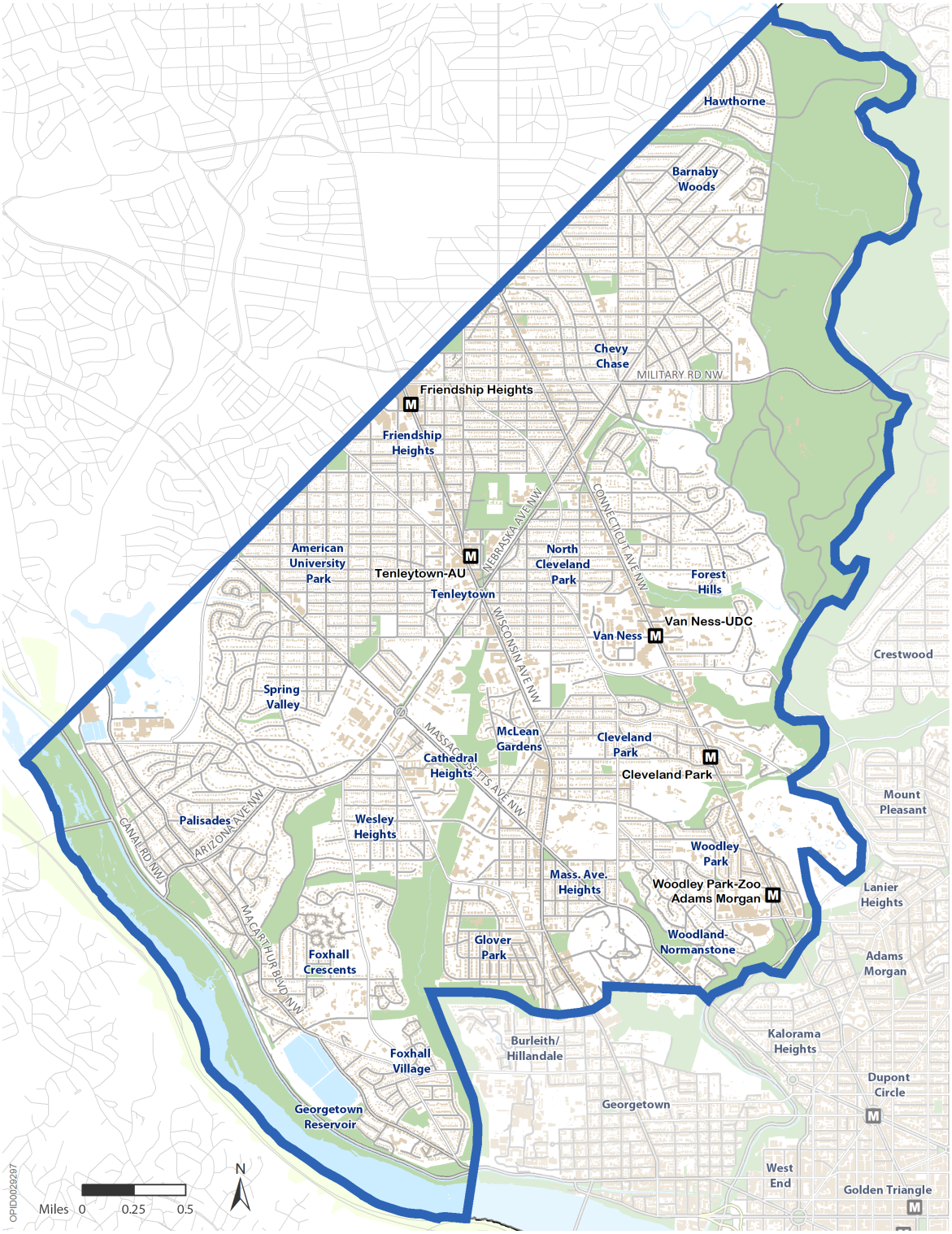
Comprehensive Plan Rock Creek West Area Element

Proposed Amendments

~~DELETIONS~~
ADDITIONS



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2300 ~~OVERVIEW~~ **Overview 2300**

2300.1 The Rock Creek West Planning Area encompasses 13 square miles in the northwest quadrant of ~~the District of Columbia~~ **Washington, DC**. The Planning Area is bounded by Rock Creek ~~on~~**to** the east, Maryland ~~on~~ **to** the north/west, and the Potomac River and Whitehaven Parkway ~~on~~ **to** the south. Its boundaries are shown in the ~~Map~~ **map** at left. Most of this area has historically been Ward 3**,** ~~although~~ **but** in past and present times, **some** parts have been included in ~~Wwards~~**Wards** 1, 2, and 4. 2300.1

2300.2 Rock Creek West's most outstanding characteristic is its ~~stable~~ **high-opportunity**, attractive neighborhoods. These include predominantly single**-**family neighborhoods**,** **such as** ~~like~~ Spring Valley, Forest Hills, American University Park, and Palisades; row house and garden apartment neighborhoods like Glover Park and McLean Gardens; and mixed**-**density neighborhoods such as Woodley Park, Chevy Chase, and Cleveland Park. ~~Although these communities retain individual and distinctive identities, they share a commitment to proactively addressing land use and development issues and conserving neighborhood quality~~. 2300.2

2300.3 Some of **Washington, DC's** ~~the District's~~ most important natural and cultural resources are located in Rock Creek West. These resources include Rock Creek Park, the National Zoo, Glover Archbold Park, Battery Kemble Park, and Fort Reno Park**,** as well as numerous smaller parks and playgrounds. Many of these areas serve as resources for the entire city. Cultural resources include the Washington National Cathedral, American University, the University of the District of Columbia, Howard Law School**, and** George Washington University's Mt. Vernon Campus; numerous **places of worship** ~~churches~~; and several museums, including the Kreeger and Hillwood. The neighborhoods themselves are an important cultural resource, with **many historic landmarks and** several historic districts**,** ~~and many historic landmarks~~ **such as Cleveland Park, Grant Road, and the Immaculate Seminary**. Rock Creek West is also the location of the Naval Observatory and the home of the U.S. Vice President. 2300.3

2300.4 Despite its residential character, Rock Creek West **is also home to a diversity of employment centers, including public and private educational and cultural institutions,** ~~actually has more jobs than households. The community is host to major corporations such as Fannie Mae and Intelsat, and three of the region's commercial television stations~~ **local broadcasters,** ~~. It includes~~ **and** a large number of foreign missions, including the International Chancery Complex ~~at~~ **on** Van Ness Street. Several large hotels are located in the community, including the Omni-Shoreham and Marriott Wardman Park near the Woodley Park Metro station. 2300.4

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2300.5 ~~Some of the District's most v~~**V**ibrant retail districts are located around the area's Metro stations and along its major corridors. ~~Commercial overlay~~ **Special** zones have been created in three of these areas, allowing a mix of retail uses and retaining a human scale and pedestrian character along neighborhood shopping streets. Much of the commercial land use in the area is located along the Wisconsin and Connecticut Avenue **NW** corridors in shopping districts like Friendship Heights, **Tenleytown, Van Ness,** and Cleveland Park. ~~While the presence of these uses is generally positive and creates some of the most livable neighborhoods in the city, the downside is that major~~ **With services and retail serving both the neighborhood and broader region, these mixed-use corridors are commuter** thoroughfares **that** are often congested**, minimizing pedestrian safety and comfort** ~~and residential side streets are burdened with parking problems~~. 2300.5

2300.6 **Since the early 2000s, as many neighborhoods across Washington, DC have seen reinvestment and population growth, commercial corridors in Rock Creek West have experienced competition for customers and for new restaurants and retailers. Although Rock Creek West's commercial corridors can still rely on local assets, such as proximity to busy transit stations, high-opportunity neighborhoods, and well-travelled roadways, some of the Rock Creek West commercial corridors have faced challenges with retaining businesses and competing successfully with other rapidly growing and popular corridors both within Washington, DC and Montgomery County, Maryland. Some commercial strips experiencing challenges in attracting new retailers or customers have relied largely on restaurants to fill out storefronts. Recent mixed-use developments such as Park Van Ness and Cathedral Commons have helped to add new retail and restaurant choices as well as housing and new patrons for local businesses to major corridors such as Connecticut and Wisconsin Avenues NW. Main Street organizations in Cleveland Park, Glover Park, Tenleytown, Van Ness, and Woodley Park are working to help attract desired retailers and enliven and improve the public realm. 2300.6**

2300.~~6~~**7** The Rock Creek West area has ~~strong~~ **significant** economic ~~momentum~~ **potential**, leading to past and present concerns about the ~~effects~~ **community impacts** of ~~unrestrained~~ development ~~on traffic, public services, and quality of life. This creates a different dynamic than is present in many District neighborhoods, and reduces the need for government programs to stimulate private investment.~~ The combination of a relatively ~~affluent~~ **high-income** population, ~~excellent~~ transportation **options** ~~(including five Metro stations with some of the system's highest non-CBD ridership levels)~~, ~~stable~~ **high-opportunity** and attractive neighborhoods, high-quality retail, and a limited supply of vacant land has led to very strong market demand. ~~This in turn has led to an emphasis on growth control rather than growth incentives.~~ The ~~need~~ **desire** to **thoughtfully** ~~appropriately control and~~ guide growth, ~~and~~ **while trying** to ~~protect~~ **preserve**

neighborhoods, remains a top priority throughout the community and is a major theme of this ~~Element~~**element**. 2300.~~6~~**7**

2300.~~7~~**8** The demand for housing ~~also has been~~ **remains** consistently strong in Rock Creek West. During the 1980s and 1990s, when **Washington, DC** ~~the District~~ was losing residents, neighborhoods west of Rock Creek Park continued to add households. Growth has resulted from a combination of factors, including relatively low crime rates, numerous neighborhood amenities, accessible neighborhood retail, convenient Metrorail **(Metro)** access, active community organizations, ~~and~~ relatively high-performing public schools with strong parental support**, and numerous private schools**. 2300.~~7~~**8**

2300.~~8~~**9** These same factors have created a continuing affordable housing dilemma in the community. **The 2016 median sale price for homes in zip codes west of Rock Creek Park exceeded $975,000.** ~~In 2005, the median purchase price of a home exceeded $800,000 in every zip code west of the Park. Tax assessments have escalated as home prices have increased, placing a burden on many residents- especially seniors and those with low and moderate incomes. Rents have also escalated, and the overall supply of rental units has decreased as apartments have converted to condominiums.~~ Although there are ~~limited~~ opportunities for new housing development in the area, there continues to be a substantial unmet need for new affordable units and a need to **preserve existing** ~~protect the remaining~~ affordable **and moderate-income** ~~units~~ **options** ~~in an environment where affordable units are being eliminated~~. **Increasing the production of affordable and moderate-income units in Rock Creek West is a priority.** 2300.~~8~~**9**

2300.10 **Washington, DC has a strong need to preserve and create affordable and moderate-income housing across all Planning Areas. Rock Creek West offers opportunities for creating low- to moderate-income housing units, particularly where available capacity exists under current zoning, such as near Metro stations. As an Area of High Economic Opportunity, as defined by the US Department of Housing and Urban Development (HUD), Rock Creek West has a role to play both in preserving its existing stock of affordable housing while providing new mixed-income housing to meet Washington, DC's fair housing goals. 2300.10**

2300.~~9~~**11** The preservation and improvement of the natural environment is also a high priority in Rock Creek West. The community is fortunate to have one of the densest tree canopies in the ~~city~~ **District**, several community gardens, the Capital Crescent Trail, and more park and open space acreage than any other Planning Area in the city. However, development on the fringes of the ~~single family homes in North Cleveland Park~~ parks has caused erosion and diminished water quality and views in some places. **The existing** ~~T~~**t**ree and slope ~~overlay zones have been created in several locations to address this issue~~ **protections in the zoning code need to be preserved for the foreseeable future**. 2300.~~9~~**11**

