waste DC is an initiative that enables the District to speak with one voice in developing and providing resources that help our residents, businesses, and visitors move toward zero waste. Zero Waste DC brings together government agencies and programs responsible for developing and implementing cost effective strategies for converting waste to resources, improving human and environmental health, reducing greenhouse gas emissions, creating inclusive economic opportunity, and conserving natural resources.**

611.2 ~~In 2002, the District began implementing a three-year timeline for all District agencies and facilities to achieve a recycling target of 45 percent (by weight) for the separation and collection of the total solid waste stream. Today, the District has a curbside recycling program and a number of programs to promote recycling and source reduction within the government (see "Greening the Government" at the end of this chapter).~~ **Waste diversion is the process of diverting waste from landfills. Source reduction is the elimination of waste before it is created. Solid waste can be diverted from landfills through source reduction, reuse, recycling, composting, and anaerobic digestion.** Additional waste diversion can be achieved through public education, recycling of construction and demolition debris, and expanded recycling in schools, offices, and other places of employment. Among the many benefits of recycling is the fact that it reduces demand on the city's trash transfer stations, with attendant benefits to nearby neighborhoods. 611.2

See the Infrastructure Element for more information on solid waste disposal.

NEW **Text Box: The District's Sustainable Solid Waste Management Amendment Act sets a bold vision to divert 80 percent of all solid waste generated in the District through source reduction, reuse, recycling, composting, and anaerobic digestion. This law applies to residential, commercial, and industrial waste and requires that waste is source separated at the point of discard.**

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To support this goal, the Office of Waste Diversion was established in2015 in the Department of Public Works (DPW). This office is charged with supervising and coordinating the implementation of the District's waste diversion policies and programs.

The Sustainable Solid Waste Management Amendment Act established a sustainable solid waste management hierarchy with the following in order of priority:

1. Source reduction and reuse;
2. Recycling or composting of solid waste, or conversion of compostable solid waste into biofuel; and
3. Landfill or waste to energy.

611.3 *Policy E-**3**~~2~~.3.1: Solid Waste Source Reduction and Recycling*
Actively promote the reduction of the solid waste stream through reduction, reuse, recycling, recovery, composting, and other measures. Use appropriate regulatory, management, and marketing strategies to inform residents and businesses about recycling and composting opportunities, and best practices for reducing ~~the amount of~~ waste requiring landfill disposal or incineration. 611.3

611.4 *Policy E-**3**~~2~~.3.2: Construction and Demolition Recycling*
Support the recycling of construction and demolition debris as a key strategy for reducing the volume of waste requiring landfill disposal. To carry out this policy, encourage the ~~"~~deconstruction~~"~~ of obsolete buildings rather than traditional demolition. Deconstruction dismantles buildings piece by piece and makes the components available for resale and reuse. 611.4

NEW ***Policy E-3.3.3: Organic Waste Diversion***
Support policies and programs that will reduce the amount of organic material sent to waste to energy and landfill by encouraging source reduction, food donation, composting, and/or anaerobic digestion of food and yard waste.

NEW ***Policy E-3.3.4: Regional Approach to Solid Waste Reduction***
Work with surrounding jurisdictions to develop and implement a regional approach to reducing plastic waste. Goods (including items that eventually become plastic waste) flow freely into and out of the city carried not only by our waterways, but also by residents, commuters and visitors. Regional cooperation is required to ensure alignment with the policies and practices of neighboring jurisdictions.

NEW ***Policy E-3.3.5: Promote Product Stewardship***
Promote product stewardship as a product-centered approach to environmental protection. Also known as extended product responsibility

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(EPR), product stewardship calls on those in the product life cycle—manufacturers, retailers, users, and disposers—to share responsibility for reducing the environmental impacts of products. Washington, DC's product stewardship program requires manufacturers to develop and pay for systems to reuse, recycle, or properly dispose of electronics and paint in a manner that is safe for people and the environment.

NEW **Text Box: Managing Organic Waste - The District, and surrounding Maryland and Virginia counties, lack sufficient capacity/infrastructure to process large volumes of organic materials. A 2017 compost feasibility study concluded that a facility located in the District would be the most cost-effective and sustainable means of extracting the full value from organic materials. The facility would process organics via composting, anaerobic digestion, co-digestion pre-processing, or a combination of multiple options. Sustainable DC 2.0 calls for the creation of a new composting facility within the District by 2032.**

611.5 *Action E-**3**~~2~~.3.A: Expanding District Recycling Programs*
~~Continue~~ **Expand** implementation of the citywide recycling initiatives ~~started in 2002, which sets~~ **with** the long-term goal of **diverting** ~~recycling~~ **80**~~45~~ percent of all waste generated in the District **by 2032**. Special efforts should be made to expand workplace recycling through a combined education and inspection/enforcement campaign, conduct ~~"best practices"~~ studies of successful recycling programs in other jurisdictions **and import effective practices,** and plan for the ~~recycling~~ **composting** of yard waste. 611.5

611.6 *Action E-**3**~~2~~.3.B: Expand Recycling Efforts in District Institutions*
Work with the DC Public Schools and Public Charter Schools to expand school recycling programs and activities. Encourage private schools, universities, colleges, hospitals, and other large institutional employers to do likewise. 611.6

611.7 *Action E-**3**~~2~~.3.C: Revisions to Planning and Building Standards for Solid Waste*
Review building code standards for solid waste collection to ensure that new structures are designed to encourage and accommodate recycling and convenient trash pickup. 611.7

611.8 *Action E-**3**~~2~~.3.D: Installation of Sidewalk Recycling Receptacles*
Install receptacles for sidewalk recycling in ~~Downtown DC and other~~ neighborhood commercial centers with high pedestrian volume as a way of increasing waste diversion and publicly reaffirming the District's commitment to recycling. 611.8

611.9 *Action E-**3**~~2~~.3.E: E-Cycling Program*

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~~Establish~~ **Continue to operate drop-off** E-cycling programs and other measures to promote the recycling of computers and other electronic products in an environmentally sound manner. 611.9

611.10 *Action E-**3**~~2~~.3.F: Commercial and Industrial Waste Reduction*
Work with the commercial and industrial sectors to foster appropriate source reduction and waste minimization activities, such as the environmentally sound recycling and disposal of mercury-containing fluorescent lamps and electronic equipment. 611.10

NEW **Text Box: Sustainable DC Waste Vision**
We envision a District that generates zero waste. This means reducing the amount of waste we create and reusing or recycling waste that we do produce. The District will re-capture the value of waste through urban agriculture or composting, recycling, material reuse, and potentially even energy production, creating a closed loop waste management system.

NEW ***Action E-3.3.G Zero Waste plan***
Develop a comprehensive Zero Waste plan, as required by the Sustainable Solid Waste Management Amendment Act of 2014, with the objective of decreasing all citywide waste streams and achieving source reduction goals. The development of such a plan would tie together existing activities and inform the development and evaluation (including carbon impacts) of further policies so that the District can strategically achieve zero waste citywide, defined as 80 percent diversion of all solid waste from landfill and waste-to-energy.

NEW ***Action E-3.3.H: Product Stewardship Requirements***
Expand product stewardship requirements to create additional waste-stream specific programs (i.e., pharmaceuticals, textiles, plastic bottles, durable goods, etc.) to accompany the current electronics and paint programs.

NEW ***Action 3.3.I: Increase Residential Recycling and Composting***
Design and launch new incentive programs to encourage residents to increase their recycling and composting rates, which is necessary to achieve the District's 80 percent diversion goal.

NEW ***Action 3.3.J: Reduce Organic Waste***
Develop and launch a curbside composting program for residential customers and require commercial customers to separate and compost food and other organic waste.

NEW ***Action 3.3.K: Organics Processing Facility***

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Explore creating a new organics processing facility (composting, anaerobic digestion, or co-digestion pre-processing) in the District to capture food and other organic waste.

NEW ***Action 3.3.L: Reduce Residential Construction and Demolition Waste***
Create an accessible recycling and product reuse pathway for residential construction and demolition waste including construction waste management requirements, contractor education, and a market for recycled and salvaged construction materials. Assess existing regulatory barriers to reusing these materials.

NEW ***Action 3.3.M: Source Reduction***
Explore innovative source reduction programs and policies to find ways to keep items out of the waste stream.

612 E-~~3~~4 Promoting Environmental Sustainability 612

612.1 The term "sustainability" has many definitions. At its core, it refers to managing our resources so that they are not permanently depleted or lost for future generations. On a local level, this principle suggests that we take care to protect our city's natural features for future residents and visitors to enjoy. On a global level, it suggests that we reduce the consumption of natural resources as we pursue the goal of **advancing equity and** being a more inclusive city. 612.1

612.2 **Five** ~~Four~~ principal **tactics** ~~objectives~~ for growing more sustainably are described here:

a. First, encourage~~ing~~ **green infrastructure** ~~"low impact" development~~ that retains ~~as much~~ stormwater ~~as possible on-site~~, thereby protecting local waterways from pollution~~;~~ **while allowing flexibility for developers to install green infrastructure on-site or in an off-site location where green infrastructure has a larger water quality benefit;**

b. Second, promote~~ing~~ ~~"~~green building~~"~~—that is, buildings that are designed through an integrated process that considers site planning, architecture, engineering, the environment, **and aspects of the natural world that contribute to human health and productivity** ~~together~~, and that incorporate recycled materials, advanced energy and water conservation systems, and minimal use of toxic or hazardous materials;

c. Third, provide~~ing~~ opportunities for food production and urban gardening; ~~and~~

d. Fourth, **monitor and mitigate** ~~ensuring that~~ the environmental impacts of development **and human activities**. ~~are mitigated and monitored.~~

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e. Fifth, expanding workforce development programs to further develop the District's green economy.612.2

613 E-~~3~~4.1 **Green Infrastructure** ~~Low Impact Development~~ 613

613.1 **Green infrastructure** ~~Low Impact Development (LID) refers to~~ **can include** a variety of construction and design techniques that conserve the natural hydrology of development or redevelopment sites. It includes small-scale practices that allow water to infiltrate, evaporate, or transpire on-site rather than flowing off and entering local storm drains and waterways. In urban areas like the District of Columbia, typical **green infrastructure** ~~LID~~ measures include green roofs (which absorb rainwater and also reduce energy costs), porous pavement, limits on impervious surface cover, rain barrels, and rain gardens. ~~On larger development sites in the city, LID measures could include such features as artificial wetlands, stormwater detention ponds, and earthen drainage swales.~~ **See Figure 6.4 for more information on green infrastructure.** 613.1

NEW Figure 6.4: Green Infrastructure

(Source: DC Water)

NEW **Text Box: In 2013, the District adopted the Green Area Ratio (GAR). The GAR is an environmental sustainability zoning regulation that sets standards for landscape and site design for all new multi-family, commercial and industrial development, to help reduce stormwater runoff, improve air quality, and keep the city cooler. The purposes of the GAR regulations are to implement a point-based system of requirements for environmental site design that provides flexibility in meeting environmental performance**

standards and to promote attractive and environmentally functional landscapes.

613.2 *Policy E-~~3~~4.1.1: Maximizing Permeable Surfaces*
Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce urban runoff. 613.2

613.3 *Policy E-~~3~~4.1.2: Using Landscaping and Green Roofs to Reduce Runoff*
Promote an increase in tree planting and **vegetated spaces** ~~landscaping~~ to reduce stormwater runoff **and mitigate the urban heat island**, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

613.4 *Policy E-~~3~~4.1.3: Green **Infrastructure and** Engineering*
Promote green **infrastructure and** engineering practices for **rain**water **reclamation** and wastewater **reuse** systems. ~~These practices include~~ **Green infrastructure practices include green roofs, bioretention facilities, permeable pavement, and rainwater harvesting. Green engineering practices include emerging wastewater treatment technologies, constructed wetlands, and purple pipe systems or other** design techniques, operational methods, and technology to reduce environmental damage and the toxicity of waste generated. 613.4

613.5 *Action E-~~3~~4.1.A: **Green Infrastructure** ~~Low Impact Development~~ Criteria*
Support ~~Establish~~ **continued refinement of** ~~Low Impact Development~~ **green infrastructure provisions** ~~criteria~~ for new development, **such as the GAR. Explore** ~~including~~ provisions for expanded use of **elements such as** porous pavement, bioretention facilities, and green roofs. ~~Also, explore the expanded use of impervious surface limits in the District's Zoning Regulations to encourage the use of green roofs, porous pavement, and other means of reducing stormwater runoff.~~ 613.5

613.6 *Action E-~~3~~4.1.B: **Green Infrastructure** ~~LID~~ Demonstration Projects*
~~Complete one demonstration project a year that illustrates use of Low Impact Development (LID) technology, and make the project standards and specifications available for application to other projects in the city. Such demonstration projects should be coordinated to maximize environmental benefits, monitored to evaluate their impacts, and expanded as time and money allow~~. **Continue to install retrofit demonstration projects that educate developers, engineers, designers, and the public to illustrate use of current and new green infrastructure technologies and make the project standards and specifications available for application to other projects in the city. Such demonstration projects should**

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be coordinated to maximize environmental benefits, monitored to evaluate their impacts, and expanded as time and money allow. 613.6

613.7 *Action E-~~3~~4.1.C: Road Construction Standards*
Utilize DDOT's Green Infrastructure Standards on all roadway reconstruction projects with the goal of reducing storm water pollution from roadways by minimizing impervious surface areas, expanding the use of porous pavements, and installing bio retention tree boxes and bump outs. ~~Explore changes to DDOT's street, gutter, curb, sidewalk, and parking lot standards that would accommodate expanded use of porous pavement (and other low impact development methods) on sidewalks, road surfaces, and other paved surfaces, or that would otherwise aid in controlling or improving the quality of runoff.~~ 613.7

614 E-~~3~~4.2 Promoting Green Building 614

614.1 ~~"~~Green~~"~~ building standards are **well-established** ~~also gaining acceptance~~ as a means of growing more sustainably. The Leadership in Energy and Environmental Design (LEED®) rating system, established by the Green Building Council, establishes varying levels of certification for green buildings based on the degree to which they mitigate the pollution created during building construction as well as the long-term effects resulting from building operation. **BREEAM® is another internationally-recognized certification system for sustainable performance in planning, design, construction, operation, and refurbishment; several other certifications also exist.** Typical green building strategies include the use of light-colored paving materials to reduce heat build-up, recycled building materials, and energy-conserving windows and insulation methods. Green buildings are also designed to avoid indoor air quality problems, and to encourage pedestrian and bicycle accessibility. **Improving the performance of the District's older building stock through green retrofits is a fundamental component of the Sustainable DC Plan.** 614.1

NEW **The DC Green Building Advisory Council (GBAC) was established in 2007. The GBAC is comprised of both public agency and private sector members. It monitors the District's compliance with relevant green building requirements and makes recommendations on green building policies.**

614.2 *Policy E-~~3~~4.2.1: Support for Green Building*
~~Encourage~~ **Broaden the requirements for** the use of green building methods in new construction and rehabilitation projects **to include all building typologies** and develop green **building standards for minimum performance or continued improvement of energy use through improved** ~~methods for~~ operation and maintenance activities. 614.2

614.3 *Policy E-~~3~~4.2.2: Green Building Education and Awareness*

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Support programs that educate **the public, business,** ~~District employees, the~~ **and** building and real estate communities, **on** ~~and the public regarding~~ the benefits and techniques of green building**, including utility cost savings, environmental and health benefits**. 614.3

614.4 *Action E-~~3~~4.2.A: Building Code Revisions*
Periodically review ~~Evaluate~~ regulatory obstacles to green building construction in the District, and work to reduce or eliminate such obstacles if they exist. **Examples include clarifying solar panel or GAR regulations, when appropriate.** Adopt amendments to the **District's green building codes** ~~International Construction Code~~ as necessary to promote green building methods and materials, and to encourage such actions as stormwater harvesting, ~~graywater reuse, waterless urinals,~~**structural insulated panels, and high quality windows.** 614.4

614.5 *Action E-~~3~~4.2.B: Green Building Incentives*
Continue ~~Establish a G~~**g**reen ~~B~~**b**uilding ~~I~~**i**ncentive ~~P~~programs**, to encourage green new construction** ~~addressing both new construction~~ and **the rehabilitation of existing structures that go beyond the baseline code requirements**. ~~such as rebates on LEED certification fees, tax abatement, reduced permit fees, grants, low interest rehabilitation loans, and streamlined permit processing for projects meeting LEED certification standards.~~ 614.5

*See also Action E-**6**~~5~~.1.A on green building requirements for city projects and projects receiving city funds.*

614.6 ~~*Action E-3.2.C: NOMA Demonstration Project*~~
~~Pursue a pilot project to apply green building guidelines and development standards in the North of Massachusetts Avenue (NOMA) area. If the program is successful, expand its application to other parts of the city where large-scale development is expected during the next 20 years.~~ **Completed– See Implementation Table** 614.6

614.7 ~~*Action E-34.2.D: Green DC Agenda*~~
~~Fully implement the Green DC Agenda to promote green building practices and other forms of sustainable architecture, landscape architecture, and development in the city.~~ **Completed – See Implementation Table** 614.7

615 E-~~3~~4.3 Enhancing **Urban** Food Production and ~~Urban~~ **Community** Gardening 615

615.1 With more than 60 percent of District residents living in multi-family housing with limited access to private open space, community gardens provide an important **opportunity for green, community space and for residents to**

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supplement their food budget ~~resource~~. There are more than **34** ~~30~~ such gardens in the city, each independently operated. Community gardens not only provide a place to grow fruits, vegetables, and flowers, they also provide an environmental, recreational, cultural, and educational asset in the neighborhoods they serve. In addition, **urban farms are small businesses that contribute to their surrounding communities by growing fruits, vegetables, and other products and offer environmental, cultural, and educational opportunities.** ~~Our community gardening associations are complemented by a network of local gardening clubs, promoting neighborhood beautification and public space stewardship projects across the city. While these organizations typically operate without District assistance, they provide an important public service to DC residents.~~ **The Department of Parks and Recreation (DPR) plays an integral part in promoting urban food production and community gardening in the District. It helps to manage all 34 community gardens and works with six partner urban farms across Washington, DC, which are all 501(c)(3) organizations that manage farms on DPR properties, focusing on offering gardening and nutrition programs while increasing access to healthy and affordable food to DC communities.** 615.1

NEW **Additionally, the University of the District of Columbia, through the College of Agriculture and Urban Sustainability and Environmental Sciences (CAUSES), and its Land Grant University status, expands academic and public knowledge of sustainable farming techniques that improve food and water security, health and wellness by providing research, education, and gardening techniques to residents and organizations in the city.**

615.2 *Policy E-~~3~~4.3.1: Promotion of Community Gardens**, Urban Farms, and Educational Growing Spaces***
Continue to encourage and support the development of community gardens**, urban farms, rooftop farms, and educational growing spaces** on public and private land across the city**, consistent with the Sustainable DC 2.0 plan, by identifying public and private land suitable for urban agriculture and streamlining the permitting process for gardeners and farmers**. 615.2

615.3 *Policy E-~~3~~4.3.2: Capacity Building for Community Gardening ~~and Garden Club~~*
Enhance the capacity of private, **public,** and non-profit community gardening organizations to develop and operate community gardens. This should include working with the private sector and local foundations to mobilize financial support. 615.3

615.4 *Policy E-~~3~~4.3.3: Domestic Gardening **and Urban Farming***
Provide technical and educational support to District residents who wish to plant backyard and rooftop gardens **or start urban farming businesses**. This could include measures such as partnerships with local gardening groups; education through conferences, websites, and publications; tool lending programs;

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integrated pest management; and information on composting and best practices in gardening.

NEW ***Policy E-4.3.4: Use of Fertilizer***
Educate District homeowners, businesses, and commercial applicators on the proper use of fertilizer, and encourage native species plants and landscaping that do not require fertilizer. 615.4

615.5 *Policy E-~~3~~4.3.~~4~~**5**: Schoolyard Greening*
Work with DC ~~P~~**p**ublic and **public** ~~C~~**c**harter Schools to make appropriate portions of buildings and grounds**, including rooftops,** available for **green infrastructure and** community and school gardens, and to use buildings and grounds for instructional programs in environmental science**, urban farming,** and gardening classes. Encourage private schools to do likewise. 615.5

615.6 *Policy E-~~3~~4.3.~~5~~**6**: Produce and Farmers Markets*
Support ~~Encourage~~ the creation**,** ~~and~~ maintenance of**, and outreach for** ~~produce~~ **farmers** markets in all quadrants of the city to provide outlets for **urban farms,** community gardens and **to sell** healthful, locally-grown produce for District residents. 615.6

NEW ***Policy E-4.3.7: Composting Programs and Community Gardens***
Support composting programs at community gardens (through the DPR Compost Cooperatives), food waste drop-off locations at farmers markets (through the Department of Public Works Food Waste Drop Off Program), composting in schoolyard gardening programs, and residential composting. Residents composting in common spaces and at their homes should be properly trained as required in the Residential Composting Incentives Amendment Act of 2018.

615.7 *Action E-~~3~~4.3.A: Community Gardens **and Urban Farms** East of the Anacostia River*
To activate community spaces, increase sustainability, and help address the lack of healthy food retail options east of the Anacostia River, work with community leaders and gardening advocates to establish **and identify property for** new gardens **or urban farms** in this area. The District should assist in this effort by providing an inventory of publicly and privately owned tracts of land that are suitable for community gardens **and urban farms**, and then working with local advocacy groups to make such sites available**. This action should supplement, but not replace, efforts to increase retail options in this part of the District.** 615.7

615.8 *Action E-~~3~~4.3.B: Support for UDC Cooperative Extension*
Enhance the capability of the Cooperative Extension of the University of the District of Columbia to provide technical assistance and research, including

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educational materials and programs, to support citizen gardening~~ and~~**,** tree planting efforts**, urban farming, food entrepreneurship, and nutrition education**.

NEW ***Action E-~~3~~4.3.C: Support for Sustainable Agriculture***
Continue to support sustainable agriculture with the goal of producing healthy, abundant crops, preserving environmental services, improving neighborhood health, and creating new entrepreneurial opportunities. Implement the "Urban Farming and Food Security Act" and expedite the process to make public and private lands available for a variety of urban agriculture uses. 615.8

616 E-~~3~~4.4 Reducing the Environmental Impacts of Development 616

616.1 The District of Columbia Environmental Policy Act (DCEPA), modeled after the National Environmental Policy Act (NEPA), requires all District agencies to analyze and disclose the environmental effects of their major actions, including the permitting of new development. Environmental Impact Statements are required for projects that are likely to have substantial negative impacts on the environment. 616.1

616.2 To determine if a project meets this threshold, applicants must complete a ~~simple~~ checklist called an "Environmental Impact Screening Form" (EISF). Unlike the NEPA "Environmental Assessment," the EISF contains simple yes/no questions and requires no narrative or analysis. The policies and actions below call for a more rigorous analysis of impacts in the future, with more substantive documentation of environmental effects. 616.2

616.3 *Policy E-~~3~~4.4.1: Mitigating Development Impacts*
Take measures to ensure that future development mitigates impacts on the natural environment**, anticipates the impacts of climate change,** and results in environmental improvements wherever feasible~~.~~ Construction practices ~~which result in unstable soil and hillside conditions~~ or which **would permanently** degrade natural resources without mitigation shall be **prevented** ~~prohibited~~. 616.3

616.4 *Policy E-~~3~~4.4.2: Transparency of Environmental Decision-Making*
Ensure that discussions and decisions regarding environmental impacts and mitigation measures occur through a transparent process in which the public is kept informed and given a meaningful opportunity to participate. 616.4

616.5 *Policy E-~~3~~4.4.3: Environmental Assessments*
Ensure full and meaningful compliance with the District of Columbia Environmental Policy Act of 1989, effective October 18, 1989 (D.C. Law 8-36; D.C. Official Code § 8-109.01 et seq.), including the use of procedures to assess the environmental impacts of major development projects comparable to the

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regulations developed by the Council on Environmental Quality for the National Environmental Policy Act of 1969, approved January 1, 1970 (83 Stat. 852; 42 U.S.C. 4321 et seq.). The environmental review should include all pertinent information about the effects of the project on the human environment, including information about existing conditions, projected impacts, and mitigation measures. Carbon dioxide and other GHG emissions impacts should be included in the environmental impact assessments. The process should ensure that such information is available when a development is proposed and is available to the public and decision-makers before any decision is made. 616.5

616.6 *Policy E-~~3~~4.4.4: Monitoring of Operational and Construction Impacts*
Strengthen District government programs that monitor and resolve air pollution, water pollution, noise, soil contamination, dust, vibration, and other environmental impacts resulting from commercial uses, industrial uses, trucking, construction activities, and other activities around the city that could potentially degrade environmental quality. 616.6

616.7 *Action E-~~3~~4.4.A: Citywide Natural Resource Inventory*
Compile and maintain a citywide natural resources inventory that catalogs and monitors the location and condition of the District's natural resources. The inventory should be used as a benchmark to evaluate the success of environmental programs and the impacts of land use and development decisions. 616.7

616.8 ~~*Action E-34.4.B: Strengthening Environmental Screening and Assessment Procedures*~~
~~Implement a program to strengthen the environmental screening, assessment, impact statement, and notification requirements in the District of Columbia. Based on an analysis of existing practices in the District and "best practices" around the country, recommend statutory and procedural changes to more effectively document and mitigate the environmental impacts of development and infrastructure projects, and to ensure that impacted residents, businesses, and DC agencies have adequate opportunities for review and comment. In adoption of any new environmental standards or procedures, consideration should be given to the cost of compliance for affected businesses, the opportunities for public participation, and the cost to the environment if the standards/procedures are not implemented.~~ **Completed – See Implementation Table** 616.8

616.9 *Action E-~~3~~4.4.C: Environmental Enforcement*
~~Undertake an~~ **Continue** interagency effort**s** to improve compliance with the District's existing environmental laws and regulations. This effort should include public education, compliance assistance, and **continued support for MPD and DPW's partnership to address environmental crimes.** ~~the convening of an environmental crime and enforcement working group~~ 616.9

617 E-**5** ~~4~~ Reducing Environmental Hazards 617

617.1 Environmental hazards in the District of Columbia **that may be related to land use include a variety of sudden shocks and chronic stressors, such as** air and water pollution, contaminated soils, hazardous materials, noise, disease vectors, flooding, light pollution, ~~and~~ electromagnetic fields**, and earthquakes.** The overall purpose of Comprehensive Plan policies on these topics is to minimize the potential for damage, disease, and injury resulting from these hazards. Environmental hazards define basic constraints to land use that must be reflected in how and where development takes place. The severity of these hazards also helps define the priority for future remediation and abatement programs. 617.1

617.2 The presence of environmental hazards in the city also means that up-to-date emergency response planning is essential. As indicated in the Community Services and Facilities Element, the District's **Homeland Security and** Emergency Management Agency is charged with preparing and implementing these plans, and ensuring that District agencies, residents, and businesses are informed and prepared in the event of a disaster or other emergency. Other agencies, including the ~~Environmental~~ Health **Emergency Preparedness Response** Administration ~~(HSEMA)~~ and the District Department of Transportation, also are actively involved in emergency planning and response. 617.2

618 E-**5**~~4~~.1 Reducing Air Pollution 618

618.1 ~~Most Washington residents have experienced the effects of poor air quality at one time or another. On smoggy summer days, the Washington Monument and National Cathedral may not even be visible from high vantage points in the city. However, the most serious effects of air pollution are on human health. These range from minor problems like watery eyes and headaches to serious respiratory problems and heart ailments~~. **Air quality has improved tremendously over the decades thanks to successful air pollution control programs and technology improvements. Washington, DC residents continue to experience occasional smoggy summer days that can hurt human health. Effects range from minor problems like watery eyes and headaches to serious respiratory problems and heart ailments. Those with lung or heart disease, children, and older adults are particularly vulnerable.** 618.1

618.2 **Air pollution is comprised of carbon monoxide, lead, nitrogen oxides, ground-level ozone, particle pollution (often referred to as particulate matter), and sulfur oxides, as well as other hazardous air pollutants.** The greatest contributor to air pollution in the Washington area is motor vehicle emissions. Emissions from local smokestacks and other "stationary" sources are fairly limited, although the District is subject to such pollution from upwind states. While cleaner-burning gasoline **and federal engine standards** ha~~s~~**ve** helped reduce pollution to some degree, urban sprawl and accompanying

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congestion have countered this gain. Clearly, reducing motor vehicle emissions is not something the District can do on its own**, though the District is undertaking numerous efforts to make Washington, DC less dependent on automobiles**. Numerous multi-state organizations and regional committees exist to address the issue, all working toward compliance with federal Clean Air Act standards. These entities focus not only on reducing vehicle emissions, but also on curbing other sources of pollution, ranging from power plants**, locomotives**, and jet fuel to consumer products such as paints, lawnmowers, **gas-fired leaf-blowers,** and home fireplaces and barbecues. 618.2

618.3 The **1970** Clean Air Act establishes standards for six criteria pollutants. These are carbon monoxide, lead, nitrogen oxide, ozone, particulate matter, and sulfur dioxide. Areas where these standards are not met are designated as "nonattainment" by the Environmental Protection Agency (EPA). As of 20~~0~~**1**5, the Washington area is classified as a **marginal** ~~moderate~~ non~~-~~attainment area for the federal 8-hour ozone standard **(see Figure 6.5: 2018 Ambient Air Quality Trends).** ~~The region is also a non-attainment area for ground level ozone, and for fine particulates~~. Because of this status, the District (along with Maryland and Virginia) must prepare "State Implementation Plans" (SIPs) ~~to demonstrate how they~~ **track the progress towards** ~~will~~ attain**ing the** federal air quality standards. 618.3

NEW **Text Box: In two related settlements, German automaker Volkswagen AG (VW) has agreed to spend nearly $25 billion to settle allegations of cheating vehicle emissions tests and deceiving customers. VW's use of a defeat device in its diesel vehicles enabled the vehicles to emit levels of oxides of nitrogen (NOx) significantly in excess of the limits set by the EPA. NOx is a precursor to ozone formation and is also hazardous to human health. The automaker will spend $2.925 billion to mitigate the pollution from these diesel cars; $2 billion to invest in clean vehicle technology; and $10 billion in the vehicle recall program.**

Washington, DC is expected to receive $8.125 million from the VW settlement and must develop a Mitigation Plan outlining the use of the funds for eligible projects, with the main goal of reducing NOx emissions. The District plans to spend the $8.125 million of VW settlement funds in three project areas: locomotive switcher engine replacement; incentives for replacement of diesel transit buses and trash trucks; and rebates for tailpipe pollution reduction retrofits.

