Implementation Element

Overview 2500

The Implementation Element describes how the policies and actions in the Comprehensive Plan should be carried out. The Element provides recommendations on improving the long-range planning process, enhancing links between the Comprehensive Plan and the Capital Improvement Plan, reporting on Comprehensive Plan progress, and updating and amending the Comprehensive Plan in the future. It also identifies recommended Comprehensive Plan actions with links to Zoning regulations, to highlight the need for changes to ensure that "zoning is not inconsistent with the Comprehensive Plan" as required by the DC Code. 2500.1

This Element is divided into three sections:

- Administration of the Planning Process
- Strengthening Linkages to Capital Programming and Zoning
- Monitoring, Evaluating, and Updating the Comprehensive Plan. 2500.2

The Implementation Element also includes an "Action Planning" Table (Table 25.1) summarizing all actions in the Comprehensive Plan. All of the actions listed in Table 25.1 are excerpted from Chapters 1-24 of the Plan and the reader is advised to consult the relevant chapter for more information and additional context for each action listed. 2500.3

Policies and Actions

IM-1 Administration of the Planning Process 2501

This section of the Implementation Element addresses the manner in which land use planning policies are interpreted and applied on a day-to-day basis. This includes the development review, small area planning, zoning, long-range planning, and community involvement activities that are used to carry out Comprehensive Plan policies. These policies effectively define "standard operating procedures" for planning administration in the District of Columbia. 2501.1

IM-1.1 Development Review 2502

The development review process provides one of the most effective means of carrying out Comprehensive Plan policies. Projects requiring review by staff, the Board of Zoning Adjustment, and the Zoning Commission may be tied to findings of consistency with the Comprehensive Plan, or at least to evaluations that consider relevant Comprehensive Plan policies. Development review also provides a means of evaluating the impacts of major projects on public services and the natural environment, and assessing the compatibility of proposed design with adjacent uses and neighborhood character. The latter assessment is particularly important in historic districts, where review by the Historic Preservation Review Board also may be required. 2502.1

Of course, not all projects are subject to review. Much of the city's development is permitted as a matter-of-right under existing zoning, affording few opportunities for the Office of Planning to determine Comprehensive Plan consistency. In the future, methods of increasing the scrutiny of matter-of-right projects may be needed, particularly with respect to urban design and environmental impacts. This could include adjustments to the thresholds for projects requiring "Large Tract Review", implementation of a Site Plan Review process, changes to the city's Environmental Impact Screening Forms, and additional standards to ensure that development sufficiently mitigates its effects on traffic, parking, infrastructure, and public service needs. 2502.2

Review and modifications to the Planned Unit Development (PUD) process and regulations are also needed. PUDs were originally conceived as a way to develop large tracts of land more creatively than was allowed by matter-of-right zoning. Creative design has been further incentivized through the granting of additional building height and density by the Zoning Commission in exchange for public benefits such as affordable housing and open space. The Zoning Regulations establish minimum lot area standards

for PUDs, ranging from two acres in low- and moderate-density residential districts to 15,000 square feet in high-density and commercial zoning districts, with provisions for reductions to these standards included in the Regulations. Public benefits are generally provided on-site, but may also be provided in the surrounding area, subject to specific provisions set forth by zoning. 2502.3

While this process allows for significant public input and often results in superior design and amenities, it has been criticized in some parts of the city. Throughout the Comprehensive Plan revision process, concerns were expressed about the location and extent of public benefit amenities, the level of additional density that may be granted, and a perceived lack of predictability. As the District sets out to revise its Zoning Regulations, careful evaluation of the PUD thresholds, standards, and waiver conditions is recommended. 2502.4

Policy IM-1.1.1: Mitigation of Development Impacts

To the greatest extent feasible, use the development review process to ensure that impacts on neighborhood stability, traffic, parking and environmental quality are assessed and adequately mitigated. 2502.5

Policy IM-1.1.2: Review of Development in Surrounding Communities

Increase the District's participation in the review of development projects located in neighboring jurisdictions along the District's boundaries in order to promote land use compatibility and more effectively address traffic and parking issues. 2502.6

Policy IM-1.1.3: Relating Development to Infrastructure Capacity

Ensure that development does not exceed the capacity of infrastructure. Land use decisions should balance the need to accommodate growth and development with available transportation capacity, including transit and other travel modes as well as streets and highways, and the availability of water, sewer, drainage, solid waste, and other public services. 2502.7

Policy IM-1.1.4: Incentives for Achieving Goals and Policies

Allow the use of zoning incentives such as increased height and density in appropriate locations as a tool for achieving Comprehensive Plan goals and policies. 2502.8

Policy IM-1.1.5: Development Approvals and the Comprehensive Plan

To the extent they are relevant, consider the goals and policies of the District Elements in the approval of planned unit developments, variances, campus plans, special exceptions, large tract reviews, and other projects requiring review. 2502.9

Land use decisions should balance the need to accommodate growth and development with available transportation capacity, including transit and other travel modes as well as streets and highways, and the availability of water, sewer, drainage, solid waste, and other public services.

Policy IM-1.1.6: Studies Preceding Zoning Case Approvals

Ensure that zoning case approvals such as Planned Unit Developments (PUDs) utilize: (1) transportation and infrastructure studies and recommended conditions of approval to mitigate potential impacts; (2) agreements for financing any necessary improvements, including public and private responsibilities; (3) agreements to comply with "first source employment" requirements and other regulations that ensure public benefits to District residents. 2502.10

Opening of new affordable housing.

Policy IM-1.1.7: Housing as a PUD Amenity

Consider the provision of on-site housing for low and moderate income households, seniors, and persons with special needs as an important amenity in Planned Unit Developments. 2502.11

Policy IM-1.1.8: Location of PUD Amenities

Require that a substantial part of the amenities proposed in Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact. 2502.12

Action IM-1.1.A: PUD Regulations

Complete an evaluation of the District's Planned Unit Development (PUD) regulations and procedures, including a "Best Practices" assessment of PUD practices in other large cities. The evaluation should consider minimum size thresholds, appropriate allowances for bonus height and density, the types of public benefits that may be provided, and review and approval procedures. The evaluation should also consider much stricter limitations on the extension of PUD approvals. 2502.13

Action IM-1.1.B: Large Tract Review

Complete an evaluation of the District's Large Tract Review procedures, including a "Best Practices" assessment of large tract procedures in other large cities. The evaluation should determine if the existing threshold of 50,000 square feet for commercial projects and three acres for residential projects is appropriate, and should include provisions to preclude projects from being broken into phases as a way to circumvent the review process. 2502.14

IM-1.2 Small Area Planning 2503

Small Area Plans cover defined geographic areas that require more focused direction than can be provided by the Comprehensive Plan. The intent of such plans is to guide long-range development, stabilize and improve neighborhoods, achieve citywide goals, and attain economic and community benefits. The Comprehensive Plan Area Elements identify where Small Area Plans should be prepared, with an emphasis on the Land Use Change Areas, Enhancement Areas, and business districts shown on the Comprehensive

Plan's Generalized Policies Map. As these Small Area Plans are completed, future amendments to the Comprehensive Plan should identify subsequent generations of small area plans. ANC and public involvement in the development of Small Area Plans is desired and expected. 2503.1

Residents participate in a Small Area Plan meeting.

Policy IM-1.2.1: Small Area Plans

Prepare Small Area Plans and other planning studies for parts of the city where detailed direction or standards are needed to guide land use, transportation, urban design, and other future physical planning decisions. The focus should be on areas that offer opportunities for new residential, commercial, and mixed use development, or areas with problems or characteristics requiring place-specific planning actions. Use the Comprehensive Plan Area Elements, the Generalized Policies Map, and land use monitoring activities to identify areas in the city where such plans are needed. Citizens shall have the right to petition or suggest small area plans to be proposed by the Mayor. 2503.2

Policy IM-1.2.2: Protocol for Small Area Plans

Ensure that Small Area Plans take a form appropriate to the needs of the community and reflect citywide needs, District and neighborhood economic development policies and priorities, market conditions, implementation requirements, competing demands, available staffing resources and time, and available funding. Such plans should address such topics as neighborhood revitalization and conservation needs and strategies, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques necessary to achieve plan objectives. Small area plans should be adopted by the Council and used to supplement the Comprehensive Plan. If necessary, Comprehensive Plan amendments should be introduced to ensure internal consistency for the areas involved. 2503.3

Please consult the Area Elements of the Comprehensive Plan for actions relating to the locations of future Small Area Plans.

IM-1.3 Zoning Regulations and Consistency 2504

The importance of zoning as a tool for implementing the Comprehensive Plan, particularly the Future Land Use Map, is discussed in several places in the Comprehensive Plan. The Home Rule Charter requires that zoning "shall not be inconsistent" with the Comprehensive Plan. Consequently, revisions to the Comprehensive Plan should be followed by revisions to the Zone Map, with an emphasis on removing clear inconsistencies. 2504.1

However, the zoning impact of the District Elements of the Comprehensive Plan is broad, and is not limited to areas where Comprehensive Plan/ Zone

The "Map Room" at a Comprehensive Plan workshop.

Map inconsistencies are present. Additional zoning map amendments may be needed to achieve neighborhood revitalization or conservation goals. The Zoning Regulations themselves need substantial revision and reorganization, ranging from new definitions to updated development and design standards, and even new zones. A major revision to the Zoning Regulations is planned for 2007-2009. Action items throughout the Comprehensive Plan have been listed for consideration during this effort, eventually enabling zoning to work more effectively as a Comprehensive Plan implementation tool. Table 25-1 highlights all zoning-related actions that are included in the Comprehensive Plan. 2504.2

Policy IM-1.3.1: Updating Land Use Controls

Regularly review and update the District's land use controls and building codes to eliminate obsolete regulations and develop new regulations that address emerging issues, land uses, building types, and technologies. 2504.3

Policy IM-1.3.2: Zone Map Consistency

Consistent with the Home Rule Charter, ensure that the Zone Map is not inconsistent with the Comprehensive Plan Future Land Use Map. Make appropriate revisions to the Zone Map to improve its alignment with the Future Land Use Map and to eliminate clear inconsistencies. 2504.4

Policy IM-1.3.3: Consultation of Comprehensive Plan in Zoning Decisions

Require the Board of Zoning Adjustment, the Zoning Commission, the Zoning Administrator, and other District agencies or decision-making bodies regulating land use to look to the District Elements of the Comprehensive Plan and its accompanying Maps. Decisions on requests for rezoning shall be guided by the Future Land Use Map read in conjunction with the text of the Plan (Citywide and Area Elements) as well as Small Area Plans pertaining to the area proposed for rezoning. 2504.5

Policy IM-1.3.4: Interpretation of the District Elements

Recognize the overlapping nature of the Comprehensive Plan elements as they are interpreted and applied. An element may be tempered by one or more of the other elements. As noted at Section 300.2, since the Land Use Element integrates the policies of all other District elements, it should be given greater weight than the other elements. 2504.6

Policy IM-1.3.5: District Government Compliance

Ensure continued compliance by the government of the District of Columbia with the provisions and standards of its building and zoning regulations in all parts of the city. 2504.7

Action IM-1.3.A: Zone Map Revision

Undertake a comprehensive revision to the District's Zone Map to eliminate inconsistencies between zoning and the Comprehensive Plan Future Land Use Map and other Comprehensive Plan Maps, including those showing historic districts. 2504.8

Action IM-1.3.B: Comprehensive Plan / Zoning Correspondence Table

Prepare and publish general guidelines which indicate which zone districts are "clearly consistent", "potentially consistent", and "clearly inconsistent" with each Comprehensive Plan Land Use Category. 2504.9

Action IM-1.3.C: Review of Definitions

Review the definitions used in planning, zoning, building, and housing codes to determine if changes are needed to establish consistency between District agencies. 2504.10

Action IM-1.3.D: Adoption of Future Land Use Map and Policy Map

Adopt the Future Land Use Map and Policy Map by "Act." Any inconsistencies in land use map designations between the illustration on the map and the textual description of the map designation that is contained in the adopted Comprehensive Plan legislation shall be resolved in favor of the text. 2504.11

A healthy long-range planning function is essential to implement and maintain the Comprehensive Plan, monitor its effectiveness, and collect and analyze data to guide land use decisions.

IM-1.4 Long-Range Planning 2505

A healthy long-range planning function is essential to implement and maintain the Comprehensive Plan, monitor its effectiveness, and collect and analyze data to guide land use decisions. Other sections of the Comprehensive Plan speak to the importance of using long-range planning to guide the capital improvement process, public facilities plans, and transportation, housing, and economic development efforts. Good plans must be based on good data; their success should be measurable through quantifiable benchmarks. Part of the function of long-range planning is to ensure that such benchmarks are realistic and are based on accurate sources, research, and analysis. 2505.1

Another key function of long-range planning is to advocate on the District's behalf at the regional level. Successful implementation of the Comprehensive Plan will require additional collaboration with adjacent state, county, and city governments; and additional regional planning initiatives. The District must be more than a passive bystander in these initiatives. It should lead the way in discussions about regional housing, transportation, social, and environmental issues. It should advocate for greater equity at the regional level, stronger measures to balance jobs and housing across the region, and transit improvements which improve regional mobility, environmental quality and reduce urban sprawl. 2505.2

Policy IM-1.4.1: Long-Range Planning Program

Using the recommendations including in Section IM-3 of this Comprehensive Plan, establish an ongoing planning process that provides for updating and amending the Comprehensive Plan, periodic progress reports, and collection and dissemination of long-range planning data. 2505.3

Policy IM-1.4.2: Monitoring Neighborhood Trends

Monitor social, economic, community, and real estate trends that might require land use actions or policy modifications. Ensure that current, reliable data is incorporated in the city's land use planning efforts and that such data is consistently used across District agencies. 2505.4

Policy IM-1.4.3: Regional Planning

Actively participate in regional land use planning initiatives, and recognize the link between these initiatives and broader District goals relating to housing, transportation, economic growth, social equity, and environmental quality. Encourage jurisdictions across the region to do their part to meet regional housing demand for persons of all incomes, accommodate special needs populations, contribute to transportation improvements, and make land use and transportation decisions which support "smart growth". 2505.5

Action IM-1.4.A: Progress Reports

At least once every two years, prepare a Comprehensive Plan Progress Report for the Council that documents the progress being made on implementation of the District Elements. 2505.6

IM-1.5 Public Input 2507

The District of Columbia is committed to public involvement in local government affairs, particularly those relating to land use decisions. The District has one of the most extensive networks of citizen and civic organizations, neighborhood organizations, advocacy groups and special interest groups in the country. Its 37 Advisory Neighborhood Commissions (ANCs) provide a unique forum for seeking local input and expressing priorities on a range of land use issues. The Zoning Commission, Board of Zoning Adjustment, and the Council itself provide formalized opportunities for public discourse on land use matters. The advent of the Internet, e-mail, streaming video, and other technologies have made information instantly accessible to thousands of residents, enabling unprecedented levels of participation in community meetings, summits, and forums. 2507.1

There is presently considerable interest in expanding input even further through the creation of a city Planning Commission. A 2003 Assessment of the Comprehensive Plan concluded that the merits of a Planning Commission should be evaluated, in part to improve Comprehensive Plan

implementation and accountability. This dialogue has continued to evolve over the past three years. Several options for the Commission's composition and responsibilities have been proposed; these will be given further consideration after the Comprehensive Plan is adopted. 2507.2

Soliciting community input during the Comp Plan revision process.

Policy IM-1.5.1: Involvement of Advisory Neighborhood Commissions

Include the Advisory Neighborhood Commissions and area residents in the review of development to assist the District in responding to resident concerns. Consistent with the statutory requirements of the DC Code, feedback from the ANCs should be given "great weight" as land use recommendations and decisions are made. 2507.3

Policy IM-1.5.2: Promoting Community Involvement

Encourage the community to take a more proactive role in planning and development review, and to be involved in Comprehensive Plan development, amendment, and implementation. A variety of means should be used to secure community input, including advisory and technical committees, community workshops, review of draft texts, public forums and hearings, and other means of discussion and communication. 2507.4

Policy IM-1.5.3: Faith Institutions

Recognize the importance of faith institutions to neighborhood life in the District, including their role as neighborhood centers, social service providers, and community anchors. Work collaboratively with local faith institutions in neighborhood planning and development initiatives, both to address community needs and to reach residents who might not otherwise participate in local planning initiatives. 2507.5

Policy IM-1.5.4: Transparency in Decision-Making

Strongly encourage transparent decision-making in all land use and development matters, making information available and accessible to residents and maintaining open lines of communication with the public as plans are developed. 2507.6

Policy IM-1.5.5: Electronic Media

Enhance communication between residents, organizations, and the District by providing access to information through electronic media and other methods. 2507.7

Action IM-1.5.A: Planning Publications

Prepare a set of easy-to-understand written and electronic guides to help residents navigate the planning and building processes, comprehend land use planning and zoning regulations, and follow the standards, procedures, and expectations used in local planning activities. 2507.8

Action IM-1.5.B: Planning Commission Feasibility Study

Consistent with the recommendations of the Comprehensive Plan Assessment of 2003, conduct a Mayorally-commissioned study of the feasibility of creating

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At this point in time, the District government develops an annual capital improvements budget but the link to the Comprehensive Plan remains weak. This is a critical gap in the city's planning process that needs to be filled.

a Planning Commission in the District of Columbia. The report shall be prepared by outside parties and submitted to the Mayor, the Council, and the public within 120 days of the effective date of the Comprehensive Plan Amendment Act of 2006. The report shall summarize potential models for such a Commission, including its composition, roles, responsibilities, authority, staffing, and relationship to the City Council and other city commissions. 2507.9

IM-2 Strengthening the Linkages to Capital Programming and Zoning 2508

This section addresses the need to strengthen the links between the Comprehensive Plan and the capital improvement and zoning processes. 2508.1

IM-2.1 Link to Capital Improvement Planning 2509

A capital improvement plan (CIP) is a multi-year plan identifying capital projects to be funded during the planning period. Capital improvement planning provides one of the most important means to establish the Comprehensive Plan as the guiding document for future public investments. The CIP provides government with a process for the planning and budgeting of capital needs. It answers such questions as what to buy, build, or repair and when to buy or build it. The basic function of a CIP is to provide a formal mechanism for decision-making, a link to the Comprehensive Plan, and a financial management tool for setting priorities for capital projects. 2509.1

Most communities prepare a five- or six-year CIP. In general, only projects over a certain cost threshold and with a useful life of many years qualify for CIP funding. The CIP is generally organized around major program categories such as Parks and Recreation; Transportation Initiatives; Housing and Community Development; Public Facilities; Infrastructure, etc. 2509.2

The CIP identifies each proposed capital project to be undertaken, the year the improvements or assets will be acquired or the project started, the amount of funds to be expended each year, and the way the expenditure will be funded. A CIP is not a static document. It is reviewed and updated on a regular basis (commonly on a yearly or two-year cycle) to reflect changing priorities, unexpected events, and new opportunities. The CIP includes investments in the repair and rehabilitation of existing infrastructure and facilities as well as the construction of new infrastructure and facilities. It can include capital items such as buildings, utility systems, roadways, bridges, parks, and other large investments such as land. 2509.3

All capital budget requests should be reviewed and considered for their consistency with the recommendations of the Comprehensive Plan. At this point in time, the District government develops an annual capital improvements budget but the link to the Comprehensive Plan remains weak. This is a critical gap in the city's planning process that needs to be filled. The

development of a multi-year CIP that is consistent with the Comprehensive Plan's policies, actions, and priorities will allow the city to make investments where they are needed most, and ensure a more logical allocation of funds. 2509.4

Policy IM-2.1.1: Capital Improvement Linkages

Link the city's Capital Improvement Program (CIP) to the Comprehensive Plan. Comprehensive Plan priorities should be more effectively embedded within the CIP to ensure that public dollars are spent as efficiently and effectively as possible. 2509.5

Action IM-2.1.A: DC Code Revisions

Revise the DC Code to formalize the link between the Comprehensive Plan and the multi-year Capital Improvements Plan. This link has been effective in other cities' efforts to better tie capital expenditures to Comprehensive Plan recommendations and to increase the role and importance of the Comprehensive Plan. 2509.6

Action IM-2.1.B: Enhanced CIP Process

Develop an enhanced CIP process that:

a. Uses the Comprehensive Plan as the key guide to capital investments;

b. Mandates a Public Facilities Master Plan – or, at least, an ongoing Master Public Facilities coordination program that assesses facility needs and coordinates the public improvement plans of multiple city agencies;

c. Develops criteria for the review of capital projects for inclusion in the CIP that allows for an objective and transparent evaluation process;

d. Includes an itemized allocation in the capital budget for implementation priorities that are specifically called for in the Comprehensive Plan;

e. Clarifies the role of the Office of Planning in the CIP process;

f. Ensures adequate staffing is in place and is available to support the CIP process; and

g. Develops and maintains a multi-year capital improvements planning process based on the Comprehensive Plan. 2509.7

IM- 2.2 Recommended Changes to the Zoning Regulations 2510

As noted in Section IM-1.3, the Zoning Regulations are a primary vehicle for implementing the Comprehensive Plan. The responsibility for zoning in the District of Columbia rests with the Zoning Commission. The Commission must give "great weight" to the recommendations of the Office of Planning on zoning cases, but has their own staff support (in the Office of Zoning). 2510.1

Actions for the Zoning Commission to consider during its planned update and revision of the zoning regulations are highlighted in Table 25-1. This list is a roll-up of all the actions contained in the Elements of this Comprehensive Plan, including recommended changes to zoning or items that need further study. Some of the text in the table has been shortened here – the full text can be found in the Elements of the Plan. Some of the recommended changes should be made in the short-term rather than waiting until the Zoning Regulations update. 2510.2

IM-3 Monitoring, Evaluating, and Amending the Comprehensive Plan 2511

This section describes how and when monitoring and evaluation of the Comprehensive Plan should occur and how regular reporting can foster more accountability and openness in the Comprehensive Planning process. It also makes recommendations on the process and schedule for updating and amending the Comprehensive Plan in the future. 2511.1

IM-3.1 Monitoring and Evaluating Comprehensive Plan Implementation 2512

The District of Columbia needs to be able to measure successes and challenges in Comprehensive Plan implementation. The Office of Planning shall prepare an overall implementation calendar for the Comprehensive Plan, scheduling individual items with planned startup points and planned completion. The implementation calendar shall include the administrative staffing for ensuring that the various necessary actions across the District government are undertaken. The best way to measure progress would be a biennial (once every two years) Implementation progress report by the Office of Planning through the Mayor to the Council of the District of Columbia. This is a vital part of keeping the planning process open, transparent, and responsive. It can also be a vehicle for review and refinement of implementation priorities, deletion of completed actions, and the addition of new actions or policies. 2512.1

The Office of Planning should make the Comprehensive Plan progress report a highly publicized effort to demonstrate the important role the Comprehensive Plan plays in decisions that affect the change, growth and development of the city. This will also keep the Comprehensive Plan process a topic of public discourse. 2512.2

See also Action IM-1.4.A earlier in this Element on Progress Reports.

IM-3.2 Updating and Amending the Comprehensive Plan 2513

The 1984 Comprehensive Plan was amended only four times in 20 years. While the DC Code calls for the Comprehensive Plan to be amended "not less frequently than once every four years", that target was not consistently achieved. In addition, when the amendment process did occur, it took years—even for small, incremental amendments. 2513.1

The existing four-year amendment cycle also does not contemplate periodic major revisions. A major revision is a more intensive effort than the amendment process, as whole sections of the Comprehensive Plan are re-written, based on the analysis of current data and challenges. In most cities, this process takes two or three years to complete. 2513.2

The 2003 Comprehensive Plan Assessment report concluded that the Comprehensive Plan amendment process took too long, did not include enough analysis of the need for (or impact of) individual amendments, and was not as transparent as was desired. The following recommendations respond to this conclusion and are organized into four categories:

- The timeline for the Comprehensive Plan amendment cycle
- The process for submitting proposed amendments
- The process for evaluating proposed amendments
- The process for approving proposed amendments. 2513.3

IM- 3.2.1 The Amendment Timeline

It is recommended that the Comprehensive Plan be amended at least every four years and that a major revision/update of the Comprehensive Plan be completed every 12 years. The review of the practices of other major cities completed as part of the Comprehensive Plan Assessment suggests that a 10 to 15 year cycle for major revisions to the Comprehensive Plan is appropriate. The major revision would reassess all Comprehensive Plan policies, including citywide and area element policies. It would not necessarily include a total re-write of each Element but would focus instead on deleting outdated or irrelevant policies and actions, and editing or adding policies and actions to reflect emerging issues. The current provision that the Mayor can also submit amendments at other times should be retained. 2514.1

It is further recommended that the first amendment cycle be initiated in 2008, two years after this Comprehensive Plan is adopted. There are two reasons for this: 1) amendments may be necessary soon after the revision to address unanticipated issues associated with new language in the Comprehensive Plan, and 2) to make the amendment cycle fall appropriately between election cycles. Amendment cycles are thus recommended in 2008-2009 and then again four years later in 2012-2013 with a major update/revision envisioned in 2016-2018. 2514.2

It is recommended that the Comprehensive Plan be amended at least every four years and that a major revision/update of the Comprehensive Plan be completed every 12 years.