2300.~~10~~**12** The sense of community in Rock Creek West is reinforced by a particularly active network of neighborhood associations, Advisory Neighborhood Commissions **(ANCs)**, and involved residents. Well-organized ~~C~~**c**itizens~~'~~ ~~A~~**a**ssociations serve many of the area's neighborhoods, including AU Park, Chevy Chase, Cleveland Park, Forest Hills, Foxhall, Glover Park, Palisades, Spring Valley, Wesley Heights, Tenleytown, and Woodley Park. A number of ~~H~~**h**istorical ~~S~~**s**ocieties and interest groups are also actively involved in community affairs. **Main Street organizations in Cleveland Park, Glover Park, Tenleytown, Van Ness, and Woodley Park are working to help attract desired retailers and enliven and improve the public realm.** These groups shape local land use and development decisions, and provide guidance on a wide range of issues relating to transportation, community services, public safety, and other long-range planning concerns. 2300.~~10~~**12**

2301 ~~**HISTORY**~~ **History 2301**

2301.1 The first settlements in Rock Creek West developed along roads connecting the port of Georgetown to the countryside north and west of ~~the city~~ **Washington, DC**. One of the first settlements was at the juncture of Georgetown Pike (now Wisconsin Avenue) and River Road, where there was a toll station. John Tennally opened a tavern at the intersection around 1790, giving his name to the area now called Tenleytown. Several large estates were developed in the area during the 1800s, including the estate of Colonel Joseph Belt (named Chevy Chase), Major John Adlum's 200-acre ~~"~~vineyard~~"~~ in what is now North Cleveland Park, and the Henry Foxhall estate in modern-day Foxhall. 2301.1

2301.2 The **Chesapeake & Ohio (**C&O**)** Canal was completed in 1843, and a parallel road (now MacArthur Boulevard) was constructed to ~~the city's~~ **Washington, DC's** water intake facilities at Great Falls. The canal prompted industrial development along the Potomac River and in the Palisades, including a foundry and several slaughterhouses along Canal and Foxhall Roads. The Rock Creek West area developed strategic military importance during the Civil War, when Fort Reno, Fort DeRussy, Fort Bayard, Battery Kemble, and other fortifications were developed. 2301.2

2301.3 The area remained rural after the Civil War. The Potomac Palisades became popular as a summer retreat for ~~wealthy~~ **high-earning** Washingtonians. Land adjacent to Fort Reno, meanwhile, was occupied by **people who had been enslaved** ~~former slaves who~~ **and** came north in search of homes and land. Their community, dubbed ~~"~~Reno City,~~"~~ remained until the 1930s when the District developed Deal and Wilson ~~S~~**s**chools, and the National Park Service **(NPS)** developed Fort Reno Reservoir. Another community of **persons** freed **from slavery** ~~slaves~~ developed along Chain Bridge Road in the Palisades. 2301.3

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2301.4 Development in the Rock Creek West area began in earnest around 1890. In that year, Senators William Stewart~~d~~ and Francis Newlands founded the Chevy Chase Land Company. The company was responsible for the extension of Connecticut Avenue into Maryland, construction of a trolley line, and the development of the residential community of Chevy Chase. Also in 1890, Congress dedicated 1,700 acres along the Rock Creek Valley as Rock Creek Park~~ defining~~**, which defined** development, transportation, and demographic patterns that would shape the~~ city~~ **District** during the century to come. Other defining moments of the era included the groundbreaking for American University in 1893 and the start of construction on the National Cathedral in 1907. 2301.4

2301.5 Rapid residential development took place during the early ~~20th~~ **20th** century as the Rock Creek rail line began operating on Connecticut Avenue and electric streetcar lines were extended up Wisconsin Avenue and through the Palisades to Glen Echo. Many of the large estates were subdivided during the 1890s and early 1900s. The country estate of President Grover Cleveland**,** for example, was developed as the Cleveland Park neighborhood~~. M~~**, and m**uch of the land owned by the Methodist church was developed as American University Park. Row house neighborhoods like Woodley Park, Glover Park, and Foxhall Village were also developed during this period. By the 1920s and 1930s, apartment construction was occurring up and down Connecticut Avenue **NW**, with structures like Cathedral Mansions (built in 1924) and the Kennedy-Warren (built in 1931) defining the avenue's image as a desirable residential address. 2301.5

2301.6 During World War II, the federal government razed the country estate of John R. McLean to build wartime housing in what would become McLean Gardens. **Specifically, the** Defense Home Corporation built a mix of apartment buildings and dormitories for military personnel. After the war, the units were converted to private apartments**,** and the dormitories were later torn down. The 30-building complex was converted to condominiums in 1980 and houses ~~over~~ **more than** 1,000 residents today. 2301.6

2301.7 By the 1960s, the land use pattern was well established. Connecticut Avenue **NW** had apartment buildings interspersed with retail shopping areas. Wisconsin Avenue **NW** still had expanses of ~~single~~ **single-**family residences, but mid**-**rise apartment and office buildings were being constructed on some blocks. The development of Metro led to additional development in the 1970s, including the University of the District of Columbia and Mazza Gallerie in Friendship Heights. By the late 1990s, almost all privately owned land in the community had been developed. In spite of this fact, much of Rock Creek West retains a ~~small town~~**small-town** character today. The area's attractive and ~~well kept~~ **architecturally appealing and well-maintained** housing stock, tree-lined streets, neighborhood-oriented shopping districts, and well-used parks and public facilities make this one of ~~the most desirable parts of the city~~ **a highly sought-after part of Washington, DC**. 2301.7

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2302 ~~**LAND USE**~~ **Land Use 2302**

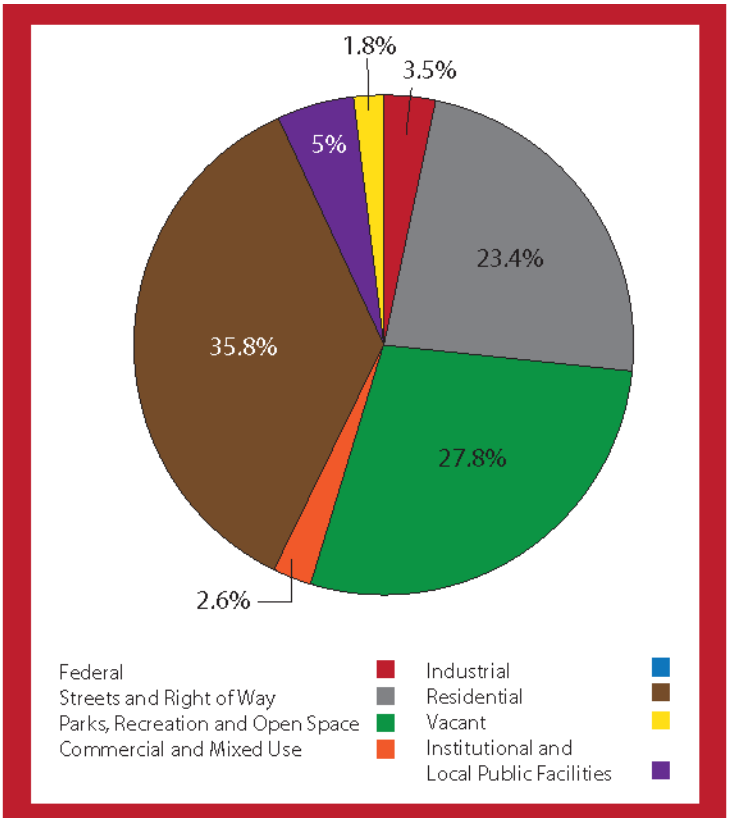
2302.1 **Statistics on existing land use are estimated from current lot-by-lot property tax data together with additional information on housing units, employment, District and federal land ownership, parks, roads, water bodies, etc. They are not comparable to the statistics included in the 2006 Comprehensive Plan, which were based on a much simpler method. Even large differences between the older and newer statistics may reflect differences in the modeling approaches used a decade apart and not actual changes in land use.** Land use statistics for the Rock Creek West Planning Area appear in Figure 23.1. The Planning Area comprises about 8,300 acres, or ~~about~~ **roughly** 19 percent of the District. This total includes **7,961** ~~7,980~~ acres of land and ~~315~~ **340** acres of water. 2302.1

2302.2 Residential uses represent the largest single land use in the Planning Area, accounting for about ~~37~~ **36** percent of the total. Of the residential acreage, ~~80~~ **77** percent is developed with ~~single~~ **single-**family detached homes. About ~~10~~ **13** percent is developed with semi-detached homes, row houses, and other attached single**-**family housing. The remaining 10 percent is developed with **multi-family** apartments **and condominiums**. Higher density housing is concentrated along the Connecticut Avenue corridor, along Massachusetts Avenue **NW** between Ward Circle and Idaho Avenue **NW**, and along Lower Wisconsin Avenue **NW**. Densities in most of the area are well below the ~~citywide average~~ **District-wide total,** although individual blocks along the avenues contain some of the densest housing in ~~the city~~ **Washington, DC**. 2302.2

2302.3 Commercial land uses occupy just two percent of the area. Major commercial centers are located around the five Metro ~~Stations~~**stations**, in walkable shopping districts along the avenues, and in neighborhood shopping centers like Spring Valley. Institutional uses make up about ~~eight~~ **four** percent of the land area. These uses include American University, Sibley Hospital, and the campuses of numerous private schools and religious institutions. There are no industrial uses in Rock Creek West. 2302.3

2302.4 Parks, **recreation**, and open space comprise ~~25~~ **28** percent of the Planning Area. The majority of this acreage is owned by ~~the National Park Service~~ **NPS**, including Rock Creek Park, the national parklands along the Potomac River, and Glover Archbold Park. ~~Street~~ **Transportation** rights-of-way represent about ~~22~~ **23** percent of the Planning Area, which is somewhat lower than the ~~citywide~~ **District-wide** ~~average~~ **total**. ~~Local public and federal~~ **Federal** government facilities comprise about ~~five~~ **3.5** percent of the land area. A majority of this acreage is contained within federal complexes such as the Naval Security Center and the Naval Observatory. Only ~~about one~~ **1.8** percent of the Planning Area consists of private, undeveloped ~~(vacant)~~ land. 2302.4

2302.5 Figure 23.1: Land Use Composition in Rock Creek West 2302.5



2303 ~~**DEMOGRAPHICS**~~ **Demographics 2303**

2303.1 Basic demographic data for the Rock Creek West Planning Area is shown in ~~Table~~ **Figure** 23.2. ~~The area was one of the only parts of the city to experience an increase in population during the 1990s, adding about 2,000 residents while the city as a whole lost over 30,000 people. Population has continued to increase since 2000.~~ **Compared to other areas in the District, Rock Creek West experienced only a modest population growth of nearly 8,500 people between 2000 and 2017.** The 20**17**~~05~~ population **was** ~~is~~ estimated at **92,399** ~~85,800~~, or about **14**~~5~~ percent of the ~~city's~~ **District'**s total. 2303.1

~~2303.2~~ ~~In 2005, the average household size is estimated to be 1.86. This is well below the citywide median of 2.12, although household size has not fallen as fast in this Planning Area as it has in other parts of the city. Whereas household size in the District as a whole dropped from 2.42 in 1990 to 2.12 in 2005, it only dropped from 1.91 to 1.86 in Rock Creek West. The area continues to sustain a large population of one-person households in apartment buildings, and a large number of families in single family homes.~~ ~~2303.2~~