NEW **Figure 6.5: 2018 Ambient Air Quality Trends**

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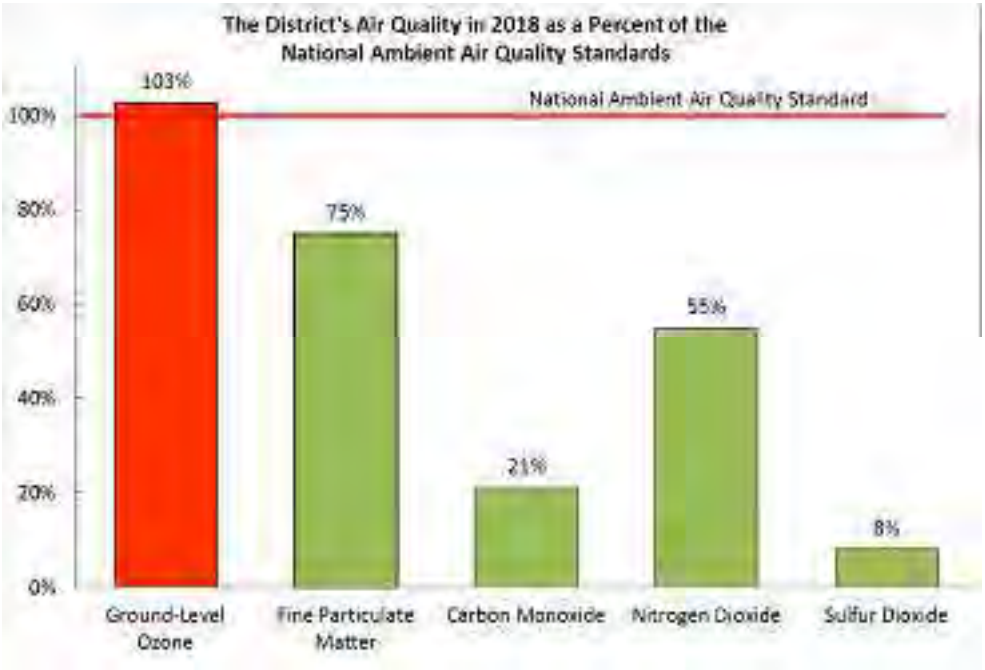

(Source: District Department of Energy and the Environment, 2018)

618.4 **Air quality trends data demonstrate that despite population increases and other related activities in the District, ambient concentrations of all criteria pollutants and pollution emissions have dropped during the assessment period. However, ozone continues to be the biggest air pollution challenge the region faces.** Figure 6.~~1~~**6** shows the number of days the federal 8-hour ozone standard was exceeded at three monitoring locations in the District between 199~~5~~**7** and 201~~0~~**8**. **The second chart, Figure 6.7 shows the statistical three-year average of pollutant concentrations in the air per year over the same time period from each monitor in Washington DC. The third chart, Figure 6.8, shows that levels of fine particulate matter ($PM_{2.5}$) pollution, or soot, have also declined at each monitor over time. In 2014, the District officially was designated as being in attainment of all federal standards for fine particulate matter.** ~~Exceedances fluctuate from year to year, and appear to be highest during years of warmer weather. During the last three years, the federal standard was exceeded fewer than five days a year, but was exceeded more than 20 days during 2002.~~ 618.4

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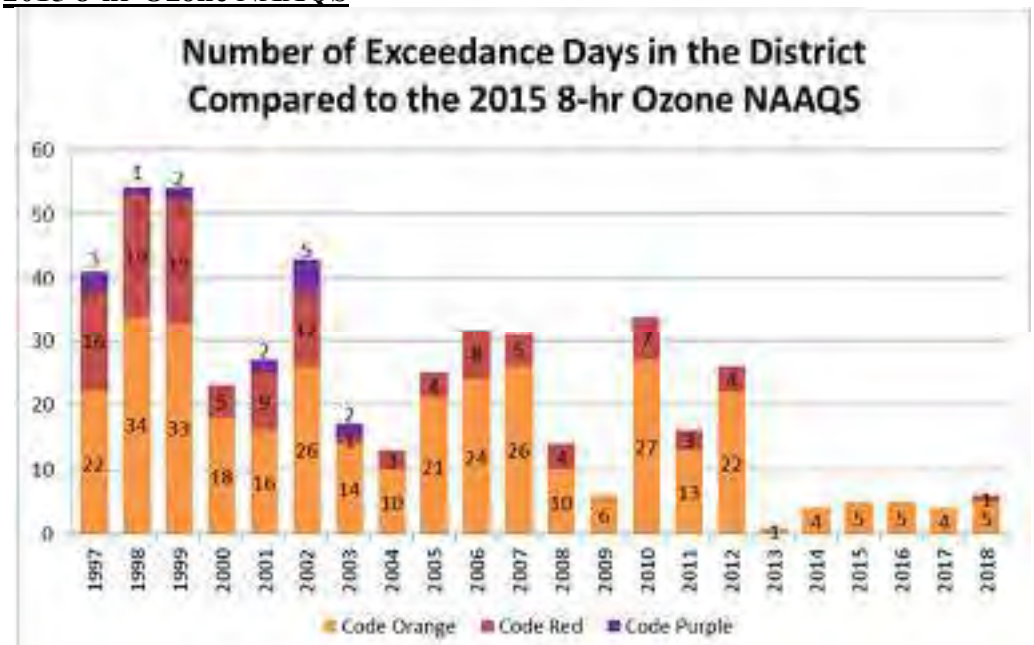
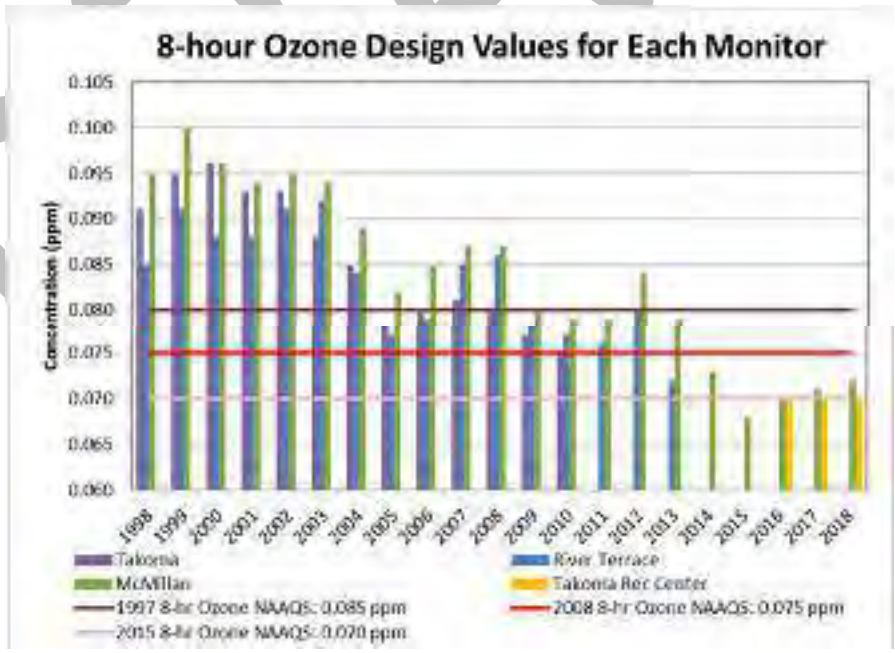
NEW **Figure 6.6: Number of Exceedance Days in the District Compared to the 2015 8-hr Ozone NAAQS**



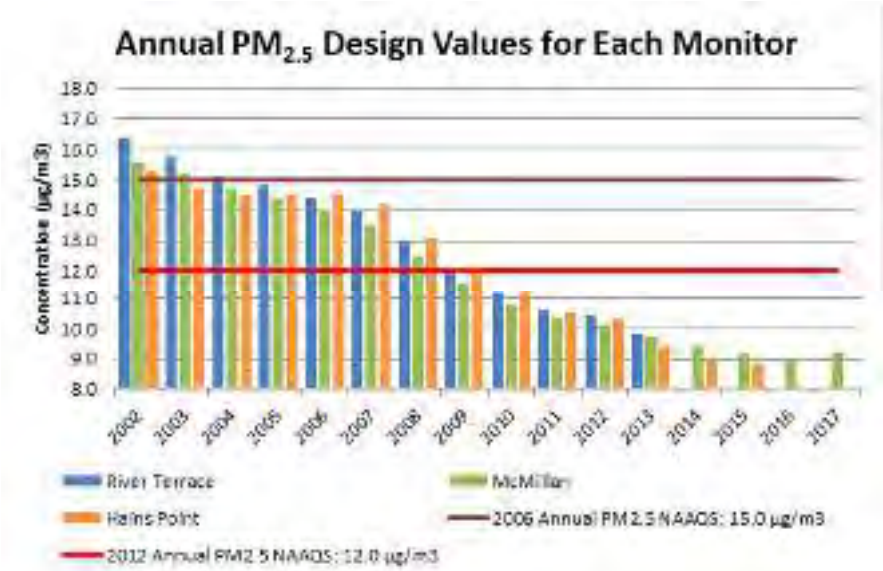
(Source: District Department of Energy and the Environment, 2019)

NEW **Figure 6.7: 8-hour Ozone Design Concentration Values for Each Monitor**



(Source: District Department of Energy and the Environment, 2019)

NEW **Figure 6.8: Annual Particulate Matter ($PM_{2.5}$) Design Concentration Values for Each Monitor**



(Source: District Department of Energy and the Environment, 2019)

NEW **Through implementation of the GAR, citywide tree planting efforts and other green infrastructure initiatives, the District is supporting the use of landscaping and tree planting to absorb ozone and other pollutants.**

See Section 613 for a discussion of the GAR.

~~Figure 6.1 – Exceedances of the Federal 8-Hour Ozone Standard, 1995-2005~~
~~618.5~~

618.6 *Policy E-5~~4~~.1.1: Attaining Air Quality Standards*
Continue to undertake programs and initiatives that move the region closer to attaining and maintaining federal air quality standards. Expand these programs as feasible to incorporate new technology and to reflect best practices around the country. 618.6

618.7 *Policy E-5~~4~~.1.2: Regional Planning*
Recognize that air quality is a regional issue that requires multi- jurisdictional strategies and solutions. Accordingly, work with surrounding cities, counties, states, the federal government, and appropriate regional organizations to more effectively conduct air quality planning. 618.7

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618.8 *Policy E-**5**~~4~~.1.3: Evaluating Development Impacts On Air Quality*
Evaluate potential air emissions from new and expanded development, including transportation improvements and municipal facilities, to ensure that measures are taken to mitigate any possible adverse impacts. These measures should include construction controls to reduce airborne dust**.**~~, and requirements for landscaping and tree planting to absorb carbon monoxide and other pollutants.~~ 618.8

618.9 *Policy E-**5**~~4~~.1.4: Stationary Sources*
Maintain controls on gaseous and particulate emissions from stationary sources of air pollution in the city, such as **boilers and generators** ~~power plants and refrigeration plants~~. Particular attention should be given to ~~monitoring~~ **achieving compliance** ~~the air quality impacts~~ of local **industrial/commercial/institutional boilers** ~~power plants~~, which are the largest stationary sources of air pollution in the District. 618.9

618.10 *Policy E-**5**~~4~~.1.5: Improving Air Quality Through Transportation Efficiency*
Promote strategies that reduce motor vehicle emissions in the District and surrounding region. As outlined in the Land Use and Transportation Elements of this Comprehensive Plan, this includes the development of a fully integrated regional system of buses, streetcars, rail transit, bicycles, taxis, and pedestrian facilities to make it easier and more convenient to travel without an automobile. It also includes the promotion of trip reduction measures such as videoconference facilities, telecommuting, flextime, and carpooling. Strategies to reduce congestion and idling time, such as improved signal timing and reversible commute lanes, also should contribute to air quality improvement. 618.10

618.11 *Policy E-**5**~~4~~.1.6: Clean Fuels*
Encourage the use of clean fuel vehicles and enhance efforts to place refueling and recharging equipment at facilities accessible for public use. Where feasible, provide financial incentives for District residents and business to use clean vehicles, such as reduced motor vehicle tax and license fees. **Support proliferation of electric vehicles through innovative rate designs.** 618.11

618.12 *Policy E-**5**~~4~~.1.7: ~~Best Available Control Technology~~ **Energy Efficiency and Air Quality***
Encourage ~~the use of best available control technology for~~ **making energy efficiency upgrades to provide the co-benefit of improving air quality** ~~minor sources of air pollution such as boilers, generators, and construction and maintenance equipment.~~ 618.12

618.13 *Policy E-**5**~~4~~.1.8: Air Quality Education*
Support increased public awareness of air quality issues through "Air Quality Action Day" programs, publication of air quality data, and distribution of educational materials that outline steps residents and businesses can take to help maintain clean air. **For the regulated community, continue outreach about air**

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quality requirements and compliance assistance. Increase use of innovative technological outreach, such as bench monitoring station. 618.13

NEW ***Policy E-5.1.9: Zero-Emission Vehicles***
Encourage the use of electric and zero-emissions vehicles. Where feasible, provide financial incentives for District residents and business to use electric and zero emissions vehicles, such as reduced motor vehicle tax and license fees. Support expansion of EV charging infrastructure, including innovative designs that encourage off-peak charging and enhance efforts to place refueling and recharging equipment at facilities accessible for public use.

618.14 *Action E-**5**~~4~~.1.A: State Implementation Plan (SIP)*
Cooperate with appropriate state, regional and federal agencies to carry out the federally-mandated State Implementation Plan (SIP) in order to attain federal standards for ground level ozone ~~and fine particulate matter~~ by the end of 20~~10~~**21.** 618.14

618.15 *Action E-**5**~~4~~.1.B: Control of Bus and Truck Emissions*
Collaborate with WMATA and local tour bus operators to reduce diesel bus emissions through the acquisition and use of clean fuel **and electric** transit vehicles. Additionally, encourage natural gas powered, electric powered, and hybrid commercial trucks to reduce emissions and improve air quality. 618.15

618.16 *Action E-**5**~~4~~.1.C: Motor Vehicle Inspection Programs*
Regularly update the District's motor vehicle inspection and maintenance program to ensure that the latest ~~emission control and~~ monitoring technologies are being employed. Consider expanding requirements for heavy vehicle emission inspections. 618.16

618.17 *Action E-**5**~~4~~.1.D: Air Quality Monitoring*
Continue to operate a system of air quality monitors around the District, and take corrective actions in the event the monitors **detect emissions or pollution that** exceeds federal standards. 618.17

618.18 The Link Between Land Use, Transportation, and Air Quality
Land use and transportation policies work in tandem to affect our region's air quality. **Fifty-one percent of nitrogen oxide emissions and 31 percent of volatile organic compound emissions, the two precursors to ground-level ozone formation, come from transportation, making it the second largest source (see Figure 6.9 and Figure 6.10 respectively).** In general, the more ~~"~~vehicle miles" Washington area residents must travel to reach home, work, shopping, and services, the worse our air quality becomes. Longer commutes are compounded by traffic congestion, which result in additional emissions from idling cars. Despite the use of cleaner-burning fuels **and newer vehicles with tighter emissions standards,** attaining federal air quality standards will be

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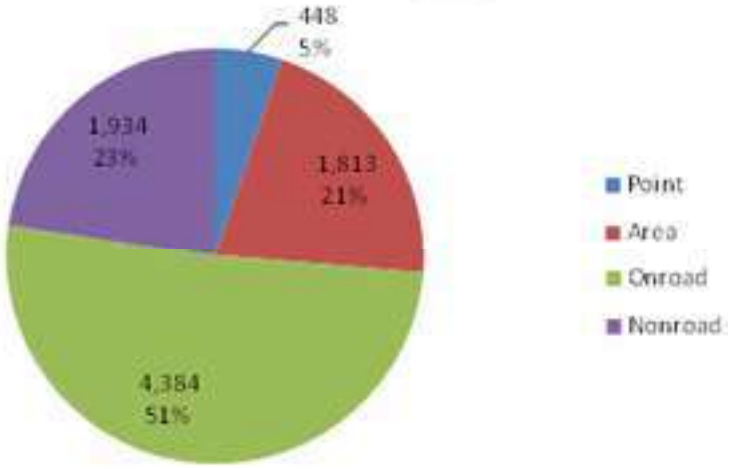
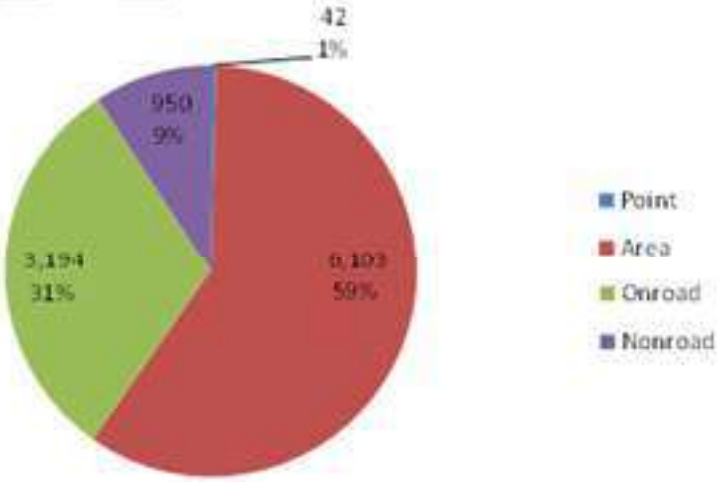
difficult until we ~~fundamentally~~ **adopt and implement new approaches** to ~~rethink~~ the way we as a region handle our growth. **New approaches include supporting smart city data, applications, and technology to help people and goods move more quickly, cheaply, and efficiently, all of which will also contribute to further reductions in air pollution.** 618.18

NEW **Figure 6.9: District Nitrogen Oxide Emissions by Sector in 2014**



(Source: District Department of Energy and the Environment)

NEW **Figure 6.10: District Volatile Organic Compounds Emissions by Sector in 2014**



(Source: District Department of Energy and the Environment)

NEW **Fortunately, Washington, DC is already implementing sustainable approaches to land use and urban form, resulting in lower vehicle emissions even as the city's population continues to grow. These approaches are at the citywide, neighborhood, and site-level, and together will help the city maintain attainment of air quality standards. For example, Washington, DC's land use development patterns mean that jobs, housing and recreation are in proximity to each other. As the Land Use and Transportation Elements of this Plan note, clustering higher density development along major corridors, bus routes, and near Metrorail stations means shorter and fewer car and truck trips, thus reducing vehicle miles traveled (VMT) and motor vehicle emissions, and thus improving air quality for residents. Development patterns have the potential to improve or mitigate air quality problems by providing and promoting alternatives to vehicular travel, such as mass transit, biking, or walking. However, the rise of ridesharing services provided by transportation network companies (TNCs) is a countervailing trend which must be considered; likewise, autonomous vehicles may encourage more people to live farther from their work.**

NEW **At the site level, several District policies also contribute to a further reduction in vehicle emissions. The District continues to support the proliferation of electric vehicle charging and Bikeshare stations throughout the city. In addition, the District continues to work with private businesses to develop a suite of incentives that can be offered to employees to encourage clean commuting, such as including facilities for showering after biking and walking, as well as providing transit subsidies.**

The District is fortunate to have one of the best transit systems in the country and many options to traveling without a car. But we're not an island. Our air is **polluted** ~~impacted from pollution~~ from the suburbs, and by power plant emissions from places as far away as the Ohio Valley. **Washington, DC will continue to work with regional partners through MWCOG to support transportation policies resulting in lower air emissions. Recent data show a reduction in regional emissions is due not only to a cleaner electric grid, but also because of cleaner cars and less driving per person.[3] In addition, the continued development of a safe and convenient regional and citywide bicycle lane and trail network also contributes to a reduction in VMT.**

~~The city can do its part to contribute to air quality improvements by focusing on two key land use strategies. First, directing future growth to parts of the city where car ownership is an option and not a necessity. Second, encouraging the mixing of land uses such as housing, shopping, and offices to reduce the need for routine car trips. As the Land Use Element of this Plan notes, and as previous~~

~~Comprehensive Plans for the District have noted, "transit-oriented development" around Metrorail stations and along bus corridors can help create a city with cleaner air and more housing and transportation choices for its residents. 618.18~~

See the Transportation Element for additional policies on improving mass transit, pedestrian and bicycle circulation, and transportation management.

619 E-**5**~~4~~.2 Reducing Water Pollution 619

619.1 Like cities across the United States, the District of Columbia faces the challenge of combating the pollution of its rivers, streams, and groundwater. The problem dates to colonial days when the city disposed of sewage and agricultural waste in its rivers. While the days of open sewers and unregulated dumping are behind us, **Washington, DC's waterways are still significantly impaired.** ~~we are left with the most polluted tributary of the Chesapeake Bay~~. ~~Swimming in our rivers is considered hazardous and fishing is ill-advised.~~ **Although there is still work to do, given the progress made as a result of DC Water's Clean Rivers project, the District is significantly closer to achieving the Sustainable DC goal of fishable and swimmable rivers.**619.1

619.2 Most of the pollutants entering Washington's waters cannot be traced to specific points. Oil, gas, dust, pesticides, trash, animal waste, and other pollutants are carried to rivers and streams each time it rains. Vegetated and unpaved areas absorb some of these pollutants, while paved surfaces do not. Industrial uses like power plants and military bases also impact water quality. Toxins from these uses have contaminated the groundwater in certain areas and have settled into riverbeds, creating the danger that they will be re-released if the sediment is disturbed. In addition, urban runoff carries high volumes of fast-moving water to local streams, scouring natural channels and stripping away the resources necessary to support local fish and wildlife. 619.2

619.3 As noted in the Infrastructure Element, **the combined** storm sewers **system** serve**s** the dual purpose of conveying sewage as well as **storm**~~rain~~water in about one-third of the city. During major storms or snow melts, stormwater and sanitary sewage flows exceed the capacity of the conveyance system, causing raw sewage **and stormwater** to be released into the Anacostia and Potomac Rivers, Rock Creek, and tributary streams. **M**~~B~~illions of gallons of sewage may be dumped into the river during such events, lowering oxygen levels and damaging aquatic life. **When fully completed in 2030**~~25~~**, the 18-mile Clean Rivers Project will result in a 96 percent system-wide reduction in combined sewer overflow volume.** 619.3

619.4 The federal Clean Water Act required the District to take steps to control stormwater pollution and eventually meet clean water standards. The Long-Term Control Plan for sanitary and storm sewer separation is one of these steps.

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Another is the Municipal Separate Storm Sewer System (MS4) permit, which includes specific requirements for the two-thirds of the city where storm and sanitary sewers are already separated. The MS4 program, which is managed by the **Department of Energy and Environment** ~~DC Water and Sewer Authority~~, **authorizes the** ~~covers the control of~~ discharge~~s~~ from industrial and construction sites and other critical source facilities, monitoring of these discharges, enforcement activities for violators, and annual reporting ~~and implementation~~. In 2001, the District passed legislation authorizing the collection of fees to fund these activities. 619.4

619.5 As with air quality, water quality improvements cannot be tackled by the District alone. The Anacostia watershed includes 176 square miles and over 80 percent of this area is in Maryland. The Potomac watershed is larger still—over 14,600 square miles—and extends as far as West Virginia and Pennsylvania. A number of interstate and multi-agency initiatives have been launched to address water quality problems. These must be sustained and expanded in the future. 619.5

619.6 *Policy E-**5**~~4~~.2.1: Improving Water Quality*
Improve the quality of water in the District's rivers and streams to meet public health and water quality standards, and maintain the physical, chemical, and biological integrity of these watercourses for multiple uses, including recreation and aquatic life. 619.6

619.7 *Policy E-**5**~~4~~.2.2: Wastewater Treatment*
Continue ~~Provide~~ sustained capital investment in the District's wastewater treatment system in order to reduce overflows of untreated sewage and improve the quality of effluent discharged to surface waters. Ensure that the Blue Plains treatment plant is maintained and upgraded as needed to meet capacity needs and to incorporate technological advances in wastewater treatment. 619.7

See the Infrastructure Element ~~*for a discussion of plans to separate storm and sanitary sewers.*~~ ***for more details on wastewater treatment.***

619.8 *Policy E-**5**~~4~~.2.3: Control of Urban Runoff*
Continue to implement water pollution control and management practices aimed at **reducing** ~~slowing~~ urban runoff and ~~reducing~~ pollution, including the flow of sediment and nutrients into streams, rivers, and wetlands. 619.8

619.9 *Policy E-**5**~~4~~.2.4: Riverbed Sediment*
Reduce the **concentration of chemicals with identified ecological and human health risks** ~~level of toxins~~ in Anacostia and **Washington Channel** ~~Potomac River~~ sediment**s.** ~~with identified ecological and human health risks.~~ Remediation measures should **restore wetlands and riparian habitat,** address ongoing sources, and minimize the possibility of **media (e.g.,** water, **sediment, and/or**

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biota) contamination resulting from dredging or disturbances of the river bottom. 619.9

619.10 *Policy E-**5**~~4~~.2.5: Groundwater Protection*
Protect Washington's groundwater from the adverse effects of **construction processes and** urban **land** uses. Contaminated groundwater should be investigated to determine whether long term monitoring or treatment is necessary or feasible. Future land uses and activities should be managed to minimize public exposure to groundwater hazards and reduce the likelihood of future contamination. 619.10

619.11 *Policy E-**5**~~4~~.2.6: Control of Illicit Discharges*
Provide public outreach and education, and maintain inspection and enforcement to identify **and eliminate illicit discharges to Washington, DC's stormwater system and District waters**. ~~procedures to control illicit discharges into the city's storm drains and waterways.~~ 619.11

619.12 *Policy E-**5**~~4~~.2.7: Regional Coordination*
Promote planning at the watershed level, particularly cooperative efforts with Maryland to address existing pollution loads in the Anacostia River basin. Undertake similar efforts with jurisdictions in the Potomac watershed to address water quality in the Potomac River. 619.12

619.13 *Action E-**5**~~4~~.2.A: Stormwater Management-**Program** ~~Plan~~*
~~Create a comprehensive multi-agency stormwater management plan~~ **As required by the EPA, Washington, DC creates a Stormwater Management Plan every five years** covering such topics as runoff-reducing **Green Infrastructure (GI),** ~~low impact development (LID),~~ maintenance of **GI** ~~LID~~ infrastructure, education, ~~impervious~~ surface regulations, fees, and water quality education. The plan should include ~~output and outcome~~ measures that achieve specific water quality standards, reevaluate and clarify stormwater standards to eliminate confusion, and propose fee levels that are sufficient to maintain an effective stormwater management program and encourage residents and businesses to reduce stormwater pollution. 619.13

619.14 *Action E-**5**~~4~~.2.B: Funding*
Continue ~~to aggressively lobby for~~ funding for water quality improvements, including abatement of combined sewer overflow, removal of toxins, and Anacostia River clean-up. **Set incentive-based fee structures for DC residents and commercial property owners. Evaluate opportunities to adjust stormwater fees to accelerate the restoration of local waters as required by the District's federally-issued Municipal Separate Storm Sewer (MS4) Permit.** ~~Seek additional funding from Maryland and Virginia and set incentive-based fee structures for DC residents.~~ 619.14

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619.15 *Action E-**5**~~4~~.2.C: Monitoring and Enforcement*
Maintain a District water pollution control program that **enforces** ~~implements~~ water quality standards, regulates land disturbing activities (to reduce sediment), ~~monitors and~~ inspects and controls sources of pollution in the District, ~~and permitted facilities in the city~~, and comprehensively monitors DC waters to identify **and eliminate sources of pollution** ~~stop violations~~. This program should be adequately staffed to carry out its mission and to implement innovative stormwater management programs. Other environmental programs, including underground storage tank regulation, contaminated site remediation, and pesticide control programs, must take groundwater impacts into account in their regulatory and enforcement activities. 619.15

619.16 *Action E-**5**~~4~~.2.D: Clean Water Education*
Working with ~~DC WASA~~ **DC Water,** ~~and the newly created DC Department of the Environment~~ DOEE, DC Public Schools (**DCPS), the Office of the State Superintendent of Education (OSSE), and local universities,** increase public information, education, and outreach efforts on stormwater pollution. These efforts could include such measures as community clean-ups, storm drain **marking** ~~stenciling~~, school curricula, demonstration projects, signage, and advertisement and media campaigns. 619.16

619.17 *Action E-**5**~~4~~.2.E: TMDL ~~Program~~ Implementation*
~~Implement Total Maximum Daily Load (TMDL) plans for the Potomac and Anacostia Rivers, Oxon Run, Watts Branch, Rock Creek, Kingman Lake, the Washington Channel, and other tributaries as required by the Clean Water Act.~~ A **Total Maximum Daily Load (**TMDL**)** sets the quantity of a pollutant that may be introduced into a water body. As a critical step in implementing these requirements, waste load allocations for individual sources or discharges (including city entities) into the municipal stormwater system should be assigned and the technologies and management practices to control stormwater should be identified. **Continue to work with stakeholders to update and execute Washington, DC's 2016 Consolidated TMDL Implementation Plan that details actions to reduce pollution from the MS4 as necessary to achieve water quality objectives**. **Remove TMDLs for tributaries where the water is not being polluted. Update the District's Watershed Implementation Plan for the Chesapeake Bay and continue to implement through 2-year milestones as part of Chesapeake Bay Program efforts to have all practices in place by 2025 to meet the Chesapeake Bay TMDL.** 619.17

619.18 *Action E-**5**~~4~~.2.F: Houseboat Regulations*
Improve regulation of houseboats and other floating structures in the Washington Channel, Anacostia River, and Potomac River to reduce water pollution. 619.18

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619.19 *Action E-**5**~~4~~.2.G: **Clean** ~~Green~~ Marinas*
Promote the **Clean** ~~Green~~ Marina Program ~~of the Marine Environmental Education Foundation~~, encouraging boat clubs and marinas to voluntarily change their operating procedures to reduce pollution to District waters. 619.19

NEW ***Action E-5.2.H: Rainwater and Graywater***
Explore the capture and reuse of rainwater and graywater for potable and non-potable indoor uses, including the creation of new policies and guidance that would allow for captured and recycled water for clothes washers, toilets, showers, dishwashers, and other domestic uses.