Timeline for a Typical Amendment Cycle

It is recommended that amendments be sent by the Mayor to the City Council in May of the amendment year (2009, 2013, etc.), to avoid delays related to budget hearings that usually are completed by April. The details of the recommended timeline for the amendment process are as follows for 2008-2009 as an example: 2514.3

April-Aug 2008:	The Office of Planning conducts extensive public outreach to inform the public of the opportunity to submit amendments. At least one meeting in each Ward should take place to describe the amendment process, answer questions pertaining to the Comprehensive Plan or amendment submission and review process, encourage appropriately documented submissions, and ensure public participation in the amendment process. During this time period, the Office of Planning itself would consider proposed amendments to reflect emerging issues, new small area plans, outdated actions, map changes, etc.
Sept 15, 2008:	Deadline for submitting proposed amendments to the Office of Planning.
Sept-Nov 2008:	Initial screening of the proposed amendments by the Office of Planning to ascertain whether or not they are issues that can be addressed in the Comprehensive Plan. The Office of Planning would hold a public meeting to publicize what proposed amendments had been submitted.
Dec 2008-Feb 2009:	The Office of Planning coordinates the technical/policy analysis of the proposed amendments. The Office of Planning then prepares an "Amendment Report and Recommendations".
Mar-April 2009:	Mayor forwards recommendations to the Council.
May-Sept 2009:	Council holds public hearings in June and takes final action by September. If new amendments are proposed as a result of public hearings, these are forwarded to The Office of Planning for analysis during Council's summer recess.
Oct 2009:	After Council action, the Mayor may approve or veto the Council-approved Comprehensive Plan amendments.
Nov-Dec 2009:	After Mayoral approval, Congressional review (30 days) and NCPC review (60 days) run concurrently. If no changes are requested, then the amended Comprehensive Plan is formally adopted. 2514.4

IM-3.2.2 Amendment Submittal Process 2515

The Comprehensive Plan amendment process provides an opportunity for individuals, groups, city agencies, or the federal government to propose a change to the Comprehensive Plan to address changes in conditions and to reflect on-going work or new information. Proposed amendments can include changes to the text or maps of the Comprehensive Plan. 2515.1

Documenting the Reason and Rationale for Each Amendment

Demonstration that a change to the Comprehensive Plan is required lies solely with the applicant/proposer. The greater the degree of change proposed, the greater the burden of showing that the change is justified. Substantial reasons for amending the Comprehensive Plan include:

a. Significant changes have occurred since the adoption of the Comprehensive Plan that necessitate the proposed amendment.

b. Inconsistencies in land use or other plan objectives and policies exist in the adopted Comprehensive Plan that affect a geographical area of the District.

c. The District government's ability to achieve the goals and objectives of the Comprehensive Plan will be increased, or the operations of District government will be enhanced, as a result of the proposed amendment.

d. Existing Comprehensive Plan goals, policies, or actions inhibit the ability of District government to achieve other public policy objectives.

e. Substantial improvement in the quality of life for District residents will be achieved.

f. Adoption of the proposed amendment is necessary to incorporate public policies established by the District government that are not reflected in the Comprehensive Plan.

g. The amendment is needed to ensure continued consistency with the Federal Elements. 2515.2

The following supporting information will be required when an amendment is proposed:

a. If applicable, the location/general area that would be affected by the proposed change.

b. A detailed description and explanation of the proposed text/map amendment, including the text and the specific language to be amended.

c. A description of how the issue is currently addressed in the Comprehensive Plan. If it is not addressed, the public need for it must be described.

d. An explanation of why the proposed change is the best means for meeting the identified public need, and what other options exist for meeting this need.

e. The anticipated impacts of the change, including the impacts on the geographic area affected and the issues presented. This should include an assessment of net benefits to the city resulting from the change.

f. Demonstration that the proposed change would be in conformance with the goals, policies and actions of the Comprehensive Plan. The applicant would be requested to include any data, research or reasoning that supports the proposed amendment.

g. Demonstration of public support for the proposed amendment (as illustrated, for example, by discussion of the proposal at a public meeting, such as an ANC meeting). 2515.3

IM-3.2.3 Analysis and Review Process 2516

The analysis and review process must provide the public with opportunities to review and discuss the proposed amendments prior to submission to Council. This process is outlined below. 2516.1

Initial Screen

The Office of Planning screens the proposed amendments. This first screen is a quick assessment to determine which proposed amendments are not proper subjects for inclusion in a Comprehensive Plan (such as operating, budget or legislative matters). The Office of Planning holds a public meeting to share its initial findings with the public. [If a Planning Commission were created, the Commission would hold a hearing to discuss the proposed amendments, including those that are determined not to be appropriate for the Comprehensive Plan.] The Office of Planning then conducts an analysis of those amendments determined to be appropriate. 2516.2

Technical/Policy Analysis

The Office of Planning analyzes the amendments and also coordinates the review of the proposed amendments with other District agencies. After collecting comments from other agencies, OP staff makes a recommendation that includes a detailed analysis. Staff then provides a "Proposed Amendments Report and Recommendations" and submits this report to the Mayor and the Council. [If a Planning Commission were created, then the Commission would hold a hearing and develop recommendations, which would then be sent to the Mayor and/or Council.] 2516.3

Proposed amendments would not be considered favorably if they were inconsistent with District law, more properly applicable to the Federal Elements than the District Elements of the Plan, included proposals that were beyond the

legal scope or purview of the Comprehensive Plan, or submitted on a "marked up" or annotated copy of the Plan. Amendments to the Area Elements would be subject to the same criteria as amendments to the Citywide Elements. 2516.4

Planning staff prepares Comp Plan Amendment packets for Advisory Neighborhood Commissioners.

IM-3.2.4 Approval Process 2517

DC Council Review and Adoption

The following text outlines the steps in the Council review and adoption process for Comprehensive Plan amendments.

a. The Council Committee of the Whole (Committee) holds a public hearing to receive comments on proposed amendments submitted by the Mayor. Any new or significantly modified amendment proposals are sent to the Office of Planning to conduct technical analysis and formulate recommendations.

b. Once recommendations are provided, the Committee holds a meeting to consider and vote on which amendments should be adopted (the Council Chairman develops an initial recommendation for the Committee to review).

c. Following approval by the Committee of the Whole, Council considers and votes on an amendment package in at least two legislative meetings (first and second readings) no less than two weeks apart. Any new or significantly modified amendment that is generated during any of these readings would be required to be accompanied by planning analysis and recommendation prior to the Council taking final action on the amendment.

d. If a new or significantly modified amendment substantially changes the form of the Comprehensive Plan legislation, the Council would then schedule another reading on the legislation at least two weeks later (this could mean that Council holds a third reading). 2517.1

Mayoral Approval

It is the Mayor's responsibility to take action to approve or veto the amendments. 2517.2

Federal Review

The District-approved amendments are forwarded to Congress for a 30-day review period and to NCPC for a 60-day review period to assess the potential negative impacts of each amendment on the federal interest. If NCPC finds "no potential negative impacts on the federal interest" then the Comprehensive Plan amendments go into effect. If NCPC recommends changes to address negative impacts on the federal interest, then the Council must act to amend the plan to address NCPC requested changes. 2517.3

IM-3.3 Action Planning 2518

This section rolls up all the actions included in the text of the Comprehensive Plan into an overall action plan (Table 25.1). The Action Plan includes:

a. The District agencies or other bodies that have the responsibilities for carrying out each Comprehensive Plan action (note: a list of agencies and abbreviations is included at the end of this Element);

b. The recommended implementation timeframe (see further explanation below); and

c. Those actions that will require capital funds for implementation. 2518.1

Priority actions are highlighted with the symbol P

Actions for the Zoning Commission to consider are highlighted with the symbol Z 2518.2

The recommended implementation timeframe classifies actions as follows:

a. On-going actions are continuous activities that should be occurring now and on a regular basis into the future.

b. Immediate actions are actions that are about to commence or that should be initiated during 2006 or 2007.

c. "Short-term" actions are actions that should be initiated by 2008 or 2009. Some short-term actions may take several years to complete.

d. "Mid-term" actions should be initiated by 2010 or 2011. Some mid-term actions may begin sooner than 2010, depending on funding and available staff resources; and

e. "Long-term" actions include actions which may take many years to implement, and actions which may not begin until after 2010 due to funding and staff constraints or other factors. 2518.3

It is recognized that when this Comprehensive Plan is adopted, there may not be complete agreement between the time frames set here and the city's approved Capital Improvement Program. Over time, a stronger link should be established so that the two documents are synchronized and eventually are in full agreement. Similarly, it should also be recognized that the actions listed below should not be interpreted as budgetary mandates. The intent is to convey a roster of priorities that should guide the Mayor and Council as they develop, approve, and execute annual operating and capital budgets. 2518.4

As noted on Page 25-1, Table 25.1 is a roll-up of all the actions contained in the Elements of this Comprehensive Plan. Some of the action text in the table has been shortened here – the full text of each action can be found in the Elements of the Comprehensive Plan. 2518.5