2303.~~3~~**2** **Compared to other areas of the District, Rock Creek West is less racially diverse and has an older population.** Approximately **80.6**~~3~~ percent of the area's residents are ~~w~~**W**hite, which is significantly higher than the ~~citywide~~ **District-wide total** ~~average~~ of ~~30~~ **40.7** percent. Only ~~about six~~ **6.9** percent of the area's residents are ~~b~~**B**lack, and only ~~about six~~ **11.2** percent are of Hispanic**/Latino** origin. **The area has a higher percentage of Asian residents than the District as a whole (6.4 percent compared to 3.8 percent).** Nearly ~~20~~ **19** percent of the residents are foreign born, which is substantially higher than the ~~citywide~~ **District-wide total** ~~average~~ **of 14 percent**. The area **also** has a lower percentage of children and a higher percentage of ~~seniors~~ **older adults** relative to the ~~city~~ **District** as a whole. **While** ~~About~~ ~~12~~ **17** percent of the residents are under 18**, this was an increase from 12.8 percent in 2000**, compared to a ~~citywide~~ **District-wide total** ~~average~~ of **17.5** ~~20~~ percent**, which has decreased**. About ~~15~~ **17.2** percent are over 65, compared to ~~the citywide average of~~ **11.9** ~~12~~ percent **District-wide**. The percentage of ~~seniors~~ **older adults** has ~~declined~~ **increased** since **2000** ~~1990~~, when it was **15.1** ~~17~~ percent. 2303.~~3~~**2**

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2303.~~4~~**3** ~~Table~~ **Figure** 23.2: Rock Creek West at a Glance 2303.~~4~~**3**

Basic Statistics and Projections						
	2000	2010	2017*	2025	2035	2045
Population	83,940	86,816	92,399	99,786	106,261	113,151
Households	41,085	41,610	41,061	45,251	46,807	48,814
Household Population	77,337	82,042	87,811	94,538	100,994	107,855
Persons Per Household	1.88	1.97	2.14	2.09	2.16	2.21
Jobs	47,899	45,909	49,211	51,712	53,769	55,444
Density (persons per sq mile)	6,715	6,945	7,392	7,983	8,501	9,052
Land Area (square miles)	12.5	12.5	12.5	12.5	12.5	12.5

2000 and 2017 Census Data Profile					
	2000		2017*		Citywide 2017*
	Total	Percentage	Total	Percentage	Percentage
Age					
Under 18	10,724	**12.8%**	15,747	**17.0%**	**17.6%**
18-64	60,558	**72.1%**	60,730	**65.7%**	**70.6%**
18-34	27,053	**32.2%**	26,131	**28.3%**	**34.6%**
35-64	33,505	**39.9%**	34,599	**37.4%**	**35.9%**
65 and over	12,658	**15.1%**	15,922	**17.2%**	**11.9%**
Residents Below Poverty Level	5,829	**6.9%**	7,320	**8.3%**	**17.4%**
Racial Composition					
White	70,132	**83.4%**	74,435	**80.6%**	**40.7%**
Black	5,401	**6.4%**	6,407	**6.9%**	**47.7%**
Native American	197	**0.2%**	184	**0.2%**	**0.3%**
Asian/Pacific Islander	4,398	**5.2%**	5,931	**6.4%**	**3.8%**
Other	1,746	**2.1%**	1,747	**1.9%**	**4.6%**
Multi-Racial	2,246	**2.7%**	3,694	**4.0%**	**2.9%**
Hispanic Origin	5,397	**6.4%**	10,380	**11.2%**	**10.7%**
Foreign-Born Residents	15,804	**18.8%**	17,498	**18.9%**	14.0%
Tenure					
Owner Households	21,488	**52.1%**	23,148	**56.4%**	**41.7%**
Renter Households	19,784	**47.9%**	17,913	**43.6%**	**58.3%**
Housing Occupancy					
Occupied Units	25,954	93.1%	41,061	**93.1%**	**90.2%**
Vacant Units	1,922	6.9%	3,052	**6.9%**	**9.8%**
Housing by Unit Type					
1-unit, detached	12,866	30.3%	12,917	**29.3%**	**11.9%**
1-unit, attached	4,511	10.5%	4,956	**11.2%**	**25.1%**
2-4 units	1,238	2.9%	916	**2.1%**	**10.3%**
5-9 units	1,631	3.8%	1,551	**3.5%**	**6.8%**
10-19 units	1,346	3.1%	1,314	**3.0%**	**10.5%**
20 or more	21,306	49.6%	22,441	**50.9%**	**35.4%**
Mobile/other	20	0.1%	14	**0.0%**	**0.1%**

** Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.*

2304 ~~**HOUSING CHARACTERISTICS**~~ **Housing Characteristics 2304**

2304.1 ~~The 2000~~ **In 2017,** ~~Census reported that 30~~ **29.3** percent of the housing units in Rock Creek West were single**-**family detached homes, and ~~10~~ **11.2** percent were single**-**family **(one-unit)** attached homes (row houses, semi-detached homes, and townhouses). The percent of single**-**family detached housing is more than twice the ~~citywide~~ **District-wide** percentage**, but the percent of one-unit attached housing is less than half of what it is District-wide (which is 25.1 percent)** ~~percentage~~. At the same time, the Planning Area also contains ~~almost twice the percentage~~ **a significantly higher percentage** of units in large multi-family buildings compared to the ~~city~~ **District** as a whole. ~~More than 42~~ **A slim majority, 50.9** percent**,** of the housing units in Rock Creek West are contained in multi-family buildings of ~~50~~ **20** units of more, compared to ~~23~~ **35.4** percent ~~citywide~~ **District-wide**. 2304.1

2304.2 ~~The 2000~~ **In 2017,** ~~Census reported that 52~~ **56.4** percent of the households in the Planning Area were homeowners and ~~47~~ **43.6** percent were renters. This compares to ~~citywide~~ **District-wide** figures of ~~41~~ **41.7** percent and ~~59~~ **58.3** percent, respectively. The percentage of homeowners in the Planning Area has been increasing**,**~~;~~ whereas renters ~~outnumbered homeowners in 1990, the reverse was true by~~ **have been decreasing since** 2000. The percentage of vacant housing units in the Planning Area ~~is~~**was** ~~low-standing at less than four~~ **6.9** percent in ~~2000~~ **2017** compared to a ~~citywide average~~ **District-wide total** of ~~almost 10~~ **9.8** percent. 2304.2

2305 ~~**INCOME AND EMPLOYMENT**~~ **Income and Employment 2305**

2305.1 Data from the **District** Department of Employment Services **(DOES)** and the Office of Planning **(OP)** indicates **that** there were **48,684** ~~48,500~~ jobs in Rock Creek West in **2015** ~~2005~~, primarily in professional offices, international organizations, local-serving businesses, public schools, universities, and government. This represents approximately 6.**1**~~5~~ percent of the ~~city's~~ **District's** job base**, with nearly no net increase in employment in the Planning Area.** ~~According to Census "journey to work" data, about 34 percent of the jobs in the Planning Area are filled by District residents, about 42 percent by Maryland residents, and about 18 percent by Virginia residents. This same data indicates that 39 percent of employed Rock Creek West residents commute to Downtown Washington, 13 percent work within the Rock Creek West Area, 22 percent commute elsewhere in the District, and 26 percent commute to the suburbs.~~ 2305.1

2305.2 The Rock Creek West Planning Area has the highest median income **of any Planning Area** in ~~the city~~ **Washington, DC**. ~~The 2000 Census reported~~ **In 2017,** the median ~~at~~ **was $131,394**~~$80,802~~, compared to a ~~citywide~~ **District-wide** median of $**76,649**~~45,927~~. The area's ~~stability and affluence~~ **high median**

imcomes benefit the ~~city~~ **District** by significantly contributing to the tax base while requiring a lower level of publicly subsidized services. Nonetheless, ~~approximately seven~~ **8.3** percent of the area's residents lived below the federal poverty level in 201**7**~~00~~**, well below the District-wide total of 17.4 percent**. Many **of the residents below the poverty level** were ~~elderly~~ **older adults** with special housing and transportation needs. 2305.2

2306 ~~**PROJECTIONS**~~ **Projections 2306**

2306.1 Given ~~it's~~ **its** largely ~~built~~ **built**-out **land area** ~~character~~, Rock Creek West is projected to be among the slowest growing areas of ~~the city~~ **Washington, DC** ~~during~~ **over** the next ~~2~~**3**0 years. ~~Fewer than 3,000~~ **About 7,000** additional households are forecast for the 20**17**~~05~~-20**4**~~2~~5 period, **increasing from 41,061 to approximately 48,100 in 2045.** ~~which is comparable to the annual growth rate experienced during 1990-2005. A six percent increase in population, from 85,800 to about 91,000, is projected.~~ **The population of the area is expected to increase from 92,399 in 2017 to 113,151 by 2045.** Most of the growth is expected to consist of multi-family housing in mixed-use projects along the avenues~~, and single family homes on scattered vacant sites such as the 17-acre St. Patrick's property on Foxhall Road~~. 2306.1

2306.2 The number of jobs is expected to increase from about **48,684 in 2015** ~~48,500 today~~ to **55,444** ~~51,600~~ in **2045** ~~2025~~. Most of ~~the~~**this** increase is likely to take place ~~in proximity to~~**near** ~~the~~ Metro stations as additional retail and local-serving office development occurs. 2306.2

2307 ~~**PLANNING AND DEVELOPMENT PRIORITIES**~~ **Planning and Development Priorities 2307**

2307.1 **This section summarizes the opportunities and challenges residents and stakeholders prioritized during the 2006 Comprehensive Plan revision. During large community workshops, residents shared their feedback on District-wide and neighborhood specific issues. Since the 2006 community workshops, however, some of the challenges and opportunities facing the community have evolved. The following summary does not reflect new community priorities or feedback from either amendment cycle but summarizes the most important issues during the 2006 Comprehensive Plan revision. 2307.1**

2307.~~1~~**2** Three large Comprehensive Plan workshops took place in Rock Creek West during 2005 and 2006. These meetings provided a chance for residents and local businesses to discuss both ~~citywide~~ **District-wide** and neighborhood planning issues. Many smaller meetings on the Comprehensive Plan also took place in the community, including briefings and workshops with Advisory Neighborhood Commissions **(ANCs)** and neighborhood organizations. 2307.~~1~~**2**

2307.~~2~~**3** There have also been many meetings in the community not directly connected to the Comprehensive Plan, but focus~~ing~~**ed** on related long-range planning issues. These meetings have covered topics such as the future development of Upper Wisconsin Avenue **NW**, streetscape improvements along the Glover Park commercial corridor, and proposals for individual properties. 2307.~~2~~**3**

2307.~~3~~**4** The community delivered several key messages during these meetings, summarized below~~.~~**:**

- ~~a.~~ Residents of the Rock Creek West Planning Area remain deeply concerned about growth. While there is support for development on underutilized sites along the major corridors, issues of height, scale, character, and density remain a source of concern**,** as well as a source of debate within the community. The relatively low-density commercial zoning on most of the corridors has not provided the predictability that many residents seek. The reliance on planned unit developments (PUDs) has brought neighborhood amenities but has also resulted in density ~~"~~bonuses~~"~~ that are beyond what many residents find acceptable. The potential impact of density increases on schools, emergency response and safety, infrastructure, traffic, parking, environmental health**,** and neighborhood character ~~lead~~ **led** residents to conclude that the only acceptable growth rate is one ~~which~~ **that** matches infrastructure capacity.
- ~~b.~~ Rock Creek West has the unique characteristic of containing some of ~~the city's~~ **Washington, DC's** most dense and least dense neighborhoods~~-~~**,**~~sometimes side by side~~ **some of which are located next to each other**. Along parts of Connecticut and Wisconsin Avenues **NW**, multi-story apartment buildings abut single**-**family homes along rear lot lines. These uses successfully co~~-~~exist in part because of the significant buffering effects of open space, parking lots, alleys, mature trees and shrubbery, changes in topography, and other screening and site planning measures. Neighborhoods seek assurances that existing buffers will be maintained and that additional buffers, setbacks, and a ~~"~~stepping down~~"~~ in building heights will be provided**,** if and when**,** infill development occurs along the corridors.
- ~~c.~~ Like the rest of the District ~~of Columbia~~, Rock Creek West is facing ~~an affordable housing crisis~~ **a lack of affordable housing**. Home prices here are the highest in ~~the city~~ **Washington, DC** and many residents could not afford the homes they live in now if they were first-time buyers today. The conversion of formerly modest apartments to upscale condominiums has created a burden for low- and moderate-income renters, ~~seniors~~ **older adults**, and ~~young~~ workers just entering the job market. On the other hand, these conversions have provided a more affordable alternative to individuals and families ~~that~~ **who** would otherwise have been priced out of the community entirely. There is broad support for requirements to include affordable or ~~"workforce"~~ **moderate-income** housing units within new market-rate projects, but the prospect of ~~"~~density bonuses~~"~~ and other zoning flexibility in

exchange for these units continues to raise objections. While there is support for development on underutilized sites along the major corridors, issues of height, scale, character, and density remain a source of concern as well**,** as a source of debate within the community.