620 E-**5**~~4~~.3 Controlling Noise 620

620.1 Noise affects the general health and well-being of District residents. High noise levels can create a host of problems, ranging from stress to hearing loss. Noise can also impact urban wildlife. In the noisiest parts of the city, the sounds of cars, trucks, buses, helicopters, and sirens may seem almost constant. Even in relatively quiet parts of the city, household noise sources like car alarms and leaf blowers can be a source of annoyance. ~~Regardless of density,~~ **While** the maintenance of "peace and quiet" is a basic expectation in most District neighborhoods**, it must be balanced with the realities of living in a vibrant and growing city**. 620.1

620.2 Reducing exposure to noise requires strategies that address both noise ~~"~~sources~~"~~ like freeways and airports and noise ~~"~~receptors,~~"~~ like homes, schools, and hospitals. It also involves the enforcement of ordinances regulating the hours of operation for noise-generating activities, like construction and machinery use. The Department of Consumer and Regulatory Affairs (DCRA) enforces Chapter 27 of the DC Municipal Regulations Title 20, which formally declares the "policy of the District that every person is entitled to ambient noise levels that are not detrimental to life, health, and enjoyment of his or her property" and further that "excessive or unnecessary noises within the District are a menace to the welfare and prosperity of the residents and businesses **of the District**." 620.2

620.3 Noise reduction measures also address highways and aviation. The District has a noise abatement and barrier policy for highways, in compliance with Federal Highway Act requirements**, that focuses on highway traffic noise and construction noise.** ~~Efforts have focused on I-395 and I-5/Kenilworth Avenue.~~ Airport noise reduction measures, including regulations on flight paths, hours of operation, aircraft type and model, and helicopters, are coordinated through the Metropolitan Washington Council of Governments. 620.3

620.4 *Policy E-**5**~~4~~.3.1: Interior Noise Standards*
Ensure that interior noise levels in new buildings and major renovation projects comply with federal noise standards and guidelines. Support the retrofitting of

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existing structures to meet noise standards where they are currently exceeded. 620.4

620.5 *Policy E-**5**~~4~~.3.2: Reduction of Vehicle Noise*
Provide regulatory, mitigation, and monitoring measures to minimize exposure to noise from vehicular traffic, including buses, trucks, autos, and trains. Encourage the use of landscaping and sound barriers to reduce exposure to noise along freeways, rail lines, and other transportation corridors. 620.5

620.6 *Policy E-**5**~~4~~.3.3: Household Noise Control*
Strengthen enforcement of local ordinances and regulations that limit sources of household noise in the city, including noise originating from car alarms, construction activities, mechanical equipment and machinery, and similar sources. 620.6

620.7 *Policy E-**5**~~4~~.3.4: Airport Noise Control*
Work with appropriate federal and regional agencies to continue aircraft noise reduction programs related to Washington Reagan National Airport, especially in neighborhoods along the Potomac and Anacostia Rivers. 620.7

620.8 *Policy E-**5**~~4~~.3.5: Noise and Land Use Compatibility*
Avoid locating new land uses that generate excessive noise adjacent to sensitive uses such as housing, hospitals, and schools. Conversely, avoid locating new noise-sensitive uses within areas where noise levels exceed federal and District guidelines for those uses. 620.8

620.9 *Action E-**5**~~4~~.3.A: Evaluation of Noise Control Measures*
Continue to E~~e~~valuate the District's noise control measures to identify possible regulatory and programmatic improvements, including increased education and outreach on noise standards and requirements. 620.9

620.10 *Action E-**5**~~4~~.3.B: Enforcement of Noise Regulations*
Pursuant to the DC Municipal Regulations, continue to enforce laws governing maximum day and nighttime levels for commercial, industrial and residential land uses, motor vehicle operation, solid waste collection and hauling equipment, and the operation of construction equipment and other noise-generating activities. 620.10

620.11 *Action E-**5**~~4~~.3.C: Aviation Improvements to Reduce Noise*
Actively participate in the **Council of Governments Aviation Policy** Committee ~~on Noise Abatement and Aviation at National and Dulles Airports (CONAANDA)~~ to reduce noise levels associated with take offs and landings at Washington-Reagan National Airport. Particular emphasis should be placed on limiting nighttime operations, reducing the use of older and noisier aircraft, maintaining noise monitoring stations within the District, and following flight

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path and thrust management measures that minimize noise over District neighborhoods. 620.11

620.12 *Action E-**5**~~4~~.3.D: Reduction of Helicopter Noise*
Encourage the federal government to reduce noise from the operation of helicopters, especially over residential areas along the Potomac and Anacostia Rivers during night-time and early morning hours. 620.12

620.13 *Action E-**5**~~4~~.3.E: Measuring Noise Impacts*
Require evaluations of noise impacts and noise exposure when large- scale development is proposed, and when capital improvements and transportation facility changes are proposed. 620.13

620.14 *Action E-**5**~~4~~.3.F: I-295 Freeway Noise Buffering*
Consistent with DDOT's noise abatement policy, continue to pursue the development of sound barriers and landscaping to shield neighborhoods abutting the I-295 (Anacostia) Freeway, Kenilworth Avenue, and I-395 (SE/ SW Freeway) from noise levels that exceed acceptable standards. 620.14

621 E-**5**~~4~~.4 Managing Hazardous Substances **and Materials** 621

621.1 Hazardous substances include materials that may pose a threat to human health or the environment when they are improperly handled, stored, or disposed. ~~While this may conjure up images of highly-secured industrial or military compounds, t~~ **T**he use of hazardous substances is common in households and businesses across the city—from the perchloroethylene used by dry cleaners, to the pesticides and herbicides used in lawn care, to common cleansers and solvents used in District households. Hazardous building materials such as asbestos, lead, and mercury may be present in many of the city's older structures. Naturally occurring hazards such as radon, and biological contaminants such as mold, also may be present. 621.1

621.2 Hazardous materials are also transported through the city on trucks and in rail cars. Even if all handling, transport, and storage regulations are properly followed, such substances may pose a risk in the event of an accidental spill or act of terrorism. 621.2

621.3 A complex set of federal and District regulations govern hazardous substance handling. Many of these regulations are implemented through District programs designed to reduce public health hazards and to protect the environment. These include underground storage tank regulation, clean-up programs for contaminated sites, toxic substance investigations,
and household hazardous waste disposal programs. The level of investigation and clean-up required at any given site depends both on the degree of contamination, existing land uses, and the particular land use that is planned there in the future.

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Looking forward, pollution prevention practices (including hazardous waste minimization and toxic chemical source reduction), stronger environmental review procedures, and continued remediation measures can reduce the likelihood of exposure to hazardous materials and ensure public safety and the protection of ecological resources. 621.3

621.4 Vigilance must be taken to enforce regulations regarding the transport of hazardous materials through the city. This continues to be a high priority of the District's Emergency Management Agency, both to protect the security of District residents, workers, and visitors, and to ensure swift and effective response in the event of an emergency. 621.4

621.5 *Policy E-**5**~~4~~.4.1: Hazardous **Materials** ~~Substances~~ Management*
Strengthen and enforce ~~Develop and implement~~ programs to manage the use, handling, transportation, storage and disposal of harmful chemical, biological, and radioactive materials including expanded enforcement of local regulations and the establishment of training programs on hazardous materials and emergency planning. 621.5

621.6 *Policy E-**5**~~4~~.4.2: Hazardous Building Materials and Conditions*
Protect public health and safety by testing for and, where appropriate, removing lead, radon gas, asbestos, and other hazardous **materials** ~~substances~~ from the built environment. When these hazards are abated, require full compliance with all applicable licensing and inspection standards. 621.6

621.7 *Policy E-**5**~~4~~.4.3: Accidental Spills and Releases*
Ensure compliance with District laws relating to the notification and reporting of accidental spills and releases of hazardous materials. Improve public education and awareness of these requirements as part of a broader effort to improve emergency planning, preparedness and response in the city. 621.7

621.8 *Policy E-**5**~~4~~.4.4: Toxic Chemical Source Reduction and Disposal*
Encourage the substitution of non-toxic or less toxic chemicals and products for toxic chemicals and products in all businesses and households. Provide options for the disposal of hazardous waste generated by households and small businesses to minimize illegal and harmful dumping. Maintain penalties and fines for the illegal dumping of materials such as used oil and batteries. 621.8

621.9 *Policy E-**5**~~4~~.4.5: Clean-Up of Contaminated Sites*
Ensure that the necessary steps are taken to remediate soil and groundwater contamination in the city, both in areas where future development is likely and in areas that are already fully developed. In addition, require soil and groundwater evaluations for any development that is proposed on a site where contamination may be possible due to past activities. Depending on the site, it may also be necessary to investigate the effects of contamination on air quality, surface water,

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or river sediments, or to conduct an ecological risk assessment. If contamination is found to be above acceptable levels, require remediation and, where necessary, long term monitoring and institutional controls. 621.9

621.10 *Policy E-**5**~~4~~.4.6: Hazardous Substances and Land Use*
Ensure that land use planning and development decisions minimize the exposure of residents, workers, and visitors to hazardous substances. New residences, schools, and similarly sensitive uses should not be sited in areas where significant quantities of hazardous substances are handled, stored, or disposed. Likewise, new municipal or industrial facilities that use toxic materials or produce hazardous waste should not be sited in residential or environmentally sensitive areas. 621.10

621.11 *Policy E-**5**~~4~~.4.7: Design Considerations*
For uses where hazardous substances are handled, require design and construction practices that minimize the possibility of hazardous spills, accidents, leaks, or security breaches—and encourage other measures as necessary to prevent injury and disease, and protect property and natural resources. 621.11

621.12 *Policy E-**5**~~4~~.4.8: Hazardous Materials Transport*
Regulate and guide the transport of hazardous materials through the District to minimize risks to human health, property, and the environment. 621.12

See the Land Use Element for additional policies on conflicts between industrial and residential uses, and the Community Services and Facilities Element for further discussion of emergency preparedness.

621.13 *Action E-**5**~~4~~.4.A: Household Hazardous Waste Disposal*
Expand the District's education and outreach programs on the dangers of household hazardous wastes and continue to sponsor and publicize household hazardous waste collection events. Provide additional sites and regularly scheduled events for the safe collection and disposal of such wastes. Explore options for addressing the collection and disposal of hazardous waste from businesses that are classified as conditionally exempt small quantity generators. 621.13

621.14 *Action E-**5**~~4~~.4.B: Compliance with Hazardous Substance Regulations*
Maintain regulatory and inspection programs to ensure that **all non-household entities** ~~businesses~~ that store, distribute, or dispose of hazardous materials comply with all applicable health, safety, and environmental requirements. These requirements range from used oil collection facilities at automotive repair shops ~~to emergency contingency plans for the PEPCO power plant~~ to disposal of medical waste from area hospitals and clinics. 621.14

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621.15 *Action E-**5**~~4~~.4.C: Reducing Exposure to Hazardous Building Materials*
Implement programs to reduce exposure to hazardous building materials and conditions, including the existing radon gas testing program, the asbestos program, and the childhood lead poisoning prevention and lead-based paint management programs. The latter programs are designed to eliminate childhood lead poisoning citywide ~~by 2010~~ and to regulate the lead abatement industry to ensure the use of safe work practices. District programs should provide technical and financial support to the owners of residential properties, and particularly resident homeowners, for the abatement of these hazards. 621.15

621.16 *Action E-**5**~~4~~.4.D: Underground Storage Tank Management*
Maintain and implement regulations to monitor underground storage tanks (UST) that store gasoline, petroleum products, and hazardous substances. Prevent future releases from USTs to soil and groundwater; abate leaking tanks and other hazardous conditions, remediate contaminated sites; and provide public education on UST hazards. 621.16

621.17 *Action E-**5**~~4~~.4.E: Reductions in Pesticide Use*
Maintain a pesticide management program that complies with the District's Municipal Regulations for pesticide registration, operator/ applicator certification, and handling/use. Implement new programs to promote integrated pest management by the public and private sectors and discourage the use of harmful pesticides by District residents, institutions, and businesses. **Encourage household practices that limit mosquito breeding areas by draining standing water in such places as clogged drainpipes, flower pot trays, and discarded tires.** 621.17

621.18 *Action E-**5**~~4~~.4.F: Hazardous Substance Response and Water Pollution Control Plans*
Complete the hazardous substance response plan required under the District's Brownfields Act, and update the water pollution control contingency plan, as required under the District's Water Pollution Control Act. 621.18

NEW **Text Box: In 2011 MWCOG developed a Water Pollution Control Contingency Plan on behalf of the District. The plan is intended to provide guidance to the District agencies and departments that respond to hazardous substance, oil, and sewage spills that may threaten or taint ground or surface waters, and/or natural resources within the boundaries of the District of Columbia. To ensure that this plan remains current, it will be updated and revised every five years.**

NEW ***Action E-5.4.G: Water Pollution Control Contingency Plan***
Update the Water Pollution Control Contingency Plan, which includes specific notification and response strategies for major and minor spills/releases and effective containment/cleanup methods. Incorporate

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changes in organizational structures, laws, and regulations, and programmatic needs.

622 E-54.**5** Drinking Water Safety

622.1 Drinking water quality in the District is impacted by land use in the Potomac Basin and by the condition of the city's water distribution system. Runoff from upstream development, dairy and hog farms, and other agricultural and mining uses presents an ongoing threat to water supply. Even if our water supply were pristine, however, the pipes used to transport water from treatment facilities to individual customers would affect water quality. Some of these pipes are more than 100 years old and are in poor condition. Problems with old, leaky water pipes are compounded by ~~hundreds of "cross connections" with sewer lines, and~~ **"**dead ends" where water does not adequately circulate. **DC Water is addressing this issue by creating open loops to allow for improved water circulation through the system.** 622.1

622.2 A related water supply issue is exposure to lead. **Water is lead-free when it leaves the treatment plant, but lead can be released when water comes in contact with pipes and plumbing fixtures that contain lead.** ~~Lead may enter our drinking water as a result of corrosion of pipes and plumbing fixtures.~~ Lead service lines between the distribution system and individual homes are relatively common in the city. **There are about 11,300 known lead service lines in public space, and 7,500 known lead service lines on private property. Considering most pipes on private property are unknown, the District estimates there are 48,000 lead service lines on private property.**~~, comprising about 23,000 of the District's 130,000 service lines.~~ **Lead sources and lead levels vary between buildings, so it is important to identify and remove any lead sources in and to each building.** While the risk of lead poisoning is very low for most, it can be more significant for infants and children. Tests conducted in 2004 showed elevated levels of lead in tap water, prompting a collaborative effort by ~~the~~ **DC Water** ~~DC Water and Sewer Authority~~, the EPA, and the District Department of Health **(**DOH**)** to accelerate service line replacement, increase monitoring, and enact corrosion control measures. **DC Water's efforts to replace water service lines are partially supported through a new meter-based fee established in 2016.** 622.2

NEW **Text Box: DC Water is working with the Washington Aqueduct Division of the US Army Corps of Engineers (USACE) to minimize lead release from pipes throughout the District by controlling corrosion, monitoring for lead at the tap, replacing lead service pipes, educating customers on the health impacts of lead, and helping them identify and remove lead sources on their property. Protecting drinking water from lead sources is the shared responsibility of DC Water and the property owner.**

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Advancements in technology, like DC Water's interactive map that helps property owners identify their water service line material, increase transparency and strengthen residents' confidence in their drinking water.

622.3 *Policy E-**5**~~4~~.5.1: Drinking Water Safety*
Ensure the safety of the city's drinking water supply and distribution system. Maintain sustained efforts to reduce health hazards associated with lead and other contaminants. 622.3

NEW ***Policy E-5.5.2: Affordable Water Access***
Ensure affordable access to safe drinking water through continued support for DC Water's programs that discount the amount of water needed for residents' basic needs.

622.4 *Action E-**5**~~4~~.5.A: Lead Pipe Testing and Replacement*
Aggressively implement programs to test for lead, replace lead feeder pipes, and educate the community on safe drinking water issues and stagnant water control. 622.4

622.5 *Action E-**5**~~4~~.5.B: Source Water Protection*
Implement measures to protect natural systems and abate pollution sources in the Potomac Basin that could potentially **harm** ~~impact~~ the District's drinking water quality. 622.5

622.6 *Action E-**5**~~4~~.5.C: Interagency Working Group*
Create an interagency working group on safe drinking water to address drinking water emergencies; coordination between ~~DCWASA~~ **DC Water** and DOH and expanded public education on water supply. 622.6

623 E-**5**~~4~~.6 Sanitation, Litter, and Environmental Health 623

623.1 Among the many aspects of environmental health in the District are the maintenance of sanitary conditions, the reduction of litter, and the control of disease-carrying pests. The District's Department of Health maintains numerous programs to reduce food-borne illness, ensure compliance with hygiene standards, provide for animal and welfare control, and reduce exposure to animal-transmitted diseases like rabies and West Nile Virus. 623.1

623.2 Litter and trash are probably the most visible and pervasive forms of pollution in Washington. **Policies and programs have been developed to address issues with litter and trash including establishment of a $0.05 fee on disposable plastic and paper retail bags; a ban on the use of polystyrene foam take-out containers; containers, straws and other food service ware that is not recyclable or compostable from any entity that serves or sells food in the District; implementation of a robust street sweeping program; stringent**

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enforcement against littering and illegal dumping; operation of a skimmer boat fleet in the lower Anacostia River; installation of litter traps in the Anacostia River; robust rat control programs that involve cleaning up litter and trash; implementation of education and outreach programs, and funding for the Mayor's Office of the Clean City, which provides leadership on these issues. ~~A variety of programs have been launched to combat litter, including the District's Clean City Initiative and the "Keep Washington, DC Beautiful" program, an affiliate of the national "Keep America Beautiful" program. These programs emphasize rapid District response to dumping problems; organization of neighborhood clean-up programs; education about local litter, rodent control, and dumping laws; and strengthening and enforcement of these laws.~~ 623.2

623.3 *Policy E-**5**~~4~~.6.1: Vector Control*
Continue and strengthen efforts to control rats, mice, mosquitoes, and other disease vectors and pests. A variety of related strategies should be used to support these programs, including public outreach and education, garbage control and containment, adequate trash and refuse collection services, ongoing maintenance of public space, enforcement of littering and dumping regulations, clean-up of construction and demolition debris, structural controls and integrated pest management, and a reduction in the number of vacant and abandoned buildings. 623.3

623.4 *Policy E-**5**~~4~~.6.2: Clean City Programs*
Improve environmental quality through programs that promote efficient trash removal, neighborhood clean-ups, and levying of fines and penalties for abandonment of personal property (including cars) and illegal dumping. 623.4

623.5 *Policy E-**5**~~4~~.6.3: Discouraging Illegal Dumping*
Develop and maintain effective public education and enforcement tools to curb littering and illegal dumping, and to promote the safe disposal of solid waste (including hazardous waste, medical waste, construction debris, used oil, and scrap tires) and bulky items. 623.5

623.6 *Policy E-**5**~~4~~.6.4: Environmental Health Activities*
Maintain and improve existing District programs to ensure community hygiene, food and restaurant safety, animal and welfare control, and the control of disease vectors. Promote continuous coordination among District agencies to ensure healthful and sanitary conditions throughout the District. 623.6

623.7 Action E-**5**~~4~~.6.A: Expanded Trash Collection and Street Sweeping
~~Explore the feasibility of expanding trash collection services and street sweeping schedules to improve the cleanup of~~ **Evaluate and implement new programs to ensure cleanliness of** vacant properties, roadsides, public spaces, parks, and city-owned lands. **Continue implementation of environmental street sweeping in hotspots for trash.**

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NEW ***Action E-5.6.B: Trash Collection in District Waterbodies***
Continue to install and maintain trash traps in the District's waterbodies. Explore opportunities to partner with Virginia and Maryland on capturing trash that is deposited in rivers and streams upstream of the District. Continue to implement the District's skimmer boat fleet in the lower Anacostia River. 623.7

623.8 *Action E-**5**~~4~~.6.~~B~~**C**: Neighborhood Clean-Up*
Co-sponsor and participate in neighborhood and citywide clean-up activities such as those currently held along the Potomac and Anacostia Rivers, and those held around schoolyards and District parks. Encourage Advisory Neighborhood Commissions and other community groups to develop and announce cleanup campaigns in conjunction with the city's bulk trash removal schedule. 623.8

623.9 *Action E-**5**~~4~~.6.~~C~~**D**: Strengthening and Enforcement of Dumping Laws*
Take measures to strengthen and enforce the District's littering, rodent and disease vector control, and illegal dumping laws. These measures should include:

a. Providing adequate funding to carry out anti-littering programs;
b. Empowering the community to report illegal dumping activities;
c. Increasing public education on dumping laws, including posting of signs where appropriate; and
d. Expanding surveying and enforcement activities. 623.9

623.10 *Action E-**5**~~4~~.6.~~D~~**E**: Publicizing **and Expanding** Bulk Waste Disposal **and Recycling** Options*
Continue to sponsor and publicize options for bulk waste disposal **and recycling**, including information on the Fort Totten transfer station and the District's schedule for curbside bulk trash waste removal. **Increase the types of materials that can be dropped off by residents including hard to recycle items.** 623.10

NEW ***Action E-5.6.F Single-Use Bottles***
Discourage purchase of single-use bottles, which often end up in parks and streams, by encouraging persons to carry refillable water bottles, and by encouraging institutions to have working water fountains and bottle-filling stations. Consider mandating manufacturer take-back programs for beverage containers and other packaging.

NEW ***Action E-5.6.G Vacant and Blighted Properties***
Continue investigating and classifying vacant and blighted properties; continue pursuing enforcement of violations on these properties to protect the health, safety and welfare of the general public.

See the Hazardous Materials section of this chapter for additional actions relating to hazardous waste disposal.

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624 E-**5**~~4~~.7 Other Hazards and Pollutants 624

624.1 T**wo**~~hree~~ other environmental hazards are addressed in this Comprehensive Plan. The first—light pollution—has been raised in the past around the Naval Observatory in Northwest DC. In some parts of the city, brighter lighting may be desirable to enhance public safety or illuminate our civic buildings and monuments. In other areas, dark skies are more desirable and lighting can be an irritant. Where lighting is required or desired, steps can be taken to use the correct **number of lights, coloring, and brightness** of lighting for the desired purpose, direct the lighting appropriately, employ energy efficient lighting devices, and design and install quality lighting that reduces sharp contrast, glare, and halo effects. 624.1

624.2 ~~The second hazard – electromagnetic fields (EMF) – is an issue principally associated with communication antennas and electric power facilities. While antennas have been part of the District's landscape for years, the widespread use of mobile phones and personal communication devices in the last decade have resulted in a proliferation of requests for new facilities. Although t~~**T**~~he National Research Council has found "no conclusive and consistent evidence" linking ordinary exposure to EMF with human health, the American Medical Association has recommended a policy of prudent avoidance. The intent is to reduce the exposure of residents and workers to EMF radiation and e~~**Ensure** compliance with all Federal Communications Commission siting standards **for communication antennas and electric power facilities**. 624.2

624.3 ~~The third hazard addressed below is flooding. Portions of the District are within the FEMA-designated 100-year flood plain and are subject to inundation during hurricanes and other severe storms. Although the District's flood-prone areas are generally parkland, ongoing efforts are needed to maintain seawalls, reduce erosion, replace undersized culverts, and keep streambeds free of debris. 624.3~~

624.4 *Policy E-**5**~~4~~.7.1: Prudent Avoidance of Electromagnetic Field Impacts*
Incorporate prudent avoidance in decisions regarding the approval, location or routing, and intensity of facilities that generate electromagnetic fields, such as power lines and communication antennas **in accordance with Federal Communications Commission (FCC) guidelines**. Such facilities should be located only when and where necessary based on local service needs, and should be designed using methods to mitigate involuntary public exposure to potential adverse effects. 624.4

624.5 *Policy E-**5**~~4~~.7.2: Co-Location of Antennas*
Consider the joint use and co-location of communication antennas to reduce the number of towers necessary, thereby reducing aesthetic impacts and limiting the area of radiofrequency exposure. 624.5

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624.6 *Policy E-**5**~~4~~.7.3: Light Pollution*
Consistent with the goals of Sustainable DC, ~~M~~**m**aintain regulations for outdoor lighting to reduce light pollution**,** ~~and~~ conserve energy**, and reduce impact on wildlife, particularly migratory birds.** Particular attention should be given to preventing glare and nighttime light trespass **near** ~~in the vicinity of~~ the Naval Observatory, so that its operational needs are respected. 624.6

624.7 ~~*Policy E-4.7.4: Flood Plains*~~
~~Restrict development within FEMA-designated flood plain areas. Consistent with the Federal Elements of the Comprehensive Plan, prohibit activities within these areas that could pose public health or safety hazards in the event of a flood. Regulation of land uses in flood plains, waterfronts, and other low-lying areas should consider the long-term effects of global warming and sea-level rise, on flood hazards. 624.7~~

625 E-**5**~~4~~.8 Achieving Environmental Justice 625

625.1 Environmental justice refers to the fair treatment of people of all races, cultures, **national origin** ~~and~~ **or** income,~~s~~ with respect to the development, ~~adoption~~, implementation, and enforcement of environmental laws, regulations, and policies. **A just community is one in which all people experience protection from environmental and health hazards and have equal access to the decision-making process to have a healthy environment.** ~~It is about equal and fair access to a healthy environment, and equal enforcement of environmental regulation regardless of community characteristics.~~ 625.1

625.2 These are particularly important principles to abide by when the goal of the Comprehensive Plan is to grow an inclusive city. ~~Clearly some~~ **Some** District neighborhoods have been adversely impacted by pollution-generating uses and **other forms of environmental degradation.** ~~activities in the past~~., particularly in **Wards 5, 6, 7, and 8. As the city grows and changes, we must continue to focus on environmental justice to mitigate and prevent harm to current and future residents.** ~~repair the damage done by these uses and to avoid their over concentrations in the future.~~ **Low-income and minority communities should not face disproportionate environmental burdens and should enjoy clean and safe places to live, work, play, and learn. Further,** ~~A~~**a**ll residents should have a fair and meaningful opportunity to participate in environmental decisions. 625.2

NEW **Policies and actions found throughout the Comprehensive Plan, particularly those focused on improving equity and resilience, comprise a forward-looking approach to environmental justice. It is the District Government's charge to improve the environment of vulnerable communities that continue to face significant barriers to overall health, livelihood, and sustainability.**

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NEW **Text Box: Environmental factors such as air and water quality are fundamental determinants of our health and well-being. These factors can also lead to disease and health disparities when the places where people live, work, learn and play are burdened by social inequities. These social inequities, often referred to as social determinants of health, include differences in individual behaviors, sociocultural influences, access to health services, economic status, and literacy levels. Environmental health disparities exist when communities exposed to a combination of poor environmental quality and social inequities have more sickness and disease than wealthier, less polluted communities.**[4]

625.3 *Policy E-**5**~~4~~.8.1: **Addressing** Environmental **In**justice*
Continue to develop and refine solutions to mitigate the adverse effects of industrial uses, particularly when proximate to residential areas. These solutions include enhanced buffering, sound walls, operational improvements, truck routing, regular air, soil, and water quality assessments, as well as regulating specific uses that result in land use conflicts. ~~Address the over-concentration of industrial uses in the District's lower income communities. Develop solutions to reduce the adverse effects of these uses, such as enhanced buffering, sound walls, operational improvements, truck routing, increased monitoring of impacts, and zoning changes to reduce land use conflicts.~~ 625.3

625.4 *Policy E-**5**~~4~~.8.2: Expanded Outreach to Dis**invested** ~~advantaged~~ Communities*
Identify and understand the needs of the entire community – particularly sensitive populations – or people with characteristics such as age and health conditions that make them more vulnerable to pollutant exposures. Incorporate these needs into plans, programs, and investments. Expand local efforts to involve economically disadvantaged communities, particularly those communities that historically have been impacted by power plants, trash transfer stations, and other municipal or industrial uses, in the planning and development processes. 625.4

NEW **Text Box Hot days can be unhealthy—even dangerous. Rising temperatures will increase the frequency of hot days and warm nights. High air temperatures can cause heat stroke and dehydration and affect people's cardiovascular and nervous systems. Warm nights are especially dangerous because they prevent the human body from cooling off after a hot day. Certain people are vulnerable, including children, the elderly, the sick, and the poor. Because Washington, DC is warmer than surrounding areas, and does not cool off as quickly at night, Washingtonians, particularly those without air conditioning, face a greater risk of heat-related illnesses. Further,**

[4] https://www.niehs.nih.gov/research/programs/geh/index.cfm

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high air temperatures can increase the formation of ground-level ozone, a component of smog that can contribute to respiratory problems.

NEW **Rising temperatures may also increase the length and severity of the pollen season for plants such as ragweed. Lengthened pollen seasons have already been observed in other regions. The risk of some diseases may also increase. West Nile virus, transmitted by mosquitoes, could become more common due to rising temperatures, which speed up the mosquito life cycle and increase biting rates, as well as dry periods, which benefit the type of mosquito that transmits West Nile. But the effects are still uncertain and likely to vary by region. Increased flooding from more intense storms could lead to more indoor dampness and mold, which contribute to asthma, allergies, and respiratory infections.**

See Section 1.1 for further discussion regarding extreme heat and disinvested communities.

