

## **Comprehensive Plan Future Land Use Map Context, Purpose, and Guidelines**

### **Context:**

The Comprehensive Plan, which includes a Generalized Policy Map and a Future Land Use Map, provides generalized guidance. The Generalized Policy Map provides guidance on whether areas are designated for conservation, enhancement, or change. The Future Land Use Map shows anticipated future land uses, which may be the same, or different than, the current land uses. Both maps are part of the adopted Comprehensive Plan and the categories used for each map are described in Framework Element and map legends.

### **Purpose:**

This map uses color-coded categories to express public policy for future land uses across the city. The Future Land Use Map is intended to be used in conjunction with the Comprehensive Plan's policies and actions. The purpose of this map is to represent the land use policies contained in the proposed Land Use Element.

### **Guidelines:**

The Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comprehensive Plan policies. Several important parameters, defined below, apply to their use and interpretation:

The Future Land Use Map depicts the intended land use for an area generally. It is not a zoning map. A zoning map is parcel-specific and establishes detailed requirements and development standards for setbacks, height, use, parking, and other attributes. In contrast, the Future Land Use Map does not follow parcel boundaries, and its categories do not specify allowable uses or development standards. By definition, this map is to be interpreted broadly and the land use categories identify desired objectives.

The map envisions intended uses for the horizon year of the Comprehensive Plan. It is not an "existing land use map," although in many cases future uses in an area may be the same as those that exist today.

While the densities within any given area on this map reflect all contiguous properties on a block, there may be individual buildings that are larger or smaller than these ranges within each area.

The zoning of any given area should be guided by this map, interpreted in conjunction with applicable guidance from the text of the Comprehensive Plan, including the Citywide Elements and the Area Elements.

Some zone districts may be compatible with more than one Comprehensive Plan Future Land Use Map designation.

The intent of this map is to show use rather than ownership. However, in a number of cases, ownership is displayed to note the District's limited jurisdiction. Specifically, non-park federal facilities are shown as "Federal" even though the actual uses include housing and industry (e.g., Bolling Air Force Base), offices (e.g., the Federal Triangle), hospitals (e.g., Veteran's Administration), and other activities.

This map does not show density or intensity on institutional and local public sites. If a change in use occurs on these sites in the future (for example, a school becomes surplus or is redeveloped), the new designations should be generally comparable in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or an approved Campus Plan.

Streets and public rights-of-way are not an explicit land-use category on this map. Within any given area, the streets that pass through are assigned the same designation as the adjacent uses.

This map and the Generalized Policy Map can be amended. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the maps can be made by residents, property owners, developers, and the District itself. In all cases, such changes require formal public hearings before the Council of the District of Columbia, and ample opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Element.

The generalized depiction shown on this map was designed to be essentially correct as printed, and it is the print edition of this map that is incorporated in the Comprehensive Plan. Users of electronic copies of this map maybe able to “zoom in” to reveal additional detail, but any information not clearly visible at the scale of the print edition of the map has not been reviewed by Council, may or may not be correct, and does not reflect any policy of or guidance by the District of Columbia government.