- ~~d.~~ A ~~better~~ **wider** variety of retail choices is needed in some parts of the Planning Area. It ~~is~~ **was** acknowledged that the area does not need public action or the involvement of non-profit community development corporations to attract retail in the same way that other parts of the District do. However, some neighborhoods still lack the range of goods and services needed to support the basic needs of local residents. High costs ~~are having~~ **have had** a negative effect on some of the area's small businesses, leading to a loss of small ~~"mom and pop"~~ businesses and family-owned neighborhood institutions. The community continues to favor neighborhood-serving retail rather than office space along the corridors, both to meet community needs and to avoid uses that would generate commuter traffic.
- ~~e.~~ Some of the **Planning** ~~a~~**A**rea's commercial streets lack the ~~vitality and elegance of great~~ **vibrancy of other** pedestrian-oriented neighborhood shopping streets. Recent efforts to renovate existing commercial buildings in Friendship Heights have generally been well-received and ~~have~~ created a more vibrant pedestrian environment. There is support for development that emphasizes walkability over auto-orientation, provided that height, scale, parking, infrastructure capacity, and other issues can be reconciled.
- ~~f.~~ Traffic congestion and pedestrian safety are also ~~major problems~~ **problematic**. The radial street pattern results in very high volumes along major corridors, particularly Connecticut, Wisconsin, Massachusetts, and Western Avenues **NW**, MacArthur Boulevard **NW**, and Military ~~Road~~, River ~~Road~~, and Canal Road**s NW**. Local trips combine**d** with commuter traffic to and from the Maryland suburbs and I-495, push~~ing~~ many intersections beyond their ~~design~~ capacities. As is the case in many parts of the ~~city~~ **District**, major arterials are at Level of Service ~~"~~D~~"~~ or ~~"~~E~~"~~ during ~~the~~ peak hours, with stop and go traffic. The prior Ward Plan for this area suggested that traffic be restored to Level of Service ~~"~~B~~"~~ or ~~"~~C~~"~~ **,**yet such conditions ~~could never~~ **cannot** be attained without massive road reconstruction and removal of major trip generators. This is neither a realistic **n**or desirable solution. Consequently, more integrated solutions to traffic control, including bus improvements, bicycle improvements, transportation demand management programs for new development, and more efficient use of existing roadways (such as synchronized traffic signals), are needed.
- ~~g.~~ Parking is also an issue. On-street parking has been removed in some locations to facilitate traffic flow, which has exacerbated parking needs on side streets. Residential permit parking has helped, but additional parking management measures are needed. Some residents have suggested municipal parking garages. Others have called for limits on development as a way to control parking demand. Still others have suggested that developers build more parking spaces than are required by law, or that the District limit the

issuance of residential parking permits. There are ~~clearly~~ pros and cons to these options. One downside of building more parking garages is that they may attract ~~yet~~ more non-local traffic to the area, particularly near Metro stations.

- ~~h.~~ The community's public facilities are experiencing the strains of age and increased demand. While enrollment has fallen at DC Public Schools **(DCPS)** in other parts of ~~the city~~ **Washington, DC**, many of the schools in Rock Creek West are over capacity. Some of these schools are experiencing physical deterioration and are in need of modernization. ~~The Tenley-Friendship Library has been closed since December 2004, depriving the community of a vital gathering spot.~~ There continue to be concerns about fire and rescue services, and the difficulties associated with renovating historic fire stations to modern standards. The projected addition of nearly 3,000 households in Rock Creek West by 2025 will likely mean that additional fire and emergency management services may be needed, and that library services may need to be expanded. Some of the recreation centers in the area are ~~also substandard and~~ **lacking the** amenities found in other parts of the ~~city~~ **District** ~~are lacking~~ or are insufficient. The planned new recreation center at Stoddert will provide a much needed facility not only for the community, but for children at Stoddert Elementary.
- ~~i.~~ The character of new development is an issue, particularly as more ~~modest~~ **smaller** homes are expanded or torn down and replaced with larger homes. While many decry ~~"~~tear downs~~"~~ and ~~"~~mansionization,~~"~~ others believe the District should not overly restrict the scale or design of new homes. Communities like the Palisades ~~have~~ expressed interest in the ~~"~~conservation district~~"~~ concept~~-~~ **to** preserv~~ing~~**e** neighborhood identity without regulating each detailed aspect of architectural design. Related issues confront the older apartment buildings along Connecticut Avenue and some of the historic estates in the community. These properties may have the capacity for additional development under zoning, but such development could reduce the integrity of the sites or structures and compromise the features that allow them to coexist so well with adjoining single**-**family homes.
- ~~j.~~ The preservation of the natural environment and improvement of environmental health remain top priorities. Like the rest of the ~~city~~ **District**, Rock Creek West includes areas where storm sewers and sanitary sewers are combined, leading to sewage overflow problems during heavy rains. Tree removal and development on steep slopes in areas such as the Palisades and Forest Hills ~~continues to~~ cause**s** erosion, despite tree and slope **protections in the zoning regulations**. Spring Valley continues to contend with the effects of discarded chemicals and munitions from World War I-era weapons testing. Residents in the westernmost part of the Planning Area are concerned about proposed dewatering facilities at Dalecarlia Reservoir, while those in Tenleytown are concerned about the health effects of communication antennas. Residents in Friendship Heights continue to be concerned about emissions and ground pollutants from the **Washington Metropolitan Transit**

Authority (WMATA**)** Western Bus Garage. Along major corridors throughout the Planning Area, residents contend with air and noise pollution due to cut-through traffic and idling vehicles.

- ~~k. A e~~**E**sthetic improvements are needed along some of the area's roadways ~~so that they can~~ **to** become the gracious gateways to the nation's capital they were intended to be. In other areas, aesthetic qualities ~~are~~ already ~~outstanding~~ **exist**, and ~~must~~ **should** be ~~protected~~ **preserved** from future degradation. This is true on roads traversing national parklands such as Canal Road **NW**, Dalecarlia Parkway, and Rock Creek Parkway.
- ~~l.~~ There are far fewer community-based residential facilities (CBRFs) in Rock Creek West than other parts of ~~the city~~ **Washington, DC**. ~~There is no question that the community must share in the social challenges of the city, but the high cost of land and limited availability of sites continues to make this difficult.~~ There is support in the community for scattering small-scale ~~homeless~~ shelters for **persons experiencing homelessness** (~~which is actively being promoted~~ **especially** in **places of worship** ~~churches~~), providing social service facilities on the commercial corridors, and accepting small community residence facilities within single-family neighborhoods.
- ~~m.~~ Institutional uses, including private schools, non-profits, large nursing homes, colleges, hospitals, and religious establishments, are part of the fabric of the Rock Creek West community. In fact, they comprise almost 660 acres in the Planning Area, almost one-third of the ~~citywide~~ **District-wide** total. Local institutions provide ~~a~~ resource**s** for local families, and include some of the most architecturally distinctive buildings ~~and attractive settings~~ in the community. ~~Yet m~~**M**any of these facilities have structures that do not conform to the underlying zoning. In some instances, tensions have arisen between institutions and surrounding neighbors due to noise, parking, traffic, and other issues. Pursuant to the District's zoning regulations, the compatibility of these uses ~~must~~ **should** be maintained, their expansion carefully controlled, and conversion to other non-conforming uses avoided. Solutions to traffic, parking, and other issues ~~must~~ **should** continue to be developed so that the quality of life in surrounding neighborhoods is not diminished. 2307.~~3~~**4**

2308 RCW-1.1 Guiding Growth and Neighborhood Conservation

2308.1 The following general policies and actions should guide growth and neighborhood conservation decisions in Rock Creek West. These policies and actions should be considered in tandem with those in the ~~c~~**C**itywide ~~e~~**E**lements of the Comprehensive Plan. 2308.1

2308.2 ***Policy RCW-1.1.1: Neighborhood Conservation***
~~Protect~~ **Preserve** the low-density~~, stable~~ residential neighborhoods west of Rock Creek Park ~~and recognize the contribution they make to the character, economy, and fiscal stability of the District of Columbia~~. Future development in both residential and commercial areas ~~must~~ **should** be carefully managed to address

~~infrastructure constraints and protect and enhance~~ the existing scale, function, and character of these neighborhoods**. Updates to zoning regulations offer the opportunity to create more accessory dwelling units for this area to help absorb a share of the District's growth and provide a more proportional portion of affordable and moderate-income housing sensitive to existing neighborhood context.** 2308.2

2308.3 ***Policy RCW-1.1.2: Economic Development***
Given the strength of the private market within Rock Creek West, carefully consider public**-private partnerships** ~~sector initiatives~~ **that provide public space and community amenities and support** ~~would stimulate~~ additional **mixed-use** development in the area. 2308.3

2308.4 ***Policy RCW-1.1.3: Conserving Neighborhood Commercial Centers***
Support and sustain local retail uses and small businesses in the area's neighborhood commercial centers **as outlined in the Generalized Policy Map**. ~~These centers should be protected from encroachment by large office buildings and other non-neighborhood serving uses.~~ Compatible new uses such as multi-family housing or ~~limited low-cost~~ neighborhood-serving office space (above local-serving ground-floor retail uses) should be considered within the area's commercial centers to meet affordable **and moderate-income** housing needs, **provide transit-oriented development,** and sustain **existing and** new neighborhood-serving retail and small businesses~~, and bring families back to the District~~. 2308.4

2308.5 ***Policy RCW-1.1.4: Infill Development***
Recognize the opportunity for infill development within the areas designated for commercial land use on the Future Land Use Map. When such development is proposed, work with ANCs, residents, and community organizations to encourage **mixed-use** projects that combine housing**, including affordable housing, neighborhood-serving retail,** and commercial uses**.** ~~rather than projects than contain single uses. Heights and densities for such development should be appropriate to the scale and character of Neighborhood retail along Connecticut Avenue adjoining communities. Buffers should be adequate to protect existing residential areas from noise, odors, shadows, and other impacts~~ **Design transitions between large- and small-scale development to ameliorate the appearance of overwhelming scale and to relate to context of lower-scale surrounding neighborhoods**. 2308.5

2308.6 ***Policy RCW-1.1.5: Preference for Local-Serving Retail***
Support new commercial development in the Planning Area that provides the range of goods and services necessary to meet the needs of local residents. Such uses are preferable to the development of new larger-scale or ~~"~~big~~-~~box~~"~~ retail uses that serve a regional market. ~~"~~Destination~~"~~ retail uses are not appropriate in smaller-scale commercial areas, especially those without ~~Metrorail~~ **Metro** access.