Table 25.1: Action Planning 2519

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
LAND USE			
STRENGTHENING THE CORE			
P **LU-1.1.A: Central Employment Area Boundary.** Encourage NCPC to amend the boundary of the CEA depicted in the Federal Elements to match the boundary shown in the District Elements of the Comprehensive Plan.	OP, NCPC	Short-Term	N
P **LU-1.1.B: Downtown Action Agenda.** Update the 2000 Downtown Action Agenda to reflect changing conditions, priorities, and projections.	OP, DBID	Immediate	N
LARGE SITES AND THE CITY FABRIC			
LU-1.2.A: Federal Land Transfer Continue to work with the federal government to transfer federally-owned waterfront sites and other sites that have been traditionally used by the District to local control to capitalize more fully on unrealized waterfront development and parkland opportunities.	OP, NCPC, NPS, CC, EOM, OPM	On-going	N
TRANSIT-ORIENTED AND CORRIDOR DEVELOPMENT			
P **LU-1.3.A: Station Area and Corridor Planning.** Conduct detailed station area and corridor plans prior to the application of TOD overlays in order to avoid potential conflicts between TOD and neighborhood conservation goals. These plans should be prepared collaboratively with WMATA and local communities and should include detailed surveys of parcel characteristics (including lot depths and widths), existing land uses, structures, street widths, the potential for buffering, and possible development impacts on surrounding areas. Plans should also address joint public-private development opportunities, urban design improvements, traffic and parking management strategies, integrated bus service and required service facilities, capital improvements, and recommended land use and zoning changes.	OP, DDOT, WMATA	Short-Term	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
LU-1.3.B: TOD Overlay Zone. During the forthcoming revision to the zoning regulations, create a TOD overlay district. The overlay should include provisions for mixed land uses, minimum and maximum densities (inclusive of density bonuses), parking maximums, and buffering and design standards that reflect the presence of transit facilities. Work with land owners, the DC Council, local ANCs, community organizations, WMATA, and the Zoning Commission to determine the stations where such a zone should be applied. The emphasis should be on stations that have the capacity to accommodate substantial increases in ridership and the potential to become pedestrian-oriented urban villages. Neighborhoods that meet these criteria and that would welcome a TOD overlay are the highest priority.	OP, OZ, ZC, CC	Short-Term	N
NEIGHBORHOOD INFILL DEVELOPMENT			
Z **LU-2.1.A: Row house Zoning District.** Develop a new zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the unique nature of row house neighborhoods and conserve their architectural form (including height, mass, setbacks, and design).	OP, OZ, ZC	Short-Term	N
Z **LU-2.1.B: Amendment of Exterior Wall Definition**. Amend the city's procedures for roof structure review so that the division-on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements.	OP, OZ, DCRA	Short-Term	N
Z P **LU-2.1.C: Residential Rezoning**. Provide a better match between zoning and existing land uses in the city's residential areas, with a particular focus on: blocks of well-established single family and semi-detached homes that are zoned R-3 or higher; blocks that consist primarily of row houses that are zoned R-5-B or higher; or historic districts where the zoning does not match the predominant contributing properties on the block face. In all three of these instances, pursue rezoning to appropriate densities to protect the predominant architectural character and scale of the neighborhood.	OP, OZ, ZC	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
Z **LU-2.1.D: Avoiding "Mansionization."** Consider adjustments to the District's zoning regulations to address the construction of excessively large homes that are out of context with the surrounding neighborhood ("mansionization").	OP, OZ, ZC	Short-Term	N
MAINTAINING COMMUNITY STANDARDS			
LU-2.2.A: Vacant Building Inventories. Maintain and continuously update data on vacant and abandoned buildings in the city, and regularly assess the potential for such buildings to support new uses and activities.	OP, DCRA	On-going	N
LU-2.2.B: Education and Outreach on Public Space Maintenance. Develop a public outreach campaign on the District's public space regulations (including the use of such space for announcements, campaign signs, and advertising), and resident/District responsibilities for maintenance of public space, including streets, planting strips, sidewalks, and front yards.	DPW, DDOT	Mid-Term	N
RESIDENTIAL LAND USE COMPATIBILITY			
Z **LU-2.3.A: Zoning Changes to Reduce Land Use Conflicts in Residential Zones**. As part of the comprehensive rewrite of the zoning regulations, develop text amendments which: expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones; more effectively manage the non-residential uses that are permitted as a matter-of-right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts; ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods; provide for ground-level retail while retaining the residential zoning along major corridors; ensure that there will not be a proliferation of transient accommodations in any one neighborhood.	OP, OZ, DCRA, ZC	Mid-term	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
Z **LU-2.3.B: Analysis of Non-Conforming Uses.** Complete an analysis of non-conforming commercial, industrial, and institutional uses in the District's residential areas. Use the findings to identify the need for appropriate actions, such as zoning text or map amendments and relocation assistance for problem uses.	OZ, OP, DCRA, ANC	Mid-Term	N
NEIGHBORHOOD COMMERCIAL DISTRICTS AND CENTERS			
LU-2.4.A: Evaluation of Commercial Zoning As part of each Small Area Plan, conduct an evaluation of commercially zoned areas to assess the appropriateness of existing zoning designations.	OP	On-going	N
Z **LU-2.4.B: Zoning Changes to Reduce Land Use Conflicts in Commercial Zones.** As part of the comprehensive rewrite of the zoning regulations, consider text amendments that: more effectively control the uses which are permitted as a matter-of-right in commercial zones; avoid the excessive concentration of particular uses with the potential for adverse effects, such as convenience stores, fast food establishments, and liquor-licensed establishments; and consider performance standards to reduce potential conflicts between incompatible uses.	OP, OZ, ZC	Mid-Term	N
Z **LU-2.4.C: Mixed Use District with Housing Emphasis.** Develop a new mixed use zoning district, to be applied principally on land that is currently zoned for non-residential uses (or that is now unzoned), which limits commercial development to the ground floor of future uses and requires residential use on any upper stories.	OZ, OP, ZC	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
PUBLIC WORKS AND INDUSTRIAL LAND USES			
Z P **LU-3.1.A: Industrial Zoning Use Changes.** Provide a new zoning framework for industrial land, including: prohibiting high impact "heavy" industries in the C-M zones to reduce the possibility of land use conflicts; prohibiting certain civic uses that detract from the industrial character of C-M areas and that could ultimately interfere with business operations; requiring special exceptions for potentially incompatible large retail uses in the C-M zone to provide more control over such uses without reducing height and bulk standards; limiting non-industrial uses in the M zone to avoid encroachment by uses which could impair existing industrial and public works activities; creating an IP (industrial park) district with use and bulk regulations that reflect prevailing activities; creating a Mixed Use district where residential, commercial, and lesser-impact PDR uses are permitted. Once these changes have been made, pursue the rezoning of selected sites in a manner consistent with the policies of the Comprehensive Plan.	OP, OZ, DMPED, ZC	Short-Term	N
Z **LU-3.1.B: Industrial Land Use Compatibility.** During the revision of the Zoning Regulations, develop performance standards and buffering guidelines to improve edge conditions where industrial uses abut residential uses, and to address areas where residential uses currently exist within industrially zoned areas.	OP, OZ	Mid-Term	N
LU-3.1.C: Joint Facility Development. Actively pursue intergovernmental agreements to develop joint facilities for District and federal agencies; District and transit agencies; and multiple public utilities.	OPM, OCA, DPW, DPR, DDOT, DCPS, WMATA, NCPC, WASA	Short-Term	N
LU-3.1.D: Inventory of Housing In Industrial Areas. Compile an inventory of existing housing units within industrially zoned areas to identify pockets of residential development that should be rezoned (to mixed use or residential) in order to protect the housing stock.	OP	Short-Term	N
INSTITUTIONAL USES			
Z **LU-3.2.A: Zoning Actions for Institutional Uses.** Complete a study of residential zoning requirements for institutional uses other than colleges and universities. Determine if additional review by the Board of Zoning Adjustments or Zoning Commission should be required in the event of a change in use.	OP, OZ, ZC, BZA	Mid-Term	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
Z **LU-3.2.B: Special Exception Requirements for Institutional Housing.** Amend the zoning regulations to require a special exception for dormitories, rooming houses, boarding houses, fraternities, sororities, and similar uses in the R-4 zoning district.	OZ, ZC	Short-Term	N
FOREIGN MISSIONS			
Z P **LU-3.3.A: Modifications to the Diplomatic Overlay Zone.** Work with the National Capital Planning Commission and Department of State to develop a new methodology to determine appropriate additional chancery development areas; and revise the mapped diplomatic areas, reflecting additional areas where foreign missions may relocate. The methodology and zoning map revisions should avoid concentration of chanceries in low density neighborhoods, to the extent consistent with the Foreign Missions Act.	OP, OZ, ZC, NCPC, DOS	Short-Term	N
LU-3.3.B: Foreign Mission Mapping Improvements. Improve the mapping of foreign mission locations in the city, ensuring that they are accurately inventoried and that chanceries, ambassador's residences, and institutional land uses are appropriately distinguished.	OP, NCPC	Long-Term	N
LU-3.3.C: New Foreign Missions Center. Support the development of a new foreign missions center on federal land in the District.	EOM, CC OP	On-going	N
GROUP HOUSING			
LU-3.4.A: Clarification of Community Housing Definitions. Clarify the definitions of the various types of community housing in the District, and ensure the consistent use of these definitions in all planning, building, and zoning codes and licensing regs.	OP, OAG, DMCFYE, DHS, DMH	Short-Term	N
LU-3.4.B: Information on Group Home Location. Provide easily accessible information on location and occupancy for all licensed group home facilities in the District. Such information should be accessible via the Internet and also should be available in mapped format, with appropriate protections for the privacy rights of the disabled.	DCRA, DMCFYE, OCTO, DHS, DMH	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
Z **LU-3.4.C: Analysis of Group Home Siting Standards.** Conduct an analysis of the spatial standards currently used to regulate group homes and homeless shelters, and determine if adjustments to these standards are needed to create additional siting opportunities. In addition, consider allowing group homes and homeless shelter in Zoning Districts CM-1 and CM-2.	OP, OZ, OAG, DMCFYE	Short-Term	N
LU-3.4.D: Community Housing Ombudsman. Establish an ombudsman position to serve as a resource for residents, neighborhood organizations and other stakeholders, government, and group home operators.	EOM, DHCD, DCRA, DMCFYE	Mid-Term	N
TRANSPORTATION			
LAND USE AND TRANSPORTATION COORDINATION			
P **T-1.1.A: Transportation Measures of Effectiveness.** Develop new measures of effectiveness such as a multi-modal level of service standard to quantify transportation service and assess land use impacts on the transportation system.	DDOT	Short-Term	N
T-1.1.B: Transportation Improvements. Require transportation demand management measures and transportation support facilities such as crosswalks, bus shelters, and bicycle facilities in large development projects and major trip generations, including projects that go through the Planned Unit Development (PUD) Process.	DDOT, OP	Short-Term	N
TRANSFORMING CORRIDORS			
T-1.2.A: Cross-Town Boulevards. Evaluate the cross-town boulevards that link the east and west sides of the city including Florida Avenue, Michigan Avenue, and Military Road/ Missouri Avenue to determine if improvements that will facilitate cross-town movement are needed.	DDOT	Short-Term	N
REGIONAL SMART GROWTH SOLUTIONS			
P **T-1.3.A: Regional Jobs/Housing Balance.** Continue the efforts to ensure that the concepts of infill, mixed-use and transit-oriented development are promoted at the regional level; to design transportation systems that connect District residents to local jobs; and to provide opportunities for non-resident workers to also live in DC.	OP, CC, EOM, MWCOG	On-going	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
T-1.3.B: Regional Transportation Infrastructure Study. Actively participate in efforts by the Metropolitan Washington Council of Governments and other regional organizations that address long-term transportation infrastructure needs in Greater Washington. Advocate for—and take a leadership role in—the preparation of a 50-year Regional Transportation Infrastructure Study that takes a broad-based look at these needs, taking into account expected growth patterns and emerging technologies.	OP, DDOT, DMPED, MWCOG	Mid-Term	N
TRANSIT ACCESSIBILITY			
T-2.1.A: New Streetcar or Bus Rapid Transit Lines. Construct a network of new premium transit infrastructure, including bus rapid transit or streetcar lines, to provide travel options, better connect the city, and improve surface-level transit.	DDOT, WMATA	On-going	Y
P **T-2.1.B: Eight-Car Trains.** Increase Metrorail train lengths from six cars to eight cars for rush hour commuting and other peak periods.	WMATA	On-going	N
T-2.1.C: Circulator Buses. In addition to the Circulator bus routes planned for Downtown, consider implementing Circulator routes in other areas of the city to connect residents and visitors to commercial centers and tourist attractions and to augment existing transit routes.	WMATA, DDOT	On-going	N
T-2.1.D: Bus Stop Improvements. Improve key bus stop locations through such actions as: extending bus stop curbs to facilitate reentry into the traffic stream; adding bus stop amenities such as user-friendly, real-time transit schedule information; improving access to bus stops via well-lit, accessible sidewalks and street crossings; and utilizing GPS and other technologies to inform bus riders who are waiting for buses when the next bus will arrive.	WMATA, DDOT	Short-Term	Y
P **T-2.1.E: Financing.** Continue the campaign to establish a regional dedicated funding source to finance the expansion and rehabilitation of the Metrorail and Metro bus systems.	CC, EOM, DDOT, WMATA	On-going	N
T-2.1.F: College Student Metro Passes. Explore potential partnerships between WMATA and local colleges and universities to provide Metro passes to college students. As part of this program, improve connections between campuses and Metrorail during both on- and off-peak hours.	DDOT, WMATA	Short-Term	N
T-2.1.G: Water Taxis. Explore public-private and regional partnership opportunities to provide water taxis on the Potomac and Anacostia Rivers to serve close in areas around the District as well as longer-distance routes from points south such as Indian Head on the east side of the Potomac and Woodbridge on the west.	DDOT, AWC	Long-Term	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MAKING MULTI-MODAL CONNECTIONS			
P **T-2.2.A: Intermodal Centers.** Plan, fund, and implement the development of intermodal activity centers both at the periphery of the city and closer to Downtown. These intermodal centers should provide a "park-once" service where travelers including tour buses, can park their vehicles and then travel efficiently and safely around the District by other modes.	DDOT	Mid-Term	Y
T-2.2.B: Pedestrian Connections. Work in concert with WMATA to undertake pedestrian capacity and connection improvements at selected Metrorail stations, streetcar stations, and bus transfer facilities to enhance pedestrian flow, efficiency, and operations.	DDOT, WMATA	On-going	Y
T-2.2.C: Bicycle and Car-Pool Parking. Increase investment in bicycle parking and provide more visible parking for car-sharing operations at Metrorail stations, key bus stops, and future streetcar stations.	WMATA, DDOT	On-going	N
T-2.2.D: Commuter Rail Connections. Increase capacity and connectivity at Union Station and at the L'Enfant Plaza VRE station to accommodate additional commuter rail passenger traffic and direct through-train connections between Maryland and Virginia. In addition, support continued investment in commuter bus service and in Metrorail feeder bus service throughout the region.	DDOT, WMATA, VDRPT, MTA	Long-Term	Y
T-2.2.E: Bus Connections. Promote cross-town bus services and new bus routes that connect neighborhoods to one another and to transit stations.	DDOT, WMATA	On-going	Y
T-2.2.F: Regional Intermodal Transportation Plan. Work with the other local governments in the region and the Council of Governments to update a regional intermodal transportation plan.	DDOT, MWCOG	Mid-Term	N
BICYCLE ACCESS, FACILITIES, AND SAFETY			
T-2.3.A: Bicycle Facilities. Where feasible, require large new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users.	DDOT, DPR, NCPC, DCRA	On-going	N
T-2.3.B: Bicycle Master Plan. Implement the recommendations of the Bicycle Master Plan.	DDOT, DPR	On-going	Y
T-2.3.C: Performance Measures. Develop, apply, and report on walking and bicycle transportation performance measures to identify strengths, deficiencies, and potential improvements and to support the development of new and innovative facilities and programs.	DDOT	Mid-Term	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
PEDESTRIAN ACCESS, FACILITIES, AND SAFETY			
T-2.4.A: Pedestrian Signal Timings. Review timing on pedestrian signals to ensure that adequate time is provided for crossing, in particular for locations with a large elderly population.	DDOT	On-going	N
T-2.4.B: Sidewalks. Install sidewalks on all major streets throughout the District where there are missing links. Continue to monitor the sidewalk network for needed improvements. Consult with ANCs and community organizations as plans for sidewalk construction are developed.	DDOT, ANC	On-going	N
T-2.4.C: Innovative Technologies for Pedestrian Movement. Explore the use of innovative technology to improve pedestrian movement, such as personal transportation systems, and enhanced sidewalk materials.	DDOT	On-going	N
T-2.4.D: Pedestrian Access on Bridges. Ensure that the redesign and/or reconstruction of bridges, particularly those crossing the Anacostia River, includes improved provisions for pedestrians, including wider sidewalks, adequate separation between vehicle traffic and sidewalks, guard rails, pedestrian-scaled lighting, and easy grade transitions.	DDOT	On-going	N
ROADWAY SYSTEM AND AUTO MOVEMENT			
P **T-2.5.A: Maintenance Funds.** Provide sufficient funding sources to maintain and repair the District's system of streets and alleys, including its street lights and traffic control systems, bridges, street trees, and other streetscape improvements.	DPW, DDOT, CC, OCFO	On-going	N
T-2.5.B: Signal Timing Adjustments. Regularly evaluate the need for adjustments to traffic signal timing to minimize unnecessary automobile idling.	DDOT	On-going	N
T-2.5.C: Update the Functional Classification System. Update the functional classification of the city's roadways to reflect a multi-modal approach that better integrates pedestrians, bicyclists, and transit vehicles.	DDOT	Short-Term	N
ADDRESSING SPECIAL NEEDS			
T-2.6.A: Public Improvements. Invest in public improvements, such as curb inclines aimed at increasing pedestrian mobility, particularly for the elderly and people with disabilities.	DPW, DDOT	On-going	Y
T-2.6.B: Shuttle Services. Supplement basic public transit services with shuttle and minibuses to provide service for transit-dependent groups, including the elderly, people with disabilities, school age children, and residents in areas that cannot viably be served by conventional buses.	DDOT, WMATA	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
TRANSPORTATION DEMAND MANAGEMENT			
P **T-3.1.A: TDM Strategies.** Develop strategies and requirements that reduce rush hour traffic by promoting flextime, carpooling, transit use, and encouraging the formation of Transportation Management Associations; and undertake other measures that reduce vehicular trips, particularly during peak travel periods. Identify TDM measures and plans as appropriate conditions for large development approval. Transportation Management Plans should identify quantifiable reductions in vehicle trips and commit to a set of measures to achieve those reductions. Encourage the federal and District governments to explore the creation of a staggered workday for particular departments and agencies in an effort to reduce congestion.	DDOT	On-going	N
T-3.1.B: Roadway Pricing. Implement roadway pricing between now and the year 2030 in phases, as follows: Phase 1: Continually monitor direct and external roadway costs to gain a more accurate estimate of the cost of driving for motorists; Phase 2: Develop a system to identify those who drive entirely through the District without stopping as well as a mechanism to charge these motorists for the external costs that they are imposing on the District's transportation system; and Phase 3: Continually monitor state-of-the-art roadway pricing techniques, and work cooperatively with neighboring jurisdictions to implement roadway pricing programs that better transfer the full costs of driving directly to motorists. This would include higher costs for heavier and higher emission vehicles.	DDOT, EOM, OCA, CC	Long-Term	N
T-3.1.C: Private Shuttle Services. Develop a database of private shuttle services and coordinate with shuttle operators to help reduce the number of single-occupant trips.	DDOT	Mid-Term	N
T-3.1.D: Transit Ridership Programs. Continue to support employer-sponsored transit ridership programs such as the federal Metrocheck program where, pursuant to federal legislation, public and private employers may subsidize employee travel by mass transit each month.	DDOT	On-going	N
CURBSIDE MANAGEMENT AND PARKING			
T-3.2.A: Short-Term Parking. Continue to work with existing private parking facilities to encourage and provide incentives to convert a portion of the spaces now designated for all-day commuter parking to shorter-term parking.	DDOT, DBID	On-Going	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
T-3.2.B: Car-Share Parking. Continue to provide strategically placed and well-defined curbside parking for car-share vehicles, particularly near Metrorail stations, major transit nodes, and major employment destinations, and in medium and high density neighborhoods.	DDOT, WMATA	On-going	N
T-3.2.C: Curbside Management Techniques. Revise curbside management and on-street parking policies.	DDOT	Short-Term	N
T-3.2.D: Unbundle Parking Cost. Find ways to "unbundle" the cost of parking from residential units, allowing those purchasing or renting property to opt out of buying or renting parking spaces.	OP, DDOT	Short-Term	N
GOODS MOVEMENT			
T-3.3.A: New Office for Trucking and Goods Movement. Create a single, exclusive office within the Department of Transportation to coordinate motor vehicle transactions, as well as coordination with trucking companies and other stakeholders.	DDOT	Mid-Term	N
T-3.3.B: Tiered Truck Route System. Develop a tiered truck route system to serve the delivery and movement of goods while protecting residential areas and other sensitive land uses.	DDOT, NCPC	Mid-Term	N
TRAVELER INFORMATION			
T-3.4.A: Transit Directional Signs. Establish a joint city/WMATA/private sector Task Force to improve and augment pedestrian directional signs and system maps for transit riders, especially at Metro station exits, and at various locations in Central Washington.	WMATA, DDOT	Mid-Term	N
T-3.4.B: Regional Efforts. Through a regionally coordinated effort, continue to explore and implement travel information options such as the provision of printed and electronic maps and Internet-based information to tour bus operators, travel agents, and trucking companies.	DDOT, WMATA, MCWOG	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
TOUR BUS OPERATIONS			
T-3.5.A: Tour Bus Management Initiative. Implement the recommendations of the DDOT Tour Bus Management Initiative, prepared to ameliorate long-standing problems associated with tour bus parking, roaming, and idling around the city's major visitor attractions.	DDOT, NCPC	Short-Term	Y
EMERGENCY PREPAREDNESS, TRANSPORTATION, AND SECURITY			
T-4.1.A: Pennsylvania Avenue Closure. Advocate for the re-opening of Pennsylvania Avenue and E Street in the vicinity of the White House as conditions allow, and pursue federal funding to mitigate the effects of the closure of these streets on District circulation.	DDOT, EOM, CC	On-going	N
P **T-4.1.B: Coordination with the Federal Government.** Continue to work with the federal government to assess the impacts of security measures on the quality of life of District residents and businesses.	DDOT, OP EOM, NCPC	On-going	N
P **T-4.1.C: Emergency Evacuation Plan.** Continue to refine an emergency evacuation plan that describes not only evacuation procedures and routes, but that also defines the modes of transportation in case certain modes, such as the Metrorail system, become unavailable.	DDOT, FEMS, DCEMA	On-going	N
HOUSING			
EXPANDING HOUSING SUPPLY			
Z P **H-1.1.A: Rezoning of Marginal Commercial Land.** Perform an evaluation of commercially zoned land in the District, focusing on the "Great Streets" corridors, other arterial streets, and scattered small commercially-zoned pockets of land which no longer contain active commercial land uses.	OP, DMPED, ZC	Short-Term	N
H-1.1.B: Annual Housing Reports and Monitoring Efforts. Consider development of an Annual "State of DC Housing Report" which improves the quality of information on which to make housing policy decisions and/or a Housing Oversight Board comprised of residents, for-profit, and non-profit developers that reports each year on the effectiveness and outcomes of the District's housing programs.	DMPED, DHCD	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ENSURING HOUSING AFFORDABILITY			
Z P **H.1.2.A: Inclusionary Zoning.** Adopt an Inclusionary Zoning requirement which would require the inclusion of affordable units for low income households in all new residential developments of 10 units or greater, with accompanying provisions for density bonuses and long-term affordability. Apply this requirement as fairly and uniformly as possible, providing flexibility as necessary for sites where density bonuses cannot feasibly be provided.	OP, OZ, ZC, CC, DHCD	Immediate	N
H.1.2.B: Commercial Linkage Assessment. Prepare an assessment of the District's existing commercial linkage requirements to determine the effectiveness of this program and assess its impacts, advantages, and disadvantages. Based on findings, adjust the linkage requirements as needed.	OP, DMPED	Short-Term	N
P **H.1.2.C: New Revenue Sources.** Identify and tap new sources of revenue for the Housing Production Trust Fund (HPTF) to produce affordable housing and keep rental and owned housing affordable.	OCFO, CCC, OCA, DHCD, DMPED	Short-Term	N
P **H.1.2.D: Land Banking.** Develop a strategic land acquisition program to purchase land in the District to achieve specific housing and neighborhood goals.	DMPED, HFA, OP, DHCD	Short-Term	Y
H.1.2.E: LAHDO Program. Continue the District's Land Acquisition for Housing Development Opportunities (LAHDO) program.	DHCD	On-going	Y
H.1.2.F: Low Income Housing Tax Credits. Expand for-profit builders' use of Low Income Housing Tax Credits as one tool to provide new or rehabilitated affordable housing in the city.	DHCD, HFA, DMPED	Short- Term	N
H.1.2.G: Land Trusts. Support the formation of one or more community land trusts run by public, non-profit, or other community-based entities. The mission of the trust would be to acquire land while providing long-term leases to developers of rental and for-sale units.	DMPED, OP, DHCD	Short-Term	N
H-1.2.H: Hotel Conversions. Evaluate the feasibility of requiring an affordable housing set-aside in the event that transient hotels are converted to permanent housing units.	OP, DHCD, DMPED	Mid-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
DIVERSITY OF HOUSING TYPE			
Z P **H-1.3.A: Review Residential Zoning Regulations.** During the revision of the city's zoning regulations, review the residential zoning regulations, particularly the R-4 (row house) zone. Make necessary changes to preserve row houses as single-family units to conserve the city's inventory of housing for larger households. As noted in the Land Use Element, this should include creating an R-4-A zone for one and two family row houses and another zone for multi-family row house flats.	OP, OZ	Short-Term	N
HOUSING AND NEIGHBORHOOD REVITALIZATION			
P **H-1.4.A: Renovation and Rehabilitation of Public Housing.** Continue federal and local programs to rehabilitate and rebuild the District's public housing units, including but not limited to the HOPE VI program, capital and modernization programs, the Community Development Block Grant program, and the District-sponsored New Communities program.	DCHA, HFA, DHCD	On-going	Y
H-1.4.B: Home Again Initiative. Continue support for the Home Again Initiative as a strategy for reducing neighborhood blight, restoring an important part of the city's historic fabric, and providing mixed income housing in neighborhoods with relatively high concentrations of vacant and abandoned residential properties.	DMPED	Short-Term	N
H-1.4.C: DCHA Improvements. Continue the positive momentum toward improving the District's public housing programs, including the effective training of public housing residents in home maintenance skills. In addition, residents should be involved in management and maintenance and the effective renovation, inspection, and re-occupancy of vacant units.	DCHA	On-going	N
P **H-1.4.D: Tax Abatement.** Consider geographically targeted tax abatements to encourage affordable housing development in areas where housing must compete with office space for land, similar to the Downtown Tax Abatement Program.	DCHA, DMPED, OCFO	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
H-1.4.E: Additional Public Housing. Support efforts by the DC Housing Authority to use its authority to create 1,000 additional units of public housing, subsidized by funding from the US Department of Housing and Urban Development under the public housing Annual Contributions Contract (ACC). This action is contingent on the availability of funds for a local rent subsidy to cover the annual operating costs for the new units.	DCHA, DMPED, DHCD	Short-Term	N
REDUCING BARRIERS TO PRODUCTION			
H-1.5.A: Administrative Improvements. Undertake the administrative changes outlined by the 2006 Comprehensive Housing Strategy to streamline the production and preservation of assisted and mixed income housing.	OCA, DMPED	Short-Term	N
Z **H-1.5.B: Changes to the Zoning Regulations.** Explore changes which would facilitate development of accessory apartments, English basements, and single room occupancy housing units.	OZ, OP, DCRA, ZC	Short-Term	N
H-1.5.C: Smart Housing Codes. Update and modernize the DC Housing Code to reflect the current trend toward "smart" housing codes, which are structured to encourage building rehabilitation and reuse of housing units built before modern building codes were enacted.	OP, DCRA	Short-Term	N
H-1.5.D: Data Management. Maintain electronic inventories on existing housing and potential development sites for the benefit of residents, developers, and policy makers.	OP, OCTO, DMPED, DHCD	Short-Term	N
PRESERVATION OF AFFORDABLE HOUSING			
H-2.1.A: Rehabilitation Grants. Develop a rehabilitation grant program for owners of small apartment buildings, linking the grants to income limits for future tenants.	DMPED, DHCD, HFA	Short-Term	N
H-2.1.B: Local Rent Subsidy. Implement a local rent subsidy program targeted toward newly created public housing units, newly created extremely low income housing units, and newly created units of housing for formerly homeless individuals and families.	DMPED, OCFO, OCA, DCHA	Short-Term	N
P **H-2.1.C: Purchase of Expiring Section 8 Projects.** Consider legislation that would give the District the right to purchase assisted, multi-family properties (and to maintain operating subsidies) where contracts are being terminated by HUD or where owners are choosing to opt out of contracts.	DMPED, HFA, CC, DCHA	On-going	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
H-2.1.D: Tax Abatement for Project-Based Section 8 Units. Implement the program enacted in 2002 that abates the increment in real property taxes for project-based Section 8 facilities. Consider extending the abatement to provide full property tax relief as an incentive to preserve these units as affordable.	OCFO, OTR, DCHA	On-going	N
H-2.1.E: Affordable Set-Asides in Condo Conversions. Implement a requirement that 20 percent of the units in all condo conversions be earmarked for qualifying low and moderate income households.	DCRA, CC, DMPED, OAG	Short-Term	N
H-2.1.F: Housing Registry. Develop a registry of affordable housing units in the District and a program to match these units with qualifying low income households.	DHCD, DMPED, DCHA	Short-Term	N
HOUSING CONSERVATION AND MAINTENANCE			
H-2.2.A: Housing Code Enforcement. Improve the enforcement of housing codes to prevent deteriorated, unsafe, and unhealthy housing conditions, especially in areas of persistent code enforcement problems. Ensure that information on tenant rights, such as how to obtain inspections, contest petitions for substantial rehabilitation, purchase multi-family buildings, and vote in conversion elections, is provided to tenants.	DCRA	On-going	N
H-2.2.B: Sale of Persistent Problem Properties. Address persistent housing code violations through negotiated sales of problem properties by putting properties in receivership, and through tenants' rights education.	DMPED, DHCD, DCRA	On-going	N
H-2.2.C: Low Income Homeowner Tax Credit. Implement the ordinance passed by the District in 2002 to provide tax credits for long-term, low-income homeowners.	OCFO, OTR, OCA	Short-Term	N
P **H-2.2.D: Tax Relief.** Review existing tax relief programs for District homeowners and consider changes to help low- and moderate-income households address rising property assessments.	OCFO, OTR	Short-Term	N
H-2.2.E: Program Assistance for Low and Moderate Income Owners. Continue to offer comprehensive home maintenance and repair programs for low and moderate income owners and renters of single family homes.	DHCD, DCRA	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ENCOURAGING HOME OWNERSHIP			
H-3.1.A: HPAP Program. Maintain and expand the District's Home Purchase Assistance Program (HPAP) and Homestead Housing Preservation Program.	DHCD, DMPED	On-going	N
H-3.1.B: District Employer Assisted Housing (EAH) Program. Strengthen the District government's existing EAH program by increasing the amount of EAH awards and removing limitations on applicants seeking to combine EAH assistance with Home Purchase Assistance Program funds.	DHCD, DMPED	Short-Term	N
H-3.1.C: New EAH Programs. Encourage other major employers in the city to develop Employer Assisted Housing programs, including: private sector employee benefit packages that include grants, forgivable loans, and on site homeownership seminars for first-time buyers; and federal programs which would assist income-eligible federal workers who currently rent in the city.	DHDC, DMPED	On-going	N
H-3.1.D: Individual Development Accounts. Invest in programs that support Individual Development Accounts that assist low-income persons to save for first-time home purchases.	DMPED, HFA, DHCD	On-going	N
H-3.1.E: Neighborhood Housing Finance. Expand housing finance and counseling services for very low, and moderate-income homeowners, and improve the oversight and management of these services.	HFA, DHCD	On-going	N
H-3.1.F: First Time Homebuyer Tax Credit. Examine the feasibility of matching the federal first-time homebuyer tax credit with a District of Columbia tax credit for homebuyers in targeted neighborhoods.	OCFO, OTR, OCA	Short-Term	N
H-3.1.G: Tenant Purchase Program. Increase assistance to tenants seeking to purchase their units. Review the effectiveness of the city's existing Tenant Purchase program and enhance the ability of this program to provide assistance to tenants in exercising their purchase rights.	DHCD, HFA, DMPED	Short-Term	N
HOUSING ACCESS			
H-3.2.A: Cultural Sensitivity. Require all District agencies that deal with housing and housing services to be culturally and linguistically competent.	OHR	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
H-3.2.B: Employee Education. Undertake a Fair Housing Act education program for all relevant staff persons and public officials to ensure they are familiar with the Act and their responsibilities in its enforcement.	DHCD	On-going	N
MEETING THE NEEDS OF SPECIFIC GROUPS			
H-4.2.A: Incentives for Retrofits. Create financial incentives for landlords to retrofit units to make them accessible to persons with disabilities, and to include units that are accessible in new housing construction.	DMCFYE, DMPED, DHCD, OCFO	Mid-Term	N
H-4.2.B: Incentives for Senior Housing. Explore incentives such as density bonuses, tax credits, and special financing to stimulate the development of assisted living and senior care facilities, particularly on sites well served by public transportation.	DHCD, DMCFYE, OP, OCFO	Mid-Term	N
P **H-4.2.C: Homeless No More.** Implement the recommendations outlined in "Homeless No More: A Strategy for Ending Homelessness in Washington, DC by 2014."	DHCD, DCHA, DHS, DMH, DMCFYE	On-going	N
H-4.2.D: Emergency Assistance. Revive and strengthen the emergency assistance program for rent, mortgage, and/or utility expenses for very low-income families to prevent homelessness.	DHCD, DCHA, DHS, DMCFYE	Short-Term	N
ENVIRONMENTAL PROTECTION			
CONSERVING AND EXPANDING OUR URBAN FOREST			
P **E-1.1.A: Tree Replacement Program.** Continue working towards a goal of planting 4,000 street trees and 2,000 trees on public open space each year.	DDOT, other	On-going	Y
E-1.1.B: Street Tree Standards. Formalize the planting, pruning, removal, and construction guidelines in use by the city's Urban Forestry Administration by developing official city street tree standards.	DDOT, DOE, OP	Mid-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
E-1.1.C: Tree Inventories. Continue partnership agreements with the federal government, the Casey Trees Endowment Fund and other community groups to develop a live database and management system for the District's trees using GIS mapping.	DDOT, DPR, other	On-going	N
E-1.1.D: Operating Procedures for Utility and Roadwork. Develop standard operating procedures to minimize tree damage by public utility and road crews. All activities that involve invasive work around street trees should be reviewed by Urban Forestry Administration personnel.	DPW, DDOT	Mid-Term	N
P **E-1.1.E: Urban Forest Management Plan.** Consistent with the District's Tree Bill, develop an Urban Forest Management Plan to protect, maintain, and restore trees and native woodlands across the city.	DOE, DDOT, NPS	Short-Term	N
E-1.1.F: Urban Tree Canopy Goals. Determine the extent of the District's tree canopy at a sufficient level of detail to establish tree canopy goals for neighborhoods across the city.	DOE, DDOT	Short-Term	N
PROTECTING RIVERS, WETLANDS, AND RIPARIAN AREAS			
E-1.2.A: Anacostia River Habitat Improvements. Work collaboratively with federal agencies, upstream jurisdictions, the Anacostia Waterfront Corporation, and environmental advocacy groups to implement conservation measures for the Anacostia River.	USEPA, USFWS, NPS, DOE, AWC, other	On-going	N
E-1.2.B: Wetland Setback Standards. Establish District of Columbia Regulations for wetland setbacks and ensure compliance with these regulations during plan review, permitting, and inspections.	DOE, DCRA	Short-Term	N
PRESERVING STEEP SLOPES AND STREAM VALLEYS			
Z **E-1.4.A: Expand the Tree and Slope Protection Overlay.** Work with neighborhood and community groups, homeowners and other landowners, and ANCs to identify additional areas where the Tree and Slope Protection (TSP) Overlay zone should be mapped.	OP, DOE, OZ	Mid-Term	N
E-1.4.B: Hillside Conservation Easements. Explore the use of land trusts and conservation easements as a tool for protecting steep slopes and hillside areas.	OP, DOE, other	Long-Term	N
SUSTAINING URBAN PLANT AND ANIMAL LIFE			
E-1.5.A: Implementation of the Wildlife Conservation Plan. Implement the 2005 Wildlife Management Plan for the District of Columbia, including programs to control the white-tailed deer and Canada goose population, and to improve water quality and habitat in the Anacostia River.	DOE	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
E-1.5.B: Data Improvements. Improve the collection and monitoring of data on plant and animal life within the District, particularly data on rare, endangered, threatened, and candidate species, and species of greatest conservation need.	DOE	On-going	N
CONSERVING WATER			
P **E-2.1.A: Leak Detection and Repair Program.** Continue WASA efforts to reduce water loss from leaking mains, including reducing the backlog of deferred maintenance, using audits and monitoring equipment to identify leaks, performing expeditious repair of leaks, and instructing customers on procedures for detecting and reporting leaks.	WASA	On-going	N
E-2.1.B: Building Code Review. Continue efforts by the DC Building Code Advisory Committee to review building, plumbing, and landscaping standards and codes in order to identify possible new water conservation measures.	DCRA, DOE	On-going	N
E-2.1.C: Water Conservation Education. Work collaboratively with WASA to promote greater awareness of the need for water conservation, and to achieve a reduction in the daily per capita consumption of water resources.	WASA, DOE	On-going	N
CONSERVING ENERGY			
E-2.2.A: Energy Conservation Measures. Pursuant to the District's Comprehensive Energy Plan, implement energy conservation programs for the residential, commercial, and institutional sectors. These programs include financial incentives, technical assistance, design standards, public outreach, and other measures to reduce energy consumption and improve efficiency.	DCEO, DOE	On-going	N
E-2.2.B: Assistance Programs for Lower Income Households. Implement Comprehensive Energy Plan programs to reduce energy costs for lower income households, including the Low Income Home Energy Assistance Program (LIHEAP) and additional measures to reduce monthly energy costs.	DCEO, OCA OCFO	Short-Term	N
E-2.2.C: Consumer Education on Energy. Implement the District's Comprehensive Energy Plan recommendations for education and public information on energy issues, including school curricula, awards programs, demonstration projects, websites, and multi-media production.	DCEO	On-going	N
E-2.2.D: Energy Regulatory Reforms. Enact legislative and regulatory reforms aimed at improving energy efficiency in the city in order to reduce energy costs and improve reliability.	OAG, DCEO, DCPSC	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
E-2.2.E: Energy Emergency Plan. Prepare an energy emergency response plan by updating and consolidating existing emergency plans and working in collaboration with regional partners such as COG.	DCEO, DCEMA, DCPSC, MWCOG	Short-Term	N
Z **E-2.2.F: Review of DC Codes and Regulations for Energy Features.** Review local building codes and zoning regulations to identify potential barriers to achieving energy efficiency goals—and to identify possible changes which would support energy goals.	DCRA, OP, OZ, DCEO	Short-Term	N
REDUCING SOLID WASTE DISPOSAL NEEDS			
P **E-2.3.A: Expanding District Recycling Programs.** Continue implementation of the citywide recycling initiative started in 2002, which sets the long-term goal of recycling 45 percent of all waste generated in the District.	DPW	On-going	N
E-2.3.B: Expand Recycling Efforts in District Institutions. Work with the DC Public Schools and Public Charter Schools to expand school recycling programs and activities. Encourage private schools, universities, colleges, hospitals, and other large institutional employers to do likewise.	DPW	On-going	N
E-2.3.C: Revisions To Planning and Building Standards for Solid Waste. Review building code standards for solid waste collection to ensure that new structures are designed to encourage and accommodate recycling and convenient trash pickup.	DPW, DCRA, OP	Short-Term	N
E-2.3.D: Installation of Sidewalk Recycling Receptacles. Install receptacles for sidewalk recycling in Downtown DC and other neighborhood commercial centers with high pedestrian volume as a way of increasing waste diversion and publicly reaffirming the District's commitment to recycling.	DPW, DBID, other	Short-Term	N
E-2.3.E: E-Cycling Program. Establish E-cycling programs and other measures to promote the recycling of computers and other electronic products in an environmentally sound manner.	DPW	Mid-Term	N
E-2.3.F: Commercial and Industrial Waste Reduction. Work with the commercial and industrial sectors to foster appropriate source reduction and waste minimization activities, such as the environmentally sound recycling and disposal of mercury-containing fluorescent lamps and electronic equipment.	DPW	On-going	N
LOW IMPACT DEVELOPMENT			
Z **E-3.1.A: Low Impact Development Criteria.** Establish Low Impact Development criteria for new development, including provisions for expanded use of porous pavement and green roofs. Also, explore the expanded use of impervious surface limits in the District's Zoning Regulations to encourage the use of green roofs, porous pavement, and other means of reducing stormwater runoff.	OP, OZ, DOE, DCRA	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
E-3.1.B: LID Demonstration Projects. Complete one demonstration project a year that illustrates use of Low Impact Development (LID) technology, and make the project standards and specifications available for application to other projects in the city.	DOE	On-going	N
E-3.1.C: Road Construction Standards. Explore changes to DDOT's street, gutter, curb, sidewalk, and parking lot standards that would accommodate expanded use of porous pavement on sidewalks, road surfaces, and other paved surfaces, or that would otherwise aid in controlling or improving the quality of runoff.	DDOT, DOE	Mid-Term	N
PROMOTING GREEN BUILDING			
P **E-3.2.A: Building Code Revisions**. Evaluate regulatory obstacles to green building construction in the District, and work to reduce or eliminate such obstacles if they exist. Adopt amendments to the International Construction Code as necessary to promote green building methods and materials, and to encourage such actions as stormwater harvesting, gray water reuse, waterless urinals, and composting toilets.	DCRA, DOE	Mid-Term	N
E-3.2.B: Green Building Incentives. Establish a Green Building Incentive Program, addressing both new construction and the rehabilitation of existing structures.	DOE, DCRA	Mid-Term	N
E-3.2.C: NoMA Demonstration Project. Pursue a pilot project to apply green building guidelines and development standards in the North-of-Massachusetts Avenue (NoMA) area. If the program is successful, expand its application to other parts of the city where large-scale development is expected during the next 20 years.	DOE, OP, DCRA	Short-Term	N
E-3.2.D: Sustainability Action Agenda. Develop a Sustainability Action Agenda to promote green building practices and other forms of sustainable architecture, landscape architecture, and development in the city.	DOE, OP	Mid-Term	N
ENHANCING FOOD PRODUCTION AND URBAN GARDENING			
E-3.3.A: Community Gardens East of the Anacostia River. Recognizing that only two of the city's 31 community gardens are located east of the Anacostia River, work with community leaders and gardening advocates to establish new gardens in this area. The District should assist in this effort by providing an inventory of publicly and privately owned tracts of land that are suitable for community gardens, and then working with local advocacy groups to make such sites available.	DPR, NPS, DOE	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
E-3.3.B: Support for UDC Cooperative Extension. Enhance the capability of the Cooperative Extension of the University of the District of Columbia to provide technical assistance and research, including educational materials and programs, to support citizen gardening efforts.	CC, EOM, UDC	Mid-Term	N
REDUCING THE ENVIRONMENTAL IMPACTS OF DEVELOPMENT			
E-3.4.A: Citywide Natural Resource Inventory. Compile and maintain a citywide natural resources inventory that catalogs and monitors the location and condition of the District's natural resources. The inventory should be used as a benchmark to evaluate the success of environmental programs and the impacts of land use and development decisions.	DOE	On-going	N
P **E-3.4.B: Strengthening Environmental Screening and Assessment Procedures.** Implement a program to strengthen the environmental screening, assessment, impact statement, and notification requirements in the District of Columbia. Based on an analysis of existing practices in the District and "best practices" around the country, recommend statutory and procedural changes to more effectively document and mitigate the environmental impacts of development and infrastructure projects, and to ensure that impacted residents, businesses, and DC agencies have adequate opportunities for review and comment.	DOE	Short-Term	N
E-3.4.C: Environmental Enforcement. Undertake an interagency effort to improve compliance with the District's existing environmental laws and regulations. This effort should include public education, compliance assistance, and the convening of an environmental crime and enforcement working group.	DOE, DPW, MPD, DMPSJ	Short-Term	N
REDUCING AIR POLLUTION			
P **E-4.1.A: State Implementation Plan (SIP).** Cooperate with appropriate state, regional and federal agencies to carry out the federally-mandated State Implementation Plan (SIP) in order to attain federal standards for ground level ozone and fine particulate matter by 2010.	DOE, DDOT, MWCOG	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
E-4.1.B: Control of Bus and Truck Emissions. Collaborate with WMATA and local tour bus operators to reduce diesel bus emissions through the acquisition and use of clean fuel transit vehicles. Additionally, encourage natural gas powered, electric powered, and hybrid commercial trucks to reduce emissions and improve air quality.	DDOT, OPM, WMATA	On-going	N
E-4.1.C: Motor Vehicle Inspection Programs. Regularly update the District's motor vehicle inspection and maintenance program to ensure that the latest emission control and monitoring technologies are being employed. Consider expanding requirements for heavy vehicle emission inspections.	DMV	On-going	N
E-4.1.D: Air Quality Monitoring. Continue to operate a system of air quality monitors around the District, and take corrective actions in the event the monitors exceed federal standards.	DOH, DOE	On-going	N
E-4.1.E: Cities for Climate Protection Campaign. Implement the U.S. Mayors Climate Protection Agreement, signed by the District in 2005. Also implement the recommendations for reducing greenhouse gas emissions contained in the District of Columbia Greenhouse Gas Emissions Inventories and Preliminary Projections released in October 2005.	DOE	On-going	N
REDUCING WATER POLLUTION			
P **E-4.2.A: Stormwater Management Plan.** Create a comprehensive multi-agency stormwater management plan covering such topics as low impact development, maintenance of LID infrastructure, education, impervious surface regulations, fees, and water quality education.	DOE, WASA, DPW	Mid-Term	N
P **E-4.2.B: Funding.** Continue to aggressively lobby for additional funding for water quality improvements, including abatement of combined sewer overflow, removal of toxins, and Anacostia River clean-up.	DOE, WASA, EOM, CC	On-going	N
E-4.2.C: Monitoring and Enforcement. Maintain a District water pollution control program that implements water quality standards, regulates land disturbing activities (to reduce sediment), monitors and inspects permitted facilities in the city, and comprehensively monitors DC waters to identify and stop violations.	WASA, DOE	On-going	N
E-4.2.D: Clean Water Education. Working with WASA and the newly created DC Department of the Environment, increase public information, education, and outreach efforts on stormwater pollution.	WASA, DPW, DOE	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
P **E-4.2.E: TMDL Program Implementation.** Implement Total Maximum Daily Load (TMDL) plans for the Potomac and Anacostia Rivers, Oxon Run, Watts Branch, Rock Creek, Kingman Lake, the Washington Channel, and other tributaries as required by the Clean Water Act.	DOE, WASA	Mid-Term	N
E-4.2.F: Houseboat Regulations. Improve regulation of houseboats and other floating structures in the Washington Channel, Anacostia River, and Potomac River to reduce water pollution.	DOE, AWC, USEPA	On-going	N
E-4.2.G: Green Marinas. Promote the Green Marina Program of the Marine Environmental Education Foundation, encouraging boat clubs and marinas to voluntarily change their operating procedures to reduce pollution to District waters.	DOE, AWC	On-going	N
CONTROLLING NOISE			
E-4.3-A: Evaluation of Noise Control Measures. Evaluate the District's noise control measures to identify possible regulatory and programmatic improvements, including increased education and outreach on noise standards and requirements.	DCRA	Long-Term	N
E-4.3.B: Enforcement of Noise Regulations. Pursuant to the DC Municipal Regulations, continue to enforce laws governing maximum day and nighttime levels for commercial, industrial and residential land uses, motor vehicle operation, solid waste collection and hauling equipment, and the operation of construction equipment and other noise-generating activities.	DCRA	On-going	N
E-4.3.C: Aviation Improvements to Reduce Noise. Actively participate in the Committee on Noise Abatement and Aviation at National and Dulles Airports (CONAANDA) to reduce noise levels associated with take offs and landings at Washington-Regan National Airport.	DCRA, MWCOG	On-going	N
E-4.3.D: Reduction of Helicopter Noise. Encourage the federal government to reduce noise from the operation of helicopters, especially over residential areas along the Potomac and Anacostia Rivers during night-time and early morning hours.	DCRA, MWCOG	On-going	N
E-4.3.E: Measuring Noise Impacts. Require evaluations of noise impacts and noise exposure when large-scale development is proposed, and when capital improvements and transportation facility changes are proposed.	DCRA, OP	On-going	N
E-4.3.F: I-295 Freeway Noise Buffering. Consistent with DDOT's noise abatement policy, continue to pursue the development of sound barriers and landscaping to shield neighborhoods abutting the I-295 (Anacostia) Freeway, Kenilworth Avenue, and I-395 (SE/SW Freeway) from noise levels that exceed acceptable standards.	DDOT, USFHWA, USDOT	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MANAGING HAZARDOUS SUBSTANCES			
E-4.4.A: Household Hazardous Waste Disposal. Expand the District's education and outreach programs on the dangers of household hazardous wastes and continue to sponsor and publicize household hazardous waste collection events.	DPW, DOE	On-going	N
E-4.4.B: Compliance With Hazardous Substance Regulations. Maintain regulatory and inspection programs to ensure that all businesses that store, distribute, or dispose of hazardous materials comply with all applicable health, safety, and environmental requirements.	DOE, FEMS	On-going	N
E-4.4.C: Reducing Exposure to Hazard Building Materials. Implement programs to reduce exposure to hazardous building materials and conditions, including the existing radon gas testing program, the asbestos program, and the childhood lead poisoning prevention and lead-based paint management program.	DOE	On-going	N
E-4.4.D: Underground Storage Tank Management. Maintain and implement regulations to monitor underground storage tanks (UST) that store gasoline, petroleum products, and hazardous substances.	DOH, DOE	On-going	N
E-4.4.E: Reductions in Pesticide Use. Maintain a pesticide management program that complies with the District's Municipal Regulations for pesticide registration, operator/ applicator certification, and handling/ use.	DOH, DPR, OPM, DDOT	On-going	N
E-4.4.F: Hazardous Substance Response and Water Pollution Control Plans. Complete the hazardous substance response plan required under the District's Brownfields Act, and update the water pollution control contingency plan, as required under the District's Water Pollution Control Act.	DOE, DOH	On-going	N
DRINKING WATER SAFETY			
P **E-4.5.A: Lead Pipe Testing and Replacement.** Aggressively implement programs to test for lead, replace lead feeder pipes, and educate the community on safe drinking water issues and stagnant water control.	WASA, DPW, USEPA	On-going	Y
E-4.5.B: Source Water Protection. Implement measures to protect natural systems and abate pollution sources in the Potomac Basin that could potentially impact the District's drinking water quality.	DOE, MWCOG	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
E-4.5.C: Interagency Working Group. Create an interagency working group on safe drinking water to address drinking water emergencies; coordination between WASA and DOH, and expanded public education on water supply.	WASA, DOH, DOE, OCA	Mid-Term	N
SANITATION, LITTER, AND ENVIRONMENTAL HEALTH			
E-4.6.A: Expanded Trash Collection and Street Sweeping. Explore the feasibility of expanding trash collection services and street sweeping schedules to improve the cleanup of vacant properties, roadsides, public spaces, parks, and city-owned lands.	DPW	Short-Term	N
E-4.6.B: Neighborhood Clean-Ups. Co-sponsor and participate in neighborhood and citywide clean-up activities such as those currently held along the Potomac and Anacostia Rivers, and those held around schoolyards and District parks.	DPW	On-going	N
E-4.6.C: Strengthening and Enforcement of Dumping Laws. Take measures to strengthen and enforce the District's littering, rodent and disease vector control, and illegal dumping laws.	DPW,OAG, MPD	Short-Term	N
E-4.6.D: Publicizing Bulk Waste Disposal Options. Continue to sponsor and publicize options for bulk waste disposal, including information on the Fort Totten transfer station and the District's schedule for curbside bulk trash waste removal.	DPW	On-going	N
ACHIEVING ENVIRONMENTAL JUSTICE			
E-4.8.A: Health Impacts of Municipal and Industrial Uses. Continue to study the link between public health and the location of municipal and industrial uses such as power plants and waste treatment facilities.	DOH, DOE	On-going	N
GREENING THE GOVERNMENT			
E-5.1.A: Green Building Legislation. Adopt and implement legislation establishing green building standards for projects constructed by the District or receiving funding assistance from the District.	DOE, OP, DCRA	Immediate	N
E-5.1.B: Energy Management Plans. Require the submittal and periodic updating of Energy Management Plans by District agencies. These plans should establish baseline data for assessing the effectiveness of each agency's energy conservation measures.	DCEO, DCPSC	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ENVIRONMENTAL EDUCATION AND STEWARDSHIP			
E-5.2.A: Partnerships for Environmental Education. Develop partnerships with environmental non-profits and advocacy groups to promote environmental education in the District.	DOE, OP, DCPS,SEO	On-going	N
E-5.2.B: Production of Green Guide. Produce a "Green Guide" aimed at homeowners, builders, contractors and the community at large with guidelines and information on green building and low-impact development.	OP, DOE	Short-Term	N
ENVIRONMENT AND THE ECONOMY			
E-5.3.A: Voluntary Clean-Up Program. Continue the District's voluntary clean-up program. The program is designed to encourage the investigation and remediation of contamination on any site that is not on the EPA's National Priority List and that is not the subject of a current clean-up effort.	USEPA, DOE	On-going	N
E-5.3.B: Sustainable Business Initiative. Establish a Sustainable Business Initiative, starting with the creation of a committee including representatives from the Board of Trade, the Chamber of Commerce, the DC Building Industry Association, and others.	DMPED, OLBD, DOE	Long-Term	N
E-5.3.C: Green Business Certification. Establish a green business certification program as an incentive for companies that exemplify sustainable and environmentally responsible business practices.	DOE, DOES, OLBD	Long-Term	N
E-5.3.D: Green Collar Job Corps. Explore the feasibility of creating a "green collar" job corps, including education in environmental fields, attraction and retention of green businesses and sustainable industry, and job training and placement within these fields and industries.	DOE, DOES	Long-Term	N
ENVIRONMENT AND PROGRAM MANAGEMENT			
E-5.5.A: Department of the Environment. Provide the necessary staff resources, funding, and regulatory authority for the newly created District Department of the Environment to achieve its mission and successfully implement the District's key environmental protection programs.	EOM, CC, OCA, DOE	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ECONOMIC DEVELOPMENT			