NEW ***Policy E-5.8.3: Capital Facilities***
Consider factors supporting environmental justice when updating the capital improvement program for existing public facilities and the development of new facilities. Plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

See the Community Services and Facilities and Infrastructure Elements for further discussion of capital facilities.

NEW ***Policy E-5.8.4 Health Impacts of Municipal and Industrial Uses***
Inform public policy decisions on the siting of municipal and industrial facilities using environmental justice principles, recognizing links between public health and the location of municipal and industrial uses such as power plants and waste treatment facilities.

625.5 ~~*Action E-4.8.A:* Health Impacts of Municipal and Industrial Uses Continue to study the link between public health and the location of municipal and industrial uses such as power plants and waste treatment facilities. The findings of such studies should be used to inform public policy decisions and minimize future community health impacts.~~ 625.5 **Obsolete – see Implementation Element**.

NEW ***Action E-5.8 A: Clean and Reuse Contaminated Properties***
Clean up brownfields and Superfund sites so that these sites can be reused for commercial and industrial activities, housing, parks, and other community facilities that can boost local economies and improve quality of life.

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NEW ***Action E-5.8.B: Environmental Health Threats in Public Housing***
Audit and eliminate environmental health threats (such as mold, lead, and carbon monoxide) in the District's public housing. Work with the DC Housing Authority to reduce these threats, as well as threats from other contaminants, including lead in drinking water, in all District public housing.

626 E-**6**~~5~~ Environment, Education, and the Economy 626

626.1 The final section of this Element presents policies and actions that tie environmental quality to strategic decisions about government operations, economic growth, and education in the District of Columbia. These policies take the Environmental Protection Element beyond its traditional focus to a new level that recognizes the link between environmental quality and the broader goals set by "Vision for Growing an Inclusive City." The basic premise is that environmental protection should not be seen as a regulatory burden or added expense, but rather as a measure of our stewardship, ~~and~~ respect for the earth**, and respect for communities that have borne the brunt of previous decision-making affecting the environment.** Environmental protection can ultimately reduce the cost of doing business by reducing accidents, disease, and waste. It can create jobs for District residents, strengthen tourism and hospitality, improve the educational experience for District students, and make the District a more attractive and healthy place for all those who live and work here. 626.1

NEW **Text Box: Washington, DC partners with environmental non-profits and advocacy groups to promote environmental education throughout the city, with the goal of raising awareness about the intersections among human activities and the built and natural environments. These partnerships provide a variety of programs including educational boat tours, wetland restoration planting projects, river clean ups, classroom fish hatching and restoration projects, and Meaningful Watershed Educational Experiences. The District also organizes special annual environmental education events with its partners such as the Anacostia Environmental Youth Summit, Family & Youth Casting Call, and DC Electric Vehicle Grand Prix. In addition, the DC Infrastructure Academy (DCIA) coordinates, trains, screens and recruits residents to fulfill the needs of the infrastructure industry and infrastructure jobs with leading companies, including in the renewable energy sector. Further, Solar Works DC, a low-income solar installation and job training program, aims to increase access to clean energy and create a long-term pipeline for green jobs.**

627 E-**6**~~5~~.1 Greening the Government 627

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627.1 The District needs to set high standards for its own operations if it expects others in the community to follow suit. It should be a role model in energy efficiency, **renewable energy production,** green building construction, **green infrastructure,** ~~low impact development, and,~~ **sustainable transportation and vehicles,** environmentally sound landscaping**, and adhering to green meeting standards.** It should lead the way in **sustainable materials management, sustainable procurement, reducing waste generation, reusing materials whenever possible, and recycling and composting what is left. It should also ensure its buildings and infrastructure are resilient to a changing climate.** ~~recycling and composting solid waste, using recycled goods, and procuring "green power."~~ 627.1

NEW **District government will continue to adopt as appropriate the latest green construction codes for all new construction and major renovations. The International Green Construction Code (IgCC) and Energy Conservation Code are international standards for the most innovative practices in green building. District Government will continue to integrate the most recent version of the IgCC in the city's construction codes for all new construction and major renovations, which will apply to both public and private buildings of over 10,000 square feet.**

627.2 In 2003, a Mayor's Order established a "Greening the Government" subcommittee comprised of directors from almost 20 District agencies. The subcommittee was charged with setting priorities and measurable goals to further energy efficiency and environmental health in District government workplaces. It was asked to implement energy efficiency measures, educate the District workforce, and bring green building practices into District buildings. The subcommittee produced a Strategic Plan in 2004**.**~~;~~ **An** a**dditional Mayor's Order on Greening the Government was promulgated in 2013 to build on the initial order. K**~~k~~ey elements of the~~at~~ Plan are summarized in the policies and actions below. 627.2

627.3 *Policy E-**6**~~5~~.1.1: **Green Infrastructure*** ~~*Low Impact Development*~~ *and Green Building Methods for the District*
Strongly encourage the use of ~~low impact development (LID)~~ **green infrastructure best management practice** ~~methods~~ and green building design methods and materials in new construction and major rehabilitation projects undertaken by the District of Columbia government. 627.3

627.4 ~~*Policy E-5.1.2: Environmental Audits*~~
~~Conduct environmental "audits," including energy audits, of District government facilities to guide decisions about retrofits and other conservation measures. Environmental audits should also be required any time the District leases space for government use. 627. 4~~

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627.5 *Policy E-**6**~~5~~.1.3: Environmentally Friendly Government Operations*
Promote energy efficient and environmentally friendly District government operations**,** the purchase of recycled and recyclable products, procurement of ~~"~~green power~~"~~ for District operations where feasible, the use of energy saving equipment, and contracting practices which include incentives for sustainable technology. 627.5

627.6 *Policy E-**6**~~5~~.1.4: Sustainable Landscaping*
Require ~~Encourage~~ **sustainable** ~~landscaping~~ practices **for landscaping projects, green infrastructure, and restoration projects** ~~on District properties~~ that reduce the need for watering and mowing, control the spread of invasive species, increase the use of landscaping for stormwater management, **provide habitat,** and reduce the use of pesticides and herbicides. **Consider using industry best practices and certifications to guide this policy.** 627.6

627.7 *Action E-**6**~~5~~.1.A: Green Building Legislation*
Update ~~Adopt and implement~~ legislation ~~establishing~~ **to increase** green standards for projects constructed by the District of Columbia or receiving funding assistance from the District
of Columbia. **Strive for higher levels of energy efficiency, renewable energy requirements, net-zero standards for new construction, and broader sustainability metrics for public projects.**[5] 627.7

627.8 *Action E-**6**~~5~~.1.B: Energy Management Plans*
Require the submittal and periodic updating of Energy Management Plans by District agencies. These plans should **be developed in coordination with Clean Energy DC to ensure that they have baselines, goals, and strategies that are consistent with, and support the goals and objectives of Clean Energy DC and Climate Ready DC.** ~~establish baseline data for assessing the effectiveness of each agency's energy conservation measures~~. 627.8

NEW ***Action E-6.C: Sustainable DC***
By 2032, fully implement Washington, DC's sustainability plan, Sustainable DC, to address the city's built environment, energy, food, nature, transportation, waste, and water. Dedicate District Government staff and funding to implement the Sustainable DC Plan, track progress, and make results publicly available.

NEW ***Action E-6.1.D: Sustainable DC Innovation Challenge***
Fully launch the Sustainable DC Innovation Challenge to help District agencies test new innovations and technology with the goal of increasing the use of renewable energy.

[5] Using 2019 as the baseline year.

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NEW ***Action E-6.1.E Reduce Energy Use in District Government Owned Buildings***
Retrofit and maintain District Government owned buildings to minimize energy use. Install renewable energy technology to minimize energy use.

NEW ***Action E-6.1.F Environmental Partnerships***
Continue to leverage the local business and environmental advocacy communities by collaborating on sustainability initiatives.

NEW **Text Box: Public-Private Coordination**
Coalitions of stakeholders and government representatives, including the Food Policy Council (FPC), Green Building Advisory Council (GBAC), and Urban Forestry Advisory Council (UFAC), regularly convene to evaluate and make recommendations regarding the effectiveness of the District's sustainability policies. These coalitions analyze the impact of existing and proposed policies on the District's environmental health, including the potential impact of policies on the specific environmental challenges facing Washington, DC.

627.4 ***Action*** ~~*Policy*~~ *E-**6.1.G***~~*5.1.2:*~~ *Environmental Audits*
Evaluate existing and proposed new ~~Conduct environmental "audits," including energy audits, of~~ District government facilities to guide decisions about retrofits and other conservation measures. ~~Environmental a~~**A**udits should **include analysis with regard to resilience and energy efficiency and** also be required anytime the District leases space for government use. **Resilience audits should support Washington, DC's capacity to thrive amidst challenging conditions by preparing and planning to absorb, recover from, and more successfully adapt to adverse events.** 627.4

628 E-**6**~~5~~.2 **Sustainability** ~~Environmental~~ Education and Stewardship 628

628.1 A key element of the District's environmental strategy is increased environmental education. This should begin with collaborative efforts between local non-profits, the private sector, District and federal governments, and our K-12 schools. **The District's Sustainable DC Plan, Environmental Literacy Plan, and regional 2014 Chesapeake Bay Plan provide road maps for environmental education implementation**. Aquatic and wildlife education programs instill appreciation of natural resources in our youth and provide them with knowledge and skills that they may use later in life. Environmental education activities should continue with adult programs, professional development for teachers, and outreach to the business community on environmental quality issues. These programs should move the city beyond environmental awareness to increased stewardship and informed action. **Further, demonstration projects, such as those funded through the Sustainable DC Innovation Grant program, provide the means to introduce and experience innovative ideas and approaches and prepare the way for replication and up-scaling** 628.1.

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628.2 *Policy E-**6**~~5~~.2.1: **Sustainability** ~~Environmental~~ Education in District Schools*
~~Develop or e~~**E**xpand programs to educate youth from pre-school to high school about the importance of **sustainability** ~~protecting the environment~~. 628.2

628.3 *Policy E-**6**~~5~~.2.2: Continuing Education on the Environment*
Encourage greater participation by residents, business owners, institutions, and public agencies in **reaching** ~~maintaining~~ environmental ~~standards~~ **goals.** This should be achieved through public education, community engagement, compliance assistance, ~~media, outreach and awareness campaigns, compliance assistance,~~ and environmental enforcement programs. ~~Typical programs could include recycling projects, creek clean- ups, and tree planting initiatives~~. 628.3

628.4 *Policy E-**6**~~5~~.2.3: Interpretive Centers*
Support the **continued** development of environmental education and nature centers in the District, particularly in recovering habitat areas such as the Anacostia River shoreline. 628.4

628.5 *Policy E-**6**~~5~~.2.4: Demonstration Projects*
Encourage best practice guides, demonstration projects, tours, and other tools to create a culture where the "green choice" (i.e., the choice that results in greater energy efficiency, **resiliency, sustainability**, innovation and better environmental health) is the preferred choice for energy, transportation, construction, and design decisions. 628.5

NEW ***Policy E-6.2.5: Sustainable Purchasing***
Strengthen the District's Sustainable Purchasing Program through the addition of guidance in new product categories, making the resources more accessible, training more District employees on the use of the product specifications and making Environmentally Preferable Products and Services (EPPS) the default through city purchasing systems.

See also Parks, Recreation, and Open Space Policy PROS-2.2.8 on Stewardship of Public Space.

628.6 *Action E-**6**~~5~~.2.A: Partnerships for Environmental Education*
Develop partnerships with environmental non-profits and advocacy groups to promote environmental education in the District. Examples of such programs include the Earth Conservation Corps effort to employ inner-city youth in environmental restoration along the Anacostia River, the Anacostia Watershed Society's tree planting, clean-up, and riverboat tour events, and the National Park Service summer programs for high school students at Kenilworth Park. 628.6

628.7 *Action E-**6**~~5~~.2.B: Production of Green Guide*

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Continue to update guidance ~~Produce a "Green Guide"~~ aimed at homeowners, builders, contractors and the community at large with guidelines and information on green building and low-impact development. 628.7

NEW ***Action E-6.2.C: Sustainability in Schools, Recreation Centers, and Libraries*** **When modernizing all public school buildings, recreation centers, and libraries, reduce their environmental footprint and integrate sustainable and healthy practices into their operations. Continue support of citywide schoolyard greening efforts and related programs, and encourage Public and Charter schools to participate in schoolyard greening efforts.**

629 E-**6**~~5~~.3 Environment and the Economy 629

629.1 Environmental and economic development goals intersect with respect to the redevelopment of ~~"~~brownfield~~"~~ sites. Brownfields include industrial, commercial, institutional, or government sites that are abandoned or underutilized, in part due to environmental contamination or perceived contamination. Their redevelopment provides the opportunity to revitalize distressed communities, increase property tax revenue, and create new jobs. In the District, a "Voluntary Clean Up Program" has been initiated to provide incentives to clean up brownfields and put them back into active use. ~~There are currently six sites participating in this program.~~ 629.1

629.2 Linked to the redevelopment of brownfields is the idea of ~~"~~growing~~"~~ the environmental sector of the District's economy. A number of DC-based organizations have pioneered the idea of building a ~~"~~green collar~~"~~ workforce to demonstrate how employment and natural resource conservation can sustain one another. Training programs have been established to help DC youth find jobs in green construction, horticulture, parks and recreation, landscaping, recycling, **renewable energy**, and similar professions. The District can contribute to these programs through initiatives to attract ~~"~~green businesses~~"~~ to the city. Such efforts can help diversify the economy and provide new jobs while advancing the sustainability goals of the Comprehensive Plan. 629.2

629.3 *Policy E-**6**~~5~~.3.1: Brownfield Remediation*
Clean up and redevelop contaminated ~~"~~brownfield~~"~~ sites, providing new business and job opportunities and expanding land resources for economic development, open space, and other purposes. **Expand** ~~Provide~~ financial incentives for the remediation and redevelopment of these sites. 629.3

629.4 *Policy E-**6**~~5~~.3.2: Job Training*
~~Provide job training for DC residents seeking careers in the environmental sector, including such fields as environmental science, landscaping and horticulture, lead hazard control, urban salvage and deconstruction, hazard abatement and remediation, and recycling.~~ **Continue to train more District residents to be competitive for livable wage jobs in growing industries such as sustainability,**

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the environment, and resilience. Connect underemployed residents to training programs and any necessary social services. 629.4

629.5 *Policy E-**6**~~5~~.3.3: Incentives for Green Business*
Support economic incentives that encourage environmentally sustainable businesses to locate in the District. 629.5

629.6 *Action E-**6**~~5~~.3.A: Voluntary Clean-Up Program*
Continue the District's voluntary clean-up program. The program is designed to encourage the investigation and remediation of contamination on any site that is not on the EPA's National Priority List and that is not the subject of a current clean-up effort. 629.6

629.7 ~~*Action E-5.3.B: Sustainable Business Initiative*~~
~~Establish a Sustainable Business Initiative, starting with the creation of a committee including representatives from the Board of Trade, the Chamber of Commerce, the DC Building Industry Association, and others.~~ **Obsolete - See Implementation Table**
629.7

629.8 *Action E-**6**~~5~~.3.C: ~~Green Business Certification~~ **Sustainable Business Program***
Develop a more robust, voluntary sustainable business program that partners with businesses to help them operate sustainably. ~~Establish a green business certification program as an incentive for companies that exemplify sustainable and environmentally responsible business practices.~~ 629.8

629.9 *Action E-**6**~~5~~.3.D: Green Collar Job Corps*
Continue to implement 'green collar' job training programs focused on green infrastructure installation and maintenance, solar installations, and lead abatement to educate and train unemployed or under-employed District residents. Efforts should be made to connect trainees with employers in the green field upon the completion of their training programs.
~~Explore the feasibility of creating a "green collar" job corps, including education in environmental fields, attraction and retention of green businesses and sustainable industry, and job training and placement within these fields and industries~~. 629.9

630 E-**6**~~5~~.4 Environmental Program Management 630

630.1 The final section of this chapter addresses the administration of environmental policies and programs in **Washington, DC.** ~~the District of Columbia. In the past, the fragmentation of responsibilities across multiple agencies has hindered the enforcement of our environmental regulations and the collection and tracking of environmental data. There has been no single agency with an express mandate to protect the District's environment and provide environmental leadership.~~ 630.1

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630.2 ~~As noted in the opening paragraphs of this Element, legislation creating the Department of the Environment was approved in November 2005. Looking forward, a sustained commitment to funding and adequately staffing this department will be necessary to ensure that it can carry out its mission. 630.2~~

630.3 ~~*Policy E-65.4.1: Environmental Planning*~~
~~Create a District administrative structure that allows for the most effective possible means of natural resource planning and management. 630.3~~

630.4 *Policy E-**6**~~5~~.4.2: Adequacy of Funding*
Provide for adequate funding and coordination of environmental protection activities and ensure that the environmental impacts of public actions and decisions are fully evaluated. 630.4

630.5 ~~Policy E-65.4.3: Cost-Benefit Analysis~~
~~Ensure that cost estimates for environmental programs consider not only immediate costs but also the long-term value of the benefits that will result. To demonstrate long-term value, fiscal impact assessments should consider the long-term cost of not implementing environmental programs as well as the short-term cost of implementing them. 630.5~~

630.6 *Action E-**6**~~5~~.4.A: **District** Department of **Energy and** the Environment*
Provide the necessary staff resources, funding, and regulatory authority for the ~~newly created~~ District Department of **Energy and** ~~the~~ Environment to achieve its mission and successfully implement the District's key environmental protection programs. 630.6

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MID CITY ELEMENT
CHAPTER 20

714 ED-3.2 SMALL AND LOCALLY-OWNED BUSINESSES

714.1 Small goods and services businesses are a ~~an~~ critically important part of what makes the District's neighborhood commercial areas work. They provide full and part time employment opportunities for city residents and contribute to the city's tax base. They help sustain the diversity of neighborhood shopping areas, and enable the marketplace to respond to changing business conditions and consumer preferences. It is the city's small business proprietors that have initiated many of the District's commercial revitalization efforts, driven by a desire and commitment to upgrade their businesses, properties, and neighborhoods. 714.1

714.2 Approximately 95 percent of the businesses in the District have fewer than 50 employees. While these businesses represent just 34 percent of the District's private sector jobs, they are an essential part of the city's economic base. Sectors with high numbers of small businesses include construction, wholesale trade, retail trade, and food services. In fact, the average retail business in the city has about 10 employees and the average food service business has 17 employees. 714.2

714.3 The success of small businesses in these sectors and others is particularly important in the city's economically distressed communities. Small businesses in these areas can catalyze neighborhood renewal and provide local jobs. The availability of working capital and other forms of financial and technical assistance is important to promote their success. 714.3

714.4 One of the potential downsides of revitalization is the loss of small businesses as national chains move in. This can also result in the replacement of basic services with high-end specialty shopping that is not affordable to many residents. The District recognizes that neighborhood shopping areas should evolve in response to changes in consumer tastes and preferences, but it also recognizes the importance of avoiding displacement and economic hardship for the businesses that have anchored our city's shopping areas for years. 714.4

714.5 New programs may be needed to reduce "commercial gentrification" in the future. Measures should include but not be limited to income and property tax incentives, assistance to commercial tenants seeking to purchase their buildings, commercial land trusts (which buy local commercial space and hold it in perpetuity for the benefit of the community), and relocation assistance programs for displaced business. Zoning strategies, such as limits on the size of businesses or the length of street frontage, and tying zoning relief (variances, etc.) to explicit requirements for the preservation of local serving small businesses also should be included. There are also federal programs like the HUBZone (Historically Underutilized Business Zone). 714.5

714.6 **Policy ED-3.2.1: Small Business Retention and Growth**

~~Encourage~~ T~~t~~he retention, development, and growth of small and minority businesses must be prioritized as

a fundamental planning principle, ~~through a range of~~ District-sponsored technical and financial assistance programs must be employed to directly prevent displacement of small DC-based businesses or to encourage the development and sustainability of locally owned, operated, and staffed small businesses, worker-owned cooperatives, and other locally-based enterprises~~.~~ Commercial landowners must be given the financial tools such as tax abatements or subsidies to rising property taxes and property values. 714.6

714.7 **Policy ED-3.2.2: Small Business Incubators**

Provide low-cost rental space ("incubators") for small, home-grown businesses and start-up companies, particularly companies that are responsive to technological and economic innovation in the marketplace. A variety of spaces should be considered for business incubators, including vacant storefronts and surplus public buildings. 714.7

714.8 **Policy ED-3.2.3: Access to Capital**

Expand access to equity, debt capital, long-term debt financing, and small business loans for small and medium-sized businesses. ~~These tools~~ Public resources must ~~should~~ be used to leverage private investment in facade improvements, new and expanded business ventures, streetscape improvements, training of staff, hiring from within the neighborhoods being served, and other outcomes that help revitalize commercial districts and generate local jobs. 714.8

714.9 **Policy ED-3.2.4: Large Business Partnerships**

Promote collaborations and partnerships between small businesses and the District's major employers to increase contracts for small and disadvantaged businesses, including federal outsourcing contracts. 714.9

714.10 **Policy ED-3.2.5: Technology Transfer and Innovation**

Support ongoing efforts by the District's colleges and universities to promote technology transfer and innovation, and provide technical and financial assistance to help local entrepreneurs and small businesses. These efforts should include small business "clinics" and small business course offerings at institutions of higher education. 714.10

714.11 **Policy ED-3.2.6: Commercial Displacement**

Avoid the displacement of small and local businesses due to rising real estate costs and commercial leases. ~~Programs should be developed to~~City resources must be leveraged with private investments to maintain DC's small businesses and to ensure the city can offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices. ~~–~~714.11

714.12 **Policy ED-3.2.7: Assistance to Displaced Businesses**

Require direct assistance~~Assist~~ to small businesses that are facing displacement or are displaced as a result of rising land costs and rents, government action, construction projects, or new developments in the areas nearby. Meaningful ~~E~~efforts and concrete plans must be made in partnership with private landowners and developers ~~should be made~~ to find locations for such businesses within redeveloping areas, or on other suitable sites within the city. 714.12

714.13 **Policy ED-3.2.8: LSDBE Programs**

Expand opportunities for local, small, and disadvantaged business enterprises through city programs, incentives, contracting requirements, and other activities. 714.13

714.14 **Small and Minority Business**

Minority business enterprises represent an important sub-set of small businesses in the city. Their growth and expansion remains a particularly high economic development priority. The District has established a Small Business Development One- Stop satellite center in the Department of Employment Services headquarters, in partnership with the DC Minority Business Development Center. The partnership focuses on enhancing the performance and profitability of minority business enterprises and provides an important resource for minority business recruitment, seminars, business skill enhancement, incubation services, networking events, and pro bono counseling. Developments seeking entitlements from the city must include financing for, as well long term low cost commercial space to, locally owned, operated and staffed small businesses, worker-owned cooperatives, and local enterprises as a condition for development approvals.

714.15 **Action ED-3.2.A: Anti-Displacement Strategies**

~~Complete an analysis~~Implement ~~of~~ alternative regulatory and financial measures to mitigate the impacts of "commercial gentrification" on small and local businesses. Measures must include~~to be assessed should include~~ but not be limited to income and property tax incentives and abatements for small businesses, worker-owned cooperatives, and other locally-based enterprises, as well as ~~–~~historic tax credits, direct financial assistance, commercial land trusts, relocation assistance programs, and zoning strategies such as maximum floor area allowances for particular commercial activities. 714.15

714.16 **Action ED-3.2.B: Business Incentives**

Use a range of financial incentive programs to promote the success of new and existing businesses, including enterprise zones, minority business setasides, loans and loan guarantees, low interest revenue bonds, federal tax credits for hiring District residents, and tax increment bond financing. 714.16

714.17 **Action ED-3.2.C: Shopsteading Program**

Investigate the feasibility of a shopsteading program that would enable entrepreneurs and small businesses to open shop in currently vacant or abandoned commercial space at greatly reduced costs. 714.17

714.18 **Action ED-3.2.D: Small Business Needs Assessment**

Conduct an assessment of small and minority business needs and existing small business programs in the District on an annual basis. The study must be published publicly and ~~should~~ include recommendations to improve existing small business programs and to develop new programs as needed. 714.18

714.19 **Action ED-3.2.E: Best Practices Analysis**

Regularly a~~A~~nalyze what other cities have done to encourage and foster their small business sectors, including the development of business parks and incubators. Use this best practice information to inform District policy. 714.19

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66)) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

717 ED-4.2 INCREASING WORKFORCE DEVELOPMENT SKILLS

717.1 A competitive and marketable workforce is crucial to the economic health of the District. Workforce development strategies must combine public and private investment and initiative to close the occupational skills "vacuum" that now exists in the city. The goal of these strategies should be to help District residents achieve economic self-sufficiency while providing a skilled labor pool that meets the needs of local employers. 717.1

717.2 In 1999, the District of Columbia Workforce Investment Council (DCWIC) was created to improve the skill level and employability of District residents. The Council is a public-private partnership consisting of private sector businesses, government leaders, faith and community leaders, labor leaders, educational representatives, and several DC Council members. For the last six years, DCWIC has led the charge to improve career information, counseling, job search assistance, and training. 717.2

717.3 A range of efforts has been launched by DCWIC in the last five years, including labor market surveys, a $20 million Lifelong Learning Initiative, $120 million in tax increment financing to help spur job creation in District neighborhoods, a Faith and Community-Based Initiative, various Internet applications to improve case management, and new partnerships with the private sector. The District is also about to create a Job Opportunity Bank, with private sector funds used to provide job training programs and workforce development grants. 717.3

717.4 Despite these initiatives, there is room for improvement. Some of the District's job placement and training services continue to have low success rates. From the employer's perspective, there is frustration that the reading, math skills, and computer knowledge of residents is still not at the level needed by business. Some members of the business community have called for customized training to specifically address employer needs. From the resident's perspective, the administration of workforce development programs is perceived as slow and cumbersome. This is made more complicated by the myriad of agencies involved, the lack of effective monitoring, and the urgency of finding employment for those who seek assistance. 717.4

717.5 Presently, the District's workforce development programs are administered through more than 20 federal and city agencies, including the District Department of Employment Services and the District Department of Human Services. Many of these programs are operated through private and non profit organizations. The District itself operates a network of One-Stop Career Centers, each providing a range of job placement services. 717.5

717.6 The District also has created programs to support the hiring of local residents and local firms, particularly for District government contracts. For example, the First Source Program is a cooperative effort between businesses and the city to ensure that District residents have the first opportunity to apply for and be considered for jobs (see "First Source Program" text box). In addition, DC Law 2-156 requires contractors who perform construction and renovation work with District government assistance to initiate apprenticeship programs through the D.C. Apprenticeship Council. There are also programs to eliminate

discriminatory hiring practices. 717.6

717.7 **First Source Program**

The First Source Agreement Program assures city residents priority for new jobs created by municipal financing and development programs. It mandates that all projects funded in whole or in part with District of Columbia funds, or other funds which the District administers, shall provide for increased employment opportunities for District residents. Each employer in the program must sign an agreement ensuring that:

- All job openings created are listed with the Department of Employment Services
- 51 percent of new hires are District residents. Employers who receive other District government benefits, such as Industrial Revenue Bonds, are also covered.

The program:

- Provides employment opportunities for DC residents
- Provides monitoring to ensure that employers are in compliance with the law
- Helps employers hire qualified District residents
- Assists employers in meeting contractual commitments.