Regardless of scale, retail development ~~must~~ **should** be planned and designed to mitigate traffic, parking, and other impacts on adjacent residential areas. 2308.6

2308.7 ***Policy RCW-1.1.6: Metro Station Areas***
Recognize the importance of the area's five ~~Metrorail~~ **Metro** stations to the land use pattern and transportation network of Northwest Washington and **Washington, DC as a whole** ~~the entire District of Columbia~~. Each station should be treated as a unique place and an integral part of the neighborhood around it. ~~The~~ **Mixed-use re**development ~~of large office buildings~~ at the area's **M**~~m~~etro stations should ~~be discouraged. The preference is to use available and underutilized sites for~~ **prioritize the production of affordable and moderate-income** housing and retail uses in a manner consistent with the Future Land Use Map, the Generalized ~~Policies~~ **Policy** Map, and the policies of the Comprehensive Plan. ~~Careful transitions~~ **Design context-specific transitions to be more aesthetically pleasing** from development along the avenues to nearby low-scale neighborhoods ~~must be provided.~~ 2308.7

2308.8 ***Policy RCW-1.1.7: Housing for ~~Seniors and Disabled Residents~~ Older Adults and Persons with Disabilities***
Maintain and increase housing for ~~elderly and disabled residents~~ **older adults and persons with disabilities**, especially along the major transportation and commercial corridors of Wisconsin and Connecticut Avenues **NW**. 2308.8

2308.9 ***Policy RCW-1.1.8: Managing Institutional Land Uses***
~~Manage i~~**I**nstitutional land uses in the Rock Creek West Planning Area **should be** ~~in a way that ensures that their operations are~~ harmonious with surrounding uses, **and** ~~that expansion is carefully controlled, and that~~ potential adverse effects on neighboring properties **should be** ~~are~~ minimized **when institutions seek expansion**. ~~Ensure that any r~~**R**edevelopment of institutional land **should be** ~~is~~ compatible with the physical character of the community, **the changing nature of the District,** and ~~is~~ **not** inconsistent with ~~all~~ provisions of the Comprehensive Plan and the underlying zoning rules and regulations. Densities and intensities of any future development on such sites should reflect ~~surrounding land usesas well as infrastructure constraints and~~ input from the local community**, accommodating student housing on campuses and future infrastructure needs**. 2308.9

See the Land Use Element for policies on the expansion of institutional uses and the neighborhood impacts of private schools and other institutional uses.

2308.10 ***Policy RCW-1.1.9: ~~Protecting~~ Conserving Common Open Space***
~~Protect~~ **Conserve** the large areas of green space and interior open spaces that are common in and around the community's institutional uses and its older apartment buildings~~, such as Cathedral Mansions and the Broadmoor~~. Where these open spaces are recognized to contribute to the integrity of the site or structure,

consideration should be given to reconcile infill with these open spaces ~~stringent protection from inappropriate infill shall be maintained~~. 2308.10

2308.11 ***Policy RCW-1.1.10: Conservation of Historic Estates***
Conserve the historic estates in the neighborhoods west of Rock Creek Park, including those that are formally landmarked and those that may be eligible for landmark status. ~~Require that~~ **Encourage** the future use of these sites ~~is~~ **to be** compatible with their landmark status and protect~~s~~ the integrity of their architectural and landscape design. ~~In the event~~ **As** development **and repurposing of these sites** does occur, it ~~must~~ **should** be sensitive to surrounding natural areas ~~and adjacent low density residential uses,~~ and not harm historic resources on the site. The use of conservation easements to ~~protect~~ **conserve** open space**s** on these properties should be considered. 2308.11

2308.12 ***Policy RCW-1.1.11: Managing Transportation Demand***
~~Improve traffic service levels on the area's thoroughfares by Developing transportation systems management programs,~~ **Support the implementation of** transportation demand management programs~~,~~ and other measures to more efficiently use the area's road network ~~and~~ **by** reduc**ing** the volume of vehicle trips generated by new development**s**. ~~Ensure that~~ **Encourage** new development**s** **to provide multimodal transportation options and implement** ~~does not unreasonably degrade traffic conditions, and that~~ traffic calming ~~measures are required~~ to reduce development impacts **on surrounding neighborhoods**. ~~This policy is essential to protect and improve the quality of life and the residential character of the area~~. 2308.12

2308.13 ***Policy RCW-1.1.12: ~~Congestion Management Measures~~ Reduce Single Occupancy Vehicle Trips***
~~Ensure that land use decisions do not exacerbate congestion and parking problems~~ **Encourage land use decisions that support multimodal transportation options including walking, biking, and transit use** in ~~already congested~~ areas such as the Friendship Heights, Tenleytown, and Connecticut/Van Ness Metro stations **to reduce single occupancy vehicle trips**. When planned unit developments **(PUDs)** are proposed in these areas, ~~require traffic studies which identify the~~ **site design and** mitigation measures **should prioritize non-automobile modes.** ~~that must occur to maintain acceptable transportation service levels and secure a commitment to implement these measures through transportation management plans Traffic studies and mitigation plans should consider not only the impacts of the project under consideration but the cumulative impact of other projects which also may impact the community, as well as the impact of non-resident drivers using local streets.~~ **Pedestrian and bicycle facilities, enhanced transit stops, and** ~~C~~**c**ar-sharing **services** ~~bicycle facilities, and designs which promote transit use~~ should be **integrated into site designs** ~~encouraged as mitigation measures~~, in addition to measures addressing passenger**, delivery,** and service vehicles. 2308.13

Please consult the Transportation Element of the Comprehensive Plan for policies on traffic levels of service and transportation demand management programs.~~.~~ ~~Ensure that land use decisions do not exacerbate congestion and parking problems in already congested areas such as the Friendship Heights, Tenleytown, and Connecticut/Van Ness Metro stations.~~

2308.14 ***Policy RCW-1.1.13: Parking***
~~Consider the use of easements with private developers~~ **Support parking management strategies** to **encourage multimodal** ~~provide additional public parking~~ **options for accessing** ~~in~~ the area's **residential and** commercial districts. ~~On-street public parking should not be removed within these districts.~~ 2308.14

2308.15 ***Policy RCW-1.1.14: Bicycle Facilities***
Implement moveDC and livability studies to ~~I~~**i**mprove facilities for bicyclists, **including adding bike lanes and bikeshare stations, where feasible,** ~~to the extent feasible and consistent with traffic safety considerations~~, along Connecticut, Wisconsin, and Massachusetts Avenues, along MacArthur Boulevard, along Calvert **and Abermarle** Street**s, Broad Branch Road NW** (to Rock Creek Park), and at each of the ~~Metrorail~~ **Metro** stations. 2308.15

2308.16 ***Policy RCW-1.1.15: Metro<u>rail</u> Access***
~~Ensure~~ **Prioritize** pedestrian, bicycle, and bus access to the five Metro ~~S~~**s**tation areas, and improve their visual and urban design qualities. Space for car~~-~~share **and rideshare** vehicles should be provided near the stations where feasible to reduce parking congestion in neighborhoods and **to** encourage ~~car-sharing as an~~ alternative**s** to vehicle ownership. 2308.16

2308.17 *Action RCW-1.1.A: Commercial Zoning Assessment*
Conduct an evaluation of commercial zoning designations throughout the Rock Creek West Planning Area. Consider the creation of additional neighborhood commercial ~~overlay~~ zones at the Van Ness**-**UDC, Tenleytown, and Friendship Heights Metro stations, and at neighborhood commercial centers and ~~"m~~**M**ain ~~s~~**S**treets~~"~~ throughout the area. Such ~~overlays~~ **zones** should **promote pedestrian-oriented** ~~ensure that new~~ development ~~is pedestrian-oriented, achieves neighborhood compatibility~~ and ~~is~~ **be** responsive to community concerns about building height, buffers, and transitions between uses, **while promoting locally-owned businesses and mixed-use development**. 2308.17

~~2308.18~~ ~~***Action RCW-1.1.B: Protection of Neighborhood Architecture and Aesthetics***~~

~~Consider new tools such as Conservation Districts and changes to the Zoning Regulations to reduce the incidence of "teardowns" in Rock Creek West's single family and row house neighborhoods. While this is a citywide issue (see Policy LU-2.1.6 and Action LU-2.1.D), it is a particular concern in this part of the city.~~
Completed -See Implementation Table ~~2308.18~~

~~2308.19~~ ~~**Action RCW-1.1.C: Joint Planning Agreement with Montgomery County**~~ ~~Develop a joint planning agreement with the Maryland National Capital Park and Planning Commission/Montgomery County to coordinate the mutual review of projects and area plans on both sides of the District/ Maryland line.~~ **Obsolete-See Implementation Table.** ~~2308.19~~

2308.~~20~~**18** *Action RCW-1.1.~~D~~**B**: Traffic Flow Improvements*
Conduct and **implement** ~~regularly update~~ transportation **and livability** studies for the area's major corridors to identify possible traffic flow and safety improvements. These studies should also identify improvements to diminish ~~"~~cut-through~~"~~ traffic, reduce speeding, and ~~ensure~~ **promote** pedestrian **and bicycle** safety on ~~smaller neighborhood side~~ **local** streets, especially in residential areas adjacent to Wisconsin Avenue, Connecticut Avenue, Western Avenue, River Road and Military Road **NW**. 2308.~~20~~**18**

~~2308.21~~ ~~**Action RCW-1.1.E: Transportation Management Association**~~ ~~Consider creation of a Transportation Management Association to provide professional assistance in trip reduction strategies for employers and new residential development in the Wisconsin and Connecticut Avenue corridors, and to develop new programs to reduce parking conflicts. Parking changes such as the extension of meter hours and residential permit parking restriction hours could be considered as part of this effort.~~ **Obsolete-See Implementation Table.** ~~2308.21~~

2309 **RCW-1.2** ~~**CONSERVING AND ENHANCING COMMUNITY RESOURCES**~~ **Conserving and Enhancing Community Resources 2309**

2309.1 ***Policy RCW-1.2.1: Urban Design Focus***
Focus urban design efforts in the Rock Creek West Planning Area on its commercial centers and major avenues, historic landmarks, historic districts, and areas with significant environmental and topographical features. 2309.1

See the Urban Design Element for policies on preserving and enhancing architectural character, including guidelines for height, scale, massing, setbacks, and materials.

2309.2 ***Policy RCW-1.2.2: Scenic Resource*** ~~***Protection***~~ ***Conservation***
Conserve the important scenic and visual resources of Rock Creek West, including:

- Views from Fort Reno National Park, which is the highest point of land in the city and a place of historic significance;
- The Potomac Palisades, which should be ~~protected~~ ~~protected~~**preserved** as a low-density, wooded area above the Potomac River and C&O Canal, with

future improvements along the river limited to passive open space, trails, and natural parkland;

- Dalecarlia Reservoir, which is environmentally important because of its large land area and proximity to the Potomac River;
- The US Naval Observatory Grounds, which contain abundant woodlands, are proximate to parkland, and are vulnerable to light and heat pollution;
- Stream valleys, including **Battery Kemble Park,** Rock Creek Park and its tributaries, and Glover Archbold Park;
- Neighborhoods developed on hilly terrain on or near stream valleys**,** such as **Chain Bridge Road/University Terrace,** Barnaby Woods, Forest Hills, Hawthorne, Spring Valley, and Woodland-Normanstone; and
- **The Civil War Defenses of Washington,** otherwise known as the ~~g. The~~Fort Circle Parks, including **Battery Kemble Park,** Fort Bayard Park, and Whitehaven Parkway. 2309.2

~~The Norman-style water tower at Fort Reno is located near Tenley Hill, highest point in the District of Columbia.~~

2309.3 Any future development adjacent to these areas ~~must~~ **should** be designed to respect and maintain their ~~park~~ **park-**like settings and conserve their environmental quality. 2309.3

2309.4 ***Policy RCW-1.2.3: ~~National Park Service~~ NPS Areas***
Conserve and improve the more than 2,000 acres of natural open space in the forested neighborhoods that lie between the Potomac River and Rock Creek Park, including Battery Kemble Park, Glover Archbold Park, the Potomac National Heritage Scenic Area, and the Fort Circle Parks. Support efforts to restore water quality and improve natural habitat, along with capital improvements to ~~improve~~ **enhance** trails and provide appropriate recreational features. 2309.4