STABILIZING AND DIVERSIFYING OUR ECONOMIC BASE			
P **ED-1.1.A: Economic Development Strategic Plan.** Prepare an Economic Development Strategic Plan that lays out in greater detail the steps the District must pursue to maintain and grow its economy. This plan should cover all economic sectors, evaluate competitiveness, and include strategies for work-force development and business attraction and retention. It should be developed through broad input from stakeholders, including resident, industry and education interests.	DMPED, OP, DOES, DCWIC, OLBD	Short-Term	N
ED-1.1.B: Data Tracking. Maintain and regularly update statistical data on employment in core sectors, wages and salaries, forecasts by sector, and opportunities for future employment growth.	DOES, OP	On-going	N
SUSTAINING THE FEDERAL PRESENCE			
ED-1.2.A: Retention and Recruitment Programs. Work with private-sector economic development organizations to discourage federal jobs and agencies from leaving the city, and to enhance the District's ability to capitalize on federal procurement opportunities.	DMPED, DOES, DCWIC	On-going	N
ED-1.2.B: Technical Assistance. Provide local firms with technical assistance in bidding on federal procurement contracts so that the District's companies and workers may capture a larger share of this economic activity. Periodically evaluate the success of local technical assistance programs, and make adjustments as needed to achieve higher rates of success.	DOES, DMPED, DCWIC, OLBD	On-going	N
ED-1.2.C: Retaining Federal Employment. Work proactively with NCPC to develop strategies such as the "60/40 rule" to avoid relocation of federal jobs from the District to suburban and exurban locations.	NCPC, DMPED, OP	On-going	N
CREATING A KNOWLEDGE ECONOMY			
ED-1.3.A: Knowledge Cluster Action Strategy. Conduct a more detailed assessment of the knowledge cluster in the District. Such a study should be guided by a Task Force that represents economic development organizations, private industry, residents, and research institutions. It should include a review of national best practices, as well as actions to promote the development of research-driven and creative firms in the District.	DMPED, DOES	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ED-1.3.B: Branding Washington as a Creative Hub. Develop a marketing and branding campaign that establishes a stronger identity for the District as a center for creativity and innovation, capitalizing on established institutions such as the city's museums, think tanks, arts establishments, universities, and media industries.	DMPED, DOES, DCSEC, OLBD, other	Mid-Term	N
ED-1.3.C: Technology in the NoMA District. Identify opportunities for knowledge- and technology-based industries within the emerging business districts of North-of-Massachusetts Avenue (NoMA) and the Near Southeast.	OP, DMPED	On-going	N
THE OFFICE ECONOMY			
ED-2.1.A: Office Sector Assessment. Conduct a comprehensive evaluation of the District's office market at least once every two years, including employment forecasts; space demand estimates; inventories of planned and proposed projects; analysis of location trends; analysis of regional competition including taxes, amenities, and the regulatory environment; and shifts in occupant needs.	OP, DMPED, other	Short-Term	N
ED-2.1.B: Marketing Programs. Prepare and implement a Marketing Plan for the District of Columbia's office space, working collaboratively with local economic development organizations such as the Board of Trade and Chamber of Commerce.	DMPED, other	Mid-Term	N
ED-2.1.C: Back Office Construction Incentives. Explore the feasibility of financial and/ or regulatory incentives to encourage the development of lower-cost office space and office space for small and/ or non-profit businesses in underinvested areas and in commercial districts outside Downtown.	OP, DMPED	Short-Term	N
THE RETAIL ECONOMY			
P **ED-2.2.A: Retail Action Agenda.** Prepare and implement a citywide Retail Action Agenda. The Agenda should include an evaluation of the current and projected amount of market-supportable retail, strategies for overcoming retail development barriers, neighborhood-specific evaluations, and recommendations for new retail development and assistance programs.	OP, DMPED	Immediate	N
ED-2.2.B: Retail Ceiling Heights. Determine the feasibility of zoning amendments which would permit higher ground floor ceiling heights in commercial and mixed use districts. The building height limits in several zone districts preclude the development of ground floor space in keeping with national standards without reducing overall gross leasable building area or placing a portion of the ground floor below the street level.	OP, DMPED, OAG, NCPC	Long-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
THE TOURISM AND HOSPITALITY ECONOMY			
ED-2.3.A: Assessment of Supply Industries. Conduct an assessment of the industries that provide goods and services to the District hotels and restaurants, such as caterers, laundries, janitorial services. Based on the findings of the assessment, consider incentives and regulatory tools which might help the District capture a larger share of these businesses, along with possible locations for such uses within the city.	OP, DMPED, DOES	Mid-Term	N
ED-2.3.B: Promote Unique Assets. Investigate opportunities for further promotion of Washington's more esoteric attractions so that visitors may be drawn to new destinations in the city, thereby extending their stays and creating more economic benefits for the city. For example, consider tour packages that include "Uncover Washington", "Naturalist's Washington", and "Washington at War."	WCTC, DCSEC, DMPED	Long-Term	N
ED-2.3.C: Ballpark Economic Strategy. Develop a strategic plan to capitalize on the economic opportunities of the new Major League Baseball park, including the development of additional restaurants, entertainment, and hospitality services in the ballpark vicinity.	DMPED	Short-Term	N
THE PRODUCTION, DISTRIBUTION, AND REPAIR ECONOMY			
ED-2.5.A: Industrial Business Improvement Districts. Consider the formation of an Industrial Business Improvement District (BID) along the New York Avenue corridor to coordinate development activity, promote industrial tenant attraction and retention, and improve the functionality of the corridor as a viable industrial area.	DMPED, OP	Short-Term	N
STRENGTHENING NEIGHBORHOOD COMMERCIAL CENTERS			
P **ED-3.1.A: Neighborhood Commercial Revitalization.** Expand commercial revitalization programs such as tax increment financing, Great Streets, and the District's Main Street program to include additional commercial districts, particularly in the northeast and southeast quadrants of the city.	DMPED	Short-Term	N
SMALL AND LOCALLY-OWNED BUSINESSES			
ED-3.2.A: Anti-Displacement Strategies. Complete an analysis of alternative regulatory and financial measures to mitigate the impacts of "commercial gentrification" on small and local businesses. PRIORITY	OP, DMPED, OLBD, DOES	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ED-3.2.B: Business Incentives. Use a range of financial incentive programs to promote the success of new and existing businesses including enterprise zones, minority business set-asides, loans and loan guarantees, low interest revenue bonds, federal tax credits for hiring District residents, and tax increment bond financing.	DMPED, DOES, OLBD, DOES	On-going	N
ED-3.2.C: Shopsteading Program. Investigate the feasibility of a shopsteading program that would enable entrepreneurs and small businesses to open shop in currently vacant or abandoned commercial space at greatly reduced costs.	DMPED, OLBD, DCWIC, DOES	Mid-Term	N
ED-3.2.D: Small Business Needs Assessment. Conduct an assessment of small and minority business needs and existing small business programs in the District. The study should include recommendations to improve existing small business programs and to develop new programs as needed.	DOES, OLBD	Short-Term	N
ED-3.2.E: Best Practices Analysis. Analyze what other cities have done to encourage and foster their small business sectors, including the development of business parks and incubators. Use this best practice information to inform District policy.	DMPED, OP, DOES	Short-Term	N
LINKING EDUCATION AND EMPLOYMENT			
ED-4.1.A: Master Education Plan. Support implementation of the Master Education Plan by the DC Public Schools to improve the performance of District schools and the expanded capacity of DC youth to join the future workforce.	DCPS, CC, EOM, OCA, SEO	On-going	N
P **ED-4.1.B: Vocational School Development.** Support the conversion of at least five surplus DC Public School campuses to magnet or vocational high schools by 2010, with programs that prepare students for careers in the fastest growing sectors of the regional economy.	DCPS, CC, OCA, SEO	Mid-Term	Y
ED-4.1.C: Expanded Youth Services. Expand the youth services functions of the DC Workforce Investment Council, including the federal job corps program, the Mayor's Youth Leadership Institute and Summer Training Program, the DC Children and Youth Investment Trust Corporation, and the Passport to Work summer employment program.	DOES, DCWIC	On-going	N
ED-4.1.D: Youth Training Strategic Plan. Develop a strategic plan to determine needs, overall direction, and critical long and short-term actions for the development of youth training programs targeted to the needs of local business.	DCWIC, DOES, DMCFYE	Mid-Term	N
ED-4.1.E: Partnerships for Outside the Classroom Learning. Track the mentoring and tutoring programs offered by the city's institutional and non-profit organizations to better understand where there may be duplication and where there may be gaps.	DOES, DCPS	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ED-4.1.F: Retaining College and University Students Post Graduation. Establish programs to retain graduating university students as employed District residents. Programs could include placement programs to match students with employment opportunities in the city, loan forgiveness, and other programs to encourage graduates to live and work in the city.	DOES, SEO, Other	Long-Term	N
INCREASING WORKFORCE DEVELOPMENT SKILLS			
ED-4.2.A: Alliances With External Organizations and Entities. Use Memorandums of Understanding (MOUs) to develop alliances, networks, and other relationship building strategies that enhance the success of the District's workforce development initiatives.	DOES, OCA, DCWIC	On-going	N
ED-4.2.B: Labor Market Monitoring. Maintain accurate data on the job market to better connect job seekers with job opportunities in high-growth, high-demand sectors.	DOES	On-going	N
ED-4.2.C: Employer Needs Assessments. Conduct annual surveys of employer needs, particularly in high growth industries. Develop new workforce development services and strategies to respond to these changing needs.	DOES, DCWIC, OLBD	On-going	N
ED-4.2.D: Outreach to Residents and Employers. Improve the distribution of information on the District's job training, skill enhancement, and job placement programs, particularly in communities with high rates of unemployment.	DOES, DCWIC	On-going	N
ED-4.2.E: Workforce Investment Act. Continue implementation of the Workforce Investment Act, including programs for coordinated, customer-friendly, locally-driven job training and placement systems.	DOES, DCWIC	On-going	N
P **ED-4.2.F: Training Program Tracking.** Track the effectiveness of job training programs. Use assessments of such programs to modify and improve them.	DOES, DCWIC	On-going	N
ED-4.2.G: Best Practices Analysis. Conduct a best practices analysis of national models for success in job training and readiness in order to evaluate the effectiveness of the District's programs.	DOES, DCWIC	Short-Term	N
ED-4.2.H: Incentive Programs. Identify possible new or strengthened economic incentives that encourage District businesses to hire job seekers that are disadvantaged and hard-to-serve, similar to the Work Opportunity, Welfare-to-Work, Empowerment Zone, and Renewal Community Employment tax credit programs.	DOES, DCWIC	On-going	N
GETTING TO WORK			
ED-4.3.A: Regional Initiatives. Actively participate in the Greater Washington Regional Jobs Initiative, Bridges to Work, and similar partnerships that link suburban employers with city-based providers of job training and placement, transportation, child care, and related support services.	DMPED, DOES	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
PARKS, RECREATION, AND OPEN SPACE			
DEVELOPING A PARK CLASSIFICATION SYSTEM			
P **PROS-1.1.A: Park Classification.** Complete the classification of each of the District's 359 properties using Table 8.1. Identify suggested (advisory only) classifications for federal parks as part of this process.	DPR, NPS, NCPC	Short-Term	N
PROS-1.1.B: Parks Master Plan. Implement the Master Plan for the District of Columbia Parks System. Update the Plan at least once every five years, or as needed to reflect changing conditions and needs. Use the Parks Master Plan as the basis for the annual capital improvements program request for park and recreational facilities.	DPR	On-going	N
PROS-1.1.C: Master Plans for Individual Parks. Prepare master plans for individual parks as funding allows, and implement capital improvements that are consistent with these plans.	DPR	On-going	N
CLOSING THE GAPS			
PROS-1.2.A: Bus Routing. Consult with WMATA to locate more bus stops on neighborhood and community parks, particularly those with recreation centers.	DDOT, WMATA, DPR	On-going	N
PROS-1.2.B: Public Involvement. Consult with ANCs and local community groups on park planning and development to understand and better address resident priorities.	DPR, OP, ANCs	On-going	N
PROTECTING THE VALUE OF PARKLAND			
Z **PROS-1.3.A: Open Space Zone.** Establish an Open Space Zoning District to cover District-owned parks, community gardens, and other lands where long-term open space preservation is desired.	OZ, OP, DPR, ZC	Mid-Term	N
PROS-1.3.B: Transfer of Triangles to DPR. Consider the transfer of maintenance responsibilities for triangle parks from the District Department of Transportation to the Department of Parks and Recreation to recognize their primary function as parkland.	DPR, DDOT	Mid-Term	N
PROS-1.3.C: Site Plan Review. Require that plans for the redesign of individual parks or the development of park facilities are reviewed by appropriate District agencies to ensure that they advance the city's goals for environmental protection, open space preservation, public safety, and accessibility.	DPR, DOE, OP, DCRA, MPD	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MEETING THE NEEDS OF A GROWING CITY			
P **PROS-1.4.A: Park Impact Fee.** Study the feasibility of adopting a park impact fee that would require residential developers to help cover the cost of parkland acquisition and improvement. Such a fee would be based on a standard amount per dwelling unit or square foot, with the proceeds used to acquire or improve nearby parkland.	DPR, OP, OAG, OCA	Mid-Term	N
Z **PROS-1.4.B: Mixed-Use Zones**. As part of the review of the city's zoning regulations, revise the provisions for mixed-use zones to consider requirements for useable recreation space or payments in-lieu to meet recreational needs.	OP, OZ, ZC	Short-Term	N
ACCESSING RECREATIONAL FACILITIES			
PROS 2.1.A: Capital Improvements. Provide systematic and continuing funds for park improvements through the annual Capital Improvement Program. Use the Parks Master Plan as a guide for directing funds to the facilities and communities that are most in need.	DPR, OCA, OCFO	On-going	Y
PROS 2.1.B: Needs Assessments and Demographic Analysis. Conduct periodic needs assessments, surveys, and demographic studies to better understand the current preferences and future needs of District residents with respect to parks and recreation.	DPR, OP	On-going	N
PROVIDING QUALITY SERVICE TO ALL RESIDENTS			
PROS-2.2.A: Facility Assessments. Conduct regular facility condition and utilization studies and use this data to determine if there is a need for improvement, reconstruction, closure, or expansion. A comprehensive facility condition assessment should be performed for each recreation center at least once every five years.	DPR	On-going	N
PROS-2.2.B: Maintenance Standards. Create official maintenance standards to improve the effectiveness of current maintenance and service levels for recreational building, facilities, and landscaping. Require adherence to these standards by maintenance contractors, as well as the District itself.	DPR, DPW, OPM	Short-Term	N
PROS-2.2.C: Adopt-A-Park. Encourage community groups, businesses, and others to participate in the District's Adopt A Park/ Adopt A Playground program and publicize the program through signs, advertisements, websites, and other media.	DPR	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
PROS-2.2.D: Data Tracking. Implement computer tracking of data on facility use, costs, and revenues to make more informed decisions and to guide policies on fees, fee waivers, scheduling, and other aspects of facility programming.	DPR, OCTO	On-going	N
PROS-2.2.E: Marketing and Branding. Implement a unified marketing strategy to raise awareness of the variety of the District's recreational program offerings and to more firmly establish an identity for the District of Columbia Parks.	DPR,NPS, DCSEC	On-going	N
SUSTAINING AND ENHANCING THE FEDERAL OPEN SPACE SYSTEMS			
PROS-3.1.A: Participation in Federal Planning Park Efforts. Support and participate in National Park Service efforts to update the 1976 Master Plan for the National Mall, NCPC's upcoming National Capital Framework Plan, and other federal initiatives to plan for the Mall in the 21st century. Encourage citizen participation in these efforts.	DPR, NCPC, NPS, OP	On-going	N
PROS 3.1.B: Monument and Memorial Siting. Actively participate with the appropriate federal agencies, commissions, and others in discussions and decisions on the siting of new monuments, memorials, and other commemorative works on open spaces within the District of Columbia.	OP, DPR, NPS, NCPC, CFA	On-going	N
PROS-3.1.C: Implementation of General Management Plans. Support federal efforts to implement the Comprehensive Design Plan for the White House and President's Park and the General Management Plans for Rock Creek Park and the Fort Circle Parks (Civil War Defenses of Washington).	OP, DPR, NPS, NCPC	On-going	N
PROS-3.1.D: Fort Circle Park Trail. Use land acquisition and/or easements to complete the Fort Circle Park Trail; and to provide additional Fort Circle Park signage and historic markers.	NPS, DPR	On-going	Y
PROS-3.1.E: Fort Circle Partnerships. Actively participate in interjurisdictional and public/private partnerships to protect, enhance, restore and complete the Fort Circle Parks.	NPS, DPR	On-going	N
PROS-3.1.F: Park Land Transfers. In cooperation with appropriate federal agencies, identify park resources in federal ownership that could potentially be transferred to the District, such as Meridian Hill Park.	NCPC, NPS, DPR, OCA	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
RECLAIMING THE WATERFRONT			
PROS-3.2.A: Anacostia River Park Improvements. Work collaboratively with the federal government, the private sector, community and non-profit groups, and the Anacostia Waterfront Corporation to implement the open space improvement plans of the Anacostia Waterfront Initiative.	AWC, DPR, DOE, NPS, NCPC	On-going	Y
PROS 3.2.B: Signage and Branding. Develop and implement a consistent system of signage and markers for the Anacostia and Potomac waterfronts.	AWC, OP, DPR, NPS, NCPC	Mid-Term	Y
PROS 3.2.C: Anacostia River Boating. Develop additional marine facilities, including rowing centers, appropriately-scaled boathouses, boat slips, and piers on the banks of the Anacostia River as recommended in the AWI Framework Plan.	AWC, DPR, OP, NPS, NCPC	Mid-Term	Y
OTHER SIGNIFICANT OPEN SPACE NETWORKS			
PROS 3.3.A: Creating Washington Central Park. Work with the federal government, NCRC, and institutional and open space landowners to create a linear system of parks and open space extending from Bryant Street on the south to Fort Totten on the north. This system should be created from existing large publicly-owned and institutional tracts, as well as adjacent triangle parks, cemeteries, and rights-of-way.	DPR, OP, NCPC, NPS	Mid-Term	Y
CONNECTING THE CITY THROUGH TRAILS			
P **PROS 3.4.A: Bicycle Master Plan Implementation.** Initiate focused trail planning and construction efforts to eliminate gaps in the bicycle trail network and to improve substandard trails, as itemized in the District's Bicycle Master Plan.	DDOT, DPR, NCPC, NPS	On-going	Y
PROS 3.4.B: Signage. Provide more consistent and unified signage along the city's trails to improve their identity and accessibility.	DDOT, DPR, NPS	On-going	Y
PROS 3.4.C: Water Trails. Develop designated "water trails" in the Potomac and Anacostia Rivers for travel and recreation by canoe, kayak, and other paddlecraft.	AWC, DPR, NOS, DDOT, DOE, other	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MAXIMIZING ACCESS THROUGH PARTNERSHIPS			
P **PROS 4.1.A: Capital Space.** Complete the CapitalSpace Initiative, which will provide a coordinated strategy for open space and park management between the District and federal governments.	NCPC, DPR, OP, NPS	Short-Term	N
PROS 4.1.B: Expanding Partnerships. Develop a comprehensive list of current parks and recreation partnerships, including detailed information on the scope and responsibilities of partnership agreements. Prepare a marketing plan aimed at solidifying new partnerships with universities, museums, professional sports teams, churches, and philanthropic groups.	DPR	On-going	N
PROS 4.1.C: Sponsorships and Foundations. Explore opportunities for financial sponsorship of park and recreation facilities by corporate and non-profit partners, foundations, and "friends" organizations.	DPR	On-going	N
RECOGNIZING THE VALUE OF FUNCTIONAL OPEN SPACE			
Z **PROS 4.2.A: Zoning Assessment of Institutional Land.** Conduct a study of institutional land in the city to determine the appropriateness of existing zoning designations, given the extent of open space on each site. Recommend zoning changes as appropriate to conserve open space and avoid incompatible building or redevelopment on such sites.	OP, DPR, OZ	Long-Term	N
OPEN SPACE AND CITYSCAPE			
Z **PROS 4.3.A: Residential Recreation Space and Lot Coverage Requirements.** Complete an evaluation of DC Zoning Code requirements for "residential recreation space" and "lot coverage." Explore the feasibility of requiring residential recreation space in high-density residential zones as well as commercial zones, and establishing specific conditions for lowering or waiving the requirements under certain conditions.	OP, OZ	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
URBAN DESIGN			
PROTECTING THE INTEGRITY OF WASHINGTON'S HISTORIC PLANS			
UD-1.1.A: Siting of Landmarks. Continue to convene a Commemorative Works Committee to advise and make recommendations to the Mayor and Council on requests to place monuments, memorials, and other commemorative works on District-owned space.	CFA, CC, EOM, NCPC	On-going	N
RESPECTING NATURAL TOPOGRAPHY AND LANDFORM			
Z **UD-1.2.A: Review of Zoning Designations.** Conduct a review of zoning designations in environmentally sensitive areas, including wetlands, riparian areas and upland areas along stream valleys, steep slopes, and areas of soil instability to identify areas where current zoning may permit excessive density, given site constraints.	DOE, OP, OZ	Mid-Term	N
Z **UD-1.2.B: Creating View Plane Regulations.** Conduct a review of desirable views, creating view plane diagrams, affording analysis of desired possibilities, and developing zoning regulations accordingly.	OP, OZ	Mid-Term	N
IMPROVING WATERFRONT IDENTITY AND DESIGN			
P **UD-1.3.A: Anacostia Waterfront Initiative.** Continue to implement the Framework Plan for the Anacostia River, restoring Washington's identity as a waterfront city and bridging the historic divide between the east and west sides of the river.	AWC, OP	On-going	N
REINFORCING BOULEVARDS AND GATEWAYS			
Z **UD-1.4.A: Zoning and Views.** As part of the revision of the District's zoning regulations, determine the feasibility of overlays or special design controls that would apply to major boulevards and gateway streets. The purpose of such overlays would be to ensure the protection and enhancement of important views and to upgrade the aesthetic quality of key boulevards.	OP, OZ	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
UD-1.4.B: Boundary Streets and Entrances. Explore the feasibility of enhancing points of arrival into the District at the major Maryland/DC gateways through signage, public art, landscaping, restoration of historic boundary markers, road design and pavement changes, special treatment of boundary streets (Southern, Eastern, and Western Avenues), and similar improvements.	OP, NCPC	Long-Term	N
OVERCOMING PHYSICAL BARRIERS			
UD-1.5.A: Waterfront Barriers. Continue to explore ways to address freeway and highway barriers along the Anacostia waterfront, including the removal of Water Street along the Southwest waterfront and the narrowing of I-395 at the Anacostia River. The city should also continue to study options for addressing the visual barrier presented by the Whitehurst Freeway and the physical barrier presented by the waterfront CSX rail line.	AWC, NCPC, DDOT, OP	On-going	Y
UD-1.5.B: Light Rail Design. To the maximum extent possible, ensure that the design of the streetcar line along the east side of the Anacostia River does not create a barrier to waterfront access from East of the Anacostia River neighborhoods.	DOOT, WMATA	Short-Term	N
PLACE-MAKING IN CENTRAL WASHINGTON			
UD-2.1.A: Retail Ceiling Heights. Convene a Task Force of retailers, developers, architects, and others to evaluate alternative approaches to achieving higher first-floor ceiling heights in new Downtown buildings.	DMPED, DBID, OP	Mid-Term	N
DESIGNING FOR SUCCESSFUL NEIGHBORHOODS			
UD-2.2.A: Scale Transition Study. Complete a "Scale Transition Study" which evaluates options for improving design compatibility between more dense and less dense areas.	OP	Short-Term	N
UD-2.2.B: Using Zoning to Achieve Design Goals. Explore zoning and other regulatory techniques to promote excellence in the design of new buildings and public spaces. Zoning should include incentives or requirements for façade features, window placement, courtyards, buffering, and other exterior architectural elements that improve the compatibility of structures with their surroundings while promoting high architectural quality.	OP	Mid-Term	N
P **UD-2.2-C: Conservation Districts**. Explore the use of "Conservation Districts" to protect neighborhood character in older communities which may not meet the criteria for historic districts but which nonetheless have important character-defining architectural features.	OP	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
THE DESIGN OF NEW NEIGHBORHOODS			
UD-2.3.A: Design Guidelines for Large Sites. Develop design guidelines for large sites prior to their development. Such guidelines should address building appearance and streetscape, signage and utilities, parking design, landscaping, buffering, protection of historic resources, "blending" of development with surrounding neighborhoods, and design principles that promote environmental sustainability.	OP	On-going	N
Z P **UD-2.3.B: Form-Based Zoning Codes.** Explore the use of form-based zoning codes on selected large sites as a way of establishing desired urban design characteristics without rigidly prescribing allowable uses.	OP, OZ	Short-Term	N
URBAN DESIGN HITS THE STREET			
UD-3.1.A: DDOT Design and Engineering Manual. Update the DDOT Design and Engineering Manual (the "Red Book") to ensure that it more effectively promotes the goal of creating a safe, attractive, and pedestrian-friendly street environment.	DDOT	Short-Term	N
UD-3.1.B: Streetscape Improvement Programs. Maintain capital funding to upgrade the visual quality of District streets through programs such as Restore DC (Main Streets), Great Streets, and the DDOT Urban Forestry program.	DMPED, DDOT	On-going	Y
UD-3.1.C: DDOT Public Space Permits. Ensure that all public space permits, including but not limited to permits for dumpsters, electric wiring, tree removal, excavation, parking, fences, retaining walls, signs and banners, sidewalk cafés, curb cuts, and special displays, are not inconsistent with the Comprehensive Plan and contribute to the policies laid out above for the use of street space.	DDOT, DPW, DCRA	On-going	N
UD-3.1.D: Paving of Front Yards. Consider amendments to zoning regulations and public space guidelines which would limit the paving of front yard areas for parking and other purposes.	OP, OZ, DDOT	Short-Term	N
UD-3.1.E: Street Vending. Review the street vending and sidewalk café regulations to ensure that they are responsive to the goals of creating lively and animated neighborhood streets but also adequately protect public safety and movement.	DCRA, DDOT	Mid-Term	N
UD-3.1.F: Sign Regulations. Revise the sign regulations to improve the appearance and design of signs, and ensure that signs contribute to overall identity and sense of place while also expressing the unique identities of individual businesses.	DCRA, OP, DDOT	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
BALANCING SECURITY AND CIVIC LIFE			
UD-3.2.A: Security-Related Design Guidelines. Work collaboratively with the NCPC and other federal agencies to develop design measures which accommodate security needs without disallowing ground level retail and other public space amenities.	OP, NCPC, CFA	On-going	N
UD-3.2.B: Neighborhood Surveys. Conduct regular surveys of crime "hot spots" to identify where urban design issues such as inadequate lighting and poor circulation may be contributing to high crime rates. Implement measures to address these issues through the redesign of streets and public space.	MPD, EOM	On-going	N
UD-3.2.C: Design Review for Crime Prevention. Develop design standards for new neighborhoods, new communities, large tracts, and other major developments which reinforce crime prevention and security objectives.	OP, MPD, DMPED	Mid-Term	N
MAKING GREAT DESIGN MATTER			
UD-4.1.A: DC Urban Design Agenda. Prepare an "Urban Design Agenda" for the District of Columbia that articulates and illustrates citywide design principles for the city and its neighborhoods.	OP	Long-Term	N
P **UD-4.1.B: Expanding Design Review.** Conduct an exploratory study on the expansion of design review requirements to areas beyond the city's historic districts. The study should examine alternative approaches to carrying out design review requirements, including the use of advisory design review boards, and expansion of planning staff to carry out administrative reviews.	OP-HPO	Mid-Term	N
Z **UD-4.1.C: Review of Zoning Requirements.** Review the processes and requirements for planned unit developments, site plans in the R-5-A zoning districts, and large tract reviews in order to strengthen design amenities and promote higher design quality.	OP, OZ	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
HISTORIC PRESERVATION			
IDENTIFYING POTENTIAL HISTORIC PROPERTIES			
HP-1.2.A: Establishment of Survey Priorities. Give priority to the survey of endangered resources and those located in active redevelopment areas. As factors in setting survey priorities, consider the surpassing significance of some properties, the under representation of others among designated properties, and the responsibility of government to recognize its own historic properties.	OP-HPO	On-going	N
HP-1.2.B: Database of Building Permits. Continue the development of a computer database of information from the complete archive of 19th and 20th century District of Columbia building permits, and use this information as a foundation for survey efforts.	OP-HPO	On-going	N
HP-1.2.C: Extensions of the Historic Plan of Washington. Complete the documentation and evaluation of the significant features of the historic Plan of the City of Washington, including added minor streets. Survey the extensions of the original street plan and the pattern of reservations throughout the District, and evaluate elements of the 1893 Permanent System of Highways for their historic potential.	OP-HPO, NCPC	Short-Term	N
HP-1.2.D: Survey of Existing Historic Districts. Complete comprehensive surveys of Anacostia, Capitol Hill, Cleveland Park, Georgetown, LeDroit Park, Takoma Park, and other historic districts where building-by-building information is incomplete.	OP-HPO	On-going	N
HP-1.2.E: Updating Surveys. Evaluate completed surveys periodically to update information and to determine whether properties that did not appear significant at the time of the original survey should be reconsidered for designation.	OP-HPO	On-going	N
DESIGNATING HISTORIC LANDMARKS AND DISTRICTS			
HP-1.3.A: Nomination of Properties. Act on filed nominations without delay to respect the interests of owners and applicants, and to avoid accumulating a backlog of nominations. When appropriate, defer action on a nomination to facilitate dialogue between the applicant and owner or to promote efforts to reach consensus on the designation.	OP-HPO, HPRB	On-going	N
HP-1.3.B: Nomination of National Register Properties. Nominate for historic landmark or historic district designation any eligible National Register properties not yet listed in the DC Inventory of Historic Sites.	OP-HPO, HPRB	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
HP-1.3.C: Nomination of Federal Properties. Encourage federal agencies to nominate their eligible properties for listing in the National Register of Historic Places, and sponsor concurrent nomination of these properties to the DC Inventory of Historic Sites.	OP-HPO, NCPC, HPRB	On-going	N
HP-1.3.D: The Historic Plan of Washington. Complete the documentation and designation of the historic Plan of the City of Washington as a National Historic Landmark.	OP-HPO, NCPCN CFA	Short-Term	N
HP-1.3.E: Updating Designations. Evaluate existing historic landmark designations and systematically update older designations to current professional standards of documentation. Evaluate historic district designations as appropriate to augment documentation, amend periods or areas of significance, or adjust boundaries.	OP-HPO	On-going	N
INCREASING AWARENESS OF HISTORIC PROPERTIES			
HP-1.4.A: Enhancement of the DC Inventory and Map. Improve the value and effectiveness of the DC Inventory of Historic Sites as an educational tool by creating an interactive internet version of the Inventory with photos and descriptive information on all properties. Improve the utility of the map of historic landmarks and districts by creating an interactive GIS-based version accessible to the public on the internet.	OP-HPO	Short-Term	N
HP-1.4.B: Internet Access to Survey Data and Designations. Provide internet access to historic landmark and historic district designation forms and National Register nomination forms. Develop a searchable on-line database of survey information, providing basic historical documentation on surveyed and designated properties, including individual properties within historic districts.	OP-HPO, OCTO	Short-Term	N
HP-1.4.C: Historic District Signage. Complete implementation of the citywide program for street signs identifying historic districts.	OP-HPO, DPW, HPRB	Short-Term	Y
HP-1.4.D: Markers for Historic Landmarks. Continue with implementation of the program of consistent signage that property owners may use to identify historic properties and provide brief commemorative information.	OP-HPO, other	On-going	Y
HP-1.4.E: Notice to Owners of Historic Property. Develop and implement an appropriate method of periodic notification to owners of historic property, informing them of the benefits and responsibilities of their stewardship.	OP-HPO	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
HP-1.4.F: Listings of Eligibility. Establish and maintain procedures to promote a clear understanding of where eligible historic properties may exist and how they can be protected through official designation. Reduce uncertainty for property owners, real estate developers, and the general public by maintaining readily available information on surveyed areas and properties identified as potentially eligible for designation.	OP-HPO	On-going	N
DISTRICT GOVERNMENT STEWARDSHIP			
HP-2.1.A: Protection of District-Owned Properties. Adopt and implement procedures to ensure historic preservation review of District actions at the earliest possible stage of project planning. Establish standards for District construction consistent with the standards applied to the treatment of historic properties by federal agencies.	OP, HPO, OPM	Short-Term	N
HP-2.1.B: Governmental Coordination. Strengthen collaborative working relationships with federal agencies involved in the stewardship of historic properties. Reinforce coordination between the Historic Preservation Office and other District agencies and establish new relationships where needed to address historic preservation concerns.	OP-HPO, NCPC, HPRB, CFA	On-going	N
HP-2.1.C: Enhancing Civic Assets. Make exemplary preservation of DC municipal buildings, including the public schools, libraries, fire stations, and recreational facilities, a model to encourage private investment in the city's historic properties and neighborhoods. Rehabilitate these civic assets and enhance their inherent value with new construction or renovation that sustains the city's tradition of high quality municipal design.	EOM, OPM, OP-HPO	On-going	N
HP-2.1.D: Protecting Public Space in Historic Districts. Develop guidelines for government agencies and utilities so that public space in historic districts is designed and maintained as a significant and complementary attribute of the district. These guidelines should ensure that such spaces are quickly and accurately restored after invasive work by utilities or the city.	HPO, OP, DPW, DDOT	Long-Term	N
PRESERVATION PLANNING			
P **HP-2.2.A: Preservation Planning.** Adopt a revised Historic Preservation Plan consistent with the Comprehensive Plan. Use the results of the Comprehensive Plan's extensive public engagement process as a baseline for identifying current issues to be addressed in the Preservation Plan. Develop preservation master plans for major private redevelopment areas, identifying properties eligible for preservation.	OP-HPO, HPRB, NPS	Immediate	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
HP-2.2.B: Integrate Historic Preservation in Planning Initiatives. Integrate historic preservation in the preparation and review of proposed facility master plans, small area plans, campus master plans, appropriate PUD and special exception applications, and other major development initiatives that may have an impact on historic resources.	OP, DMPED, OP-HPO	On-going	N
HP-2.2.C: Preservation Review of Major Plans. Include the historic preservation community in broader urban initiatives, such as those relating to housing, transportation, the environment, and public facilities.	OP, DDOT, HPRB	On-going	N
THE HISTORIC PLAN OF WASHINGTON			
HP-2.3.A: Review of Alterations to the Historic City Plan. Ensure early consultation with the Historic Preservation Review Board and other preservation officials whenever master plans or proposed redevelopment projects envision alterations to the features of the historic city plan.	OP-HPO, HPRB, NCPC, CFA	On-going	N
HP-2.3.B: Review of Public Improvements. Ensure an appropriate level of consultation with the State Historic Preservation Officer before undertaking the design and construction of public space improvements in the L'Enfant Plan area and the public parks of the McMillan Plan.	OP-HPO	On-going	N
REVIEW OF REHABILITATION AND NEW CONSTRUCTION			
HP-2.4.A: Conceptual Design Review Process. Sustain and improve the conceptual design review process as the most effective and most widely used means to promote good preservation and compatible design. Support the utility of this process by committing sufficient resources and appointing highly qualified professionals to the Historic Preservation Review Board.	OP-HPO, HPRB	On-going	M
HP-2.4.B: Design Standards and Guidelines. Expand the development of design standards and guidelines for the treatment and alteration of historic properties, and for the design of new buildings subject to preservation design review. Ensure that these tools address appropriate treatment of characteristics specific to particular historic districts.	OP-HPO, HPRB	Mid-Term	N
P **HP-2.4.C: Zone Map Amendments in Historic Districts** Identify areas within historic districts that may be "overzoned" based on the scale and height of contributing buildings, and pursue rezoning of such areas with more appropriate designations.	OP-HPO, ZC, HPRB	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
HISTORIC LANDSCAPES AND OPEN SPACE			
P **HP-2.5.A: Protecting Historic Landscapes.** Promote the protection of historic landscapes through documentation, specific recognition in official designations, and public education materials. Work cooperatively with federal agencies and private landowners to promote the preservation of historic landscapes as integral components of historic landmarks and districts, and to ensure that new construction is compatible with the setting of historic properties.	OP-HPO, NPS, NCPC, DPR, HPRB, CFA	On-going	N
HP-2.5.B: Protecting the Natural Escarpment. Protect views of and from the natural escarpment around Central Washington by working with District and federal land-holders and review agencies to accommodate reasonable demands for new development on major historic campuses like Saint Elizabeths Hospital, the Armed Forces Retirement Home, and McMillan Reservoir in a manner that harmonizes with the natural topography and preserves important vistas over the city.	NCPC, OP-HPO, OP, NPS, CFA	On-going	N
ARCHAEOLOGICAL RESOURCES			
HP-2.6.A: Archaeological Curation Facility. Establish as a high priority a facility for the proper conservation, curation, storage, and study of artifacts, archaeological materials, and related historic documents owned by the District of Columbia.	OP-HPO	Short-Term	Y
HP-2.6.B: Archaeological Surveys and Inventories. Increase efforts to identify and protect significant archeological resources.	OP-HPO	On-going	N
HP-2.6.C: Archaeological Site Reports. Require prompt completion of site reports that document archaeological findings after investigations are undertaken. Maintain a central archive of these reports and increase efforts to disseminate their findings and conclusions.	OP-HPO	On-going	N
ENFORCEMENT			
P **HP-2.7.A: Preservation Enforcement.** Improve enforcement of preservation laws through a sustained program of inspections, imposition or appropriate sanction, and expeditious adjudication.	OP-HPO, DCRA	On-going	N
HP-2.7-B: Accountability for Violations. Hold both property owners and contractors accountable for violations of historic preservation laws or regulations, and ensure that outstanding violations are corrected before issuing permits for additional work.	DCRA, OP-HPO	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
PRESERVATION INCENTIVES			
HP-3.1.A: DC Preservation Incentives. Implement and promote the District's new targeted homeowner incentive program through an active program of outreach and public information. Monitor and evaluate the program to assess its effectiveness and to guide the development of other appropriate incentives and assistance programs.	OP-HPO, OTR	On-going	N
Z **HP-3.1.B: TDR Benefits for Preservation.** Evaluate the effectiveness of existing transfer of development rights (TDR) programs, and consider revisions to enhance their utility for preservation.	OP-HPO, OZ	Short-Term	N
PRESERVATION AND ECONOMIC DEVELOPMENT			
HP-3.2.A: Historic Neighborhood Revitalization. Implement preservation development strategies through increased use of proven programs and initiatives sponsored by preservation leaders like the National Trust for Historic Preservation, National Park Service, and others. Make full use of the programs available through the National Main Street Center, Preservation Services Fund, Preserve America, Save America's Treasures, and other programs designed for the recognition of diverse cultural heritage and the preservation and promotion of historic landmarks and districts.	OP-HPO, NPS, DMPED	On-going	N
PRESERVATION PARTNERSHIPS AND ADVOCACY			
HP-3.3.A: Preservation Outreach and Education. Sustain an active program of outreach to the District's neighborhoods. Develop educational materials on the cultural and social history of District communities as a means to engage residents and introduce historic preservation values and goals. Promote public understanding of not just the principles for preserving properties but also the social and community benefits of historic preservation.	OP-HPO	On-going	N
HP-3.3.B: Historic Preservation in Schools. Work with both public and private schools to develop and implement programs to educate District students on the full range of historic, architectural, and archaeological resources in Washington. Use education to promote the value of historic preservation as a community activity.	OP-HPO, DCPS	On-going	N
HP-3.3.C: Historic and Archaeological Exhibitions. Develop display exhibits for libraries, recreation centers, and other public buildings that showcase historic and archaeological resources. Recruit volunteers to assist with the interpretation of these resources.	OP-HPO	Long-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
HP-3.3.D: Heritage Tourism. Identify heritage tourism opportunities and strategies that integrate District programs with those of organizations like Cultural Tourism DC, the DC Convention and Visitors Bureau, and others oriented to visitors. Use these programs to promote and enhance the integrity and authenticity of historic resources.	OP-HPO, WCTC, other	On-going	N
HP-3.3.E: Coordinated Preservation Advocacy. Encourage and facilitate interaction between preservation and economic development interests. Strengthen working relationships among the HPO, HPRB, Advisory Neighborhood Commissions, and preservation organizations. Establish special task forces or advisory groups as appropriate to support preservation programs and advocacy for historic preservation.	OP-HPO, HPRB, ANC	On-going	N
COMMUNITY SERVICES AND FACILITIES			
LONG-TERM PLANNING FOR PUBLIC FACILITIES			
P **CSF-1.1.A: Master Public Facilities Plan.** Develop a Master Public Facilities Plan to ensure adequate community facilities and to provide guidance for the long-term Capital Improvements Program and the 6-year capital budget.	OCA, OPM, OP	Immediate	N
CSF-1.1.B: Criteria For Re-Use. Establish formal, measurable criteria for determining when a public facility can be deemed surplus, obsolete or too poorly located for its current public use, and therefore subject to a lease agreement for an interim use.	OCA, OP, DCPS, OPM	Short-Term	N
CSF-1.1.C: Site Planning Procedures. Develop site planning and management procedures that mitigate adverse impacts from public facilities on surrounding areas.	OP	Mid-Term	N
FUNDING AND COORDINATION			
CSF-1.2.A: Capital Projects Evaluation. Develop measurable criteria, standards, and systematic coordination procedures to evaluate capital improvement projects.	OCA, OP, OPM	Short-Term	N
CSF-1.2.B: Property Data Base. Continually update and expand the District's property management data base, identifying the location, size, and attributes of all DC-owned facilities and properties.	OPM	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
HEALTH FACILITIES AND SERVICES			
CSF-2.1.A: Implement Medical Homes DC. Work with DCPCA and other partners to implement the recommendations of the Medical Homes DC initiative, including the modernization of primary care facilities and development of new facilities in under-served areas.	OCA, DHS, DMCFYE, DOH	On-going	Y
CHILD CARE AND EARLY CHILDHOOD DEVELOPMENT CENTERS			
Z **CSF-2.2.A: Review and Address Zoning Issues.** Review and assess the zoning regulations to identify barriers to the development of child care centers in the District.	OP, ZO, ZC, DMCFYE	Short-Term	N
LIBRARY FACILITIES			
P **CSF-3.1.A: Central Library.** Relocate or upgrade the central library with a modernized or new central library that includes state-of-the-art library services and public space both within and outside the building. The central library should be an architectural civic landmark — a destination and gathering place for residents from across the city.	DCPL, EOM, OCFO	Short-Term	Y
P **CSF-3.1.B: Branch Libraries.** Completely overhaul, upgrade, or re-build each branch library to provide a safe and inviting space that provides services and programs that address the needs of local residents.	DCPL	On-going	Y
P **CSF-3.1.C: Funding.** Explore new dedicated funding sources for the operation and maintenance of each library. This includes annual funding for collections development and programming as well as building repair and maintenance.	DCPL	On-going	N
CSF-3.1.D: Archival Storage. Include space for storage of archival and historical records for the District of Columbia in the programming and planning of future library facilities.	DCPL	On-going	N
FIRE AND EMERGENCY SERVICES			
CSF-4.2.A: Level of Service Monitoring. Prepare an annual evaluation of the response times for fire and emergency medical calls in order to evaluate the need for additional facilities, equipment, and personnel and identify specific geographic areas where services require improvement. This should include a review of the distribution of fire hydrants and water flow capabilities.	FEMS, WASA	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
CSF-4.2.B: Implement the District Response Plan. Continue to implement the policies and recommendations of the District Response Plan (DRP). Periodically update the plan in response to changing circumstances and resources.	FEMS, DCEMA	On-going	N
CSF-4.2.C: Regional Emergency Coordination Plan. Work with the Metropolitan Washington Council of Governments and its member jurisdictions to help implement the Regional Emergency Coordination Plan.	FEMS, OCA, DMO, DCEMA, MWCOG	On-going	N
EDUCATIONAL FACILITIES			
IMPROVING DCPS FACILITY CONDITION			
EDU-1.1.A: DCPS' Facility Master Plan Process. Actively participate in the DCPS Facilities Master Plan Update process to ensure that facility plans are coordinated with the District's neighborhood conservation and community revitalization plans.	OP, OPM, DMPED, SEO, DCPS	On-going	N
EDU-1.1.B: Developer Proffers and Partnerships for School Improvements. Establish mechanisms for developer proffers and public-private partnerships to meet school facility needs through the development process.	OP, DMPED, DCPS, EOM, OAG	Short-Term	N
NEIGHBORHOOD-CENTERED SCHOOLS			
EDU-2.1.A: Shared Maintenance Facilities. Identify opportunities to share DCPS and District government operations, transportation, and maintenance facilities to reduce land and facility costs for both entities.	OCA, DCPS, OPM, DPW	On-going	N
UNIVERSITY OF THE DISTRICT OF COLUMBIA			
P **EDU-3.1.A. Develop a Satellite UDC Campus East of the Anacostia River.** Pursue the development of a satellite campus of the University of the District of Columbia east of the Anacostia River.	UDC, SEO, OCA, DMPED	Mid-Term	Y
COLLEGES, UNIVERSITIES, AND OUR NEIGHBORHOODS			
P **EDU-3.3.A: University-Community Task Force.** Establish a Task Force comprised of college and university representatives, neighborhood representatives, and other community stakeholders to address a range of physical planning issues relating to college and university growth and operation.	OP, other	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
INFRASTRUCTURE			
MODERNIZING WATER INFRASTRUCTURE			
IN-1.2.A: Water System Maps. Support WASA efforts to update water system maps to accurately show pipelines, valves, and hydrants, as well as the age, material, size, and lining of pipelines.	WASA, DPW	On-going	N
IN-1.2.B: Small Diameter Water Main Rehabilitation Program. Continue the implementation of the Small Diameter Water Main Rehabilitation as identified in the WASA CIP.	WASA, DPW	On-going	Y
IN-1.2.C: Water Treatment Plant (WTP) Improvements. Implement the planned improvements for the McMillan and Dalecarlia WTPs as identified in the Washington Aqueduct CIP.	WASA	On-going	Y
WASTEWATER SYSTEM			
IN-2.1.A: Wastewater Treatment Capital Improvements. Continue to implement wastewater treatment improvements as identified in the WASA CIP.	WASA	On-going	Y
IN-2.1.B: Unauthorized Storm Sewer Connections. Locate and map all stormwater and sanitary sewer lines outside of the combined sanitary and stormwater system area in order to identify sanitary lines that may be illegally discharging into the stormwater system. Take appropriate corrective measures, including penalties and termination of service, to abate such unauthorized connections.	WASA, DPW	Long-Term	N
STORMWATER MANAGEMENT			
P **IN-2.2.A: Stormwater Capital Improvements.** Continue the implementation of stormwater capital improvements as identified in the WASA Capital Improvement program.	WASA, DOE	On-going	Y
IN-2.2.B: Stormwater Management Responsibilities. Develop an integrated process to manage stormwater that enhances interagency communication and formally assigns responsibility and funding to manage stormwater drainage.	OCA, DOE, WASA, DPW, DDOT	Short-Term	N
COMBINED SEWER SYSTEM (CSS)			
IN-2.3.A: Rehabilitate Pumps. Rehabilitate and maintain pump stations to support the LTCP.	WASA	On-going	Y
P **IN-2.3.B: Federal Funding.** Pursue federal funding to cover an equitable share of the LTCP.	WASA, DOE, OCA	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
SOLID WASTE TRANSFER FACILITIES			
P **IN-3.1.A: Upgrade Fort Totten Facility.** Upgrade the Fort Totten transfer facility to provide a fully enclosed, modern solid waste transfer station to meet the District's solid waste needs.	DPW	Mid-Term	Y
IN-3.1.B: Trash Transfer Regulations. Enact regulatory changes that enable the private sector to provide more efficient trash transfer stations, be in compliance with enforceable regulations, and potentially provide a state-of-the-art construction and demolition waste processing site under private operation and ownership. Work with ANCs and community organizations in drafting these regulations to ensure that neighborhood concerns are addressed.	DCRA, DPW, DOE	Mid-Term	N
PLANNING AND COORDINATION OF TELECOMMUNICATIONS INFRASTRUCTURE			
IN-4.1.A: Guidelines for Siting/Design of Facilities. Establish locational and design criteria for above-ground telecommunication facilities including towers, switching centers, and system maintenance facilities. In addition, establish provisions to put cables and wires underground wherever feasible. Consult with ANCs and community groups in the development of siting criteria.	DCPSC, DCRA, OP	Mid-Term	N
COORDINATING AND FUNDING INFRASTRUCTURE IMPROVEMENTS			
IN-6.1.A: Developer Reimbursement Agreement. Formulate consistent, equitable, and manageable developer Reimbursement Agreements for the incremental costs of water, sewer, and other utility upgrades. The Agreements should provide a means for the initial developer to be reimbursed by the District through payments by other developers who benefit from the initial developer's infrastructure improvements.	OCA, EOM, OCFO,OAG, OP	Short-Term	N
IN-6.1.B: Coordination of Infrastructure Upgrades. Establish a central repository for data and schedules for planned infrastructure upgrades to minimize the need for repeated street and sidewalk excavation.	DPW, OCTO, WASA, OPM	Short-Term	N
ARTS AND CULTURE			
EXPANDING NEIGHBORHOOD ARTS AND CULTURAL FACILITIES			
AC-1.1.A: Including Art Spaces in Public Construction. Consider regulatory changes that would encourage the provision of space for the arts in new and refurbished public buildings.	COAH, OP, OCA, DMPED	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
AC-1.1.B: Theater East of the River. Pursue development of additional arts and cultural establishments, including theaters and cinemas, east of the Anacostia River.	DMPED, COAH, other	On-going	N
CREATING ARTS DISTRICTS			
AC-1.2.A: Arts Overlay Zones. Use zoning overlays to promote and sustain Arts Districts. Ensure that Arts overlay zones are consistent with other District zoning regulations and that incentives for arts-related uses are not precluded by other provisions of zoning.	OP, COAH, DMPED	On-going	N
AC-1.2.B: Arts District Along Rhode Island Avenue. Explore the feasibility of designating an Arts District along Rhode Island Avenue, capitalizing on the designation along the US 1 corridor in Prince Georges County (Mount Rainier, Brentwood, Hyattsville).	OP, COAH, DMPED	Mid-Term	N
AC-1.2.C: Cultural Enterprise Zones. Explore the feasibility of creating "Cultural Enterprise Zones" in which commercial and nonprofit cultural organizations have clustered office spaces, rehearsal and performance spaces, retail boutiques and galleries, and studio and living spaces for individual artists.	OP, COAH, DMPED	Mid-Term	N
AC-1.2.D: Enforcement of Zoning Requirements. Establish an inspection and enforcement program for Arts District zoning requirements, ensuring that such requirements (such as the display of art in store windows) are enforced after projects are constructed.	DCRA, OP, COAH	Short-Term	N
INCREASING OPPORTUNITIES FOR PUBLIC ART			
P **AC-2.1.A: Public Art Master Plan.** Develop a Public Art Master Plan for the District. The Master Plan would set out a vision for public art, as well as basic principles for how public art can be integrated into the District's architecture, gathering places, and natural landscapes.	OP, COAH	Long-Term	N
AC-2.1.B: Redevelopment of Old Convention Center. Include substantial floor space for arts exhibition and outdoor space for the performing arts within the proposed redevelopment plans for the former Washington Convention Center.	DMPED, OP, COAH	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
CAPITOL HILL			
CAPITOL HILL: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
CH-1.1.A: Façade Improvements. Support urban design and façade improvements along H Street, Benning Road, Pennsylvania Avenue, and Barracks Row.	OP, DMPED	On-going	N
Z **CH-1.1.B: 15TH Street Rezoning.** Rezone the 15th Street commercial district for residential uses, consistent with the corridor's designation on the Comprehensive Plan.	OP, OZ, ZC	Short-Term	N
CH-1.1.C: Transportation Studies. Complete DDOT's Capitol Hill Transportation Study and implement its major recommendations. Also, implement the Middle Anacostia and H Street transportation study recommendations, aimed at reducing through-traffic on neighborhood streets within Capitol Hill, limiting truck traffic, and improving conditions for Capitol Hill pedestrians, bicyclists, and transit users.	DDOT	Long-Term	Y
CH-1.1.D: H Street Streetcar. Implement proposed streetscape improvements for the H Street/ Benning Road corridor, including the development of a streetcar line between the Minnesota Avenue Metro station and Union Station.	DDOT	Long-Term	Y
CH-1.1.E: Eastern Market Shuttle. Provide shuttle bus service from the Eastern Market Metrorail station to the future Washington Nationals ballpark site on South Capitol Street, including stops along 8th Street SE to further promote businesses along Barracks Row.	DDOT, other	Long-Term	N
CAPITOL HILL: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
P **CH-1.2.A: Historic Surveys.** Conduct historical surveys for the portion of Stanton Park not currently in the Capitol Hill Historic District, and for the Near Northeast, Hill East, Rosedale, and Kingman Park neighborhoods. Based on the findings of those surveys, and additional community input and recommendations, prepare nominations to the National Register as appropriate. Consideration should be given to extending the Capitol Hill Historic District eastward to the boundary of the 1791 L'Enfant Plan.	OP-HPO	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
CH-1.2.B: Capitol Hill Design Guidelines. Develop graphic design guidelines for the Capitol Hill Historic District, illustrating appropriate architectural design features for new construction, renovation, and alterations.	OP, OP-HPO	Long-Term	N
P **CH-1.2.C: RFK Stadium Area.** Actively participate in the current effort by the National Capitol Planning Commission, the National Park Service, the Anacostia Waterfront Corporation, local Advisory Neighborhood Commissioners, residents, and neighborhood groups to develop a long-range plan for the RFK Stadium complex, extending from the DC Armory north to Benning Road.	OP, NCPC, NPS, AWC	Short-Term	N
CH-1.2.D: Park and Rec Improvements. Upgrade the Rosedale, Watkins, Hine, and Payne recreation centers and playgrounds, and the William H. Rumsey Aquatic Center. Explore the development of an additional recreation center in the area between H Street and Florida Avenue.	DPR	Long-Term	Y
CH-1.2.E: Senior Center. Explore the feasibility of developing a senior center in the Northeast part of Capitol Hill**.**	DPR	Long-Term	Y
CH-1.2.F: Old Naval Hospital. Retain and renovate the Historic Naval Hospital on Pennsylvania Avenue as a community facility.	DPR	Long-Term	Y
H STREET/ BENNING ROAD			
P **CH-2.1.A: H Street Strategic Development Plan.** Implement the recommendations of the 2003 H Street Strategic Development Plan.	DMPED, DDOT	Short-Term	Y
P **CH-2.1.B: Great Streets Improvements.** Implement "Great Streets" streetscape plans for H Street and Benning Road, including landscaping the avenue from Union Station to the Anacostia River, maintaining the width of the street, planting trees, upgrading signage and street furniture, and taking other steps to manage traffic flow and reduce cut-through traffic in adjacent neighborhoods.	DMPED, DDOT, OP	Mid-Term	Y
CH-2.1.C: Library Replacement. Pursue replacement of the RL Christian Library with a modern state-of-the-art library facility at 13th and H Streets.	DCPL	Long-Term	Y