717.8 Pursuing the District's goal of "increasing access to education and employment" is also about providing opportunities for career advancement for residents. Many of the city's entry level jobs have high turnover, low job security, few benefits, and remote possibilities for advancement. While these jobs may offer important initial opportunities, measures are also needed to provide opportunities for upward mobility and promotion. Some sectors, such as health care, higher education, and federal employment, may offer more promise for advancement than others. 717.8

717.9 **Policy ED-4.2.1: Linking Residents to Jobs**

Promote measures which increase the number of District jobs held by District residents. According to the 2000 Census, 71 percent of the jobs in the city were held by non-residents, up from 67 percent in 1990. While recognizing that some imbalance is inevitable due to the relatively large number of jobs and small number of residents in the city, the District should work to increase the percentage of resident workers through its job training and placement programs. All projects requiring zoning entitlements and other approvals from the city shall be required to provide training for jobs, and offer up a substantial number of job positions for project construction and after project operations begin over the life of the project. Job training and job positions shall be provided to, and prioritized for, DC residents local to the neighborhood

where projects are planned. 717.9

717.10 **Policy ED-4.2.2: Linking Job Training to Growth Occupations**

Target job training, placement, and vocational programs towards core and growth sectors and occupations, such as hospitality, higher education, health, construction, retail, urban agriculture, modern energy systems like solar installation, infrastructure installation and maintenance, and office support. Worker-owned cooperatives, union-supported occupations, and DC-based living-wage jobs shall be emphasized and required specifically as it relates to new development approvals. 717.10

717.11 **Policy ED-4.2.3: Focus on Economically Disadvantaged Populations**

Focus workforce development efforts on economically disadvantaged communities, particularly those with many unemployed or marginally employed residents. Assistance should also be focused on groups most in need, including persons with limited work skills, single mothers, youth leaving foster care, seniors, those with disabilities, ex-offenders, and persons with limited English proficiency. Development approvals must be conditioned on serving District residents local to the project and must include private financial investments into a venture fund that can support DC-based entrepreneurs, artist collectives, worker-owned cooperatives, and other local enterprises local to the neighborhoods where projects are planned. Development approvals shall be conditioned on private financing and long-term support for low-cost and in-kind commercial space, retail space, and office space for DC-based entrepreneurs, local businesses , artist collectives, worker-owned cooperatives, and other local enterprises Require jobs created by new developments to include childcare and healthcare expenses for low- and moderate income families. 717.11

717.12 **Policy ED-4.2.4: Neighborhood-Level Service Delivery**

Emphasize the delivery of workforce development programs at the neighborhood level. Continue neighborhood faith-based and community- based initiatives which deliver job training and placement services to unemployed and underemployed residents. Require jobs created by new developments to include childcare and healthcare expenses for low- and moderate income families. 717.12

717.13 **Policy ED-4.2.5: Business and Labor Partnerships**

Facilitate communication and partnerships between business, labor, commercial associations, and educational institutions to improve the skill levels of the District's workforce, improve job training and placement resources, and improve the labor pool available to the District's major employers. These partnerships could result in apprenticeship programs, pre-apprenticeship programs, entrepreneurial skills training, mentorship agreements, customized on-site job training, and vocational training. New development approvals shall be conditioned on private financing and long-term support for low-cost and in-kind commercial space, retail pace, and office space for DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises local to the neighborhoods where

projects are planned. Require jobs created by new developments to include childcare and healthcare expenses for low- and moderate income families. 717.13

717.14 **Policy ED-4.2.6: Entry-Level Opportunities**

Support the creation of entry level career opportunities, particularly for lower income youth and adults, and persons with special needs. ~~Recognize the need for~~ Require complementary efforts to provide affordable child care options, transportation, counseling, and other supportive services. Development approvals must be conditioned on serving District residents local to the project and must include private financial investments into a venture fund that can support DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises local to the neighborhoods where projects are planned. Development approvals shall be conditioned on private financing and long-term support for low-cost and in-kind commercial space, retail space, and office space for DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises 717.14

717.15 **Policy ED-4.2.7: Living Wage Jobs**

Promote the attraction and retention of long-term DC-based living wage jobs, emphasizing union-supported positions and worker-owned cooperatives, that provide employment opportunities for unskilled and semi-skilled workers. Use marketing strategies and incentives to promote ~~encourage the relocation of firms~~ DC-based entrepreneurs, local businesses, artist collectives, worker-owned cooperatives, and other local enterprises with such positions for ~~to the~~ District residents. 717.15

717.16 **Policy ED-4.2.8: Limited English Proficiency and Literacy**

Require ~~Encourage~~ English-as-a-Second-Language (ESL) programs and literacy training for residents in need of such services in order to overcome barriers to employment. 717.16

717.17 **Policy ED-4.2.9: Upward Mobility**

Encourage continuing education and career advancement programs to provide opportunities for upward mobility among the District's workforce. Encourage the growth of local businesses, entrepreneurs, artist collectives, worker-owned cooperatives, and other local enterprises which have been shown to provide career advancement or "ladder" opportunities for employees. 717.17

717.18 **Policy ED-4.2.10: Market-Responsive Programs**

Maximize the use of technology and labor market data to help District residents find suitable employment, training, and education. Examples of such applications include DOES publications such as "25 Hot Jobs" and the "Industry Profile Handbook." 717.18

717.19 **Policy ED-4.2.11: Innovation in Training**

Support innovative training strategies to fill skill gaps in the local labor force, including partnerships with the private sector, industry associations and individual government agencies. Examples of such strategies include the Cadet Training Program of the DC Fire and Emergency Medical Services Department, and the GSA's pre-apprenticeship program for the Southeast Federal Center.

717.20 **Policy ED-4.2.12: Local Hiring Incentives**

Maintain requirements for resident job training and placement for projects built and/or operated with any form of public subsidy/loan, grant or given other city incentives and entitlements. Promote incentives for similar training and hiring programs by the private sector. 717.20

717.21 **Policy ED-4.2.13: Equal Opportunity Compliance**

Ensure compliance by private sector employers in meeting equal opportunity and affirmative action requirements for groups that are underrepresented in the District's economy. 717.21

717.22 **Policy ED-4.2.14: Alternative Work Arrangements**

Encourage increased opportunities for alternative work schedules, such as part-time employment, flextime, job-sharing, and in-home employment to accommodate the needs of working parents, and others with dependent care responsibilities or mobility limitations. 717.22

See the Land Use Element for additional policies related to home based business.

717.23 **Policy ED-4.2.15: Involvement of Educational Institutions**

Seek the involvement of the Board of Education, the Board of Trustees of the University of the District of Columbia, and other educational institutions in the planning and implementation of workforce development programs. Encourage these entities to support the District's training efforts through their basic and adult education programs. 717.23

717.24 **Action ED-4.2.A: Alliances with External Organizations and Entities**

Use Memorandums of Understanding (MOUs) to develop alliances, networks, and other relationship building strategies that enhance the success of the District's workforce development initiatives. Such MOUs currently exist with organizations like the AFL/CIO, WMATA, and the Washington Post. 717.24

717.25 **Action ED-4.2.B: Labor Market Monitoring**

Maintain and publish accurate data on the job market to better connect job seekers with job opportunities in high-growth, high-demand sectors. Monthly data on employment, occupation and income should continue to be compiled by the Department of Employment Services. 717.25

717.26 **Action ED-4.2.C: Employer Needs Assessments**

Conduct annual surveys of employer needs, particularly in high growth industries. Develop new workforce development services and strategies to respond to these changing needs. 717.26

717.27 **Action ED-4.2.D: Outreach to Residents and Employers**

Improve the distribution of information on the District's job training, skill enhancement, and job placement programs, particularly in communities with high rates of unemployment. Ensure that outreach strategies provide for persons with limited reading proficiency. 717.27

717.28 **Action ED-4.2.E: Workforce Investment Act**

Continue implementation of the Workforce Investment Act, including programs for coordinated, customer-friendly, locally-driven job training and placement systems. Measures to improve the coordination of job training programs to avoid duplication of efforts and more effectively target District resources should be identified and implemented. 717.28

717.29 **Action ED-4.2.F: Training Program Tracking**

Track the effectiveness of job training programs. Use assessments of such programs to modify and improve them. 717.29

717.30 **Action ED-4.2.G: Best Practices Analysis**

Conduct a best practices analysis of national models for success in job training and readiness and use the results to evaluate and improve the District's programs. 717.30

717.31 **Action ED-4.2.H: Incentive Programs**

Identify possible new or strengthened economic incentives that encourage District businesses to hire jobseekers that are disadvantaged and hard-to serve, similar to the Work Opportunity, Welfare-to-Work, Empowerment Zone, and Renewal Community Employment tax credit programs. The feasibility of a community investment tax reduction should be explored for firms that establish major job training or retraining programs. 717.31

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IMPLEMENTATION ELEMENT
CHAPTER 25

2502 IM-1.1 DEVELOPMENT REVIEW

2502.1 The development review process provides one of the most effective means of carrying out Comprehensive Plan policies. Projects requiring review by staff, the Board of Zoning Adjustment, and the Zoning Commission may be tied to findings of consistency with the Comprehensive Plan, or at least to evaluations that consider relevant Comprehensive Plan policies. Development review also provides a means of evaluating the impacts of major projects on public services and the natural environment, and assessing the compatibility of proposed design with adjacent uses and neighborhood character. The latter assessment is particularly important in historic districts, where review by the Historic Preservation Review Board also may be required. 2502.1

2502.2 Of course, not all projects are subject to review. Much of the city's development is permitted as a matter-of-right under existing zoning, affording few opportunities for the Office of Planning to determine Comprehensive Plan consistency. In the future, methods of increasing the scrutiny of matter-of-right projects ~~may be~~is required ~~needed~~, particularly with respect to urban design and environmental impacts. This could include adjustments to the thresholds for projects requiring "Large Tract Review", implementation of a Site Plan Review process, changes to the city's Environmental Impact Screening Forms, and additional standards to ensure that development sufficiently mitigates its effects on traffic, parking, infrastructure, and public service needs. 2502.2

2502.3 Review and modifications to the Planned Unit Development (PUD) process and regulations are also needed. PUDs were originally conceived as a way to develop large tracts of land more creatively than was allowed by matterof- right zoning. Creative design has been further incentivized through the granting of additional building height and density by the Zoning Commission in exchange for public benefits such as affordable housing and open space. The Zoning Regulations establish minimum lot area standards for PUDs, ranging from two acres in low- and moderate-density residential districts to 15,000 square feet in high-density and commercial zoning districts, with provisions for reductions to these standards included in the Regulations. Public benefits are generally provided onsite, but may also be provided in the surrounding area, subject to specific provisions set forth by zoning. 2502.3

2502.4 While this process allows for significant public input and often results in superior design and amenities, it has been criticized in some parts of the city. Throughout the Comprehensive Plan revision process, concerns were expressed about the location and extent of public benefit amenities, the level of additional density that may be granted, and a perceived lack of predictability. As the District sets out to revise its Zoning Regulations, careful evaluation of the PUD thresholds, standards, and waiver conditions is recommended. 2502.4

2502.5 **Policy IM-1.1.1: Mitigation of Development Impacts**

To the greatest extent feasible, use the development review process to ensure that impacts on neighborhood stability, traffic, parking and environmental quality are assessed and adequately mitigated. Require the

preparation of reports by city officials looking at development impacts. Officials must review short- and long-term development effects on the socio-economic character of neighborhoods, the displacement pressures, and environmental impacts, as well as impacts to public services like transit, infrastructure, community facilities, and emergency responders, among other fundamental planning impacts. Development impacts must be reviewed openly at the earliest stages of review as transparently as possible. Cumulative adverse development effects must be evaluated holistically. 2502.5

2502.6 **Policy IM-1.1.2: Review of Development in Surrounding Communities**

Increase the District's participation in the review of development projects located in neighboring jurisdictions along the District's boundaries in order to promote land use compatibility and more effectively address traffic and parking issues. 2502.6

2502.7 **Policy IM-1.1.3: Relating Development to Infrastructure Capacity**

Ensure that development does not exceed the capacity of infrastructure. Land use decisions should balance the need to accommodate growth and development with available transportation capacity, including transit and other travel modes as well as streets and highways, and the availability of water, sewer, drainage, solid waste, and other public services, including emergency responders and response time, and the capacities of existing community facilities like schools, recreation centers, libraries, etc. to continue to serve the existing neighborhoods as well as any new development. Cumulative adverse development impacts must be evaluated holistically. 2502.7

2502.8 **Policy IM-1.1.4: Incentives for Achieving Goals and Policies**

Allow the use of zoning incentives such as increased height and density in appropriate locations as a tool for achieving Comprehensive Plan goals and policies. Incentives must only be granted where adverse impacts are identified and mitigated, and when the development community substantially shares in the real costs to upgrade and maintain over the long-term vital public services and community facilities in the surrounding neighborhoods. Development review must have an eye towards protecting residents, especially families and seniors within impacted communities. Any additional density and height granted must be evaluated against its impacts to the built environment of the surrounding area.2502.8

2502.9 **Policy IM-1.1.5: Development Approvals and the Comprehensive Plan**

~~To the extent they are relevant, consider the goals and policies of the District Elements in the~~ Require approval of planned unit developments, variances, campus plans, special exceptions, large tract reviews, and other projects ~~requiring review~~ to be consistent with and uplift the District Elements of the Comprehensive Plan, including the Future Land Use Map and Generalized Policy Map.~~.~~ 2502.9

2502.10 **Policy IM-1.1.6: Studies Preceding Zoning Case Approvals**

Ensure that zoning case approvals such as Planned Unit Developments (PUDs) utilize: (1) transportation and infrastructure studies and recommended conditions of approval to mitigate potential impacts; (2) agreements for financing any necessary improvements, including public and private responsibilities; (3) agreements to comply with "first source employment" requirements and other regulations that ensure public benefits to District residents; (4) land value destabilization studies as it relates to neighboring residents and local small businesses and enterprises to protect those especially vulnerable to displacement; (5) analysis of existing capacities at local community facilities, like schools, libraries, recreation centers, and emergency responders to ensure development doesn't overwhelm public services; (6) evaluations of impacts on natural environment, such as air quality, water quality, noise, refuse, and emissions, to mitigate negative affects especially for those more vulnerable and sensitive to these issues like children and seniors. Development beyond the ability of the neighborhoods to withstand impacts and sustain new projects must be prevented.. 2502.10

2502.11 **Policy IM-1.1.7: Housing as a PUD Amenity**

Require ~~Consider~~ the provision of substantial on-site housing for low and moderate income family households consisting of 3 or more bedrooms, for seniors, for residential units serving extended families, and for persons with special needs as an important amenity in Planned Unit Developments. 2502.11

2502.12 **Policy IM-1.1.8: Location of PUD Amenities**

Require that a substantial part of the amenities proposed in Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact. 2502.12

2502.13 **Action IM-1.1.A: PUD Regulations**

Complete an evaluation of the District's Planned Unit Development (PUD) regulations and procedures, including a "Best Practices" assessment of PUD practices in other large cities. The evaluation should consider minimum size thresholds, appropriate allowances for bonus height and density, the types of public benefits that may be provided, and review and approval procedures. The evaluation should also consider much stricter limitations on the extension of PUD approvals. 2502.13

2502.14 **Action IM-1.1.B: Large Tract Review**

Complete an evaluation of the District's Large Tract Review procedures, including a "Best Practices" assessment of large tract procedures in other large cities. The evaluation should determine if the existing threshold of 50,000 square feet for commercial projects and three acres for residential projects is appropriate, and should include provisions to preclude projects from being broken into phases as a way to circumvent the review process. The Large Tract Review process must be considered a "contested case" under the District of Columbia Administrative Procedures Act to promote transparency in decision making.

And provide accountability to District residents and businesses who will be impacted by these types of developments. 2502.14

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2503 IM-1.2 SMALL AREA PLANNING

2503.1 Small Area Plans cover defined geographic areas that require more focused direction than can be provided by the Comprehensive Plan. The intent of such plans is to guide long-range development, stabilize and improve neighborhoods, achieve citywide goals, ~~and~~ attain economic, and social ~~and~~ community benefits. The Comprehensive Plan Area Elements identify where Small Area Plans should be prepared, with an emphasis on the issues covering neighborhoods, that have a cohesive set of characteristics, such as Land Use ~~Change~~ Areas, Enhancement Areas, and business districts ~~shown on the Comprehensive Opening of new affordable housing~~. Plan's Generalized Policies Map. As these Small Area Plans are completed, future amendments to the Comprehensive Plan should identify subsequent generations of small area plans. ANC and public involvement in the development of Small Area Plans is desired and expected. 2503.1

2503.2 ~~2503.2~~ **Policy IM-1.2.1: Small Area Plans**

Prepare Small Area Plans and other planning studies for parts of the city where ~~detailed direction or standards are needed to guide~~ guidance on land use, transportation, urban design, and ~~other future physical~~ evidence of disinvestment and/or significant change is occurring or anticipated. ~~planning decisions~~. The focus should be on areas ~~that~~ where public facilities and/or physical improvements need to be addressed and opportunities for substantial infill planning is needed for stabilizing conditions that threaten residents and/or promote public investment.

T-hrough participation residents can define the outcomes they want to achieve. Including ~~offer~~ opportunities for renovation and/or new residential, commercial, and mixed use development, or provide detailed strategies to achieve the goals for its future within the community ~~areas with problems or characteristics requiring place-specific planning actions.~~ Use the Comprehensive Plan Area Elements, the Generalized Policies Map, ~~and land use monitoring activities~~ to identify areas in the city where such plans are needed. Citizens shall have the right to petition or suggest small area plans to be proposed by the Mayor. 2503.2

2503.3 **Policy IM-1.2.2: Protocol for Small Area Plans**

Ensure that Small Area Plans take a form appropriate to the needs of the community and reflect citywide needs, District and neighborhood economic and social development policies and priorities, market conditions, implementation requirements, competing demands, available staffing resources and time, and available funding. Such plans should address such topics as neighborhood re-stabilization ~~revitalization~~ and conservation needs and strategies, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, ~~the need for~~ zoning changes or ~~special zoning requirements,~~ and other implementation techniques necessary to achieve plan objectives. Small area plans must be ~~should be~~ adopted as legislature by the Council and used to supplement

the Comprehensive Plan. If necessary, Comprehensive Plan amendments should be introduced to ensure internal consistency for the areas involved. 2503.3

Please consult the Area Elements of the Comprehensive Plan for actions relating to the locations of future Small Area Plans.

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2504 IM-1.3 ZONING REGULATIONS AND CONSISTENCY

2504.1 The importance of zoning as a tool for implementing the Comprehensive Plan, particularly the Future Land Use Map, is discussed in several places in the Comprehensive Plan. The Home Rule Charter requires that zoning "shall not be inconsistent" with the Comprehensive Plan. Consequently, revisions to the Comprehensive Plan should be followed by revisions to the Zone Map, with an emphasis on removing clear inconsistencies. A public and transparent review of what city officials claim are inconsistencies must be undertaken so that affected neighborhoods may have a voice in any substantial zone district and planning policy changes. Zone Map changes must require environmental impact evaluation before becoming finalized. 2504.1

2504.2 However, the zoning impact of the District Elements of the Comprehensive Plan is broad, and is not limited to areas where Comprehensive Plan/ Zone Residents participate in a Small Area Plan meeting. Map inconsistencies are present. Additional zoning map amendments may be needed to achieve neighborhood revitalization or conservation goals. ~~The Zoning Regulations themselves need substantial revision and reorganization, ranging from new definitions to updated development and design standards, and even new zones. A major revision to the Zoning Regulations is planned for 2007-2009~~. Action items throughout the Comprehensive Plan have been listed for consideration during this effort, eventually enabling zoning to work more effectively as a Comprehensive Plan implementation tool. Table 25-1 highlights all zoning-related actions that are included in the Comprehensive Plan. The Zoning Regulations were amended in full in 2016. The Comprehensive Plan was used in part to create these new zoning regulations. Amendments to the Comprehensive Plan must take into account the expressed predictability of this central land use planning document as a 20-year planning vision for the District. 2504.2

2504.3 **Policy IM-1.3.1: Updating Land Use Controls**

Regularly review and update the District's land use controls and building codes to eliminate obsolete regulations and develop new regulations that address emerging issues, land uses, building types, and technologies. The public must be invited to understand and determine the obsolescence of old codes, and demonstrated need for new codes. 2504.3

2504.4 **Policy IM-1.3.2: Zone Map Consistency**

Consistent with the Home Rule Charter, ensure that the Zone Map is not inconsistent with the Comprehensive Plan Future Land Use Map. Make appropriate revisions to the Zone Map to improve its alignment with the Future Land Use Map and to eliminate clear inconsistencies. In cases where the FLUM suggests higher density than what is current zoned on the DC Zone Map, city official must require a review of the affects of amending the DC Zone Map with districts allowing for increased heights and densities. Affects on the environment, infrastructure, and public services must be evaluated and publicly reviewed in coordination with substantial public input before affecting any changes. 2504.4

2504.5 **Policy IM-1.3.3: Consultation of Comprehensive Plan in Zoning Decisions**

Require the Board of Zoning Adjustment, the Zoning Commission, the Zoning Administrator, and other District agencies or decision making bodies regulating land use to look to the District Elements of the Comprehensive Plan and its accompanying Maps before making any final decisions.~~.~~ Decisions on requests for rezoning shall be guided by the Future Land Use Map read in conjunction with the text of the Plan (Citywide and Area Elements) as well as Small Area Plans pertaining to the area proposed for rezoning. Rezoning, including by use of a Planned Unit Development application, shall not supersede the heights and densities indicated by the Future Land Use Map and Generalized Policy Map designations. 2504.5

2504.6 **Policy IM-1.3.4: Interpretation of the District Elements**

Recognize the overlapping nature of the Comprehensive Plan elements as they are interpreted and applied. An element may be tempered by one or more of the other elements. As noted at Section 300.2, since the Land Use Element integrates the policies of all other District elements, it should be given greater weight than the other elements. Competing policies must be evaluated holistically, with greater weight given to the policies that seek greater mitigation or protections for District residents, small businesses, and communities. Social-economic qualities and environmental concerns shall carry equal weight as impacts to the character of the built environment for any given neighborhood. 2504.6

2504.7 **Policy IM-1.3.5: District Government Compliance**

Ensure continued compliance by the government of the District of Columbia with the provisions and standards of its building and zoning regulations in all parts of the city. Zoning approvals shall seek a predictable planning future for the socio-economic, environmental, and prevailing aesthetic character of all District neighborhoods. Projects that challenge communities adversely without mitigation shall not be permitted. 2504.7

2504.8 **Action IM-1.3.A: Zone Map Revision**

Undertake a comprehensive revision to the District's Zone Map to eliminate inconsistencies between zoning and the Comprehensive Plan Future Land Use Map and other Comprehensive Plan Maps, including those showing historic districts. In cases where the FLUM or other Comprehensive Plan Maps and policies suggest higher density than what is current zoned on the DC Zone Map, require a review of the affects of increasing the zone densities in any given area on the environment, infrastructure, and public services before affecting any changes. 2504.8

2504.9 **Action IM-1.3.B: Comprehensive Plan / Zoning Correspondence Table**

Require an annual report ~~Prepare and publish general guidelines which~~that indicates which zone districts are "clearly consistent", "potentially consistent", and "clearly inconsistent" with each Comprehensive Plan

Land Use Category. 2504.9

2504.10 **Action IM-1.3.C: Review of Definitions**

Review the definitions used in planning, zoning, building, and housing codes to determine if changes are needed to establish consistency between District agencies. 2504.10

2504.11 **Action IM-1.3.D: Adoption of Future Land Use Map and Policy Map**

Adopt the Future Land Use Map and Policy Map by "Act." Any inconsistencies in land use map designations between the illustration on the map and the textual description of the map designation that is contained in the adopted Comprehensive Plan legislation shall be resolved in favor of the text. Adopt the Comprehensive Plan Glossary Chapter 26 in the DC Municipal Regulations. 2504.11

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2505 IM-1.4 LONG-RANGE PLANNING

2505.1 A healthy long-range planning function is essential to implement and maintain the Comprehensive Plan, monitor its effectiveness, and collect and analyze data to guide land use decisions. Other sections of the Comprehensive Plan speak to the importance of using long-range planning to guide the capital improvement process, public facilities plans, and transportation, housing, and economic development efforts. Good plans must be based on good data; their success should be measurable through quantifiable benchmarks. Part of the function of long-range planning is to ensure that such benchmarks are realistic and are based on accurate sources, research, and analysis. 2505.1

2505.2 Another key function of long-range planning is to advocate on the District's behalf at the regional level. Successful implementation of the Comprehensive Plan will require additional collaboration with adjacent state, county, and city governments; and additional regional planning initiatives. The District must be more than a passive bystander in these initiatives. It should lead the way in discussions about regional housing, transportation, social, and environmental issues. It should advocate for greater equity at the regional level, stronger measures to balance jobs and housing across the region, and transit improvements which improve regional mobility, environmental quality and reduce urban sprawl. 2505.2

2505.3 **Policy IM-1.4.1: Long-Range Planning Program**

Using the recommendations including in Section IM-3 of this Comprehensive Plan, establish an ongoing planning process that provides for updating and amending the Comprehensive Plan, periodic progress reports, and collection and dissemination of long-range planning data. 2505.3

2505.4 **Policy IM-1.4.2: Monitoring Neighborhood Trends**

Monitor social, economic, community, and real estate trends that might require land use actions or policy modifications. Ensure that current, reliable data is incorporated in the city's land use planning efforts and required to be used by land use decision makers. ~~and that~~ S~~s~~uch data can be used ~~is~~ consistently ~~used~~ across District agencies in their decion-making. Monitoring trends shall require neighborhood-level evaluation and review with written reports depicting local demographics and land values and to understand which communities are especially vulnerable to displacement, apt to adverse environmental impacts, and to prevent development impacts on capacities of existing public services such as public transit, infrastructure, and community facilities. 2505.4

2505.5 **Policy IM-1.4.3: Regional Planning**

Actively participate in regional land use planning initiatives, and recognize the link between these initiatives and broader District goals relating to housing, transportation, economic growth, social equity, and environmental quality. Encourage jurisdictions across the region to do their part to meet regional housing demand for persons of all incomes, accommodate special needs populations, contribute to

transportation improvements, and make land use and transportation decisions which support "smart growth". 2505.5

2505.6 **Action IM-1.4.A: Progress Reports**

At least once every year~~two years~~, prepare a Comprehensive Plan Progress Report for the Council that documents the progress being made on implementation of the District Elements. Reports shall discuss in detail the efficacy and effectiveness, or not of each policy and ways policies and implementation can maintained or enhanced.2505.6

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66)) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

2507 IM-1.5 PUBLIC INPUT

2507.1 The District of Columbia is committed to public involvement in local government affairs, particularly those relating to land use decisions. The District has one of the most extensive networks of citizen and civic organizations, neighborhood organizations, advocacy groups and special interest groups in the country. Its 37 Advisory Neighborhood Commissions (ANCs) provide a unique forum for seeking local input and expressing priorities on a range of land use issues. The Zoning Commission, Board of Zoning Adjustment, and the Council itself provide formalized opportunities for public discourse on land use matters. The advent of the Internet, e-mail, streaming video, and other technologies have made information instantly accessible to thousands of residents, enabling unprecedented levels of participation in community meetings, summits, and forums. 2507.1

2507.2 There is presently considerable interest in expanding input even further through the creation of a city Planning Commission. A 2003 Assessment of the Comprehensive Plan concluded that the merits of a Planning Commission should be evaluated, in part to improve Comprehensive Plan implementation and accountability. This dialogue has continued to evolve over the past three years. Several options for the Commission's composition and responsibilities have been proposed; these will be given further consideration after the Comprehensive Plan is adopted. 2507.2

2507.3 **Policy IM-1.5.1: Involvement of Advisory Neighborhood Commission**

Include the Advisory Neighborhood Commissions and area residents in the review of development to assist the District in responding to resident concerns. Consistent with the statutory requirements of the DC Code, feedback from the ANCs ~~should~~ must be given "great weight" as land use recommendations and decisions are made. ANC's shall be given more time for evaluation and review of any project if so requested. 2507.3

2507.4 **Policy IM-1.5.2: Promoting Community Involvement**

Encourage the community to take a more proactive role in planning and development review, and to be involved in Comprehensive Plan development, amendment, and implementation. A variety of means should be used to secure community input, including advisory and technical committees, community workshops, review of draft texts, public forums and hearings, and other means of discussion and communication. Ensuring language access for Limited English speaking DC residents in all affected neighborhoods shall be required for inclusive planning The city must use resources to provide childcare at all public meetings where requested so that families can choose to participate. Reaching out to affected ANC's, civic and citizen groups, and to families shall be required and conducted in person, delivery of printed flyers, and through electronic means. 2507.4

2507.5 **Policy IM-1.5.3: Faith Institutions**

Recognize the importance of faith institutions to neighborhood life in the District, including their role as

neighborhood centers, social service providers, and community anchors. Work collaboratively with local faith institutions in neighborhood planning and development initiatives, both to address community needs and to reach residents who might not otherwise participate in local planning initiatives. 2507.5

2507.6 **Policy IM-1.5.4: Transparency in Decision-Making**

Require ~~Strongly encourage~~ transparent decision-making in all land use and development matters, making information available and accessible to residents in a timely manner, including Limited English speaking residents and families, and maintaining open lines of communication with the public as plans are developed and long before they may be finalized. Transparency shall also include a open dialog about inter-connected socio-economic, environmental, and quality of life impacts brought on by new development projects, neighborhood policy changes, and any affects to or changes in community services.. 2507.6

2507.7 **Policy IM-1.5.5: Electronic Media**

Enhance communication between residents, organizations, and the District by providing access to information through electronic media and other methods. 2507.7

2507.8 **Action IM-1.5.A: Planning Publications**

Prepare a set of easy-to-understand written and electronic guides to help residents navigate the planning and building processes, comprehend land use planning and zoning regulations, and follow the standards, procedures, and expectations used in local planning activities and in following the DC Language Access Act.~~,~~ 2507.8

2507.9 **Action IM-1.5.B: Planning Commission Feasibility Study**

Consistent with the recommendations of the Comprehensive Plan Assessment of 2003, conduct a Mayorally-commissioned study of the feasibility of creating Soliciting community input during the Comp Plan revision process. Planning Commission in the District of Columbia. The report shall be prepared by outside parties and submitted to the Mayor, the Council, and the public within 120 days of the effective date of the Comprehensive Plan Amendment Act of 2006. The report shall summarize potential models for such a Commission, including its composition, roles, responsibilities, authority, staffing, and relationship to the City Council and other city commissions. 2507.9

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C.

Official Code § 1 -301.66)) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

2512 IM-3.1 MONITORING AND EVALUATING COMPREHENSIVE PLAN IMPLEMENTATION

2512.1 The District of Columbia needs to be able to measure successes and challenges in Comprehensive Plan implementation. The Office of Planning shall prepare an overall implementation calendar for the Comprehensive Plan, scheduling individual items with planned startup points and planned completion. The implementation calendar shall include the administrative staffing for ensuring that the various necessary actions across the District government are undertaken. The best way to measure progress would be ~~a biennial (once every two years)~~ an annual Implementation progress report by the Office of Planning through the Mayor to the Council of the District of Columbia. This is a vital part of keeping the planning process open, transparent, and responsive. It can also be a vehicle for review and refinement of implementation priorities, deletion of completed actions, and the addition of new actions or policies. 2512.1

2512.2 The Office of Planning should make the Comprehensive Plan progress report a highly publicized effort to demonstrate the important role the Comprehensive Plan plays in decisions that affect the change, growth and development of the city. This will also keep the Comprehensive Plan process a topic of public discourse. Reports shall discuss in detail the efficacy and effectiveness, or not of each policy and ways policies and implementation can maintained or enhanced.2512.2

See also Action IM-1.4.A earlier in this Element on Progress Reports.

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PUTTING PUBLIC HOUSING IN ACROSS THE DC COMP PLAN

At-Risk Public Housing and the Comp Plan

For questions about public housing, contact Daniel del Pielago at daniel@empowerdc.org or 202-234-9119 x 101.

For questions about the Comp Plan, contact Jillian Burford at jillian@empowerdc.org or 202-234-9119 x 103.

Section 18 of the US Housing Act of 1937 (as amended in 1998) removes the 1 for 1 public housing replacement requirement and provides broad authority to Public Housing Agencies (PHAs) to demolish or dispose of public housing.

- Section 18 is commonly referred to a “demo/dispo.”

Rental Assistance Demonstration (RAD) allows Public Housing Agencies (PHAs) and owners of other HUD-assisted properties to convert units from their original sources of HUD to project-based Section 8 contracts.