2309.5 ***Policy RCW-1.2.4: Cultural and ~~Tourist~~ Visitor Attractions***
~~Protect~~ **Preserve** and enhance the cultural and visitor attractions west of Rock Creek Park, including the National Cathedral, the C&O Canal, the Capital Crescent Trail, Peirce Mill, the Hillwood Estate, and the National Zoo. Encourage broader recognition of other attractions in the area, such as the Naval Observatory and the Fort Circle Parks. Ensure that ~~tourist~~ **visitor** activity ~~does not disrupt the~~ **can blend positively with** quality of life for nearby residents**.** ~~by requiring strict adherence to~~ **Implement and maintain** traffic routing, transportation and parking management plans, and reasonable visitation hours. 2309.5

2309.6 ***Policy RCW-1.2.5: Historic Resources***
Conserve the important historic resources of the neighborhoods west of Rock Creek **that are identified in the DC Inventory of Historic Sites**, ~~including but not limited to the Glover, Taft, and Ellington bridges; the Washington National~~

~~Cathedral; mansions such as the Tregaron, Twin Oaks, Cloverdale, and Rosedale Estates, and the Babcock-Macomb House, the Rest, and Owl's Nest; the Pine Crest/Greystone/Klingle Mansion cluster of houses near Rock Creek; the historic districts such as Cleveland Park, Woodley Park, and Grant Road; historic apartment buildings such as the Kennedy-Warren, Cathedral Mansions, the Ponce de Leon, 3901 Connecticut, and Alban Towers; the Chevy Chase arcade and Avalon and Uptown Theaters; the Spring Valley Shopping Center; and~~ the sites of significance inventoried in the Historic Resources Survey conducted by **the DC Historic Preservation Office,** the Tenleytown Historical Society**,** and ~~theNational Park Service System~~ **NPS**. **Where more intense development is proposed in the vicinity of historic properties, adverse effects should be mitigated through careful siting, massing, and design to respect the character of the historic property and to provide appropriate transitions between the historic property and surrounding areas.** 2309.6

2309.7 ***Policy RCW-1.2.6: Naval Observatory***
~~Ensure that p~~**P**lanning decisions in the vicinity of the Naval Observatory **should** consider the possible effects of light pollution and take appropriate steps to avoid adverse impacts. 2309.7

2309.8 ***Policy RCW-1.2.7: Fire and EMS Services***
Renovate and enlarge fire stations while remaining sensitive to their historic architectural qualities**.** ~~and avoiding the loss of adjacent open space. Ensure that there are a sufficient~~ **The** number of fire stations **should be sufficient** to serve the needs of area residents and businesses. 2309.8

2309.9 ***Policy RCW-1.2.8: Schools and Libraries***
Place a very high priority on the **expansion,** renovation**,** and improvement of schools and libraries. The fact that a majority of the schools in this Planning Area are operating at or above capacity should be considered in **DC Public Schools** (DCPS) facility planning.~~, and in the approval of any residential development that could further exacerbate school overcrowding~~. Changes to school service boundaries**,** ~~and~~ the **expansion of existing school facilities, and/or** development of additional school facilities should be aggressively pursued ~~to ensure~~ **so** that school overcrowding is proactively addressed. 2309.9

2309.10 ***Policy RCW-1.2.9: Active Outdoor Recreation for All Ages and Abilities*** ~~***Centers and Aquatic Facilities***~~
Expand recreation grounds where and when feasible, with a particular emphasis on athletic fields for activities such as soccer, softball, and regulation baseball. **A skate park, playgrounds, and other outdoor spaces for children and youth of all abilities are needed.** ~~Expand aquatic facilities to a level of service that is comparable to the level provided in other parts of the District.~~ 2309.10

2309.11 ***Policy RCW-1.2.10: Community*** ~~***B***~~***-based Residential Facilities***

Encourage the development of small-scale**,** community-based residential facilities on scattered sites within the Planning Area, and social service counseling and referral facilities on the commercial corridors. Additional group homes and community**-**based residential facilities should be accommodated~~, provided that such facilities are consistent with the area's low-density character~~. Local religious institutions should be encouraged to host small shelters to provide for **persons experiencing homelessness,** ~~the homeless~~**, and to provide other needed social services or housing facilities,** taking into consideration issues of liability, security, and adequacy of facilities. 2309.11

See the Environmental Protection Element for additional policies on stream valley parks, limits on impervious surface coverage, expansion of the tree and slope ***protections in the zoning code*** ~~*overlay zone*~~*, urban forestry, air quality, aircraft noise, and development adjacent to parkland. See the Urban Design Element for policies on conserving natural landform and topography. See the Parks, Recreation, and Open Space Element for policies discouraging the placement of buildings on parkland.*

2309.12 *Action RCW-1.2.A: Combined Sewer Separation*
Continue efforts to separate storm ~~sewers~~ and sanitary sewers within the area's stream valleys, with a priority on **rehabilitating** the combined sewer in Glover Archbold Park ~~(conveying Foundry Branch)~~. 2309.12

See the Infrastructure Element and Environmental Protection Element for more information on combined sewers.

~~2309.13~~ ~~***Action RCW-1.2.B: Recreation Center and Pools***~~
~~Develop a new recreation center and community pool in the eastern part of the Planning Area. An analysis conducted as part of the District's 2006 Parks and Recreation Master Plan determined a shortage of such facilities in the Tenleytown/North Cleveland Park/Forest Hills area and suggested that immediate planning begin to select appropriate sites.~~ **Completed-See Implementation Table.** ~~2309.13~~

2309.~~14~~**13** *Action RCW-1.2.*~~*C*~~***B:*** *Palisades Open Space* ~~*Protection*~~ ***Conservation***
~~Protect~~ **Conserve** the historic linear open space that once supported the Palisades/Glen Echo trolley line**, with its unique scenic vistas that it provides for public benefit**. **Consider rehabilitating the trestle bridges to accommodate a walk/bike trail.** 2309.~~14~~**13**

2309.~~15~~**14** *Action RCW-1.2.*~~*D*~~*C:* ~~***Senior***~~ ***Wellness*** *Center Development*
Develop a~~n additional senior~~ **wellness** center in the Rock Creek West Planning Area, **partnering with existing facilities that serve all ages and community groups to provide decentralized programming, activities, and services to the**

area's large population of older adults ~~in order to improve the delivery of services to the area's large elderly population~~. 2309.~~15~~**14**

~~2309.16~~ ~~***Action RCW-1.2.E: Tenley-Friendship Library***~~
~~Complete the renovation/reconstruction of the Tenley-Friendship Library as a community gathering space and repository for books and media serving the surrounding community.~~ **Completed-See Implementation Table.** ~~2309.16~~

2309.~~17~~**15** *Action RCW-1.2.~~F~~**D**: Façade Improvements*
Encourage urban design and façade improvements in the established commercial districts along Wisconsin Avenue and Connecticut Avenue **NW**. 2309.~~17~~**15**

~~2309.18~~ ~~***Action RCW-1.2.G: Spring Valley Remediation Program***~~
~~Continue the public health evaluation for the Spring Valley community and take appropriate follow-up actions to remediate any hazards that are identified. This evaluation is being conducted to determine if residents who live in the vicinity of the former American University Experiment Station have elevated exposure to arsenic or other contaminants.~~ **Completed-See Implementation Table.** ~~2309.18~~

2310 **RCW-2 ~~POLICY FOCUS AREAS~~ Policy Focus Areas 2310**

2310.1 The Comprehensive Plan has identified ~~two~~ **three** areas in Rock Creek West as ~~"p~~**P**olicy ~~f~~**F**ocus ~~a~~**A**reas,~~"~~ indicating that they require a level of direction and guidance above that in the prior section of this Area Element and in the ~~c~~**C**itywide ~~e~~**E**lements. These areas are shown in Map 23.1 and are listed in ~~Table~~ **Figure** 23.2. The policy focus areas include~~ the~~**:**

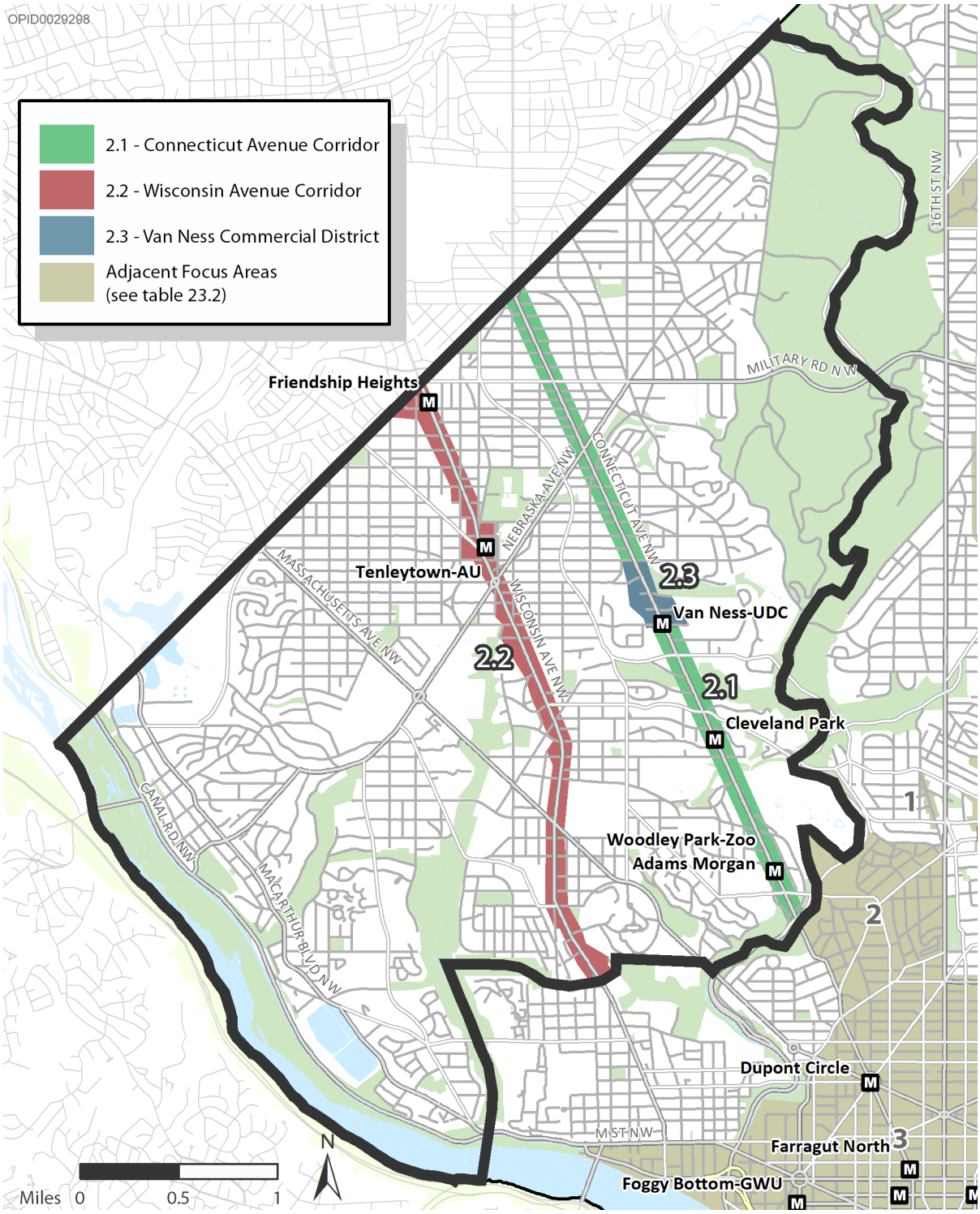
- Connecticut **Avenue corridor** ~~and~~
- Wisconsin Avenue corridor~~s~~
- **Van Ness Commercial District**