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
CH-2.1.D: Business Assistance. Implement programs to improve retail success along H Street, including financial assistance to small businesses, grant and loan programs, façade improvement programs, Small Business Administration loans, and the creation of a Business Improvement District.	DMPED	On-going	N
CH-2.1.E: Marketing and Branding. Continue collaborative efforts with merchants, property owners, and residents to improve "branding" and marketing of the H Street corridor and highlight the street's direction as a center of neighborhood life in Northeast Capitol Hill.	DMPED, OLBD, Other	On-going	N
PENNSYLVANIA AVENUE SOUTHEAST CORRIDOR			
CH-2.2.A: Streetscape Improvements. Implement "Great Streets" plans to beautify Pennsylvania Avenue, including landscaping, street furniture and street lighting improvements, maintenance of the esplanade and small parks along the avenue, pedestrian improvements, and traffic management measures. These improvements should reinforce the avenue's role as a historic street and ceremonial gateway and should complement the efforts that have been already made to improve the streetscape in the 600 block and near Eastern Market.	DMPED. DDOT, OP	Long-Term	Y
CH-2.2.B: Eastern Market Plaza. Prepare and implement an urban design and transit improvement plan for the Eastern Market Metro station entrance, making it a more attractive "town square" and improving the plaza's ability to function as a major transfer point between Metrorail's Blue Line and connecting buses serving Southeast Washington.	DDOT, OP, WMATA	Long-Term	N
CH-2.2.C: Eastern Market Renovation. Implement plans to improve Eastern Market, addressing structural deficiencies and renovation needs, as well as related issues such as parking, access, and deliveries.	OPM	Short-Term	Y
CH-2.2.D: Potomac Gardens New Community. Pursue redevelopment of Potomac Gardens as a new community, replacing the existing public housing development with new mixed income housing, including an equivalent number of affordable units and additional market rate units. Overall densities on the site should be compatible with adjacent uses. Every effort should be made to avoid the long-term displacement of existing residents if the project is reconstructed.	DMPED, DCHA, OP, MPD	Long-Term	Y
U.S. CAPITOL PERIMETER			
CH-2.3.A: Streetscape and Signage Improvements. Implement streetscape and signage improvements that more clearly define the boundary of the U.S. Capitol Grounds, and distinguish it from adjacent residential and commercial areas. Reservation 13/ RFK Stadium (Hill East Waterfront)	NPS, OP, DDOT, AOC	Long-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
RESERVATION 13/ HILL EAST			
P **CH-2.4.A: Hill East / Reservation 13 Master Plan.** Implement the Hill East/Reservation 13 Master Plan, including the Massachusetts Avenue extension and the creation of new waterfront parks. Upon transfer of the land from federal to District control, the site should be rezoned to achieve the Master Plan's objectives.	AWC, DDOT, DPR, NPS	Long-Term	N
CH-2.4.B: RFK Stadium Planning. Work collaboratively with the National Capital Planning Commission and adjacent Hill East and Kingman Park communities in planning the area between Benning Road and Reservation 13, including RFK Stadium, and in implementing these plans after they are completed.	OP, AWC, NCPC, NPS	Short-Term	N
CENTRAL WASHINGTON			
CENTRAL WASHINGTON: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
P **CW-1.1.A: Downtown Action Agenda Update.** Update the 2000 Downtown Action Agenda as a "Center City Action Agenda." The updated agenda should include a five-year list of actions to ensure development of the center city into a dynamic mixed use area. Study area boundaries should extend from Georgetown to Capitol Hill on the west and east and Dupont Circle to Buzzard Point on the north and south, with a particular focus on NoMA and the areas south of I-395. The Action Agenda should include updated land use "targets" to guide future development and marketing strategies.	OP, DBID, DMPED	Immediate	N
CW-1.1.B: Land Use and Transportation Planning for Central Washington. Conduct ongoing land use and transportation research and planning for Central Washington, including the collection and analysis of data on the area's employment, population, housing, visitor, land use, development, travel pattern, and economic characteristics. This research and planning is necessary to monitor Central Washington's competitive position in the nation and region and to make policy recommendations to maintain its health.	OP, DDOT, NCPC, DMPED, DBID, DOES	On-going	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
CW-1.1.C: Central Washington Urban Design Planning. Continue to develop plans and guidelines for the design of buildings, streets, and public spaces in Central Washington. Design guidelines should help implement the Comprehensive Plan by reinforcing the unique identity of Central Washington's sub-areas and neighborhoods, improving connections to the National Mall, encouraging pedestrian movement, creating active street life, preserving historic resources, promoting green roofs and other sustainable design principles, and achieving high quality architectural design.	OP	On-going	N
P **CW-1.1.D: Focused Planning for Catalytic Sites.** Develop detailed plans for "catalytic" sites with the potential to significantly shape the future of Central Washington. These sites include but are not limited to the Old Convention Center site, the I-395 air rights between D Street and Massachusetts Avenue NW, the Northwest One neighborhood, the air rights north of Union Station, and the former Carnegie Library on Mount Vernon Square. Encourage the federal government to prepare plans for similar sites under their jurisdiction such as Freedom Plaza, the Old Post Office on Pennsylvania Av NW, Old Naval Observatory Hill , and the area around the Kennedy Center.	OP, DDOT, DMPED	On-going	N
Z **CW-1.1.E: Public Space Regulations.** Simplify public space regulations for Downtown to avoid duplicative or inconsistent standards and overly complex permitting requirements.	OP, OZ, DDOT	Mid-Term	N
CW-1.1.F: Residential Development Incentives. Develop incentives for the conversion of lower-performing retail/ office buildings into new housing or mixed use development, throughout Central Washington.	OP, OZ, DMPED	Short-Term	N
CW-1.1.G: Tax and Financial Incentives for "Preferred" Land Uses and Infrastructure Investments. Apply a range of tax and financial incentives to assist in achieving the land use objectives for Central Washington. These incentives could include such measures as reduced taxes and financial assistance for preferred land uses, tax increment financing, PILOTS (payments in lieu of taxes), the use of special tax districts, and the involvement of the Housing Finance Agency and other entities that produce affordable housing or provide other public benefits.	DMPED, OCFO	On-going	N
CW-1.1.H: Congestion Task Force Report Recommendations. Implement the recommendations of the Mayor's 2005 Downtown Congestion Task Force.	DDOT	Mid-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
CENTRAL WASHINGTON: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
CW-1.2.A: Business and Community Improvement Districts. Support the activities of the Central Washington Business Improvement Districts (BIDs) and Community Improvement Districts (CIDs) within Central Washington. Encourage partnerships between these entities and District government to achieve local job training, job placement, and business assistance goals.	DMPED, OP, DOES	On-going	N
CW-1.2.B: Central Washington Open Space Planning. Work with the National Capital Planning Commission and the NPS in the planning and programming of Central Washington's major open spaces, including participation in the National Capital Framework Plan and the National Mall Comprehensive Management Plan. In addition, work with the federal government to develop unique management policies and procedures for the smaller (non-Mall) Central Washington federal parks.	OP, DPR, NCPC, NPS	On-going	N
METRO CENTER/ RETAIL CORE			
Z **CW-2.1.A: Downtown Retail District Streetscape Planning.** Review land use, zoning, and urban design regulations for the Downtown retail district to ensure that they are producing the desired results, including continuous ground floor retail space, pedestrian-friendly streetscapes, adaptive reuse of historic buildings, and increased patronage by visitors and workers.	OP, OZ, DDOT	Mid-Term	N
P **CW-2.1.B: Retail Revitalization Programs.** Continue to use retail revitalization programs such as tax increment financing, grants and loans for façade improvements, and small business development loans to boost Downtown retail development. Periodically assess whether programs are achieving desired outcomes.	DMPED	On-going	N
GALLERY PLACE/ PENN QUARTER			
CW-2.2.A: Gallery Place/ Penn Quarter Streetscape Improvements. Prepare streetscape improvement plans for Seventh, Eighth, and Ninth Streets NW that physically reinforce the desired character of the area as the city's "Arts Walk" and provide space for performance, street theater, public art and exhibitions, and other activities that reinforce its role as an entertainment district.	OP, COAH	Mid-Term	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
CHINATOWN			
CW-2.3.A: Chinatown Design Review. Continue to implement design review procedures that support the authentic expression of Chinese culture in new and rehabilitated development, including, as appropriate, building design, signage, streetscape and open space criteria. Periodically review the procedures and update them as necessary.	OP, OAPIA	On-going	N
CW-2.3.B: Chinatown Best Practices Study. Conduct a "best practices" study that analyzes what other cities have done to conserve ethnic business districts (particularly central city "Chinatowns"), through land use and urban design decisions, regulatory controls, business development and economic assistance, and tourist promotion.	OP, OAPIA	Short-Term	N
CW-2.3.C: Chinese Park at 5th Street and Massachusetts Avenue. Support redesign of the park reservation at 5th Street NW and Massachusetts Avenue NW with a Chinese landscape theme, providing a symbolic gateway to Chinatown from Massachusetts Avenue NW.	OP, DPR, OAPIA, COAH, NPS	Mid-Term	Y
MT. VERNON DISTRICT			
Z **CW-2.4.A: Mount Vernon Square Design Vision and Mount Vernon Triangle Action Agenda.** Implement the recommendations of the Mount Vernon Square Design Workbook and the Mount Vernon Triangle Action Agenda, particularly as they relate to zoning, urban design, streetscape improvements, capital improvements, and development of priority sites.	OP, OZ, DDOT, DBID	Mid-Term	Y
P **CW-2.4.B: Convention Center Hotel.** Develop a major convention center hotel in close proximity to the Washington Convention Center. The hotel should be sited and designed to complement adjacent uses and add activity and aesthetic value to the Mount Vernon Square neighborhood.	DMPED	Mid-Term	N
CW-2.4.C: Parking Management Program. Develop and implement parking management programs to protect residential areas from spillover parking associated with the Convention Center, Downtown office and retail growth, and new attractions on the Old Convention Center site and elsewhere on the northern edge of Downtown.	DDOT	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
DOWNTOWN EAST/ JUDICIARY SQUARE			
CW-2.5.A: Downtown East Design Plans. Conduct more detailed urban design planning for the Downtown East areas similar to the plans completed for the Mount Vernon Square and Mount Vernon Triangle areas.	OP	Mid-Term	N
CW-2.5.B: Judiciary Square Transportation Improvements. Implement the recommendations of the 2004 DDOT Judiciary Square Transportation and Security Study, including the narrowing of E Street and Indiana Avenue, restoration of two-way traffic on C Street, provision of new bus stops and bicycle amenities, and better organization of parking to reduce conflicts in the area.	DDOT	Long-Term	Y
GOLDEN TRIANGLE/ K STREET			
CW-2.6.A: K Street Busway. Implement the K Street Busway project, including a median busway and exclusive bus lanes from 9th Street to 22nd Street NW.	DDOT, WMATA	Mid-Term	N
L'ENFANT PLAZA/ NEAR SOUTHEAST			
Z **CW-2.7.A: Design Planning for the Near Southwest.** Work collaboratively with the National Capital Planning Commission to develop urban design and streetscape plans for the Near Southwest. These plans should consider the build out potential of the area's urban renewal sites. They should also consider the need for zoning changes, design guidelines, or other measures that encourage the development of nationally important destinations while limiting over-development of existing open spaces and plazas.	OP, OZ, AWC, NCPC	Mid-Term	N
NoMA AND NORTHEAST ONE			
P **CW-2.8.A: Implement the NoMA Vision Plan.** Implement the NoMA Vision Plan and Development Strategy, including its recommendations for land use, infrastructure, transportation, environmental improvements, streetscape, open space, identity, and neighborhood quality.	OP, DDOT	Short-Term	Y
CW-2.8.B: NoMA Infrastructure. Complete an assessment of infrastructure and utility needs for NoMA and identify the most appropriate means to finance and build needed improvements.	DPW, OP, DDOT, WASA	Mid-Term	N
CW-2.8.C: Development Incentives for NoMA. Consider a range of development incentives, including tax-increment financing, payment in lieu of tax, and tax abatement for preferred development, to achieve the desired land use mix within NoMA.	DMPED, OCFO, OP	Short-Term	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
FAR NORTHEAST AND SOUTHEAST			
FAR NORTHEAST AND SOUTHEAST: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
FNS-1.1.A: Façade Improvements. Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road, Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, and Pennsylvania Avenue SE.	OP, DDOT, DMPED	On-going	N
FNS-1.1.B: Expansion of NCR Program. Expand the Neighborhood Commercial Revitalization Program operated by the Marshall Heights Community Development Organization (MHCDO) to include additional neighborhood commercial areas in Far Northeast and Southeast.	DMPED	Mid-Term	N
FNS-1.1.C: Joint Planning Agreement with Prince George's County. Develop a joint planning agreement with the Maryland National Capital Park and Planning Commission/ Prince Georges County to coordinate the mutual review of projects and area plans on both sides of the District/ Maryland line.	OP	Short-Term	N
FNS-1.1.D: Kenilworth Avenue Transportation Study. Implement the recommendations of the Kenilworth Avenue transportation study to better manage truck traffic and to separate local traffic from through-traffic on neighborhood streets.	DDOT	Long-Term	Y
FAR NORTHEAST AND SOUTHEAST: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
FNS-1.2.A: Historic Surveys. Conduct historical surveys in Deanwood, Burrville and Randle Highlands (south of Pennsylvania Avenue, S.E.). Based on the outcome, prepare nominations to the National Register, incorporating the community's recommendations as part of the nomination process	OP-HPO	Short-Term	N
P **FNS-1.2.B: Marvin Gaye Park.** Implement the Plan for Marvin Gaye Park along Watts Branch, including restored habitat and natural features, trails and bridges, meadows and nature sanctuaries, and safety improvements for park visitors.	DPR	Mid-Term	Y
FNS-1.2.C: Fort Dupont Park Improvements. In collaboration with the National Park Service, explore the feasibility of developing additional community-serving recreational facilities at Fort Dupont Park, including indoor swimming and tennis facilities, equestrian facilities, and an upgraded outdoor theater.	DPR, NPS	Mid-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MINNESOTA/ BENNING BUSINESS DISTRICT			
FNS-2.1.A: Financial Assistance for Small Businesses. Target the Senator Square and East of the River Park Shopping centers for District financial assistance, grants, and loans for façade improvements and small business development.	DMPED, OLBD	Short-Term	N
P **FNS-2.1.B: Government Center.** Complete the Government Center Office project, including the new headquarters for DOES and DHS, and the adjacent Metrorail parking garage. Undertake concurrent streetscape and landscape improvements to beautify this important gateway to Far Northeast and Southeast, improve pedestrian safety, and better connect the Metro station with the shopping district to the south.	OPM, DDOT	Mid-Term	Y
DEANWOOD			
P **FNS-2.2.A: Deanwood Small Area Plan.** Prepare a Small Area Plan for the Deanwood neighborhood, including the Metro station area, the Nannie Helen Burroughs and Division Avenue business districts, and the surrounding residential community.	OP	Immediate	N
FNS-2.2.B: Division and Nannie Helen Burroughs Commercial. Explore the option of acquiring underused land from DCPS for commercial development at the intersection of Division and Nannie Helen Burroughs Avenues NE.	OPM, DCPS, DMPED, OP	Short-Term	N
FNS-2.2.C: Minnesota Avenue Extension. Extend Minnesota Avenue from Sheriff Road to Meade Street N.E. to improve access to the Deanwood Metrorail Station and to eliminate the private bus company's encroachment on public space.	DDOT	Long-Term	Y
CAPITOL GATEWAY ESTATES/ NORTHEAST BOUNDARY			
FNS-2.3.A: Land Acquisition at 61st and Dix. Continue to work with community development organizations in the acquisition of vacant lots at 61st and Dix streets NE, and their development with local serving commercial uses and services.	DMPED	On-going	Y
P **FNS-2.3.B: Lincoln Heights New Community.** Pursue redevelopment of Lincoln Heights as a "new community", replacing the existing public housing development with new mixed income housing, including an equivalent number of affordable units and additional market rate units.	DMPED, OP, OCA, DCHA	On-going	Y