Property & Status	**Area Element**	**# of Bedrooms**	**ANC/SMD**
Benning Terrace (Section 18)	Far NE/SE	• 2 BR: 40 • 3 BR: 110 • 4 BR: 14 • 5 BR: 12 • 6 BR: 1	ANC 7F03 Sheila Carson Carr
Ft. Dupont Dwellings and Additions (Section 18)	Far NE/SE	• 0 BR: 2 • 1 BR: 25 • 2 BR: 41 • 3 BR: 32	ANC 7F05 Brittany Hughes
Garfield Terrace Senior (RAD)	Mid-City	Factored in with family residence	ANC 1B03 Sedrick Muhammad
Garfield Terrace Family (Section 18)	Mid-City	• 0 BR: 1 • 1 BR: 191 • 3 BR: 33 • 4 BR: 1 • 6 BR: 1	ANC 1B03 Sedrick Muhammad
Greenleaf Gardens and Additions (Section 18)	Lower Anacostia Waterfront	No information on number of units	ANC 6D06 Rhonda Natalie Hamilton
Judiciary House (RAD)	Central Washington	• 0 BR: 116 • 1 BR: 107 • 2 BR: 2	ANC 2C02 Jamaal T. Burton

Kelly Miller Walk-ups (Section 18)	Mid-City	• 0 BR: 13 • 1 BR: 27 • 2 BR: 75 • 3 BR: 23	ANC 1B11 Rodd Hudson
Kelly Miller Townhomes (RAD)	Mid-City	Factored in with the walk-ups	ANC 1B11 Rodd Hudson
Langston Terrace (RAD) - Mentioned in narrative, not policy or action	Upper NE	• 1 BR: 147 • 2 BR: 61 • 3 BR: 3	ANC 5D04 Bernice Blacknell
Langston Additions	Upper NE	• 3 BR: 23 • 4 BR: 7	ANC 5D04 Bernice Blacknell
LeDroit Apartments (RAD)	Mid-City	• 1 BR: 97 • 3 BR: 17	ANC 1B11 Rodd Hudson
Richardson Dwellings (Section 18)	Far NE/SE	• 2 BR: 41 • 3 BR: 54 • 4 BR: 11 • 5 BR: 15	ANC 7C02 Lawrence Devin
Stoddert Terrace	Far NE/SE	• 2 BR: 60 • 3 BR: 53 • 4 BR: 64 • 5 BR: 25	ANC 7F05 Brittany Hughes
Woodland Terrace	Far SE/SW	• 1 BR: 32 • 2 BR: 33 • 3 BR: 69 • 4 BR: 31 • 5 BR: 21 • 6 BR: 6	ANC 8B03 Charles H. Wilson

Public Housing Policies and Actions

Policy CH-1.1.10	Policy CH-1.1.10: Public Housing Rehabilitate public housing projects on Capitol Hill, ensuring that any units that are removed are replaced in-kind by new public housing units within the community. ~~Explore opportunities to increase density to include both subsidized and market rate units on site.~~ Where feasible, rehabilitation projects should provide home ownership opportunities for public housing residents. 1508.11
Action CH-2.2.D	Action CH-2.2.D: Potomac Gardens ~~New Community~~ Pursue redevelopment of Potomac Gardens ~~as a new community~~

	as a mixed-income development, replacing the existing public housing development with new mixed income housing, including an equivalent number of affordable units and additional market rate units. Overall densities on the site should be compatible with adjacent uses. Every effort should be made to avoid the long-term displacement of existing residents if the project is reconstructed. 1512.14
Policy CW-1.1.5	Policy CW-1.1.5: Central Washington Housing Diversity Preserve Central Washington's existing low- to moderate-income housing, including public housing, Section 8 housing-both contracts and vouchers- and other subsidized units. **The District has taken a proactive approach to preserve affordable units at the Museum Square, Golden Rule and other Central Washington Area redevelopment sites. The District should continue to expand the number of affordable units through land disposition with affordability requirements and through the use of zoning and other regulatory incentives**. ~~While this will be expensive,~~ It is important to keep Central Washington a mixed income community and avoid the displacement of lower income residents. 1608.6
NEW Policy FNS-1.1.X	**Policy FNS-1.1.X: Lincoln Heights-Richardson Dwellings and the New Communities** **Initiative In November 2005, the District of Columbia, in collaboration with the residents of the Lincoln Heights neighborhood, initiated a process to plan for and implement the revitalization of the DC Housing Authority's Lincoln Heights property and the surrounding neighborhood. Consistent with the New Communities Initiative, the goal of this effort was to transform the public housing development and its neighborhood into a mixed-income, mixed-use community. In this new community, residents will have access to high quality housing options affordable at all income levels and to the human services necessary to help prepare them to take advantage of the new economic opportunities and changes that are coming their way. The Initiative's goal is to strengthen both the physical and social infrastructure of neighborhoods troubled by violent crime, poverty and other social challenges.**
Action FNS-2.3.B	Action FNS-2.3.B: Lincoln Heights New Community **Continue to p**~~P~~ursue redevelopment of Lincoln Heights as a "new community", replacing the existing public housing development with new mixed income housing, including an equivalent number

	of affordable units and additional market rate units. 1713.8
Action FNS-2.5.A	Action FNS-2.5.A: Eastgate Gardens Develop Eastgate Gardens as a mixed income community containing senior housing, public housing, home ownership opportunities, and a community arts center. As population increases here and elsewhere in Marshall Heights, pursue the refurbishing of shopping areas along Benning Road to better serve the surrounding community. 1715.4
Action MC-2.1.D	Action MC-2.1.D: Park Morton New Community **Continue** ~~Pursue~~ redevelopment of Park Morton as a "new community", replacing the existing public housing development with an equivalent number of new public housing units, plus new market-rate and "workforce" housing units, to create a new mixed income community. Consider implementing this recommendation in tandem with plans for the reuse of public land on Spring Road. Ensure that every effort possible is made to avoid permanent displacement of residents ~~if this action is followed~~. 2011.12
Policy FSS-2.3.1	Policy FSS-2.3.1: Barry Farm New Community Encourage the revitalization of Barry Farm in a manner which: a) Ensures one-for-one replacement of any public housing that is removed, along with measures to assist residents and avoid dislocation or personal hardship; b) Creates additional opportunities for workforce and market rate housing on the site, consistent with the goals of the city's New Communities program; and c) Provides new amenities such as community facilities, parks, and improved access to the Anacostia River and Anacostia Metro Station. While some increase in density will be required to meet the one-for-one replacement ~~requirement~~ **goal**, consideration should be given to including nearby vacant land in the New Community site, so that densities may remain in the moderate to medium range. **Building heights may exceed those heights typically used in medium density zones in order to accommodate the density.** 1813.3
Action FSS-2.3.A	Action FSS-2.3.A: Sheridan ~~Terrace~~ **Station** Consider adding the vacant Sheridan ~~Terrace~~ **Station** public housing site and other nearby vacant sites to the Barry Farm New Community proposal, ~~in order~~ to improve the economic viability of the proposal and ensure that mixed income, family-oriented housing can be provided. **Completed-See Implementation**

	Element. 1813.6
NEW Policy AW	**Policy AW-- Resilient Affordable Housing** **Incorporate climate resilience measures into the rehabilitation of existing affordable housing and the creation of new affordable housing, including public housing, located in the Lower Anacostia Waterfront/Near Southwest Planning Area to protect these units against current and projected future flood conditions.**
NEW Policy AW:-2.5.3	**Policy AW:-2.5.3: Greenleaf Public Housing Redevelopment** **Promote the redevelopment of the Greenleaf public housing complex, comprised of four sites on both the north and south sides of M Street SW between 3rd and Delaware Streets, to benefit existing Greenleaf residents and realize a well-designed mixed-income community. Explore the potential for District-controlled properties in the vicinity to support a "build-first" strategy to keep Greenleaf residents within the Southwest neighborhood. Support one for one replacement of all existing public housing units on site.**
NEW Action AW-2.5.A	**Action AW-2.5.A: Greenleaf Planned Unit Development** **Support the redevelopment of DC Housing Authority-controlled Greenleaf public housing parcels consistent with the increased density of Future Land Use Map designations as outlined in the Southwest Neighborhood Plan if development is achieved through a Planned Unit Development which meets the following criteria:** **a) conforms to the design guidelines for each parcel as outlined in the Small Area Plan; provides replacement housing for all the existing affordable units within the project or the immediate Southwest Neighborhood** **b) encourages a mixed-income community through the inclusion of market rate units and to the extent practicable, workforce housing;** **c) and achieves a significant level of green design in terms of both site and building**
Policy UNE-1.1.4	Policy UNE-1.1.4: Reinvestment in Assisted Housing Continue to reinvest in Upper Northeast's publicly-assisted housing stock. As public housing complexes are modernized or reconstructed, actions should be taken to minimize displacement and to create homeownership opportunities for current residents. 2408.5
Policy H-	Policy H-2.1.7: Direct Rental Assistance

2.1.7	Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter **and/or rapid rehousing**. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program. 509.11
Policy H-1.4.4	Policy H-1.4.4: Public Housing Renovation **Public housing is a critical part of meeting the demand for affordable housing and preventing displacement.** Continue efforts to transform distressed public and assisted housing projects to create ~~into viable~~ **equitable** mixed-income neighborhoods., ~~providing~~ **Minimize displacement and resident moves, and ensure** one-for-one replacement within the District of Columbia of any public housing units that are removed, **and observe build-first principles where feasible**. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10
Action H-1.4.A	Action H-1.4.A: Renovation and Rehabilitation of Public Housing Continue federal and local programs to rehabilitate and rebuild the District's public housing units, including but not limited to the ~~HOPE VI~~ **Choice Neighborhood** program, **Rental Assistance Demonstration (RAD) program,** capital and modernization programs, the Community Development Block Grant program, and the District-sponsored New Communities program. 506.13
Action H-1.4.C	Action H-1.4.C: DCHA Improvements Continue ~~the positive momentum toward~~ improving the District's **existing** public housing **and Housing Choice Voucher and Local Rent Supplement Programs** ~~programs~~, including the **use of sub-market rents to increase use of vouchers in high cost neighborhoods, the RAD program, and** effective training of public housing residents in home maintenance skills. In addition, residents should be involved in management and maintenance and the effective renovation, inspection, and re-occupancy of vacant units. 506.15
Action H-1.4.E	Action H-1.4.E: Additional Public Housing Support ~~efforts by~~ the DC Housing Authority**'s planning goals** ~~to use its authority to create 1,000 additional units of~~ **for its** public housing **units by studying the need for additional units and developing strategies to meet the needs of existing units., Use** ~~subsidized~~ **subsidies** ~~by funding~~ from the US Department of Housing and Urban Development under the public housing Annual

	Contributions Contract (ACC), **RAD, and other sources.** ~~This action is contingent on the availability of funds for a local rent subsidy to cover the annual operating costs for the new units.~~ 506.17
Policy H-2.1.7	Policy H-2.1.7: Direct Rental Assistance Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter **and/or rapid rehousing**. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program. 509.11
PASTED Policy H-4.3.5	Policy H-~~4.2.6~~ **4.3.5**: Housing for ~~Ex-Offenders and Supervised Offenders~~ **Returning Citizens** Create adequate housing plans for people exiting ~~jail or prison~~ **the correctional system** so that they do not become homeless, including the removal of barriers to reentering offenders living in public housing. Ensure that ~~ex-offenders~~ **returning citizens** are not concentrated into assisted housing projects but can find housing throughout the city. **Ensure that rental housing providers do not discriminate against returning citizens.** 516.12

DEALING WITH DISPLACEMENT ACROSS THE COMP PLAN

COMMENTS ON OP'S REWRITE TO THE DC COMP PLAN "DISPLACEMENT"

From: Jillian Burford
Sent: Friday, January 10, 2020 6:06 PM
To: plandc@dc.gov <plandc@dc.gov>
Cc: Daniel del Pielago <daniel@empowerdc.org>
Subject: Comments on Displacement

To Whom It May Concern:

I am submitting these comments on "Callout Box: What is Displacement?" in the Housing Element chapter on behalf of Empower DC and the DC Grassroots Planning Coalition. Due to the lack of clarity around proper submission guidelines, I hope that my comment submission in this table format is appropriate.

Proposed Text	Comment
"physical displacement as households must move when the properties they occupy are redeveloped"	Redevelopment is not the sole cause of displacement of households. Foreclosures and reverse mortgages are common causes of displacement and homeless in DC among homeowners. In May 2009, the Urban Institute cited the National Coalition for the Homeless' survey that reported received responses from former homeowners who stated that they are moving from place to place to avoid being on the street. The demolition of public housing properties is also common form of physical displacement, as well as renters not being protected under rent control and stabilization.
"cultural displacement as residents lose a sense of belonging or shared identity in their neighborhood due to neighborhood change or growth"	To reference "cultural displacement" in this manner puts the onus of these feelings on residents and not the sudden influx of transient residents brought in by developers and predatory real estate agents.
"The loss of naturally occurring affordable housing units illustrated in Table 5.5 along with the decline of lower income, primarily black,	Expand on this further to provide a broader scope on what has happened. To build a truly inclusive, racially-equitable city, this narrative needs to

households discussed in the Framework Element indicate Washington, DC has experienced significant displacement in many neighborhoods and across the city.”	be consistent to build towards that goal. This is not enough. CAPITALIZE: Black
‘National-level studies suggest that, by some measures, the District is the US city most impacted by both the increasing demand for housing from higher-income households and the decline in the number of lower income households.”	These studies need to be referenced and cited. Gentrification also needs to be named as the leading cause. While other major cities are experiencing naturally occurring cycles of gentrification, DC is experiencing the highest rate of displacement. Gentrification is only mentioned by name one time and needs to be explained for those unfamiliar with the proper usage of the term. Reported by: The Institute on Metropolitan Opportunity (April 2019) National Community Reinvestment Coalition (March 2019) 2009-2013 American Community Survey, US2010 Longitudinal Tract Data Base
“Between 2006 and 2017, Washington, DC experienced a decline of more than 15,600 households earning between 30 and 80 percent of the MFI;”	The Washington Post puts this number as over 20,000 Black residents between 2000 and 2013 and references the report by the National Coalition for the Homeless. (March 2019)
“Washington, DC has one of the strongest set of anti-displacement programs in the country, which includes rent control, eviction protection, Tenants’ Opportunity to Purchase Act, District Opportunity to Purchase Act, locally subsidized rents, tax assessment caps, and finally tax credits for low income and older homeowners.”	These programs have routinely failed to prevent widespread displacement. The District has also failed to actually put DOPA into action. While public housing is the last vestige for many low-income residents, TOPA is not an option for those residents. How do we create home ownership opportunities for public housing residents?
“Yet, protecting vulnerable citizens from the forces that lead to displacement clearly continues to be one of the greatest challenges to growing an equitable and inclusive city.“	Public housing residents are among the most vulnerable residents in the city, but they the most at-risk for displacement due to DCHA’s Section 18 and RAD plans for 14 properties, which does not take into account the

	loss of Barry Farm, Temple Court, or Arthur Capper-Carrollsburg. Residents who were not eligible for vouchers or have failed to find affordable units have been spread among the 14 properties slated for disposition in the Mid-City, Upper NE, Far SE/SW, and Far NE/SE Area Elements. With the removal of these 14 properties from the housing stock, that is over 2600 units lost.
“It is incumbent upon the District to strengthen existing policies and develop new ones to counteract and mitigate physical and economic displacement.”	Many of these policies need to become actions to avoid permanent, widespread physical and economic displacement.

Best,

Jillian Burford
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COMP PLAN VISIONARY POLICIES

COMP PLAN: VISIONARY POLICIES

Leave a reply

Race and class equity in all projects across the city is critical as the city develops especially in light of DC being ranked number one in displacement and gentrification in the nation.

This basic planning concept of equity has so far been adopted into the leading chapter of the Comprehensive Plan, known as the Framework Element passed into law by the City Council in June.

Most recently in October, the Mayor's Office of Planning has called upon us to comment upon the rest of the Plan with additional 1500 redlined pages and hundreds of rewritten and deleted plan policies, expecting us to review, digest, and comment in only three months time over the holidays.

DC for Reasonable Development encourages all residents to especially review how the Mayor wants to change policies that affect your specific neighborhood and take a closer look at the maps.

The DC Grassroots Planning Coalition has made that easier to do at these two links here :: http://www.dcgrassrootsplanning.org/maps/ || www.dcgrassrootsplanning.org/roadmap

AN INCLUSIVE & SUCCESSFUL CITY: FROM VISION TO POLICY

Now that the other chapters of the Plan are being entirely rewritten by the Mayor, we, the people, must ensure the newly established planning concept of race and class equity is enacted throughout the entire Comprehensive Plan so that the city is livable and walkable for all and true equity is created in all projects and planning decisions for developments around the city.

Instead of getting into the weeds, DC for Reasonable Development offers the following menu of broader policy planning concepts that residents, ANC's, civics and citizen groups can add to any existing or developing resolutions and amendments to the Comp Plan that you may already be considering. These broad policies and ideas reflected below follow on from the Grassroots Planning principles found here :: **https://tinyurl.com/dcgpc-comp-plan-principles**

1. ***Income and Family Housing Equity in All Projects (1/3–1/3–1/3):*** Currently 80-90% of new housing units being built in DC in the past decade have been luxury studio and one-bedroom units leading to substantial increases in land values and massive displacement of longtime District residents and families. To truly build an inclusive and successful city, all new residential and mixed-use projects shall be required to produce 1/3 very low income units, 1/3 affordable middle income units, 1/3 market rate units. Of the units created, no more than 1/3 shall be studios and one-bedrooms, no more than 1/3 shall be 2 bedrooms, and the rest shall be family sized units at 3+ bedrooms. And, all new projects shall qualify under DC's rent-control legislation.
2. ***Public Housing Must be Fully Supported:*** Public housing is the last safety net. There is a 40,000 person public housing waiting list. Public housing has not been adequately maintained and is now being threatened with demolition and privatization. Public housing must remain in

public control, fully funded and fully maintained. There must be public housing in every Ward and available for all vulnerable DC residents who need it to avoid becoming homeless, especially for DC families waiting years to access this critically important and most affordable housing option. All existing public housing residents shall be able to stay nearby or at their public housing site during any renovations and redevelopment projects.

3. ***Prioritize the People of DC:*** No more public financing or provision of any zoning or planning approvals and construction permits for any wealthy playthings — luxury apartments, condos, hotels, or stadiums — that is until:
    - All DC residents who need housing, including the chronically homeless, are indeed housed, and this housing is sustained and maintained in humane conditions;
    - At least 90% of all employment positions created by any and all projects, initiatives, or campaigns that receive public approvals, public assistance, or are publicly subsidized in any way shall be verifiably filled by DC residents seeking work and ready access to training for the work;
    - All longtime small DC businesses, and families and residents, who are vulnerable to gentrification and at risk of losing their tenancy due to rising living and business costs shall be protected from displacement through purposeful mitigation programs, public financing, and legislation created by those directly affected; and,
    - All public transportation needs, including access to jobs in regional employment centers, are fully funded, with no cuts to any public Bus or Metro services at all, and all public transportation shall be made gratis for low- to moderate-income residents by 2022.
4. ***Social Service Equity:*** No Ward shall have significantly more institutional access and more social services than any other. Parks, libraries, schools, medical facilities, clinics, transportation, food services, quality of life services, et. seq, shall be made as equitable and accessible as possible across all neighborhoods. Active public programs, financing, and legislation must be implemented to ensure parity for all social services and public institutions across DC.

These are open source policies that can coincide with more detailed suggested amendments to the Comp Plan. Please feel free to use and share.

Chris Otten, Co-Facilitator DC for Reasonable Development
DC Grassroots Steering Committee Member
ANC Commissioner 2008-2010;
Homeless services advocate;
Public property watchdog;
Zoning and planning consultant
202-810-2768

RE: ANC 1C Recommendations on Amendments to the DC Comprehensive Plan

Dear Director Trueblood,

On the evening of February 5, 2020 at a properly noticed meeting with a quorum present and by a vote of 5-0-0, ANC 1C considered and approved the following recommendations regarding the DC Comprehensive Plan. We have compiled the community submissions that we received during the open submission process in an addendum to this document. We expect OP to give these community comments due consideration.

Mid-City Element: Greater Alignment with the Office of Planning document, *Adams Morgan Vision Framework*

ANC 1C welcomes the Mid-City Area Element's new addition, ***Action MC 2.4.7: Implement the recommendations in the Adams Morgan Vision Framework*****,** and urges OP to align the Adams Morgan section of the Mid-City Area Element more closely with the community and planning goals articulated in the Vision Framework.

Completed by OP in Fall 2016, the Vision Framework is a data-driven community-based strategic planning document. This initiative was an opportunity for residents, local businesses, institutions, and property owners to articulate a vision for the future of Adams Morgan.

Robust community engagement was conducted at every stage in the Vision Framework process including: 1) a neighborhood walking tour; 2) a half- day public workshop held in February 2015; 3) a project website; 4) three community "office hours" events; 5) an online engagement forum; and 6) Latino business outreach through direct canvassing. An Advisory Committee comprised of Advisory Neighborhood Commissioners, business owners, commercial property owners, civic organization members and representatives from the Adams Morgan Partnership Business Improvement District provided detailed feedback and guidance on a regular basis throughout the entire process both as a group and individually. Prior to issuance of the final Vision Framework, a draft of the plan was reviewed by the project's stakeholders at a community open house in fall 2015, and followed by a public comment period which concluded in winter 2016.

The plan identifies opportunities to preserve physical characteristics, enhance retail and amenities, support sustainability and improve the quality of life for the community.

Creating Great Places. 1) Enhance existing and create new community gathering spaces, 2) Redefine Unity Park as a place for multicultural events and programming, 3) Improve the transitions between commercial and residential uses.

- The Comp Plan does not adequately address this goal in the Adams Morgan section. ANC 1C urges OP to include language highlighting the importance of recapturing and

Land Use Element

Policy LU-2.1.1: Variety of Neighborhood Types

Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future.**while encouraging the identification of appropriate sites for new development, and/or adaptive reuse to help accommodate population growth and advance affordability and opportunity.** 309.5

Proposed change: None.

Rationale: This is a fundamentally important land use policy. It should be maintained.

Policy LU-2.1.3 Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply **including affordable units** and expand neighborhood commerce with parallel goals to protect **respect** neighborhood character, preserve historic resources, and restore the environment. The overarching goal to "create successful neighborhoods" in all parts of the city requires an emphasis on conservation **conserving units and character** in some neighborhoods and revitalization in others although all neighborhoods have a role in helping to meet District-wide needs such as affordable housing and public facilities. 309.8

Proposed change: None.

Rationale: This remains a fundamentally important land use policy. It should be maintained.

Policy LU-2.1.7. Conservation of Row House Neighborhoods Character

Protect **Respect** the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, considering additional row house neighborhoods for "historic district" designation, and regulating the subdivision of row houses into multiple dwellings . Upward and outward extension of row houses which compromise their design and scale should be discouraged.309.14

Proposed change: Restore the deleted portion of the above text beginning with "considering" and ending with "dwellings".

Rationale: The need for this policy, particularly to guide the Zoning Commission, the Board of Zoning Adjustment and the Historic Preservation Review Board, remains undiminished. It should be maintained. OP's apparent position that it is not permissible even to "consider" additional historic designation for rowhouse neighborhoods in accordance with the body of District law it is charged with implementing is unacceptable.

Policy LU-2.1.8. Zoning of Low and Moderate Density Neighborhoods:

Unless a small area plan, District agency directive or study indicates otherwise, Ddiscourage the zoning of areas currently developed with single family homes, duplexes and rowhouses (e.g., R-1 through RF**R-4)** for multi-family apartments (e.g., R-5) where such action would likely result in the demolition of housing in good condition and its replacement with structures that are potentially out of character with the existing neighborhoods.]

Proposed change: Delete "Unless" through "otherwise". Replace "and" before "its replacement" with "or".

Rationale: Giving OP – or any executive agency-- the ability to nullify a Comprehensive Plan Policy at will, as OP now proposes, would be outrageous. The need for this policy remains undiminished and it should be maintained undimished..

LU-2 CREATING AND MAINTAINING SUCCESSFUL INCLUSIVE NEIGHBORHOODS 308
308.1 This section of the Land Use Element focuses on land use issues within the District's neighborhoods. It begins with a set of broad policies which state the city's commitment to sustaining neighborhood diversity and **protecting** enhancing the defining characteristics of each community. This is followed by a discussion of neighborhood appearance, particularly the treatment of abandoned and blighted properties. This section then turns to a discussion of residential land use compatibility issues, followed by a discussion of neighborhood centers and commercial land use compatibility issues. 308.1
Proposed change: Restore "SUCCESSFUL" and insert "and" before "INCLUSIVE"; restore "prortecting" and insert "and" before "enhancing".
Rationale: Having neighborhoods that can be considered broadly successful is an obviously valid goal. And it is also obvious that the defining characteristics of a community cannot be "enhanced" if they do not continue to exist – hence they need to maintain and protect them.

Policy LU-2.1.9: *Addition of Floors and Roof Structures to Row Houses and Apartments* ***Alterations to Rowhouses and*** **Apartments**
Generally discourage **alterations to buildings that result in a loss of familysized units** increases in residential density resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, **if** particularly where such additions would be **architecturally undistringuished** and out of character with the other structures on the block. Roof structures should only be permitted if they would not harm the **aim to respect the** architectural character of the building on which they would be added. or other buildings nearby. 309.14
Proposed change: Strike **"**that result in a loss of family-sized units" and insert "particularly where they result in the loss of family-sized units" between "apartment buildings" and "if". Correct spelling of "undistinguished". Strike "roof structures" before "should", and insert "Such alterations" in its place.. Restore "would not harm the" and strike "aim to respect the".
Rationale: (1) There is no reason to limit this policy to alterations that result in loss of family-sized units, although in practice commercial conversions of rowhouses and renovations of multifamily buildings typically involve an increase the number, and a reduction in the size, of dwelling units,

(2) Substitute "penthouses" for "roof structures", to be consistent with the current nomenclature of the Zoning Regulations.

(3) The second sentence should be consistent with the first, which is not limited to roof structures.

(4) The meaning of "aim to respect" in this context is obscure. The Policy should be expressed in plain language.

Policy LU-2.1.10. Multi-Family Neighborhoods
Maintain the multi-family residential character of the District's Medium- and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas**, unless those uses would likely provide jobs for nearby residents,** and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15

Proposed change: Strike "unless those uses would likely provide jobs for nearby residents," and insert in its place "while encouraging commercial uses that would likely provide jobs for nearby residents".

Rationale: No one should want to *invite* incompatible commercial uses into these or any other residential neighborhood, as the proposed policy seems to do. Preserving neighborhood character and welcoming job-providing commercial uses are not incompatible objectives.

Action LU-2.1-A : Rowhouse Zoning District

Develop a new rowhouse zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the *their* unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design). **Completed – see implementation table.** **309.19**

Proposed change: Modify the original text as follows:

Encourage and facilitate rezoning of RA-zoned rowhouse neighborhoods to the recently created RF -4 and RF-5 rowhouse districts Develop a new rowhouse zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the *their* unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design).309.19

Rationale: All that has happened by way of "implementation" is that the new zones were created in the zoning re-write. It is now important to move forward proactively to implement the steps taken in ZR16 to promote bringing zoning into line with the built environment in the row-house areas which these zones were intended.

Action LU-2.1-B. Amendment of Exterior Wall Definition Penthouse setback on detached dwellings, semi-detached dwellings, row houses and flats

Amend the city's procedures for roof structure review so that the division–on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements. **Completed – See implementation table.**309.20

Proposed change: Change title to read: "*Penthouse setback on detached dwellings, semi-detached dwellings, row houses and flats***".** Strike "roof structure" and replace it with "penthouse". Insert, at the end, "*Continue the requirement that penthouses be set back from all walls of detached dwellings, semi-detached dwellings, row houses and flats and buildings in R-1 though RF zones.* Strike **"** Completed – See implementation table**".**

Rationale: (1) Language should be consistent with the current nomenclature of the Zoning Regulations.

(2) These important protections against visually intrusive penthouses should be maintained as a matter of policy.

Action LU-2.1-C: Residential Rezoning

Provide a better match between zoning and existing land uses in the city's residential areas, with a particular focus on:

(a) Blocks of well-established single family and semi-detached homes that are zoned R-5-A *RA-1* or higher

(b) Blocks that consist primarily of row houses that are zoned R-5-B *RA-2* or higher

(c) Historic districts where the zoning does not match the predominant contributing properties on the block face.
In all these instances, pursue **consider** rezoning to appropriate densities to protect **respect** the predominant architectural character and scale of the neighborhood. 309.21

Proposed change: Restore "pursue", and insert, at the end of the foregoing text, **"utilizing the two recently created row house zones RF-4 and RF-5 where applicable."**
Rationale: Except for the recently reformed RF-1 zone, the need for this action remains widely unmet throughout the city. It should be pursued, and in the process changes in ZR16 designed to facilitate this action should be utilized.

Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas
Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas; and (b) limit the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood. *311.3*
Proposed change: Insert "(a)" between "that" and "prevent" in first line. Add a new sentence at the end: "Avoid converting residential use to non-residential use."
Rationale: The need for this action remains undiminished after the enactment of ZR16. It should be maintained and strengthened. The problem of conversion of residential use to non-residential (e.g.unauthorized transient accommodation) should be explicitly noted.

Policy LU-2.3.2: Mitigation of Commercial Development Impacts
Manage new commercial development so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas. Before commercial development is approved, establish **appropriate** requiremenets for traffic t**ransportation demand management** and noise control, parking and loading management, building design, hours of operation, and other measures as needed to avoid such **possible** adverse effects **of the benefits of commercial development in enlivening neighborhoods, generating taxes and creating jobs.**. 311.4

Proposed change: None.

Rationale: The need for this policy, particularly to guide the Zoning Commission and the executive branch, remains undiminished. It should be maintained.