Each **Policy Focus Area** ~~corridor~~ is addressed below. 2310.1

2310.2 **Figure 23.3:** Policy Focus Areas Within ~~And~~ **and** Adjacent to Rock Creek West 2310.2

Within Rock Creek West	
2.1	Connecticut Avenue Corridor
2.2	Wisconsin Avenue Corridor
2.3	Van Ness Commercial District
Adjacent to Rock Creek West	
1	Mount Pleasant Street
2	18th and Columbia Road
3	Dupont Circle

2310.3 **<u>Map 23.1</u>** Rock Creek West Policy Focus Areas 2310.3



2311 **RCW-2.1 ~~CONNECTICUT AVENUE CORRIDOR~~ Connecticut Avenue Corridor 2311**

2311.1 From the Taft Bridge across Rock Creek, Connecticut Avenue **NW** extends 3.5 miles northwest to the Maryland ~~State Line~~**state line**. Along the way, the avenue passes through the Woodley Park, Cleveland Park, and Van Ness/UDC commercial districts (with Metro stations of the same name at each location), as well as the Chevy Chase commercial district at its northern end. The avenue is a broad, attractive boulevard for most of its length, handling over ~~35,000~~ **30,000** vehicles on an average day. The areas between the commercial districts are generally developed with mid- to high-rise apartments and condominiums, although there are pockets of less dense development as well. ~~In many respects, Connecticut Avenue epitomizes the model of a "great street" that the city seeks to emulate in other parts of the District.~~ 2311.1

2311.2 Land use issues vary from one segment of the corridor to the next. The Woodley Park and Cleveland Park segments are historic districts and contain almost no undeveloped land. In Woodley Park, **two large hotels contribute to** ~~there are~~ ongoing parking and traffic issues ~~relating to the presence of two large hotels with a combined total of over 2,100 rooms. Proposals to convert rooms to condominiums and develop additional units at one of the hotels could generate the need for additional traffic and parking improvements during the coming years~~. **Cleveland Park's historically vibrant cluster of neighborhood-serving retail spaces and services. This area has experienced challenges in recent years from limited nearby population growth and competition from other growing and revitalized commercial destinations. In 2016, the Commercial Market Analysis and Enhancement Strategy for Cleveland Park identified four opportunities to help Cleveland Park businesses adapt to the changing competitive context and attract additional customers:**

- **Grow and strengthen the Cleveland Park Business Association;**
- **Retain and expand Cleveland Park's customer base in its primary market area;**
- **Capture a larger share of existing vehicular and transit commuters along Connecticut Avenue; and**
- **Attract more visitors from other neighborhoods in Washington, DC and Maryland, and National Zoo visitors.** 2311.2

2311.3 **Since the completion of the Commercial Market Analysis and Enhancement Strategy for Cleveland Park, community resources and business efforts have shifted toward the Cleveland Park Main Street organization. Additionally, a larger emphasis has been placed on capturing existing transit and multimodal commuters along Connecticut Avenue NW. 2311.3**

2311.4 **While the corridor is largely built out, there remain opportunities for redevelopment and renovation to support the future vitality of commercial districts and to create much needed affordable and moderate-income housing. Retail strips along Connecticut Avenue NW could benefit from well-designed infill redevelopment or renovation and improved retail and service amenities. 2311.4**

~~2311.3~~ ~~Further north, the Van Ness commercial district includes a multi-neighborhood shopping district (with a supermarket, several national retailers, and smaller businesses), office buildings, and several mid- to high-rise residential buildings. Intelsat and the International Chancery Complex are located here. The area also includes the campus of the University of the District of Columbia (UDC), enrolling 6,000 students from across the city. 2311.3~~

~~2311.4~~ ~~While the Van Ness area functions as an important community shopping district, it suffers from a harsh street environment, an excessive amount of hardscaped surfaces, parking problems, a lack of distinctive facades and storefronts, a limited range of retail goods and services, and a loss of ground floor retail space to institutional and school uses. The area does not create the same welcoming appearance that is present in the older commercial districts to the south. The UDC plazas, in particular, could be redesigned to provide a more inviting civic space for students and area residents. 2311.4~~

~~2311.5~~ ~~Complementary uses such as public art, greenery, and additional local serving ground floor retail space could help make this center a more attractive gathering place. If and when private redevelopment of older commercial properties is proposed in the vicinity, every effort should be made to achieve more attractive architecture, and a mixing of residential and pedestrian-oriented retail uses rather than further concentration of office space and ground floor institutional/school space. 2311.5~~

~~2311.6~~ ~~A Campus Plan for UDC was completed in September 2005 to guide campus growth and development for the next 20 years. As the Plan is implemented, efforts should be made to improve the public space around the Metro station and ensure that any future facility development is compatible with the surrounding neighborhood. 2311.6~~

2311.~~7~~**5** ***Policy RCW-2.1.1: Connecticut Avenue NW Corridor***
Sustain the high quality of the Connecticut Avenue **NW** corridor. The positive qualities of the corridor, particularly its ~~attractive~~ **architecturally appealing,** older apartment buildings~~,~~**;** green spaces~~,~~**;** trees~~,~~**;** and walkable neighborhood shopping districts, should be conserved and enhanced. Continued efforts to improve traffic flow and parking should be pursued, especially in the commercial districts. 2311.~~7~~**5**

2311.~~8~~**6** ***Policy RCW-2.1.2: Infill Development***
Recognize the opportunity for additional housing**, including new affordable and moderate-income units,** with some retail and limited office space along the Connecticut Avenue ~~corridor~~ **NW corridor**. ~~Any development along the corridor should be consistent with the designations of these areas on the Future Land Use Map, zoning overlay requirements, and the scale of adjoining uses.~~ 2311.~~8~~**6**

2311.7 ***Policy RCW-2.1.3: Cleveland Park Retail Enhancement***
Support retail enhancement strategies for Cleveland Park to grow and strengthen the local business association, continue to attract and serve local residents, capture a larger share of Connecticut Avenue commuters as business patrons, and attract more visitors from outside neighborhoods. 2311.7

~~2311.9~~ ~~***Policy RCW-2.1.3: Van Ness/UDC Station Area***~~
~~Improve the design and appearance of the Van Ness/UDC Station area, particularly the "hardscaped" portion of the UDC Campus. 2311.9~~

~~2311.10~~ ~~***Policy RCW-2.1.4: Coordination Between Community and UDC***~~
~~Support greater coordination and communication between UDC officials and the surrounding community on issues such as parking, traffic, property maintenance, and facility development. Establish complementary goals between the University and the community at large, so that the university becomes even more of a community asset and resource than it is today. 2311.10~~

~~2311.11~~ ~~***Action RCW-2.1.A: Improving the UDC Plazas***~~
~~Work with UDC and with local community groups and the Advisory Neighborhood Commission in the "greening" of public open space on the UDC Campus.~~ **Completed- See Implementation Table** ~~2311.11~~

2311.~~12~~**8** *Action RCW-2.1.A~~**B**~~: Large Hotel Sites*
~~Carefully monitor f~~**F**uture proposals for the Omni-Shoreham and Marriott Wardman Park hotels **should include analysis of impacts on adjacent residential and commercial areas, prepared by property owners.** ~~to ensure compliance with the Zone regulations and prevent adverse effects on the adjacent residential community~~. Proactively address ongoing issues at the hotels, such as ~~tour bus~~ **motor coach** and visitor parking. 2311.~~12~~**8**

2312 **RCW-2.2** ~~**WISCONSIN AVENUE CORRIDOR**~~ **Wisconsin Avenue Corridor 2312**

2312.1 Wisconsin Avenue extends **4.5 miles** north from the Georgetown waterfront **to the District border,** ~~approximately 4.5 miles, to the Maryland state line,~~ **where it continues beyond the state line into Bethesda, Maryland**. The road pre-dates the 1791 L'Enfant Plan. At one time**,** it was one of the main commercial routes

~~serv~~**connect**ing the Port of Georgetown **with communities farther north** and was lined with houses and estates, some of which remain today. Today, ~~the~~ **Wisconsin** ~~a~~**A**venue serves as the **primary commercial and civic corridor for** ~~"Main Street" of~~ several District neighborhoods, including Glover Park, Cathedral Heights, Tenleytown, and Friendship Heights. 2312.1

2312.2 The ~~current~~ mix of uses along the avenue is ~~eclectic~~ **varied**. Its lower portions include pedestrian-oriented shopping, mid- and high-rise apartment buildings, and prominent institutional uses ~~including~~ **such as** the Russian Embassy and the National Cathedral. ~~Further~~ **Farther** north, the avenue passes through ~~relatively~~ low**er**~~-~~density ~~single family~~ neighborhoods, with a mix of retail uses, mid-rise office buildings ~~including the national headquarters of Fannie Mae~~, ~~churches~~ **places of worship**, private schools, and other institutional uses. For several blocks on either side of the Maryland line, the ~~A~~**a**venue passes through a regional commercial center at Friendship Heights. The regional center includes large department stores, office buildings, and hotels on both the Maryland and District sides. 2312.2

2312.3 ~~Most of the planning focus along the corridor has been on the portion of the Avenue north of Van Ness Street, particularly around the Metro stations at Tenleytown and Friendship Heights. During the past five years, land around the two Metro stations has been developing in a manner that is consistent with the previous Comprehensive Plan, with an 8-story residential building now under construction adjacent to the Friendship Heights station (Chase Point) and a new mixed-use project combining condominiums and retail uses at the Tenleytown station (Cityline). There are other sites similar to Chase Point and Cityline in the vicinity of both stations, and along the mile-long stretch of the avenue in between the stations. Private proposals to redevelop several of these sites are currently under consideration.~~ **After years of planning and review, new mixed-use development has been completed on Wisconsin Avenue NW in recent years, including Cathedral Commons near McLean Gardens and a few residential buildings in Tenleytown. Along the corridor, smaller infill projects are adding new residents. Large tract projects at the old Fannie Mae building and neighboring 4000 Wisconsin Avenue NW are approved to bring several hundred new homes and commercial space, and the private schools on the corridor are also expanding. While the Friendship Heights Metro area has urbanized rapidly north of Western Avenue NW, there have been few changes on the District side. With changes underway and growth extending up Wisconsin Avenue, directed and coordinated planning is needed around both Tenleytown and Friendship Heights Metro station areas.** 2312.3

2312.4 ~~This Comprehensive Plan does not propose any significant departure in policy for the Upper Wisconsin Avenue corridor from the previous Comprehensive Plan. As stated in the prior plan, t~~**T**he Tenleytown and Friendship Heights ~~m~~**M**etro stations **are important multimodal transit hubs that serve as termini for crosstown**

bus lines, as well as private institutional shuttles. Both station areas offer opportunities ~~continue to be opportunity areas~~ for **transit-oriented redevelopment to improve streetscapes, create convivial public spaces, diversify the shopping experience, and create** new housing**, including affordable housing**. Friendship Heights ~~continues to be~~ **is** a regional center, and Tenleytown ~~continues to be~~ **is** a multi-neighborhood center, each with ~~limited~~ opportunities for new retail and residential uses. **Given the high land values in the neighborhoods along Wisconsin Avenue NW, redevelopment projects are an opportunity to increase the limited number of affordable and moderate-income housing units in the Rock Creek West Planning Area.** 2312.4

~~2312.5~~ ~~Between Jennifer and Brandywine Streets, there are a number of vacant commercial buildings on the corridor. Their reuse with new local-serving retail uses and housing is encouraged. Additional measures are needed to upgrade the streetscape, improve traffic flow, and address parking problems. Some of these measures are laid out in a traffic study for the Wisconsin Avenue corridor completed in 2005. 2312.5~~