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
BENNING ROAD METRO STATION AREA			
P **FNS-2.4.A: Benning Road Station Transit-Oriented Development Plan.** Undertake a community planning process for the Benning Road Metro station, defining specific land use and urban design improvements, and more clearly establishing the community's vision for the station area.	OP, WMATA	Mid-Term	N
MARSHALL HEIGHTS/BENNING RIDGE			
FNS-2.5.A: Eastgate Gardens. Develop Eastgate Gardens as a mixed income community containing senior housing, public housing, home ownership opportunities, and a community arts center. As population increases here and elsewhere in Marshall Heights, pursue the refurbishing of shopping areas along Benning Road to better serve the surrounding community.	DMPED, DCHA	Mid-Term	Y
Z **FNS-2.5.B: Marshall Heights Zoning Study.** Conduct a zoning study of the Marshall Heights and Benning Ridge neighborhoods to ensure that areas that are predominantly single family in character are appropriately zoned. Presently, much of this area is zoned for multi-family housing, despite the fact that one and two-family homes are prevalent.	OZ, OP	Short-Term	N
PENNSYLVANIA AVENUE SOUTHEAST CORRIDOR			
FNS-2.6.A: Pennsylvania Avenue SE Transportation Study. Implement the recommendations of the Pennsylvania Avenue SE Transportation Study to improve community access and circulation.	DDOT	Mid-Term	Y
P **FNS-2.6.B: Great Street Improvements.** Implement the "Great Street" Plan to beautify Pennsylvania Avenue, maintaining the width of the street, landscaping the avenue from the Sousa Bridge to the Maryland border, and taking other steps to manage traffic flow and avoid negative effects and cut-through traffic on adjacent neighborhoods.	DDOT, DMPED, OP	Mid-Term	Y
SKYLAND			
FNS-2.7.A: Revitalization Task Force. Continue to work with the Skyland Area Revitalization Task Force to assist small businesses and private enterprise in the Skyland area.	DMPED, NCRC	On-going	N
FNS-2.7.B: Fort Baker Drive Buffering. Work with property owners to develop and maintain a suitable visual, sound and security buffer between Skyland Shopping Center and the adjacent residential areas along Fort Baker Drive.	OP, DPW, DCRA, DDOT	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
KENILWORTH-PARKSIDE			
FNS-2.8.A: Anacostia Waterfront Framework Plan. Implement the Anacostia Waterfront Framework Plan recommendations for Kenilworth-Parkside, including new gateways at the intersection of Benning Road and Kenilworth Avenue and at Watts Branch.	AWC	Mid-Term	N
FNS-2.8.B: Kenilworth Parkside Small Area Plan. Include the Kenilworth Parkside neighborhood in the Small Area Plan to be developed for the Minnesota Benning and Deanwood Metro station areas.	AWC, OP	Mid-Term	N
FAR SOUTHEAST AND SOUTHWEST			
FAR SOUTHEAST AND SOUTHWEST: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
Z **FSS-1.1.A: R-5-A Zoning.** Evaluate the continued appropriateness of the R-5-A zoning that occurs throughout the Far Southeast / Southwest Planning Area. Currently, this zoning applies to many row house, duplex, and single family areas within the community. Rezoning should be considered to better match existing character, and to ensure that future infill development is compatible. The use of R-5-A and other, more dense multi-family zones should continue in areas where multi-family development exists or is desirable in the future.	OZ, OP	Short-Term	N
FSS-1.1.B: Façade Improvements. Implement urban design and façade improvements in the established commercial districts along Martin Luther King, Jr.. Avenue SE, Good Hope Road SE and South Capitol Street SW.	DMPED, DDOT, OP	Mid-Term	N
P **FSS-1.1.C: Retail Development.** Complete construction of the Camp Simms retail center by 2008 and support efforts to bring quality retail services to the site.	DMPED	Short-Term	N
P **FSS-1.1.D: UDC Satellite Campus.** Pursue the development of a satellite campus for University of the District of Columbia or another university (in consultation with local colleges and universities) either in this Planning Area or in the adjacent Planning Area to the north. Possible sites could include vacated DC Public Schools, the St. Elizabeths Campus, Poplar Point, and the Anacostia Metro Station area.	OP, UDC, DMPED, SEO	Mid-Term	Y