Policy LU-2.3.5: Institutional Uses
Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history,**livability**, and future of **Washington, DC and its residents**.the District of Columbia. Ensure that **W**when such uses are permitted in residential neighborhoods, the**ir** y are design**ed** and operation ed in a manner that is**should be** sensitive to neighborhood issues and neighbors'that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic **transportation** and parking, hours of operation, outside use of facilities, and facility expansion. 311.7

Proposed change: Restore the original second sentence (beginning with "Ensure that").

Rationale: There is really no reason why the language of t his important policy should be watered down from the imperative "ensure" to the merely hortatory "should". .

Policy LU-2.3.7: Non-Conforming Institutional Uses
Carefully control and monitor institutional uses that do not conform to the underlying zoning to **promote** ensure their long-term compatibility. In the event such **institutions** uses are sold or cease to operate as institutions, encourage conformance with existing zoning and continued compatibility with the neighborhood. 311.9

Proposed change: Strike "promote" and restore "ensure their ". Insert, after "compatibility", "discouraging special exceptions or variances that allow them to operate at a different scale from the underlying zoning".
Rationale: The need for this policy, remains undiminished. It should be strengthened and maintained.

Policy LU-2.3.8: Non-Conforming Commercial and Industrial Uses
Limit Reduce the number of nonconforming uses in residential areas, particularly those uses that generate noise, truck traffic, odors, air and water pollution, and other adverse effects. Consistent with the zoning regulations, limit the expansion of such uses and fully enforce regulations regarding their operation to avoid harmful impacts on their surroundings. 311.10

Proposed change: Strike "and" before "other adverse effect", and insert "or" in its place..
Rationale: As written this policy would "limit" only those harmful nonconforming uses that have *all* the adverse effects enumerated in the first sentence. That should be corrected.

Policy LU-2.3.9: Transient Accommodations in Residential Zones
Continue to distinguish between transient uses—such as hotels, bed and breakfasts, and inns—and permanent residential uses such as homes and apartments in the District's Zoning Regulations. The development of new hotels on residentially-zoned land should continue to be prohibited, incentives for hotels (such as the existing Hotel Overlay Zone) should continue to be provided on commercially zoned land, and owner-occupancy should continue to be required for transient accommodations in residential zones, **consistent with applicable laws. Short Term housing for persons receiving social services is outside the scope of this policy's prohibtions.** 311.11

Proposed change: None.
Rationale: The need for this policy remains undiminished. It should be maintained.

Policy LU-2.3.10: Conversion of Housing to Guest Houses and Other Transient Uses
Control the conversion of **entire** residences to guest houses, bed and breakfast establishments, clinics, and other non-residential or transient uses. Zoning regulations should continue to allow larger bed and breakfasts and small inns within residential zones *as home occupations* through the Special Exception process, with care taken to avoid the proliferation of such uses in any one neighborhood. 311.12

Please refer to Policy 2.4.11 of this Element for additional guidance on hotel uses and the need to address their impacts.

Proposed change: None.
Rationale: The need for this policy remains undiminished and it should be maintained.

Policy LU-2.3.11: Home Occupations
Maintain appropriate regulations (including licensing requirements) to address the growing trend toward home occupations, accommodating such uses but ensuring that they do not negatively impact **hurt** residential neighborhoods. 311.13
Proposed change: None.
Rationale: The need for this policy remains undiminished. It should be maintained.

Action LU-2.3.A: Zoning Changes to Reduce Land Use Conflicts in Residential Zones
As part of the comprehensive rewrite of the zoning regulations, *D*evelop text amendments which: a. Expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones; b. More effectively manage the non-residential uses that are permitted as a matter-of-right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts; c. Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods; d. Provide for ground-level retail where appropriate while retaining the residential zoning along major corridors; and, e. Ensure that there will not be a proliferation of transient accommodations in any one neighborhood.
Completed – See Implementation Table.311.14

Proposed change: Restore deleted text and strike "Completed – See Implementation Table".
Rationale: Significant portions of this Action's extensive mandate remain unfulfilled post ZR16..

Action LU-2.3-B: Analysis of Non-Conforming Uses

Complete an analysis of non-conforming commercial, industrial, and institutional uses in the District's residential areas. Use the findings to identify the need for appropriate actions, such as zoning text or map amendments and relocation assistance for problem uses.

Proposed change: None.
Rationale: The stated objectives of this action remain valid; it should be retained.

Policy LU-2.4.7: Location of Night Clubs and Bars

*Provide zoning and alcoholic beverage control laws that discourage the excessive concentration and**encourage a mix of ground floor uses in commercial areas creating***

stronger retail environments *and minimizing potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts* ***and adjacent residential areas.*** *New uses that generate late night activity and large crowds should be* located away from low and moderate density residential areas and should instead be concentrated***prioritized*** *Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.*

Proposed change: Restore "discourage the excessive concentration and". Change "minimizing" to "minimize". Insert ", and" after "residential areas", to be followed by "*encourage a mix of ground floor uses in commercial areas creating stronger retail environments"* relocated to that position in the text. Strike "prioritized". The revised text would then read as follows:

Provide zoning and alcoholic beverage control laws that discourage the excessive concentration and minimize potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts and adjacent residential areas, and encourage a mix of ground floor uses in commercial areas creating stronger retail environments. New uses that generate late night activity and large crowds should be located away from low and moderate density residential areas and should instead be concentrated Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.

Rationale: The revisions proposed by OP obscure what should be the main objective of this policy, namely, to forestall excessive concentration of ABC establishments near residential areas.

312.13 Policy LU-2.4.9: High-Impact Commercial Uses

Ensure that the District's zoning regulations Llimit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high-impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods. 312.13

Proposed change: None.
Rationale: The need for this policy is undiminished.

312.15 Policy LU-2.4.11: Hotel Impacts

Manage the impacts of hotels on surrounding areas, particularly in the Near Northwest neighborhoods where large hotels adjoin residential neighborhoods. Provisions to manage truck movement and deliveries, overflow parking, tour bus parking, and other impacts associated with hotel activities should be developed and enforced. 312.15

Please refer to Policies 2.3.9 and 2.3.10 of this Element for additional guidance on hotel uses within residential neighborhoods.

Proposed change: None.
Rationale: The problems that this policy seeks to address remain and have not abated.

Action LU-2.4-B: Zoning Changes to Reduce Land Use Conflicts in Commercial Zones

As part of the comprehensive rewrite of the zoning regulations, consider text amendments that:
(a) more effectively control the uses which are permitted as a matter-of-right in commercial zones;
(b) avoid the excessive concentration of particular uses width the potential for adverse effects, such as convenience stores, fast food establishments, and liquor-licensed establishments; and
(c) consider performance standards to reduce potential conflicts between certain incompatible uses, if they do not require frequent and extensive monitoring. **Completed -- See Implementation Table**.

Recommended change: Strike "Completed – See Implementation Table.
Rationale: At least some of the problems that this Action seeks to address – e.g excessive concentration of liquor-licensed establishments -- remain unabated and were not effedctively addressed if at all by ZR16.

Historic Preservation Element

Policy HP-1.6.5: Commercial Signage
Control commercial signage to avoid the visual blight of billboards and intrusion upon the city's monumental grandeur and residential neighborhoods. Support the city's economic vitality and quality of life through carefully considered policies and regulations for commercial signage in designated entertainment areas.

Recommended change: **None.**
Rationale: This new policy is timely and highly important.

*Policy HP-2.4.6**HP-2.4.1**:* **Preservations Standards for Zoning Review** Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. **Monitor the effectiveness of zoning controls intended to protect characteristic features of older neighborhoods not protected by historic designation.** Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls.
Proposed change: None.
Rationale: The importance of this policy continues to increase. It should be maintained.

Mid-City Element

Mid-City Area Element -- *Overview, 2000.9.*

. . . Revitalization has increased the need to manage traffic and parking and assist small businesses. brought traffic and parking pressures, caused construction-related street disruptions, and has burdened small businesses trying to keep up with rising costs. There are also visible threats to the historic integrity of many of the area's residential structures, particularly in areas like Adams Morgan Lanier Heights, Reed Cooke, Park View, Columbia Heights, Bloomingdale, and Eckington, which are outside of designated historic districts. In some instances, row houses are being converted to multi-family flats, demolitions and poorly designed alterations are diminishing an important part of Washington's architectural heritage. Revitalization must be recognized to be offset by the perception and fact of longstanding residents being priced out of their historic homes even as some persons benefit from the tremendous rise in property values. 2000.9

Proposed change: Restore the terms "Adams Morgan" and "demolitions" in the foregoing text.
Rationale: Deletion of these terms significantly diminishes the factual accuracy of the text..

Mid-City Area Element -- *Planning and Development Priorities 2007 See Appendices for historical record of 2005-2006 engagement results.*

2007.1 Three Comprehensive Plan workshops took place in Mid-City during 2005 and 2006. These meetings provided an opportunity for residents to discuss both citywide and neighborhood planning issues. The Advisory Neighborhood Commissions provided an important voice in this discussion, particularly on the Future Land Use Map. There have also been many meetings in the community not directly connected to the Comprehensive Plan, but relating to other planning topics. These meetings have covered topics such as public realm and transportation improvements in Columbia Heights, revitalization of Georgia Avenue, redevelopment of McMillan Reservoir, parking and traffic issues in Adams Morgan, and the arts districts along U Street and in the greater Shaw area. 2007.1
2007.2 The community delivered several key messages during these meetings, summarized below:
2007.2 a. The distinct and eclectic character that defines Mid-City neighborhoods should be protected as infill development takes place. The communities of the Mid-City welcome community reinvestment, but are worried that the rapid pace of redevelopment may be changing the fabric of the community too quickly. The loss of neighborhood diversity was the greatest concern expressed at almost every Comp Plan meeting in the Mid-City area, and was raised in many different contexts—from the need for affordable housing to concerns about the influx of chain stores and decline of neighborhood businesses.

b. Housing opportunities should be increased for people at all income levels so that Mid-City can remain a diverse neighborhood. The citywide run-up in housing prices has particularly impacted Mid- City, as costs have soared beyond what many local residents can afford. Working families and lower income residents are being priced out of the area, and there are concerns that the community is becoming affordable only to upper income professionals. Preserving the existing stock of affordable units is important, either through rehabilitation or replacement of subsidized housing projects with new affordable units. The type of new housing being built in the area should be more varied. In particular, more three- and four-bedroom units are needed to attract and retain families.

c. New condos, apartments and commercial development should be directed to the areas that are best able to handle increased density, namely areas immediately adjacent to Metrorail stations or along high volume transit corridors. These areas are generally located around 14th and Park, along the 14th Street corridor, along

d. U Street—especially around the Metro station, along 7th Street and Georgia Avenue—especially west of Howard University, and in the southeastern corner of the Planning Area near the New York Avenue Metro station. Mixed use development, with multi-story housing above retail shops and services, is desirable in these locations and would reinforce the Mid-City's character as a vital, pedestrian- oriented neighborhood.

e. The row house fabric that defines neighborhoods like Adams Morgan, Columbia Heights, Pleasant Plains, Eckington, and Bloomingdale should be conserved. Although Mid-City includes six historic districts (Greater U Street, LeDroit Park, Mount Pleasant, Strivers' Section, Washington Heights and Kalorama Triangle), most of the row houses in Mid-City are not protected by historic district designations. Some are even zoned for highdensity apartments.

f. **A variety of problems have resulted, including demolition and replacement with much larger buildings, the subdivision of row houses into multi-unit flats, and top story additions that disrupt architectural balance. Intact blocks of well-kept row houses should be zoned for row houses, and not for tall apartment buildings, and additional historic districts and/or conservation districts should be considered to protect architectural character.**

g. The community is in dire need of additional parkland. Mid-City is the densest part of the city, but the ratio of park acreage per resident is among the lowest in the city. Rock Creek Park is a great resource, but is a long way from the eastern part of the Planning Area and is primarily a passive open space. The Area has a shortage of active play fields and recreational facilities, especially east of 16th Street. In many cases, schools are the only open spaces in the neighborhood, but access to school grounds may be restricted, and the school facilities themselves are suboptimal. Sites like the McMillan Reservoir Sand Filtration site offer the promise for additional neighborhood open space. New development there and elsewhere should set aside land for parks, while development along the area's commercial streets and around Metro stations should include pocket parks and plazas. Throughout the community, innovative approaches such as land trusts and easements should be considered to improve open space access.

h. Language barriers should be broken so that more foreign-born residents can get a proper education, find suitable housing, find a decent job, and participate in community life and civic affairs. With a growing population of immigrants and non-English speaking residents, the Planning Area needs alternative education options and

better access to literacy and language programs. If residents are to fill the good quality jobs to be created in the new economy, better vocational training and bilingual services are needed. Local public schools, charter schools, universities, and non-profits should be integral partners in these efforts

i. The arts should be recognized as an essential part of community life. While this is true in all parts of Washington, it is especially true in the multicultural neighborhoods of the Mid-City. The Planning Area has been the home of many ethnic and racial groups for more than 100 years, and has long been a center of creative expression and cultural diversity. The area should celebrate its past through heritage trails and historic exhibits, and celebrate its present through indoor and outdoor performance, art, and music. New cultural facilities must also be part of the area's future.

j. Better economic balance should be achieved in the neighborhood. The neighborhood centers on the west side of the Mid-City Planning Area are generally successful, with strong demand for commercial space. Neighborhood business districts on the east side, particularly along Georgia Avenue and North Capitol Street, are still struggling. There are numerous vacant and boarded up properties, along with concerns about fire safety, blight, and crime. Commercial gentrification is also an issue. Small corner stores and other businesses that are unique to the neighborhood are having a harder time getting by. The area's restaurants, ethnic establishments, and iconic neighborhood businesses are an important part of what defines this community. They should be strongly supported in the future.

k. Pedestrian safety, improved traffic operations, and parking management are all high priorities. Increased density within this already dense Planning Area creates busier streets—both for cars and for people. Despite its proximity to Metro, Columbia Heights will become more congested as 700 new housing units and 500,000 square feet of new retail space come on line. Parking demand will continue to exceed supply in Adams Morgan and Mount Pleasant. Commuter traffic along North Capitol Street and Florida Avenue will continue to burden side streets in Eckington and Bloomingdale. New solutions and strategies to traffic management are needed. Increasing transit service and improving pedestrian safety are important parts of the equation, but they must not be the only parts.

l. Public facilities in Mid-City need improvement. Many of the area's schools, libraries, and recreation centers are outdated and do not meet the needs of the community. At the same time, residents are concerned about proposals to use private development to leverage public facility replacement. A key concern is that public facilities are not rebuilt at the expense of neighborhood open space, which is already in very short supply. While MidCity has several outstanding new facilities, including the Girard Street Playground, the Columbia Heights Community Center, and Bell-Lincoln Multicultural Middle/ High School, there are still unmet needs. m. Mid-City needs "greening." This Planning Area has a very high percentage of impervious surface coverage and lost much of its tree cover during the 1970s, 80s, and 90s. Tree planting is needed to reduce urban runoff, create shade, remove air pollutants, and create beauty in the neighborhoods. Future development should incorporate green roofs and other methods to reduce resource consumption, conserve energy and water, and be more environmentally-friendly.

Proposed change: Restore the foregoing approximately three pages of text, pending a careful professional analysis to determine in what respects it remains valid, in what respects it should be updated, and why. Redraft the text accordingly.

Rationale: Mr. Trueblood has called for giving priority in commenting on OP's current draft to "big picture" problems. This section illustrates such a problem, which unfortunately is found in a number of instances throughout OP's proposed update of the Comp Plan.. In this case, OP has proposed simply to delete in its entirety some three pages of text on planning and development priorities in the current plan that resulted from extensive consultation with the community. Any observant resident of Mid-City neighborhoods will see that much of that material remains highly relevant today. OP has provided no reason to conclude otherwise, or offered any comparably thoroughgoing alternative analysis, but seems to assume the prerogative to discard these insights from the community wholesale simply because they've been around too long. This is both intellectually unsupportable and, incidentally, inconsistent with the nature of the current exercise as an update of the current Plan and not the drafting of new one, that OP has emphasjzed.

Policy MC-1.1.5: Conservation of Row House Neighborhoods:
Recognize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, in order to retain and increase the rental housing supply.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Policy MC-2.7.2: Eckington/Bloomindale**Neighborhood Character**
Protect **Preserve and retaiin** the architectural integrity **and cultural resources** of the Eckington/Bloomingdale neighborhood**s**, and encourage the continued restoration **compatible rehabilitation** and improvement of the area's row houses.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Policy MC-1.1.1: Neighborhood Conservation
Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. **The Planning Areas squares, alleyways, and historic alley buildings offer opportunities for preservation and creative development.** The area's rich architectural heritage and cultural history should be protected and enhanced.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Action MC-1.1.A: Rezoning Of Row House Blocks
Selectively rezone well-established residential areas where the current zoning allows densities that are well beyond the existing development pattern. The emphasis should be on

row house neighborhoods that are presently zoned R-5-B *RA-2* or higher, which include the areas between 14th and 16th Streets NW, parts of Adams Morgan, areas between S and U Streets NW, and sections of Florida Avenue, Calvert Street, and 16th Street. **Completed – See implementation table. 2008.12**

Proposed change: Delete "Completed – See implementation table".
Rationale: The need for this action remains widely unmet, including in some of the areas cited in the text. It calls for a sustained and systematic effort.

Introduction

102.1 The DC Code vests the Mayor with the authority to initiate, develop and submit a Comprehensive Plan to the DC Council, as well as the power to propose amendments following the plan's adoption. In the course of adoption, t**T**he DC Council may alter **adopts** the Comprehensive Plan, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

Proposed change: Modify the foregoing text as indicated below:

> §102.1 The DC Code requires vests the Mayor with the authority to initiate, develop and to submit the District elements of the a Comprehensive Plan and amendments thereto to the DC Council for revision or modification, and adoption by act, following public hearings,, as well as the power to propose amendments following the plan's adoption. In the course of adoption, t**T**he DC Council may alter **adopts** the Comprehensive Plan, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

The amended text will then read as follows:

> §102.1 The DC Code requires the Mayor to submit the District elements of the Comprehensive Plan and amendments thereto to the DC Council for revision or modification, and adoption by act, following public hearings, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

Rationale: The current version of this section in the Comp Plan is an accurate if abbreviated statement of the respective legal authorities of the Mayor, the Council and the National Capital Planning Commission with respect to the adoption and amendment of the Comprehensive Plan. Its legal basis is found in the following language that is repeated in essentially identical form twice in the Home Rule Act, as well as the provision in the DC Code requiring submission of acts of the Council to the Mayor for approval.

> "(a)The Mayor shall be the central planning agency for the District. He [s*ic*] shall be responsible for the coordination of planning activities of the municipal government and the

> preparation and implementation of the District's elements of the comprehensive plan for the National Capital. . . .”
>
> “b) The Mayor shall submit the District's elements and amendments thereto to the Council *for revision or modification, and adoption by act, following public hearings.* Following adoption and prior to implementation, the Council shall submit such elements and amendments thereto to the National Capital Planning Commission for review and comment with regard to the impact of such elements or amendments on the interests and functions of the federal establishment, as determined by the Commission.” DC Code §1-204.23. See also DC Code §§2-1002.

OP now proposes to strike the reference to the Council’s explicit authority to revise the Mayor’s proposals. Why? The only discernible reason is to suggest to the public that the Council’s “adoption” is to be a merely ministerial act automatically performed once the Mayor’s proposals are in hand – a needless little piece of misrepresentation apparently designed to enhance the Mayor’s role.

This is consistent with Director Trueblood’s misguided assertion, during the Council’s recent deliberation on the Framework Element, to the effect that the Council lacked authority under the Home Rule Act to tell the Zoning Commission how to act. The Chairman properly called him out on that point, but then, sadly, promptly relinquished a big piece of that authority to the Commission in §227.2 of the Framework element.

reviving available public space for community use (e.g. intersection of Columbia Rd & 18th Street, Unity Park, alleyways).

Redefining Retail. 4) Align retailer goals, 5) Improve connections between Adams Morgan's retailers and residents, 6) Provide technical assistance for and support to existing Hispanic, Asian, and African owned/operated businesses, 7) Achieve neighborhood goals for cleanliness, safety and a healthy environment.

- ➢ ANC 1C supports the inclusion of *Policy MC-2.4.2: Preference for Local-Serving Businesses, Action MC-2.4.D: Local Business Assistance*, and new *Actions: Commercial District Management and Enhance the Neighborhood Retail Experience.*
- ➢ ANC 1C urges OP to include language related to Goal 7 of the Vision Framework, which emphasizes the need for additional efforts to develop a waste management plan to better dispose of waste and control rodent and pest activity.

Embracing Sustainability. 8) Enhance neighborhood sustainability. This goal has several subsections: a) Form an Adams Morgan sustainability task force to incorporate the goals and actions of the Sustainable DC initiative and oversee the sustainability recommendations of this Framework, b) Embed a culture of sustainability into the fabric of all Adams Morgan hospitality and restaurant-based businesses, c) Work with the Urban Forestry Administration to identify opportunities to fill gaps in the street tree canopy, d) Expand the neighborhood's public recycling program, e) Create a community compost drop off site, f) Conduct a sustainable infrastructure audit to identify interventions to promote neighborhood sustainability efforts, g) Achieve a 25% target for high performing roofs for residential commercial properties, h) Support construction projects to go above and beyond the Green Building Act requirements in situations where community support is integral to a project's approval.

- ➢ ANC 1C supports *Policy MC 1.1.11: Stormwater Management for Interior Flooding*, *Policy MC-1.2.5: Neighborhood Greening*, and *Policy MC-1.1.12: Green Development Practices,* which encourages capital improvement or development projects in Mid-City to eliminate surface water runoff from sites through green roofs, rain gardens, cisterns, pervious pavement, bioretention cells, and other reuse or filtration methods.
- ➢ The Comp Plan does not adequately address this goal in the Adams Morgan section. ANC 1C urges OP to include language that communicates the importance of achieving sustainability goals in each neighborhood. In addition to the goals outlined in the Vision Framework, the Comp Plan should promote walkability, transit access and biking infrastructure to encourage non-carbon intensive forms of transportation.

Strengthening Identity Through Arts, History, and Culture. 9) Recognize and reinforce the importance of maintaining neighborhood architectural character and urban form in residential and commercial buildings and key open spaces, 10) Reinforce Adams Morgan as a place for arts, culture, and entertainment, 11) Establish neighborhood gateways, 12) Celebrate and

connect neighborhood assets, 13) Increase the percentage of units that are subsidized affordable housing

- ➢ ANC 1C supports the inclusion of additional background information on the identity of Adams Morgan in *Section 2014.3*; however, it recommends that language about the "plans for a new grocery store in the former Citadel skating rink" be updated.
- ➢ We support *Policy MC-1.2.4A: Public Art*, exploring opportunities with local arts organizations, artists, and residents for public art throughout Mid-City.
- ➢ We support *Policy MC-2.4.1: Preserving the Character of Adams Morgan* and new *Action: Design Guidelines.*

Bolstering Community. 14) Expand neighborhood amenities, 15) Improve the quality and accessibility of existing playgrounds, parks and green spaces, 16) Improve bike and pedestrian access and safety and establish a more connected bicycle lane network, 17) Improve public safety and communications with MPD.

- ➢ ANC 1C urges OP to strengthen *Policy MC-2.4.4: Transportation Improvements* in the Adams Morgan section of the Mid-City Element to better reflect the importance of creating new measures to improve pedestrian and cyclist safety. We strongly support *Action MC 1.1.C Multi-Modal Improvements* and the outcomes of the Crosstown Multimodal Transportation Study, as reflected in new *Policy MC-2.1.5: Crosstown Connectivity*.
- ➢ We support *Policy MC-1.2.3: Rock Creek Park,* which would establish clear, direct pedestrian and bicycle connections between Adams Morgan, surrounding neighborhoods, and the Smithsonian National Zoo.
- ➢ We recommend that OP modify *Action MC-2.4-A: 18th Street/Adams Morgan Transportation and Parking Study*. This plan should be readdressed due to increased conflict between motor vehicles and pedestrians/cyclists/scooter users, and should take ANC 1C's suggestions for the 18th St, Florida Ave, and U Street intersection into consideration.
- ➢ We support *Policy MC-2.4.6: Adams Morgan Public and Institutional Facilities,* and urges OP to include language underlining the importance of providing additional library services in Adams Morgan.

<u>Strengthen Commitment to Providing Affordable Housing Throughout the District and in Area Elements</u>

ANC 1C urges OP to identify extremely low-income households and very low-income households as the households who suffer the most under DC's housing crisis and to focus programs on these income groups in order to provide safe, secure housing affordable to them to mitigate homelessness and the risk of homelessness. The Comprehensive Plan must reflect a commitment to creating more affordable housing.

U.S. Department of Housing and Urban Development 2019 statistics show that a family of four in an extremely low-income household has an annual income at 30% of the Median Family Income (MFI) at the poverty level or $36,400. The 2019 National Low Income Housing Coalition (NLIHC) DC report shows that: 1) extremely low income households can afford monthly rents of little more than $900; 2) DC has only 40 housing units available to every 100 extremely low income households seeking housing; and 3) 80% of these households pay more than 50% of their income on housing. According to 2019 HUD reports, a very low-income household of four is at 50% of MFI and has an annual income limit of $60,650. There are only 65 homes available to every 100 very low-income households seeking housing. NLIHC's 2019 report shows that 68% of very low-income households spend more than 30% of their income on housing and 25% spend more than 50% of their income on housing.

First, ANC 1C urges OP to include in the Housing Element a renewed commitment to preserving, upgrading, and building more public housing.

Second, ANC 1C recommends that the Land Use Element link the increased housing capacity in the FLUM to greater set asides of affordability that exceed the baseline requirement set by Inclusionary Zoning.

Third, ANC 1C urges OP to include more language throughout the Comp Plan committing the District to Affirmatively Furthering Fair Housing principles. As DHCD develops its forthcoming Analysis of Impediments to Fair Housing report, integration of AFFH principles into the Comp Plan is critical. While there are numerous references to fair housing in the Housing Element, we encourage inserting more specific references to AFFH in particular, as well as more references in introductory portions of the land use element and individual area elements. The District has functionally agreed to carrying out AFFH principles even as the federal government has walked back its commitment to enforcing them. But there are only references to AFFH on pages 196 and 222 of the amended Comp Plan.

Fourth, ANC 1C supports the amendments to the Housing Element that emphasize making affordable housing available throughout the city and promote furthering fair housing opportunities, especially in high-cost areas. We urge OP to require a commitment to a strengthened rent control law to preserve and upgrade existing rent-controlled buildings and bring new buildings under rent control.

Strengthen support for LGBTQ+ Community

The ANC 1C represents Adams Morgan, which is a proud cultural hub to D.C.'s LGBTQ+ community. We are proud of our LGBTQ+ community and the fact that D.C. is one of the most welcoming jurisdictions in the country. Members of the LGBTQ+ community can have

needs different than non-LGBTQ+ members and the Comprehensive Plan should plan for these needs moving forward. Specifically:

Housing Element

- *H-4.3 Meeting the Needs of Specific Groups*— Persons in the LGBTQ Community should be identified as one of the populations which have specific requirements that benefit from specific supportive services as profiled in this section.

- *Policy H-4.3.x*— Housing for LGBTQ Older Adults should be considered as an addition to this section. D.C. has the highest percentage of LGBTQ adults in the country but critically insufficient LGBTQ-affirming older adult housing compared to other comparable cities.

Community Services and Facilities Element—

- In this element, and as appropriate in the Housing Element, indicate better support for youth experiencing homelessness who self-identify as LGBTQ, which constitutes nearly half of D.C.'s youth experiencing homelessness. Include health care and services for LGBTQ patients, a group that faces disparities similarly to other populations identified as at-risk or disadvantaged.

- *Action CSF-2.3.D: Improving Coordination and Service Delivery Among District Agencies*— Include the LGBTQ community in this language, as there are specific health care and services the LGBTQ community either requires or can benefit from.

<u>ANC 1C Concerns with OP's Process</u>

ANC 1C feels that the timeframe allotted for ANC comments on OP's Amendments to the Comp Plan (even including the extension granted) is not enough time to digest the 1,500 total pages of redlines to the 2006 Comp Plan, conduct meaningful community engagement, and write thorough recommendations, pursuant to the Implementation Element or Chapter 25 of the Plan itself, especially 10A DCMR §§ 2505, 2507, 2515, 2516, and more generally DC Code § 1–306, et. seq.

Moreover, these "amendments" to the Comprehensive Plan constitute a rewrite (a major revision and not an amendment as described in Implementation Element Section 2513.2) making major changes and rewrites to policies without the public engagement required.

ANC 1C is concerned that the Comp Plan process has not been followed with regard to reporting the progress and impact of implementing its provisions. OP should provide a full explanation of their proposed changes to each Element, and must be able to provide understandable data and clear impact analysis to support amendments and assertions that

certain actions have been completed pursuant to 10A DCMR §§ 2511, 2512, and especially DC Code § 1–306.04. Preserving and ensuring community input regarding the DC Comprehensive Plan.

While ANC 1C appreciates OP's efforts to include ANCs in the process, the trainings OP provided were only helpful in relaying information on the structure of the Comp Plan, amendment process, and timeline. OP provided little support to those of us who understand our communities and are interested in collecting input, but do not have planning/housing backgrounds. We would have benefited from meaningful efforts on the part of OP to engage with us and our communities at a grassroots level, using our conversations to shape the Comp Plan rather than the other way around. ANC 1C also believes that OP's Comprehensive Plan "Amendment" process has left out residents who do not speak English as a first language, contrary to the Language Access Act, an especially important issue for the diversity of Ward 1 families and residents who will be affected.

Land Use Element

Policy LU-2.1.1: Variety of Neighborhood Types

Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future.**while encouraging the identification of appropriate sites for new development, and/or adaptive reuse to help accommodate population growth and advance affordability and opportunity.** 309.5

Proposed change: None.

Rationale: This is a fundamentally important land use policy. It should be maintained.