2312.~~6~~**5** Friendship Heights and Tenleytown are ~~stable,~~ transit-**accessible** ~~oriented~~ neighborhoods **that will contribute to the sustainable and equitable growth of Washington, DC as new development arrives along Wisconsin Avenue NW.** ~~; and their conservation should be ensured during the coming years.~~ Thus, several core issues must be addressed as plans for any of the sites around the Metro stations or along the corridor move forward. Any redevelopment along the corridor should ~~respect the scale of existing neighborhoods,~~ promote walkability and create a more attractive street environment. The impact of new development on traffic, parking, infrastructure, and public services ~~must~~ **should** be mitigated to the greatest extent feasible. The scale and height of new development on the corridor should ~~reflect the proximity~~ **transition appropriately** to **nearby** single**-**family homes, **while the design of new buildings should reflect their urban transit-oriented context**~~, as well as the avenue's intended function as the neighborhood's main street. This means an emphasis on low- to mid-rise mixed use buildings rather than high-rise towers or auto-oriented strip development~~. 2312.~~6~~**5**

2312.~~7~~**6** Urban design improvements ~~should~~ **can** make the Tenleytown Metro station **area** a more attractive **and better connected** community hub in the future. **With busy public schools, parks, a library, commercial uses, and new residential projects, the pedestrian, bicycle, and vehicular connectivity throughout the Tenleytown Metro station area remains an urban design challenge. In 2014, the Washington Metropolitan Area Transit Authority and District Department of Transportation completed a joint study of pedestrian access to the Tenleytown Metro station and recommended physical changes to address safety and access at this busy multimodal area.** ~~The low-density commercial area on the east side of Wisconsin between Albemarle and~~

~~Brandywine would specifically benefit from streetscaping and façade improvements. The Metro station entrance located on the east side of Wisconsin Avenue at Albemarle Street is poorly designed and uninviting. Improving the public realm in this location would contribute to the vibrancy of the block as a whole and improve pedestrian safety and comfort.~~ Amenities**,** such as public art, more attractive facades, and street trees**,** should be encouraged. Attention ~~also~~ should **also** be paid to reducing pedestrian-vehicle conflicts**, both** ~~along Albemarle Street~~ **across streets and within sites**, and **to** ensuring safe pedestrian access to ~~the east side~~ **both** Metro ~~Station~~ **station** entrance**s**. 2312.~~7~~**6**

2312.~~8~~**7** ***Policy RCW-2.2.1: Housing Opportunities***

~~Recognize~~ **Pursue** the opportunity for additional housing**, including affordable and moderate-income housing,** with some retail and limited office space on ~~the east side of~~ Wisconsin Avenue ~~between Albemarle and Brandywine Streets, on the Lord and Taylor parking lot, on the Metro (WMATA) bus garage~~ **and underdeveloped** site**s** west of the Friendship Heights ~~metro~~**Metro** station~~, and on underutilized commercially zoned sites on Wisconsin Avenue~~. ~~Any development in these areas should be compatible with the existing residential neighborhoods~~. 2312.~~8~~**7**

2312.~~9~~**8** ***Policy RCW-2.2.2: Tenleytown and Friendships Heights Metrorail Station Areas***

Support coordinated planning for Wisconsin Avenue's ~~to Stimulate a well-planned economic activity center at the~~ Tenleytown **and Friendship Heights Metro** station area**s**, ~~generally defined as the area bounded by~~ **extending north from Van Ness to the Maryland state line at Western Avenue.** ~~Albemarle, Brandywine, Fort Drive, and 42nd Street. This center should~~ **Planning considerations for the corridor** ~~include~~**should**:

- ~~Utilizeing~~ **Use** the public transit infrastructure and **maximize** ~~Metrorail~~**Metro and bus** access;
- ~~Enableing~~ **Enable** merchants to upgrade existing businesses, attract new customers and new business establishments, and **provide neighborhood** ~~give residents needed~~ services;
- ~~Provideing~~ **Provide** for the development of new housing **for a mix of incomes**;
- ~~Protect and preserve~~ ~~Conserving~~**Conserve** existing low**-**density residences in the vicinity, and the surrounding institutions and local public facilities**, by mitigating** ~~from~~ the adverse effects of development; ~~and~~
- ~~Maintain heights and densities at appropriate levels, with~~ ~~architectural~~ ~~Site~~ **Ensure that planning and building** design ~~should be~~**is** ~~that is~~ sensitive to the area's topography**, existing architectural assets, street layout, and pedestrian circulation patterns;** ~~relative to the District~~

- **Promote safe and comfortable pedestrian and bicycle circulation to parks, schools, transit, and shopping, as outlined in the Rock Creek West II Livability Study;**
- **Enhance a robust public life on the corridor, with key public spaces that function as places where neighbors and visitors want to stay, linger, and enjoy; and**
- **Partner and collaborate with public and private institutional and educational facilities along the corridor.** 2312.~~9~~**8**

2312.~~10~~**9** ***Policy RCW-2.2.3: National Cathedral***
~~Protect the Washington National Cathedral from development that would despoil its setting or further exacerbate traffic on its perimeter.~~ **Any development adjacent to the National Cathedral should complement its setting and mitigate direct traffic impacts on the Cathedral's operations. At the same time, the Cathedral's** ~~Ensure that~~ traffic, parking, and activity impacts **should not** ~~generated by the Cathedral do not~~ diminish the quality of life in the surrounding neighborhoods. 2312.~~10~~**9**

2312.~~11~~**10** ***Policy RCW-2.2.4: Wisconsin and Western Avenues NW***
~~Require that a~~**A**ny changes to facilitate through-traffic on Wisconsin and Western Avenues **NW should be accompanied by pedestrian and bicycle safety measures and ease adverse effects of traffic on local streets** ~~include measures to minimize adverse affects on adjacent residential neighborhoods~~. 2312.~~11~~**10**

2312.~~12~~**11** ***Policy RCW-2.2.5: Land Use Compatibility Along Wisconsin Avenue NW***
~~Ensure that future~~ **Future** development along Wisconsin Avenue **NW should be** ~~is physically compatible with and~~ architecturally sensitive to adjoining residential neighborhoods ~~and is appropriately scaled given the lot depths, widths, and parcel shapes~~. Use a variety of means to improve the interface between ~~commercial~~ **mixed-use** districts and **lower-scale** residential uses, such as architectural design, the stepping down of building heights away from the avenue, landscaping and screening, and additional green space improvements. 2312.~~12~~**11**

2312.12 ***Policy RCW-2.2.6: Livability in Rock Creek West***
Continue to evaluate transportation safety and quality of life issues for all users of the street network and identify concrete actions to increase transportation options and safety. 2312.12

~~2312.13~~ ~~***Action RCW-2.2.A: Friendship Heights Task Force***~~
~~Improve inter-jurisdictional cooperation to address transportation issues related to Friendship Heights. Continue the efforts of the Friendship Heights Task Force established in 1998 to review and coordinate land use and transportation decision-making in the Friendship Heights area.~~ **Obsolete-See Implementation Table.** ~~2312.13~~

~~2312.14~~ ~~***Action RCW-2.2.B: Implement Traffic Signal Improvements From WACTS***~~
~~Implement the recommendations from the 2005 DDOT Wisconsin Avenue Corridor Study regarding traffic light synchronization as well as semiactuating lights at specific intersections along Wisconsin Avenue. Ensure that signal timing changes do not adversely affect neighborhoods by causing long queues of idling cars on side streets~~**. Completed-See Implementation Table.** ~~2312.14~~

2312.~~15~~**13** *Action RCW-2.2.~~C~~**A**: Zoning and Design Measures*
Continue to work with the community, the ~~Advisory Neighborhood Commissions~~ **ANCs**, and local property owners to address concerns regarding building density and height, ~~planned unit developments~~ **PUDs** and related density bonuses, and architectural design in the Planning Area. Zoning techniques should be considered to break up the auto-oriented commercial appearance of much of Wisconsin Avenue **NW** and instead create a more pedestrian-oriented street, distinct in function and visual character from adjacent residential areas. 2312.~~15~~**13**

2312.14 ***Action RCW-2.2.B: Livability***
Implement the recommendations in the Rock Creek West II Livability Study completed in 2011 and subsequent completed livability studies. 2312.14

2312.15 ***Action RCW-2.2.C: Wisconsin Avenue NW Planning***
Craft a coordinated vision with the District and community to better understand the realities of change along northern Wisconsin Avenue NW to inform future development and manage growth on the Wisconsin Avenue corridor at the Tenleytown and Friendship Heights Metro station areas. A plan will identify opportunities for urban design, commerce, housing, mobility, culture, public space, and community facilities to preserve a high-standard urban quality of life and advance District policies promoting inclusive prosperity. 2312.15

2313 **RCW-2.3 Van Ness Commercial District 2313**

2313.1 **At the Van Ness Metro station on the Connecticut Avenue corridor, the commercial district is a multi-neighborhood center with a shopping district, institutional and office buildings, and several mid- to high-rise residential buildings. The area includes the 20-acre campus of the UDC, which has an enrollment of more than 5,000 students, as well as the International Chancery Complex. 2313.1**

2313.2 **Recent improvements to the Van Ness commercial district include the new UDC Student Center, the Park Van Ness redevelopment, and the creation of the Van Ness Main Street organization. However, this section of the corridor experiences a challenging street environment that is not welcoming to pedestrians, with an excess of hardscaped surfaces and noted parking**

problems. A lack of distinctive facades and storefronts offers a limited range of retail goods and services. Meanwhile, ground-floor retail space has been lost to institutional and school uses. Opportunities exist for greater synergy between UDC and nearby shopping areas along Connecticut Avenue NW. 2313.2

2313.3 **A Campus Plan for UDC was completed in 2011 to guide campus growth and development at Van Ness through 2020 at its flagship location. The Campus Plan recommends optimizing the university's facilities, providing an environment for cultural exchange, enlivening the surrounding community, and greening the campus. As the Campus Plan is implemented, efforts should be made to improve the public space around the Metro station and make future facility development compatible with the surrounding neighborhood. 2313.3**

2313.4 **In 2016, OP in partnership with community members and UDC, completed the Van Ness Commercial District Action Strategy to improve the corridor, with a focus on public space, retail, sustainability, and commercial opportunities. The Action Strategy includes new streetscape and façade improvement recommendations. 2313.4**

2313.5 ***Policy RCW-2.3.1: Public Space in Van Ness***
Enhance the linear public space on both sides of Connecticut Avenue NW with larger landscaped areas and increased café seating where appropriate. Create focal points with public art and activate plazas with temporary placemaking and other programming. 2313.5

2313.6 ***Policy RCW-2.3.2: Retail in Van Ness***
Support Van Ness Main Street and the ANC in efforts to develop a more cohesive and vibrant retail environment, focusing on creating top quality retail space near the Metro station and developing a coordinated marketing approach for Van Ness. 2313.6

2313.7 ***Policy RCW-2.3.3: Sustainability in Van Ness***
Support stakeholder collaboration in Van Ness to enhance sustainability in the Van Ness commercial district. Incorporate green infrastructure into the landscape amenity zone as part of any major streetscape work by the District or a private property owner. 2313.7

2313.8 ***Policy RCW-2.3.4: Commercial Opportunities in Van Ness***
New building construction and major renovation projects should produce high-quality retail space that engages with the sidewalk and increases housing near the Metro station where possible. 2313.8

2313.9 ***Policy RCW-2.3.5: UDC and Van Ness Community***
Continue to enhance coordination and communication between UDC officials, Van Ness Main Street, and the surrounding Van Ness community on issues such as parking, traffic, property maintenance, and facility development. UDC and community stakeholders should collaborate to leverage the university's cultural resources and promote activities that can enliven the street and serve the community. 2313.9

2313.10 ***Action RCW-2.3.A: Van Ness Streetscape Improvements***
Improve the streetscape on Connecticut Avenue in Van Ness to support commercial revitalization of ground-floor retail, enhance public life on the street, and reduce impervious area between building face and curb. 2313.10