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
FSS-1.1.E: East of the River Development Zone Initiatives. Continue implementation of the various East of the River Development Zone Initiatives, designed to foster housing and economic development along Alabama Avenue SE and Martin Luther King Jr. Avenue (in Anacostia) through financial and tax incentives.	DMPED	On-going	N
P **FSS-1.1.F: Transportation Improvements.** Implement the recommendations of the Middle Anacostia Crossings Study, prepared by the District Department of Transportation in 2005. These recommendations include redesign of interchanges along I-295 to reduce traffic congestion on surface streets in Historic Anacostia and its vicinity.	DDOT	Long-Term	Y
FSS-1.1.G: Streetcar Extension. Study the feasibility of extending the proposed Anacostia streetcar from Bolling Air Force Base south to DC Village and National Harbor.	DDOT	Mid-Term	N
FAR SOUTHEAST AND SOUTHWEST: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
FSS-1.2.A: Oxon Run Trail. Upgrade the Oxon Run Trail and extend it to Oxon Cove, consistent with the City's Bicycle Master Plan. Develop additional trail links between Oxon Run, the Fort Circle Parks, and the Anacostia River.	NPS, DDOT, DPR	Mid-Term	Y
HISTORIC ANACOSTIA			
P **FSS-2.1.A: Government Center.** Complete the Anacostia Gateway Government Center, which will include the headquarters for the District Department of Transportation, by 2008. Ensure that streetscape and landscape improvements take place concurrently.	OPM, DDOT	Short-Term	Y
P **FSS-2.1.B: Transportation and Public Realm Improvements.** Implement the transportation improvements identified in the Anacostia Strategic Development and Investment Plan, including the Anacostia streetcar, pedestrian safety improvements, new landscaping and street trees, improved signage, redesign of the Metro bus Plaza, and development of new off-street parking facilities. In addition, Martin Luther King, Jr. Avenue SE should be restored as a two-way street to improve retail accessibility.	OP, DDOT, WMATA	Mid-Term	Y
FSS-2.1.C: Public Facility Improvements. Restore cultural and public facilities throughout Historic Anacostia, including Savoy and Burney Schools, the Anacostia Public Library, and the historic Carver Theater.	DCPS, DCPL, OPM, DPW, COAH	On-going	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
FSS-2.1.D: 1900 Block of Martin Luther King, Jr.. Avenue. Ensure that future development on this block includes rehabilitation plans for the existing structures in order to preserve their historic character.	DCRA, OP-HPO, HPRB	On-going	N
ST. ELIZABETHS HOSPITAL CAMPUS			
FSS-2.2.A: St. Elizabeths East Campus Framework Plan. Complete the Framework Plan for the East Campus of St. Elizabeths Hospital and submit it to the City Council as a Small Area Plan.	OP	Immediate	N
FSS-2.2.B: New St. Elizabeths Hospital. Complete construction of the new 300-bed facility on the east campus of St. Elizabeths Hospital to house mentally ill patients, while maintaining current service levels for outpatient treatment.	DHS, DMH, DMCFYE	Short-Term	Y
BARRY FARM, HILLSDALE, AND FORT STANTON			
FSS-2.3.A: Sheridan Terrace. Consider adding the vacant Sheridan Terrace public housing site and other nearby vacant sites to the Barry Farm New Community proposal, in order to improve the economic viability of the proposal and ensure that mixed income, family-oriented housing can be provided.	DCHA	Short-Term	N
CONGRESS HEIGHTS METRO STATION			
FSS-2.4.A: Congress Heights Small Area Plan. Prepare a Small Area Plan for the Congress Heights Metrorail Station and the surrounding Congress Heights neighborhood.	OP	Short-Term	N
CONGRESS HEIGHTS COMMERCIAL DISTRICT			
P **FSS-2.5.A: Coordination with St. Elizabeths Development.** Coordinate planning and reinvestment activities along the Martin Luther King Jr. Avenue corridor with planning and development of the St. Elizabeths Campus. Recognize the opportunity for new businesses and services to meet the future demand created by new jobs and housing on the former Hospital site.	OP, DMPED, DDOT, NCPC	On-going	N
FSS-2.5.B: Main Street Designation. Consider the designation of the Martin Luther King Jr. Avenue commercial district as a Main Street under the District's Main Streets program.	DMPED	Short-Term	N

P Priority actions Z Zoning Commission actions

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
BELLEVUE/WASHINGTON HIGHLANDS			
P **FSS-2.6.A: Great Street Improvements.** Implement the Great Street Plan to beautify South Capitol Street, maintaining the width of the street and landscaping it from Martin Luther King, Jr. Avenue to the Maryland border.	DDOT	Mid-Term	Y
FSS-2.6.B: Merchants Association. Encourage local merchants in the South Capitol/ Atlantic shopping district to form a merchants association to address issues such as the reuse of the Atlantic Theater.	DMPED	On-going	N
P **FSS-2.6.C: Washington Highlands Library.** Consider joint public-private development opportunities to reconstruct the Washington Highlands library, providing the Bellevue and Washington Highlands neighborhoods with a first class, state-of-the art public library.	DCPL	Long-Term	Y
DC VILLAGE			
P **FSS-2.7.A: DC Village Master Plan**. Prepare a master plan for the DC Village site, addressing the organization of uses on the site, access and circulation standards, environmental improvements, and urban design. The Plan should be linked to the Public Facilities Master Plan called for elsewhere in the Comprehensive Plan, and should ensure that sufficient land is retained for municipal activities.	OPM, OP	Short-Term	N
LOWER ANACOSTIA WATERFRONT/ NEAR SOUTHWEST			
LOWER ANACOSTIA WATERFRONT: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
P **AW-1.1.A: Anacostia Waterfront Framework Plan.** Implement the recommendations of the Anacostia Waterfront Framework Plan through interagency coordination, ongoing activities of the Anacostia Waterfront Corporation, and continued cooperative efforts with the federal government.	AWC, OP, DDOT, NPS, NCPC, DOEM DMPED	On-going	Y
AW-1.1.B: River Crossing Improvements. Implement the recommendations of the Middle Anacostia River Transportation Crossings Study that seek to improve local and regional traffic mobility.	DDOT, AWC	Long-Term	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
SOUTHWEST WATERFRONT			
AW-2.1.A: Southwest Waterfront Development Plan. Implement the 2003 Southwest Waterfront Development Plan.	OP, AWC	Long-Term	N
AW-2.1.B: Long-Term Improvements. Study the feasibility of the long-term improvements identified in the Southwest Waterfront Plan, such as a Hains Point Canal (in East Potomac Park), relocation of cruise lines and their infrastructure, a new Yellow Line Metro station at the waterfront, and construction of a pedestrian bridge across the Channel near the Case Bridge.	AWC, OP, NCPC, NPS	Long-Term	N
SOUTH CAPITOL STREET/ BUZZARD POINT			
AW-2.2.A: Coordination with Federal Agencies. Continue to coordinate with federal agencies on implementing and refining the South Capitol Street Urban Design Study.	AWC, OP, DDOT, NCPC, NPS	On-going	N
P **AW-2.2.B: Ballpark Area Plan.** Work collaboratively with the Anacostia Waterfront Corporation in completing detailed area plans for the Ballpark entertainment district.	OP, AWC, DMPED	Immediate	N
AW-2.2.C: Buzzard Point Plan. Work collaboratively with the Anacostia Waterfront Corporation in developing a detailed area plan for Buzzard Point.	OP, AWC, DDOT, NCPC, DMPED	Short-Term	N
AW-2.2.D: South Capitol Gateway. Create a civic or commemorative feature of national significance at the north end of the Frederick Douglass Bridge to celebrate this location as a riverfront and city gateway.	NPS, NCPC, OP, CFA	Long-Term	N
P **AW-2.2.E: South Capitol Transportation Improvements.** Continue efforts to improve traffic flows and accommodate additional travel modes along South Capitol Street, including completion of the South Capitol Environmental Impact Statement and the reconstruction of the Frederick Douglass Memorial Bridge and related access points.	DDOT	On-going	Y
NEAR SOUTHEAST			
Z **AW-2.3.A: Near Southeast Urban Design Plan Implementation.** Implement the recommendations of the Near Southeast Urban Design Framework Plan, including zoning, financing, phasing, and infrastructure improvements.	OP, OZ, AWC	Long-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
AW-2.3.B: Canal Blocks and Waterfront Park. Create the Canal Blocks Park on the three blocks between M Street and I Street that once contained the historic Washington Canal. Create a waterfront park of at least five acres along the shoreline at the Southeast Federal Center.	AWC, OP, DPR	Short-Term	Y
Z **AW-2.3.C: Zoning Incentives.** Continue to develop and apply zoning incentives to promote residential uses within the near Southeast, such as the Capitol Gateway Overlay District. Zoning changes should not diminish established provisions for transfer of development rights into the Capitol South area.	OP, OZ	Short-Term	N
AW-2.3.D: Cushing Place. Consider Cushing Place to be an alley rather than a street for the purpose of regulating future driveway locations, thereby ensuring that future development may be designed to minimize disruption of the street environment with curb cuts, and to maximize access to sunlight.	OP, DDOT	Short-Term	N
POPLAR POINT			
AW-2.4.A: Poplar Point Planning. Conduct additional detailed planning studies for Poplar Point, refining the preliminary development program set forth by the 2003 Target Area Plan.	OP, AWC	Mid-Term	N
AW-2.4.B: Poplar Point Long-Range Transportation Improvements. As recommended by the 2003 Target Area Plan, assess the feasibility of long-term modifications to the regional highway system on the perimeter of Poplar Point. These include depressing I-295 to facilitate crossings from Historic Anacostia to the waterfront, improving the connection between Suitland Parkway and South Capitol Street, and building a tunnel between I-295 and I-395.	DDOT, OP	Long-Term	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MID-CITY			
MID-CITY: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
Z P **MC-1.1.A: Rezoning of Row House Blocks.** Selectively rezone well-established residential areas where the current zoning allows densities that are well beyond the existing development pattern. The emphasis should be on row house neighborhoods that are presently zoned R-5-B or higher, which include the areas between 14th and 16th Streets NW, parts of Adams Morgan, areas between S and U Streets NW, and sections of Florida Avenue, Calvert Street, and 16th Street.	OP, OZ, ZC	Short-Term	N
Z **MC-1.1.B: Overconcentration of Liquor-Licensed Establishments.** Identify the potential for regulatory controls to address the problem of excessive concentrations of liquor-licensed establishments within the neighborhood commercial districts, particularly on 18th Street and Columbia Road.	ABCB, OZ	Short-Term	N
MC-1.1.C: Transit Improvements. Support the development of a fully integrated bus, streetcar, subway, bicycle, and pedestrian system within the Planning Area by moving forward with plans for expanded service on the Metro Green Line, extension of the Metrorail Yellow Line, and bus rapid transit on Georgia Avenue.	DDOT, WMATA	On-going	N
MC-1.1.D: Off-Street Parking. Support the development of off-street parking facilities in the Columbia Heights, Adams Morgan, and U Street commercial districts, and the implementation of parking management programs that maximize the use of existing parking resources.	DDOT, OP	On-going	N
MID-CITY: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
Z **MC-1.2.A: Conservation Districts:** Consider the designation of Columbia Heights, Eckington, Bloomingdale, and other Mid-City neighborhoods as "Conservation Districts."	OZ, OP	Short-Term	N
P **MC-1.2.B: Library Expansion.** Modernize and upgrade the Mount Pleasant Branch Library, including expansion of library services. As funding allows, consider development of a new library in the eastern portion of Columbia Heights.	DCPL	Long-Term	Y
MC-1.2.C: Recreation Center. Pursue development of a new recreation center in the eastern part of the Planning Area, serving the Bloomingdale/ Eckington/ LeDroit Park community.	DPR	Long-Term	Y