Policy LU-2.1.3 Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply **including affordable units** and expand neighborhood commerce with parallel goals to protect **respect** neighborhood character, preserve historic resources, and restore the environment. The overarching goal to "create successful neighborhoods" in all parts of the city requires an emphasis on conservation **conserving units and character** in some neighborhoods and revitalization in others although all neighborhoods have a role in helping to meet District-wide needs such as affordable housing and public facilities. 309.8

Proposed change: None.

Rationale: This remains a fundamentally important land use policy. It should be maintained.

Policy LU-2.1.7. Conservation of Row House Neighborhoods Character

Protect **Respect** the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, considering additional row house neighborhoods for "historic district" designation, and regulating the subdivision of row houses into multiple dwellings . Upward and outward extension of row houses which compromise their design and scale should be discouraged.309.14

Proposed change: Restore the deleted portion of the above text beginning with "considering" and ending with "dwellings".

Rationale: The need for this policy, particularly to guide the Zoning Commission, the Board of Zoning Adjustment and the Historic Preservation Review Board, remains undiminished. It should be maintained. OP's apparent position that it is not permissible even to "consider" additional historic designation for rowhouse neighborhoods in accordance with the body of District law it is charged with implementing is unacceptable.

Policy LU-2.1.8. Zoning of Low and Moderate Density Neighborhoods:

Unless a small area plan, District agency directive or study indicates otherwise, Ddiscourage the zoning of areas currently developed with single family homes, duplexes and rowhouses (e.g., R-1 through RF**R-4)** for multi-family apartments (e.g., R-5) where such action would likely result in the demolition of housing in good condition and its replacement with structures that are potentially out of character with the existing neighborhoods.]

Proposed change: Delete "Unless" through "otherwise". Replace "and" before "its replacement" with "or".

Rationale: Giving OP – or any executive agency-- the ability to nullify a Comprehensive Plan Policy at will, as OP now proposes, would be outrageous. The need for this policy remains undiminished and it should be maintained undimished..

LU-2 CREATING AND MAINTAINING SUCCESSFUL INCLUSIVE NEIGHBORHOODS 308
308.1 This section of the Land Use Element focuses on land use issues within the District's neighborhoods. It begins with a set of broad policies which state the city's commitment to sustaining neighborhood diversity and **protecting** enhancing the defining characteristics of each community. This is followed by a discussion of neighborhood appearance, particularly the treatment of abandoned and blighted properties. This section then turns to a discussion of residential land use compatibility issues, followed by a discussion of neighborhood centers and commercial land use compatibility issues. 308.1
Proposed change: Restore "SUCCESSFUL" and insert "and" before "INCLUSIVE"; restore "prortecting" and insert "and" before "enhancing".
Rationale: Having neighborhoods that can be considered broadly successful is an obviously valid goal. And it is also obvious that the defining characteristics of a community cannot be "enhanced" if they do not continue to exist – hence they need to maintain and protect them.

Policy LU-2.1.9: *Addition of Floors and Roof Structures to Row Houses and Apartments* ***Alterations to Rowhouses and*** **Apartments**
Generally discourage **alterations to buildings that result in a loss of familysized units** increases in residential density resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, **if** particularly where such additions would be **architecturally undistringuished** and out of character with the other structures on the block. Roof structures should only be permitted if they would not harm the **aim to respect the** architectural character of the building on which they would be added. or other buildings nearby. 309.14
Proposed change: Strike **"**that result in a loss of family-sized units" and insert "particularly where they result in the loss of family-sized units" between "apartment buildings" and "if". Correct spelling of "undistinguished". Strike "roof structures" before "should", and insert "Such alterations" in its place.. Restore "would not harm the" and strike "aim to respect the".
Rationale: (1) There is no reason to limit this policy to alterations that result in loss of family-sized units, although in practice commercial conversions of rowhouses and renovations of multifamily buildings typically involve an increase the number, and a reduction in the size, of dwelling units,

(2) Substitute "penthouses" for "roof structures", to be consistent with the current nomenclature of the Zoning Regulations.

(3) The second sentence should be consistent with the first, which is not limited to roof structures.

(4) The meaning of "aim to respect" in this context is obscure. The Policy should be expressed in plain language.

Policy LU-2.1.10. Multi-Family Neighborhoods
Maintain the multi-family residential character of the District's Medium- and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas**, unless those uses would likely provide jobs for nearby residents,** and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15

Proposed change: Strike "unless those uses would likely provide jobs for nearby residents," and insert in its place "while encouraging commercial uses that would likely provide jobs for nearby residents".

Rationale: No one should want to *invite* incompatible commercial uses into these or any other residential neighborhood, as the proposed policy seems to do. Preserving neighborhood character and welcoming job-providing commercial uses are not incompatible objectives.

Action LU-2.1-A : Rowhouse Zoning District

Develop a new rowhouse zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the *their* unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design). **Completed – see implementation table.** **309.19**

Proposed change: Modify the original text as follows:

Encourage and facilitate rezoning of RA-zoned rowhouse neighborhoods to the recently created RF -4 and RF-5 rowhouse districts Develop a new rowhouse zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the *their* unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design).309.19

Rationale: All that has happened by way of "implementation" is that the new zones were created in the zoning re-write. It is now important to move forward proactively to implement the steps taken in ZR16 to promote bringing zoning into line with the built environment in the row-house areas which these zones were intended.

Action LU-2.1-B. Amendment of Exterior Wall Definition Penthouse setback on detached dwellings, semi-detached dwellings, row houses and flats

Amend the city's procedures for roof structure review so that the division–on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements. **Completed – See implementation table.**309.20

Proposed change: Change title to read: "*Penthouse setback on detached dwellings, semi-detached dwellings, row houses and flats***".** Strike "roof structure" and replace it with "penthouse". Insert, at the end, "*Continue the requirement that penthouses be set back from all walls of detached dwellings, semi-detached dwellings, row houses and flats and buildings in R-1 though RF zones.* Strike **"** Completed – See implementation table**".**

Rationale: (1) Language should be consistent with the current nomenclature of the Zoning Regulations.

(2) These important protections against visually intrusive penthouses should be maintained as a matter of policy.

Action LU-2.1-C: Residential Rezoning

Provide a better match between zoning and existing land uses in the city's residential areas, with a particular focus on:

(a) Blocks of well-established single family and semi-detached homes that are zoned R-5-A *RA-1* or higher

(b) Blocks that consist primarily of row houses that are zoned R-5-B *RA-2* or higher

(c) Historic districts where the zoning does not match the predominant contributing properties on the block face.
In all these instances, pursue **consider** rezoning to appropriate densities to protect **respect** the predominant architectural character and scale of the neighborhood. 309.21

Proposed change: Restore "pursue", and insert, at the end of the foregoing text, **"utilizing the two recently created row house zones RF-4 and RF-5 where applicable."**
Rationale: Except for the recently reformed RF-1 zone, the need for this action remains widely unmet throughout the city. It should be pursued, and in the process changes in ZR16 designed to facilitate this action should be utilized.

Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas
Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas; and (b) limit the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood. *311.3*
Proposed change: Insert "(a)" between "that" and "prevent" in first line. Add a new sentence at the end: "Avoid converting residential use to non-residential use."
Rationale: The need for this action remains undiminished after the enactment of ZR16. It should be maintained and strengthened. The problem of conversion of residential use to non-residential (e.g.unauthorized transient accommodation) should be explicitly noted.

Policy LU-2.3.2: Mitigation of Commercial Development Impacts
Manage new commercial development so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas. Before commercial development is approved, establish **appropriate** requiremenets for traffic t**ransportation demand management** and noise control, parking and loading management, building design, hours of operation, and other measures as needed to avoid such **possible** adverse effects **of the benefits of commercial development in enlivening neighborhoods, generating taxes and creating jobs.**. 311.4

Proposed change: None.

Rationale: The need for this policy, particularly to guide the Zoning Commission and the executive branch, remains undiminished. It should be maintained.

Policy LU-2.3.5: Institutional Uses
Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history,**livability**, and future of **Washington, DC and its residents**.the District of Columbia. Ensure that **W**when such uses are permitted in residential neighborhoods, the**ir** y are design**ed** and operation ed in a manner that is**should be** sensitive to neighborhood issues and neighbors'that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic **transportation** and parking, hours of operation, outside use of facilities, and facility expansion. 311.7

Proposed change: Restore the original second sentence (beginning with "Ensure that").

Rationale: There is really no reason why the language of t his important policy should be watered down from the imperative "ensure" to the merely hortatory "should". .

Policy LU-2.3.7: Non-Conforming Institutional Uses
Carefully control and monitor institutional uses that do not conform to the underlying zoning to **promote** ensure their long-term compatibility. In the event such **institutions** uses are sold or cease to operate as institutions, encourage conformance with existing zoning and continued compatibility with the neighborhood. 311.9

Proposed change: Strike "promote" and restore "ensure their ". Insert, after "compatibility", "discouraging special exceptions or variances that allow them to operate at a different scale from the underlying zoning".
Rationale: The need for this policy, remains undiminished. It should be strengthened and maintained.

Policy LU-2.3.8: Non-Conforming Commercial and Industrial Uses
Limit Reduce the number of nonconforming uses in residential areas, particularly those uses that generate noise, truck traffic, odors, air and water pollution, and other adverse effects. Consistent with the zoning regulations, limit the expansion of such uses and fully enforce regulations regarding their operation to avoid harmful impacts on their surroundings. 311.10

Proposed change: Strike "and" before "other adverse effect", and insert "or" in its place..
Rationale: As written this policy would "limit" only those harmful nonconforming uses that have *all* the adverse effects enumerated in the first sentence. That should be corrected.

Policy LU-2.3.9: Transient Accommodations in Residential Zones
Continue to distinguish between transient uses—such as hotels, bed and breakfasts, and inns—and permanent residential uses such as homes and apartments in the District's Zoning Regulations. The development of new hotels on residentially-zoned land should continue to be prohibited, incentives for hotels (such as the existing Hotel Overlay Zone) should continue to be provided on commercially zoned land, and owner-occupancy should continue to be required for transient accommodations in residential zones, **consistent with applicable laws. Short Term housing for persons receiving social services is outside the scope of this policy's prohibtions.** 311.11

Proposed change: None.
Rationale: The need for this policy remains undiminished. It should be maintained.

Policy LU-2.3.10: Conversion of Housing to Guest Houses and Other Transient Uses
Control the conversion of **entire** residences to guest houses, bed and breakfast establishments, clinics, and other non-residential or transient uses. Zoning regulations should continue to allow larger bed and breakfasts and small inns within residential zones *as home occupations* through the Special Exception process, with care taken to avoid the proliferation of such uses in any one neighborhood. 311.12

Please refer to Policy 2.4.11 of this Element for additional guidance on hotel uses and the need to address their impacts.

Proposed change: None.
Rationale: The need for this policy remains undiminished and it should be maintained.

Policy LU-2.3.11: Home Occupations
Maintain appropriate regulations (including licensing requirements) to address the growing trend toward home occupations, accommodating such uses but ensuring that they do not negatively impact **hurt** residential neighborhoods. 311.13
Proposed change: None.
Rationale: The need for this policy remains undiminished. It should be maintained.

Action LU-2.3.A: Zoning Changes to Reduce Land Use Conflicts in Residential Zones
As part of the comprehensive rewrite of the zoning regulations, *D*evelop text amendments which: a. Expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones; b. More effectively manage the non-residential uses that are permitted as a matter-of-right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts; c. Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods; d. Provide for ground-level retail where appropriate while retaining the residential zoning along major corridors; and, e. Ensure that there will not be a proliferation of transient accommodations in any one neighborhood.
Completed – See Implementation Table.311.14

Proposed change: Restore deleted text and strike "Completed – See Implementation Table".
Rationale: Significant portions of this Action's extensive mandate remain unfulfilled post ZR16..

Action LU-2.3-B: Analysis of Non-Conforming Uses

Complete an analysis of non-conforming commercial, industrial, and institutional uses in the District's residential areas. Use the findings to identify the need for appropriate actions, such as zoning text or map amendments and relocation assistance for problem uses.

Proposed change: None.
Rationale: The stated objectives of this action remain valid; it should be retained.

Policy LU-2.4.7: Location of Night Clubs and Bars

*Provide zoning and alcoholic beverage control laws that discourage the excessive concentration and**encourage a mix of ground floor uses in commercial areas creating***

stronger retail environments *and minimizing potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts* ***and adjacent residential areas.*** *New uses that generate late night activity and large crowds should be* located away from low and moderate density residential areas and should instead be concentrated***prioritized*** *Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.*

Proposed change: Restore "discourage the excessive concentration and". Change "minimizing" to "minimize". Insert ", and" after "residential areas", to be followed by "*encourage a mix of ground floor uses in commercial areas creating stronger retail environments"* relocated to that position in the text. Strike "prioritized". The revised text would then read as follows:

Provide zoning and alcoholic beverage control laws that discourage the excessive concentration and minimize potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts and adjacent residential areas, and encourage a mix of ground floor uses in commercial areas creating stronger retail environments. New uses that generate late night activity and large crowds should be located away from low and moderate density residential areas and should instead be concentrated Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.

Rationale: The revisions proposed by OP obscure what should be the main objective of this policy, namely, to forestall excessive concentration of ABC establishments near residential areas.

312.13 Policy LU-2.4.9: High-Impact Commercial Uses

Ensure that the District's zoning regulations Llimit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high-impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods. 312.13

Proposed change: None.
Rationale: The need for this policy is undiminished.

312.15 Policy LU-2.4.11: Hotel Impacts

Manage the impacts of hotels on surrounding areas, particularly in the Near Northwest neighborhoods where large hotels adjoin residential neighborhoods. Provisions to manage truck movement and deliveries, overflow parking, tour bus parking, and other impacts associated with hotel activities should be developed and enforced. 312.15

Please refer to Policies 2.3.9 and 2.3.10 of this Element for additional guidance on hotel uses within residential neighborhoods.

Proposed change: None.
Rationale: The problems that this policy seeks to address remain and have not abated.

Action LU-2.4-B: Zoning Changes to Reduce Land Use Conflicts in Commercial Zones

As part of the comprehensive rewrite of the zoning regulations, consider text amendments that:
(a) more effectively control the uses which are permitted as a matter-of-right in commercial zones;
(b) avoid the excessive concentration of particular uses width the potential for adverse effects, such as convenience stores, fast food establishments, and liquor-licensed establishments; and
(c) consider performance standards to reduce potential conflicts between certain incompatible uses, if they do not require frequent and extensive monitoring. **Completed -- See Implementation Table**.

Recommended change: Strike "Completed – See Implementation Table.
Rationale: At least some of the problems that this Action seeks to address – e.g excessive concentration of liquor-licensed establishments -- remain unabated and were not effedctively addressed if at all by ZR16.

Historic Preservation Element

Policy HP-1.6.5: Commercial Signage
Control commercial signage to avoid the visual blight of billboards and intrusion upon the city's monumental grandeur and residential neighborhoods. Support the city's economic vitality and quality of life through carefully considered policies and regulations for commercial signage in designated entertainment areas.

Recommended change: **None.**
Rationale: This new policy is timely and highly important.

*Policy HP-2.4.6**HP-2.4.1**:* **Preservations Standards for Zoning Review** Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. **Monitor the effectiveness of zoning controls intended to protect characteristic features of older neighborhoods not protected by historic designation.** Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls.
Proposed change: None.
Rationale: The importance of this policy continues to increase. It should be maintained.

Mid-City Element

Mid-City Area Element -- *Overview, 2000.9.*

. . . Revitalization has increased the need to manage traffic and parking and assist small businesses. brought traffic and parking pressures, caused construction-related street disruptions, and has burdened small businesses trying to keep up with rising costs. There are also visible threats to the historic integrity of many of the area's residential structures, particularly in areas like Adams Morgan Lanier Heights, Reed Cooke, Park View, Columbia Heights, Bloomingdale, and Eckington, which are outside of designated historic districts. In some instances, row houses are being converted to multi-family flats, demolitions and poorly designed alterations are diminishing an important part of Washington's architectural heritage. Revitalization must be recognized to be offset by the perception and fact of longstanding residents being priced out of their historic homes even as some persons benefit from the tremendous rise in property values. 2000.9

Proposed change: Restore the terms "Adams Morgan" and "demolitions" in the foregoing text.
Rationale: Deletion of these terms significantly diminishes the factual accuracy of the text..

Mid-City Area Element -- *Planning and Development Priorities 2007 See Appendices for historical record of 2005-2006 engagement results.*

2007.1 Three Comprehensive Plan workshops took place in Mid-City during 2005 and 2006. These meetings provided an opportunity for residents to discuss both citywide and neighborhood planning issues. The Advisory Neighborhood Commissions provided an important voice in this discussion, particularly on the Future Land Use Map. There have also been many meetings in the community not directly connected to the Comprehensive Plan, but relating to other planning topics. These meetings have covered topics such as public realm and transportation improvements in Columbia Heights, revitalization of Georgia Avenue, redevelopment of McMillan Reservoir, parking and traffic issues in Adams Morgan, and the arts districts along U Street and in the greater Shaw area. 2007.1
2007.2 The community delivered several key messages during these meetings, summarized below:
2007.2 a. The distinct and eclectic character that defines Mid-City neighborhoods should be protected as infill development takes place. The communities of the Mid-City welcome community reinvestment, but are worried that the rapid pace of redevelopment may be changing the fabric of the community too quickly. The loss of neighborhood diversity was the greatest concern expressed at almost every Comp Plan meeting in the Mid-City area, and was raised in many different contexts—from the need for affordable housing to concerns about the influx of chain stores and decline of neighborhood businesses.

b. Housing opportunities should be increased for people at all income levels so that Mid-City can remain a diverse neighborhood. The citywide run-up in housing prices has particularly impacted Mid- City, as costs have soared beyond what many local residents can afford. Working families and lower income residents are being priced out of the area, and there are concerns that the community is becoming affordable only to upper income professionals. Preserving the existing stock of affordable units is important, either through rehabilitation or replacement of subsidized housing projects with new affordable units. The type of new housing being built in the area should be more varied. In particular, more three- and four-bedroom units are needed to attract and retain families.

c. New condos, apartments and commercial development should be directed to the areas that are best able to handle increased density, namely areas immediately adjacent to Metrorail stations or along high volume transit corridors. These areas are generally located around 14th and Park, along the 14th Street corridor, along

d. U Street—especially around the Metro station, along 7th Street and Georgia Avenue—especially west of Howard University, and in the southeastern corner of the Planning Area near the New York Avenue Metro station. Mixed use development, with multi-story housing above retail shops and services, is desirable in these locations and would reinforce the Mid-City's character as a vital, pedestrian- oriented neighborhood.

e. The row house fabric that defines neighborhoods like Adams Morgan, Columbia Heights, Pleasant Plains, Eckington, and Bloomingdale should be conserved. Although Mid-City includes six historic districts (Greater U Street, LeDroit Park, Mount Pleasant, Strivers' Section, Washington Heights and Kalorama Triangle), most of the row houses in Mid-City are not protected by historic district designations. Some are even zoned for highdensity apartments.

f. **A variety of problems have resulted, including demolition and replacement with much larger buildings, the subdivision of row houses into multi-unit flats, and top story additions that disrupt architectural balance. Intact blocks of well-kept row houses should be zoned for row houses, and not for tall apartment buildings, and additional historic districts and/or conservation districts should be considered to protect architectural character.**

g. The community is in dire need of additional parkland. Mid-City is the densest part of the city, but the ratio of park acreage per resident is among the lowest in the city. Rock Creek Park is a great resource, but is a long way from the eastern part of the Planning Area and is primarily a passive open space. The Area has a shortage of active play fields and recreational facilities, especially east of 16th Street. In many cases, schools are the only open spaces in the neighborhood, but access to school grounds may be restricted, and the school facilities themselves are suboptimal. Sites like the McMillan Reservoir Sand Filtration site offer the promise for additional neighborhood open space. New development there and elsewhere should set aside land for parks, while development along the area's commercial streets and around Metro stations should include pocket parks and plazas. Throughout the community, innovative approaches such as land trusts and easements should be considered to improve open space access.

h. Language barriers should be broken so that more foreign-born residents can get a proper education, find suitable housing, find a decent job, and participate in community life and civic affairs. With a growing population of immigrants and non-English speaking residents, the Planning Area needs alternative education options and

better access to literacy and language programs. If residents are to fill the good quality jobs to be created in the new economy, better vocational training and bilingual services are needed. Local public schools, charter schools, universities, and non-profits should be integral partners in these efforts

i. The arts should be recognized as an essential part of community life. While this is true in all parts of Washington, it is especially true in the multicultural neighborhoods of the Mid-City. The Planning Area has been the home of many ethnic and racial groups for more than 100 years, and has long been a center of creative expression and cultural diversity. The area should celebrate its past through heritage trails and historic exhibits, and celebrate its present through indoor and outdoor performance, art, and music. New cultural facilities must also be part of the area's future.

j. Better economic balance should be achieved in the neighborhood. The neighborhood centers on the west side of the Mid-City Planning Area are generally successful, with strong demand for commercial space. Neighborhood business districts on the east side, particularly along Georgia Avenue and North Capitol Street, are still struggling. There are numerous vacant and boarded up properties, along with concerns about fire safety, blight, and crime. Commercial gentrification is also an issue. Small corner stores and other businesses that are unique to the neighborhood are having a harder time getting by. The area's restaurants, ethnic establishments, and iconic neighborhood businesses are an important part of what defines this community. They should be strongly supported in the future.

k. Pedestrian safety, improved traffic operations, and parking management are all high priorities. Increased density within this already dense Planning Area creates busier streets—both for cars and for people. Despite its proximity to Metro, Columbia Heights will become more congested as 700 new housing units and 500,000 square feet of new retail space come on line. Parking demand will continue to exceed supply in Adams Morgan and Mount Pleasant. Commuter traffic along North Capitol Street and Florida Avenue will continue to burden side streets in Eckington and Bloomingdale. New solutions and strategies to traffic management are needed. Increasing transit service and improving pedestrian safety are important parts of the equation, but they must not be the only parts.

l. Public facilities in Mid-City need improvement. Many of the area's schools, libraries, and recreation centers are outdated and do not meet the needs of the community. At the same time, residents are concerned about proposals to use private development to leverage public facility replacement. A key concern is that public facilities are not rebuilt at the expense of neighborhood open space, which is already in very short supply. While MidCity has several outstanding new facilities, including the Girard Street Playground, the Columbia Heights Community Center, and Bell-Lincoln Multicultural Middle/ High School, there are still unmet needs. m. Mid-City needs "greening." This Planning Area has a very high percentage of impervious surface coverage and lost much of its tree cover during the 1970s, 80s, and 90s. Tree planting is needed to reduce urban runoff, create shade, remove air pollutants, and create beauty in the neighborhoods. Future development should incorporate green roofs and other methods to reduce resource consumption, conserve energy and water, and be more environmentally-friendly.

Proposed change: Restore the foregoing approximately three pages of text, pending a careful professional analysis to determine in what respects it remains valid, in what respects it should be updated, and why. Redraft the text accordingly.

Rationale: Mr. Trueblood has called for giving priority in commenting on OP's current draft to "big picture" problems. This section illustrates such a problem, which unfortunately is found in a number of instances throughout OP's proposed update of the Comp Plan.. In this case, OP has proposed simply to delete in its entirety some three pages of text on planning and development priorities in the current plan that resulted from extensive consultation with the community. Any observant resident of Mid-City neighborhoods will see that much of that material remains highly relevant today. OP has provided no reason to conclude otherwise, or offered any comparably thoroughgoing alternative analysis, but seems to assume the prerogative to discard these insights from the community wholesale simply because they've been around too long. This is both intellectually unsupportable and, incidentally, inconsistent with the nature of the current exercise as an update of the current Plan and not the drafting of new one, that OP has emphasjzed.

Policy MC-1.1.5: Conservation of Row House Neighborhoods:
Recognize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, in order to retain and increase the rental housing supply.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Policy MC-2.7.2: Eckington/Bloomindale**Neighborhood Character**
Protect **Preserve and retaiin** the architectural integrity **and cultural resources** of the Eckington/Bloomingdale neighborhood**s**, and encourage the continued restoration **compatible rehabilitation** and improvement of the area's row houses.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Policy MC-1.1.1: Neighborhood Conservation
Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. **The Planning Areas squares, alleyways, and historic alley buildings offer opportunities for preservation and creative development.** The area's rich architectural heritage and cultural history should be protected and enhanced.

Proposed change: None.
Rationale: The need for and importance of this policy remain undiminished, and it should be retained.

Action MC-1.1.A: Rezoning Of Row House Blocks
Selectively rezone well-established residential areas where the current zoning allows densities that are well beyond the existing development pattern. The emphasis should be on

row house neighborhoods that are presently zoned R-5-B *RA-2* or higher, which include the areas between 14th and 16th Streets NW, parts of Adams Morgan, areas between S and U Streets NW, and sections of Florida Avenue, Calvert Street, and 16th Street. **Completed – See implementation table. 2008.12**

Proposed change: Delete "Completed – See implementation table".
Rationale: The need for this action remains widely unmet, including in some of the areas cited in the text. It calls for a sustained and systematic effort.

Introduction

102.1 The DC Code vests the Mayor with the authority to initiate, develop and submit a Comprehensive Plan to the DC Council, as well as the power to propose amendments following the plan's adoption. In the course of adoption, t**T**he DC Council may alter **adopts** the Comprehensive Plan, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

Proposed change: Modify the foregoing text as indicated below:

> §102.1 The DC Code requires vests the Mayor with the authority to initiate, develop and to submit the District elements of the a Comprehensive Plan and amendments thereto to the DC Council for revision or modification, and adoption by act, following public hearings,, as well as the power to propose amendments following the plan's adoption. In the course of adoption, t**T**he DC Council may alter **adopts** the Comprehensive Plan, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

The amended text will then read as follows:

> §102.1 The DC Code requires the Mayor to submit the District elements of the Comprehensive Plan and amendments thereto to the DC Council for revision or modification, and adoption by act, following public hearings, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

Rationale: The current version of this section in the Comp Plan is an accurate if abbreviated statement of the respective legal authorities of the Mayor, the Council and the National Capital Planning Commission with respect to the adoption and amendment of the Comprehensive Plan. Its legal basis is found in the following language that is repeated in essentially identical form twice in the Home Rule Act, as well as the provision in the DC Code requiring submission of acts of the Council to the Mayor for approval.

> "(a)The Mayor shall be the central planning agency for the District. He [s*ic*] shall be responsible for the coordination of planning activities of the municipal government and the

> preparation and implementation of the District's elements of the comprehensive plan for the National Capital. . . .”
>
> “b) The Mayor shall submit the District's elements and amendments thereto to the Council *for revision or modification, and adoption by act, following public hearings.* Following adoption and prior to implementation, the Council shall submit such elements and amendments thereto to the National Capital Planning Commission for review and comment with regard to the impact of such elements or amendments on the interests and functions of the federal establishment, as determined by the Commission.” DC Code §1-204.23. See also DC Code §§2-1002.

OP now proposes to strike the reference to the Council’s explicit authority to revise the Mayor’s proposals. Why? The only discernible reason is to suggest to the public that the Council’s “adoption” is to be a merely ministerial act automatically performed once the Mayor’s proposals are in hand – a needless little piece of misrepresentation apparently designed to enhance the Mayor’s role.

This is consistent with Director Trueblood’s misguided assertion, during the Council’s recent deliberation on the Framework Element, to the effect that the Council lacked authority under the Home Rule Act to tell the Zoning Commission how to act. The Chairman properly called him out on that point, but then, sadly, promptly relinquished a big piece of that authority to the Commission in §227.2 of the Framework element.

Advisory Neighborhood Commission 1C Resolution on the DC Census

WHEREAS, every ten years the United States Census Bureau counts residents across the country; and

WHEREAS, Advisory Neighborhood Commission (ANC) 1C supports the U.S. Census Bureau in conducting a complete and accurate count of all U.S. residents as of April 1, 2020; and

WHEREAS, The District of Columbia, including ANC 1C, is one of the most racially and ethnically diverse places in the United States, and this diversity is our strength; and

WHEREAS, The ANC 1C is committed to raising awareness of the importance of Census 2020 by aggressively reaching out to hard-to-count groups and encouraging their participation in the Census; and

WHEREAS, A complete count ensures accurate Census data, which provides critical information for government programs, policies, and decision making that affect ANC 1C residents, including the funding of programs such as supplemental nutrition assistance program, section eight housing choice vouchers, children's health insurance, and low-income home energy assistance; and

WHEREAS, Census data is used to update Ward, ANC, and Single Member District (SMD) boundaries, determine funding for schools in ANC 1C, and plan for resources such as new playgrounds, recreation centers, senior wellness centers, and programming to serve specific populations; and

WHEREAS, In 2010, Washington, D.C. was the second most undercounted city in the nation, with the following groups having been historically undercounted: low income residents, foreign-born residents, renters in multi-unit buildings, children ages 0-5, and African-American households; and

WHEREAS, The next three months, from February 12 to May 12, including Census Day 2020 on April 1, 2020, are a critical time to engage with residents to ensure they are informed about why the Census matters to ANC 1C, our ward, and our city; and how to participate;

RESOLVED, that ANC 1C, and each individual commissioner, will work together through May 12, 2020 to support activities that aim to have every resident in ANC 1C and every SMD counted in the 2020 Census regardless of race, ethnicity, sexual orientation, language spoken, or citizenship status. ANC 1C commissioners will:

Post regularly on neighborhood listservs, blogs, social media, and other electronic media to encourage residents to complete the census forms (DC Census 2020 digital media toolkit)

Seek out neighborhood and local business volunteers to post and engage on electronic media about the census

Seek out neighborhood and local business volunteers to organize and participate in SMD outreach using door hangers provided by DC Census 2020 officials. (US Census outreach toolkit)

RESOLVED, that ANC 1C will communicate this resolution to all other ANCs in Washington, D.C., to encourage them to adopt this resolution or otherwise pledge to support census efforts, and to likewise take the actions outlined above to increase participation in the 2020 Census.