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
GEORGIA AVENUE CORRIDOR			
Z P **MC-2.1.A: Georgia Avenue Revitalization Strategy.** Implement the recommendations of the 2004 Revitalization Strategy for the Georgia Avenue and Petworth Metro Station Area and Corridor Plan.	DMPED, DDOT, OP, OZ	On-going	N
MC-2.1.B: Howard Town Center. Develop a new mixed use neighborhood center on land to the west of Howard University Campus.	DMPED, OP, other	Mid-Term	N
P **MC-2.1.C: Great Streets Improvements.** Implement the Great Streets initiative recommendations for Georgia Avenue, including transit improvements, façade improvements, upgraded infrastructure, blight abatement, and incentives for housing and business development along the avenue.	DMPED, DDOT, OP, OZ	Mid-Term	Y
MC-2.1.D: Park Morton New Community. Pursue redevelopment of Park Morton as a "new community", replacing the existing public housing development with an equivalent number of new public housing units, plus new market-rate and "workforce" housing units, to create a new mixed income community. Consider implementing this recommendation in tandem with plans for the reuse of public land on Spring Road.	DMPED, DCHA, OP, MPD	Long-Term	Y
MC-2.1.E: Reuse of Bruce School. Encourage the reuse of the vacant Bruce School (Kenyon Street) as a neighborhood-serving public facility, such as a library, recreation facility, education center for youth and adults, or vocational training center, rather than using the site for private purposes. Open space on the site should be retained for community use.	OCA, OPM	Mid-Term	N
MC-2.1.F: Senior Wellness Center. Develop a Senior Wellness Center on the Lower Georgia Avenue corridor to meet the current and future needs of area residents.	OA, OPM	Short-Term	Y
14TH STREET CORRIDOR			
P **MC-2.2.A: Columbia Heights Public Realm Framework Plan.** Implement the Columbia Heights Public Realm Framework Plan, including the installation of unique lighting and street furniture, improvement of sidewalks, tree planting, public art, and construction of a civic plaza along 14th Street at Park Road and Kenyon Street. Streetscape improvements should include not only the 14th Street corridor, but gateway points throughout Columbia Heights.	DMPED, DDOT, DPW	Mid-Term	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MC-2.2.B: Park Improvements. Upgrade and re-design small neighborhood pocket parks within Columbia Heights, especially at Monroe and 11th Street, and at Oak/Ogden/ 14th Streets.	DPR	Mid-Term	Y
P **MC-2.2.C: Mount Pleasant/Columbia Heights Transportation Improvements.** Implement the recommendations of the Mount Pleasant/Columbia Heights Transportation Study, including traffic calming measures for the Columbia Heights community. The updated study should address alternative routing of east-west traffic to reduce impacts on residential streets.	DDOT	Mid-Term	N
U STREET/ UPTOWN			
P **MC-2.3.A: DUKE Development Framework Small Area Plan.** Implement the DUKE Strategic Development Framework Plan to establish a destination-oriented mixed use development program for key vacant and existing historic sites between the historic Lincoln and Howard Theatres.	DMPED, OP, DDOT	On-going	Y
MC-2.3.B: U Street/Shaw/Howard University Multi-Modal Transportation and Parking Study. Implement the recommendations of the U Street/Shaw/Howard University Multi-Modal Transportation and Parking Study to provide improved parking management, traffic safety and mobility, transit accessibility, pedestrian and bicycle safety, and streetscape design.	DDOT	Mid-Term	Y
18TH STREET/ COLUMBIA ROAD			
P **MC-2.4.A: 18th Street/Adams Morgan Transportation and Parking Study.** Work closely with the ANC and community to implement appropriate recommendations of the 18th Street/Adams Morgan Transportation and Parking Study which was prepared to better manage vehicle traffic, pedestrian and bicycle movement, on-street and off-street parking, and streetscape improvements along 18th Street and in the surrounding area of Adams Morgan.	DDOT	Mid-Term	Y
MC-2.4.B: Washington Heights and Lanier Heights. Support the designation of the Washington Heights area as a National Register Historic District. Conduct additional historical surveys and consider historic district designations for other areas in the Adams Morgan area, including Lanier Heights, portions of Reed-Cooke, the 16th Street area, and Walter Pierce Community Park.	OP-HPO, HPRB	Immediate	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
MC-2.4.C: Marie H. Reed Community Learning Center. Continue the community dialogue on the reuse of the Marie H. Reed Community Learning Center to determine the feasibility of modernizing the school, improving the playing fields and recreational facilities, and providing enhanced space for the health clinic and other community services.	DCPS, DPR, DOH	On-going	N
MC-2.4.D: Local Business Assistance. Explore the feasibility of amending tax laws or developing tax abatement and credit programs to retain neighborhood services and encourage small local-serving businesses space along 18th Street and Columbia Road.	OCFO, DMPED, OLBD	Short-Term	N
MOUNT PLEASANT STREET			
Z **MC-2.5.A: Incentives for Mixed-Use Development and Affordable Housing.** Consider planning and zoning tools in Mount Pleasant to create incentives for ground floor retail and upper story residential uses along Mount Pleasant Street, with performance standards that ensure the compatibility of adjacent uses. Provide the necessary flexibility to encourage innovation and creative economic development, possibly including ground floor small businesses on alleys and walkways in the area between 16th and 17th Streets.	OP, OZ, ZC	Short-Term	N
MC-2.5.B: Bell-Lincoln Access. Restore access to the Bell Lincoln recreational facilities and ensure continued public access to (and restoration of) the DPR Headquarters property and playground on 16th Street for the benefit of residents of the surrounding community, including Mount Pleasant and Columbia Heights.	DPR, OCA, DCPS	Mid-Term	N
MC-2.5.C: Mount Pleasant Street Façade Improvements. Encourage urban design and façade improvements in the established commercial district along Mount Pleasant Street.	OP, DMPED	Short-Term	N
MCMILLAN SAND FILTRATION SITE			
MC-2.6.A: McMillan Reservoir Development. Continue working with the National Capital Revitalization Corporation and adjacent communities in the development and implementation of reuse plans for the McMillan Reservoir Sand Filtration site.	OP, NCRC, DPR, DMPED	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
NORTH CAPITOL STREET/FLORIDA/NEW YORK AVENUE BUSINESS DISTRICT			
P **MC-2.7.A: North Capitol Revitalization Strategy.** Prepare a Small Area Plan/ Revitalization Strategy for the North Capitol/ Florida Avenue business district, including recommendations for streetscape improvements, land use and zoning changes, parking management and pedestrian safety improvements, retail development, and opportunities for new housing and public services.	OP	Immediate	N
Z **MC-2.7.B: Conservation District.** Consider the designation of the Eckington/ Bloomingdale/ Truxton Circle neighborhood as a Conservation District, recognizing that most of its structures are 80-100 years old and may require additional design guidance to ensure the compatibility of alterations and infill development.	OZ,OP	Mid-Term	N
MC-2.7.C: North Capitol Transportation Study. Implement the recommendations of the N Capitol St/ Truxton Circle Transportation Study.	DDOT	Mid-Term	Y
NEAR NORTHWEST			
NEAR NORTHWEST: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
NNW-1.1.A: Retail Strategies for Foggy Bottom and Shaw. Complete market studies of West End/Foggy Bottom and the area between New Jersey Avenue and North Capitol Street to assess unmet retail market demand, evaluate strategies for retaining local retailers, identify potential locations for new neighborhood serving retail, and develop strategies for attracting the appropriate mix of retail to each area.	DMPED, OP	Mid-Term	N
NNW-1.1.B: Alcoholic Beverage Control Laws. Analyze the patterns of alcohol beverage control (ABC) licensed establishments in the Near Northwest area, and the regulations and procedures that guide the siting and operation of these establishments. Identify possible changes to improve enforcement of ABC regulations and to reduce the problems associated with high concentrations of bars and night clubs in the area's commercial districts.	ABCB, DCRA	Mid-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
NNW-1.1.C: Expanding Mass Transit. Alleviate parking and traffic congestion in neighborhoods by providing a dedicated lane for mass transit on K Street. The feasibility of expanding service on the DC Circulator bus to connect Mount Vernon Square to Foggy Bottom, West End, and Georgetown also should be explored.	WMATA, DDOT	Mid-Term	Y
NEAR NORTHWEST: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
NNW-1.2.A: Streetscape Plans. Design and implement streetscape plans for: Connecticut Avenue between Dupont Circle and the Taft Bridge; P Street between Dupont Circle and Rock Creek Park; M Street between Connecticut Avenue and Georgetown; 17th Street between Massachusetts Avenue and New Hampshire Avenue; 14th Street between Thomas Circle and U Street; and 7th Street and 9th Streets between Mount Vernon Square and U Street.	DDOT, OP	Long-Term	Y
NNW-1.2.B: Recreational Facilities. Develop additional recreational centers within the Planning Area, with a priority on the Logan Circle and Foggy Bottom-West End areas.	DPR	Long-Term	Y
NNW-1.2.C: Historic Surveys. Conduct additional historic surveys within the Near Northwest, and consider additional areas for historic district designation, specifically in areas east of 7th Street NW.	OP-HPO	Short-Term	N
SHAW/CONVENTION CENTER AREA			
NNW-2.1.A: Historic Resources. Establish an historic district in the Shaw East Survey Area. Coordinate with the National Park Service to ensure that detailed plans for the Carter G. Woodson House are consistent with goals for the neighborhood.	OP-HPO, NPS	Mid-Term	N
Z **NNW-2.1.B: Retention of Non-Conforming Retail.** Investigate zoning tools to retain Shaw's non-conforming retail corner stores and other existing retail uses within residential areas.	OP, OZ	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
P **NNW-2.1.C: Convention Center Spin-off Development.** Leverage the presence of the Washington Convention Center to achieve compatible spin-off development on adjacent blocks, including a new Convention Center hotel at 9th and Massachusetts Avenue, leased streetfront space within the Convention Center for retail use, and upgrading facades along 7th and 9th Streets to attract retail tenants.	DMPED, OP	On-going	N
NNW-2.1.D: New Housing. Provide incentives for mixed-income housing above retail space on 7th and 9th Streets, and encourage development of multi-family apartments and condominiums on parcels that are vacant or that contain buildings identified as non-contributing to the Shaw Historic District on 11th Street.	DMPED, OP	Short-Term	N
Z P **NNW-2.1.E: Retail Rezoning.** Rezone the following parts of the Shaw/ Convention Center area to require ground floor retail as a part of new development or in major rehabilitation projects: 7th Street between Mount Vernon Square and M Street, and between O Street and Rhode Island Avenue; 9th Street between Mount Vernon Square and N Street, and between M and O Streets; O Street between 7th and 9th Streets; and 11th Street between M and O Streets.	OP, OZ, ZC	Short-Term	N
NNW-2.1.F: O Street Market and Environs. Support development of the O Street market site as a mixed use project that becomes the focal point for the 7th and 9th Street retail corridors. Encourage NCRC to develop their properties on adjacent sites along O and P Streets with mixed use projects containing ground floor retail and upper story housing.	NCRC, OP, DMPED	On-going	N
NNW-2.1.G: Watha Daniel Library. Rebuild the Watha T. Daniel/ Shaw Neighborhood Library as a state of the art library that provides a community gathering place and attractive civic space as a well a source of books, media, and information.	DCPL	Long-Term	Y
NNW-2.1.H: Traffic Study. Study 6th, 7th, 9th, and 11th Streets to determine current levels of traffic and the necessary number of travel lanes, and make recommendations to improve the use of the public right-of-way along these streets.	DDOT	Mid-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
NNW-2.1.I: Street Hierarchy and Public Realm. Undertake the following actions to improve the public realm in the Shaw/ Convention Center area: Develop, maintain, and enforce standards for different street types that address sidewalks, streets, tree boxes, and public right-of-way; Improve the appearance of gateway intersections at New Jersey and Rhode Island Avenues, New Jersey and New York Avenues, Mount Vernon Square, and 11th and Massachusetts Avenue; Explore the designation of P Street NW as a "greenway" and identify opportunities for connecting open spaces along the street.	OP, DDOT	Mid-Term	N
P **NNW-2.1.J: Expiring Section 8 Contracts.** Develop a strategy to renew the expiring project-based Section 8 contracts within the Shaw area, recognizing the vulnerability of these units to conversion to market rate housing. Consider the redevelopment of these sites with mixed income projects that include an equivalent number of affordable units, and additional market rate units.	DMPED, HFA, DCHA	On-going	N
Z **NNW-2.1.K: Bundy School Redevelopment.** Explore re-zoning and public-private partnerships to facilitate redevelopment of the old Bundy School and adjacent surface parking lot. Construction of mixed income housing and recreational uses should be pursued on the site.	OP, DMPED	Short-Term	N
NNW-2.1.L: Shaw Junior High Feasibility Study. Conduct a feasibility study for redeveloping Shaw Junior High School and Recreation Center through a public-private partnership that includes a reconstructed school and recreation center, new mixed income housing, upgraded green space to replace the one-acre concrete plaza, and restoration of the L'Enfant street right-of-way along 10th and Q Streets. Seaton School should be included within the study area.	DMPED, OP, DCPS, DPR	Mid-Term	N
DUPONT CIRCLE			
NNW-2.2.A: 17th Street Design Plan. Revise and implement the 17th Street NW Design Plan. The Plan calls for streetscape improvements to the entire right-of-way on both sides of the street between P and S Streets and the adjoining, contiguous commercial areas of R, Corcoran, Q, Church, and P Streets, NW. The plan was prepared several years ago and should be updated before it is implemented.	DDOT, OP, DMPED	Mid-Term	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
NNW-2.2.B: P Street Improvements. Implement the recommendations of the P Street streetscape study, which calls for improvements to sidewalks, planting strips, vacant sites, and off-street parking.	DDOT	Mid-Term	Y
14TH STREET/LOGAN CIRCLE			
NNW-2.3.A: Urban Design Study. Undertake an urban design study and pursue funding to improve public space along 14th Street, including signage, tree planting and landscaping, special treatment of bus stops, lighting, and street furniture that uniquely identifies the thoroughfare as an arts district.	OP	Mid-Term	N
NNW-2.3.B: 14th Street Parking Study. Complete a parking study for the 14th Street corridor and adjacent side streets assessing options for meeting the parking needs of local theaters, churches, restaurants, businesses, and residents.	DDOT	Mid-Term	N
GEORGETOWN WATERFRONT			
P **NNW-2.4.A: Waterfront Park Improvements.** Complete the waterfront park and promenade west of Washington Harbour, including an extension of the bicycle and pedestrian path and parkway from the Thompson Boat House to the Kennedy Center.	NPS, DPR, DDOT	On-going	Y
FOGGY BOTTOM/ WEST END			
P **NNW-2.5.A: Foggy Bottom/ West End Transportation Improvements**. Conduct studies and implement appropriate changes to improve access and circulation between, through, and around the Foggy Bottom and West End neighborhoods.	DDOT, OP, DMPED	On-going	N
NNW-2.5.B: Washington Circle. Design and implement pedestrian access improvements to the Washington Circle open space.	DDOT, OP	Mid-Term	Y
Z **NNW-2.5.C: Zoning/ Comp Plan Conflicts on Open Space.** Apply the proposed "Open Space" zoning designations (see Action PROS-1.3.A) to the publicly-owned properties north and south of K Street between 29th Street and Rock Creek Park.	OP, OZ, DPR	Short-Term	N
NNW-2.5.D: Metro Station Access. Support the development of an additional entry portal to the Foggy Bottom Metro station.	OP, WMATA, DDOT	Long-Term	Y

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
ROCK CREEK EAST			
ROCK CREEK EAST: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
P **RCE-1.1.A: Small Area Plan Priorities.** Prepare Small Area Plans for the following areas in Rock Creek East: Upper Georgia Avenue NW (between Decatur Street and Eastern Avenue) including the Brightwood neighborhood; Kennedy Street NW; Spring Road Public Facility Campus.	OP	Short-Term	N
RCE-1.1.B: Façade Improvements. Implement urban design and façade improvements in the established commercial districts along Georgia Avenue, Kennedy Street, and 14th Street. These improvements should be based on standards that can be enforced through city codes such as zoning and building regulations.	DMPED, OP	Mid-Term	N
RCE-1.1.C: Industrial Zone Buffers. Develop a design plan to implement buffering techniques that protect residential areas from adjacent industrial sites, especially along Blair Road and Chillum Place.	OP	Long-Term	N
RCE-1.1.D: Improving Traffic Flow. Improve traffic flow and safety through improved lighting, signage, pavement markings, traffic islands, truck route signs, and other transportation system management measures for Georgia Avenue, North Capitol Street, Missouri Avenue, the 4th/ Blair intersection, and New Hampshire Avenue.	DDOT	On-going	Y
ROCK CREEK EAST: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
RCE-1.2.A Rock Creek Park and Fort Circle Parks Coordination. In collaboration with the National Park Service, explore the feasibility of developing additional community-serving recreational facilities at Rock Creek Park, and the Fort Circle Parks to increase recreational options, public safety and community stewardship of these assets. All facilities should be consistent with the General Management Plans for these park areas.	OPR, NPS	Mid-Term	N
RCE-1.2.B: Historic Surveys. Continue to conduct historic surveys in the Rock Creek East Planning Area, with a priority on the Petworth, Brightwood, Crestwood, Crestwood North, 16th Street Heights, Shepherd Park, North Portal Estates, and Colonial Village areas. Consider expanding the Takoma Historic District to include appropriate structures and places. Consider the creation of additional historic districts or conservation areas along the Upper 16th Street corridor to recognize its significant historic anchors and architectural resources.	OP-HPO	On-going	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
RCE-1.2.C: Shepherd Park Recreation Center. Determine the feasibility of developing a new recreation center in the Shepherd Park/ Colonial Village area. The 2006 Parks Master Plan identified this area as needing such a facility.	DPR	Mid-Term	N
TAKOMA CENTRAL DISTRICT			
RCE-2.1.A: Traffic Congestion and Parking. Mitigate intersection and corridor congestion on Blair Road and Carroll Street. Improve parking for local businesses by encouraging better management of existing parking arrangements with WMATA and other landowners in locations that can better support the overall commercial district.	DDOT, WMATA	Mid-Term	N
RCE-2.1.B: Pedestrian Safety and Connections. Improve pedestrian safety in the Takoma Central District with a coordinated program of physical improvements, including new western entrances to the Metro station that better connect communities east and west of the tracks.	DDOT, WMATA	Mid-Term	N
RCE-2.1.C: Takoma Metro Station Redevelopment. Enforce the Takoma Central District Plan redevelopment guidelines for the Metro station and implement the recommendations of the Takoma Transportation Study.	OP, DDOT, DCRA, DPW	Immediate	Y
P **RCE-2.1.D: Takoma Central District Village Green.** Create a village green as the Central District's signature open space feature.	DPR, OP, WMATA	Long-Term	Y
GEORGIA AVENUE – PETWORTH METRO STATION AREA			
RCE-2.2.A: Site Acquisition. Continue acquisition of underused or vacant land to facilitate public-private infill development that catalyzes the revitalization of Georgia Avenue and reinforces its role as the central business district of Petworth.	DMPED	On-going	Y
P **RCE-2.2.B: Petworth Co-Location Opportunities.** Explore opportunities to co-locate new and improved public facilities along Spring Road and on the Petworth Library/Roosevelt Senior High School/ MacFarland Middle School campus. Consider other uses in the co-location development programs, such as a health care center, housing and senior living.	DCPL, DCPS	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
Z **RCE-2.2.C: Petworth Overlay Zone**. Consider an overlay zone for Georgia Avenue in Petworth that would restrict new uses deemed undesirable along the corridor, such as used automobile lots and automobile repair shops, and that would provide existing businesses with an allowance for additional floor area ratio to help them expand.	OP, OZ, ZC	Mid-Term	N
RCE-2.2.D: Georgia and New Hampshire Avenue Intersection. Enhance pedestrian safety, aesthetics and streetscape quality at the intersection of Georgia Avenue and New Hampshire Avenue, adjacent to Metro. This intersection is the hub of Petworth and requires crosswalk improvements and other changes to create a more desirable shopping district and favorable climate for new investment. The need for such improvements at the Georgia and Kansas Avenue intersection also should be assessed.	DDOT, OP	Long-Term	Y
RCE-2.2.E: Financial Incentives. Consider financial and management incentives to assist existing businesses and new investors along Georgia Avenue, including a Tax Increment Financing District, a retail and leasing management strategy, and changes to the Façade Improvement Program.	DDMPED	Mid-Term	N
UPPER GEORGIA AVENUE NW/ WALTER REED			
P **RCE-2.3.A: Upper Georgia Avenue Area Plan.** Develop a small area plan and implementation strategy focused on the properties fronting on Georgia Avenue between Decatur Street and Eastern Avenue.	OP	Immediate	N
RCE-2.3.B: Land Acquisition on Upper Georgia Avenue. Acquire vacant and/or underutilized private land along Upper Georgia Avenue which can be leveraged to support private revitalization and reinvestment. The production of mixed income housing should be a top priority where land is acquired.	DMPED	Mid-Term	N
KENNEDY STREET NW			
RCE-2.4.A: Complete Kennedy Street Strategic Development Plan. Develop a small area plan and implementation strategy focused on vacant and underutilized commercial properties along Kennedy Street. The Plan should identify the potential for new and expanded residential, commercial and mixed-use development, and should include actions to make the area more a more attractive place for local residents to shop.	OP	Mid-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
RCE-2.4.B: Main Street Designation. Consider the designation of Kennedy Street as a DC Main Street, thereby creating a vehicle for business improvement and technical assistance.	DMPED	Mid-Term	N
ARMED FORCES RETIREMENT HOME/ IRVING STREET HOSPITAL CAMPUS			
P **RCE-2.5.A: AFRH Master Plan Coordination.** Coordinate with NCPC, AFRH and the General Services Administration to review the AFRH's Master Plan with attention to desired land uses, zoning, building height, intensity of the new development, circulation, open space and infrastructure and public services. Site plan review must be carefully coordinated to address potential impacts.	OP, NCPC	On-going	N
RCE-2.5.B: Irving Street Hospital Campus Strategic Planning. Coordinate with all of the hospital facilities on the campus to ensure that necessary facility expansions are well planned to mitigate potential adverse impacts on surrounding areas. Review existing hospital facility strategic plans to determine appropriate land uses and determine if zoning changes are needed.	OP, OZ	On-going	N
ROCK CREEK WEST			
ROCK CREEK WEST: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
Z P **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 "main streets" throughout the area. Such overlays should ensure that new development is pedestrian-oriented, achieves neighborhood compatibility, and is responsive to community concerns about building height, buffers, and transitions between uses.	OP, OZ	Short-Term	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
Z P **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 neighborhoods. While this is a citywide issue (see Policy LU-2.1.6 and Action LU-2.1.C), it is a particular concern in this part of the city.	OP, OZ	Short-Term	N
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.	OP	Short-Term	N
RCW-1.1.D: Traffic Flow Improvements. Conduct and regularly update transportation 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 pedestrian safety on smaller neighborhood side streets, especially in residential areas adjacent to Wisconsin Avenue, Connecticut Avenue, Western Avenue, River Road and Military Road.	DDOT	On-going	N
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.	DDOT	Mid-Term	N
ROCK CREEK WEST: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
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 the combined sewer in Glover Archbold Park (conveying Foundry Branch).	WASA	On-going	Y
RCW-1.2.B: Recreation Center and Pools. Develop a new recreation center and community pool in the eastern part of the Planning Area.	DPR	Long-Term	Y
RCW-1.2.C: Palisades Open Space Protection. Protect the historic linear open space that once supported the Palisades/ Glen Echo trolley line.	DDOT, DPR, OP-HPO	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
RCW-1.2.D: Senior Center Development. Develop an additional senior center in the Rock Creek West Planning Area, in order to improve the delivery of services to the area's large elderly population.	DPR, DMCFYE	Long-Term	Y
P **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.	DCPL, DMPED	Immediate	Y
RCW-1.2.F: Façade Improvements. Encourage urban design and façade improvements in the established commercial districts along Wisconsin Avenue and Connecticut Avenue.	OP, DMPED	Mid-Term	N
Z **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.	DOE, DOH	On-going	N
CONNECTICUT AVENUE CORRIDOR			
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.	UDC, DPR, OP, DDOT	Long-Term	N
Z **RCW-2.1.B: Large Hotel Sites.** Carefully monitor future proposals for the Omni-Shoreham and Marriott Wardman Park hotels 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 and visitor parking.	OP, OZ, ZC, DDOT	On-going	N
WISCONSIN AVENUE CORRIDOR			
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.	OP, DDOT, MNCPPC	On-going	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
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 semi-actuating 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.	DDOT	Mid-Term	N
P **RCW-2.2.C: Zoning and Design Measures.** Continue to work with the community, the ANCs, and local property owners to address concerns regarding building density and height, planned unit developments and related density bonuses, and architectural design. Zoning techniques should be considered to break up the auto-oriented commercial appearance of much of Wisconsin Avenue and instead create a more pedestrian-oriented street, distinct in function and visual character from adjacent residential areas.	OP, DMPED, DDOT	On-going	N
UPPER NORTHEAST			
UPPER NORTHEAST: GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION			
Z P **UNE-1.1.A: Industrial/Residential Buffers.** Develop additional solutions to buffer residential and industrial areas from one another. One possibility is to consider extending the Langdon Overlay (L-O) zone, which prohibits certain types of industrial uses in immediate proximity to residential uses and which requires screening to protect residential areas.	OP, OZ	Short-Term	N
Z **UNE-1.1.B: Industrial Land Use Study.** Implement the applicable recommendations of the 2006 Industrial Land Use Study as they relate to Upper Northeast.	OP, OZ, DMPED, OPM	Short-Term	N
UNE-1.1.C: Traffic Safety Improvements. Improve traffic safety throughout the Upper Northeast Area, particularly along Eastern Avenue, Franklin Street, Monroe Street, Brentwood Road, Bladensburg Road, Rhode Island Avenue, South Dakota Avenue, and New York Avenue.	DDOT	Mid-Term	Y

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
UPPER NORTHEAST: CONSERVING AND ENHANCING COMMUNITY RESOURCES			
P **UNE-1.2.A: Parkland Acquisition.** Address the shortage of parkland in the Planning Area, placing a priority on the areas with the most severe deficiencies. According to the 2006 Parks and Recreation Master Plan, these areas include Edgewood, Ivy City, the Carver/Langston area, and the southwest part of Brookland.	DPR, OP	On-going	Y
UNE-1.2.B: Hazardous Materials Transport. Continue to lobby for restrictions on the transport of hazardous cargo through the Upper Northeast Planning Area, particularly on the rail lines which abut the community's residential neighborhoods.	EOM, CC, DOH, DOE, USDOT	On-going	N
UNE-1.2.C: Main Streets/Great Streets. Consider the designation of additional commercial areas as DC Main Streets, including the Woodridge shopping area along Rhode Island Avenue, and portions of Bladensburg Road. Consider adding Rhode Island Avenue to the city's "Great Streets" program, making it eligible for funding for transportation, streetscape, and façade improvements.	DMPED, DDOT, OP	Mid-Term	N
NORTHEAST GATEWAY			
UNE-2.1.A: Capital City Market. Develop and implement plans for the revitalization and development of the Capital City Market into a mixed use residential and commercial destination. Redevelopment plans for the site shall be achieved through a collaborative process that involves the landowners and tenants, the project developers, the District government, and the community.	OP, DMPED	Short-Term	N
UNE-2.1.B: Northeast Gateway Open Space. Develop additional and interconnected public open spaces in the Ivy City and Trinidad areas, including a public green on West Virginia Avenue, open space on the current site of the DCPS school bus parking lot, and improved open space at the Trinidad Recreation Center and the Crummell School grounds	DPR, OP	Mid-Term	N
UNE-2.1.C: Crummell School Reuse. Rehabilitate the historic Crummell School for a community benefit use, such as adult education, a trade school, or art studio space.	OPM, DMPED	Mid-Term	Y

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
LOWER BLADENSBURG ROAD/ HECHINGER MALL			
UNE-2.2.A: Schools on the Hill Campus Planning. Undertake a planning process to enhance the physical environment of the Schools on the Hill Campus, enabling the campus to function more effectively as a neighborhood resource, a gateway from the neighborhoods of Upper Northeast to the Anacostia River parklands, and an educational complex ("city of learning") that benefits residents of all ages.	DCPS, OP, DPR	Mid-Term	N
Z **UNE-2.2.B: Lower Bladensburg Road Development.** As described in the Northeast Gateway Small Area Plan, consider the use of form-based zoning along Bladensburg Road to encourage housing and mixed use development and to discourage additional auto dealerships and automotive uses.	OP, OZ	Short-Term	N
UNE-2.2.C: Reconfiguration of the "Starburst" Intersection. As recommended by the H Street Small Area Plan, redesign the starburst intersection at Florida Avenue, Benning, Bladensburg, H Street, and Maryland Avenues, and provide a public plaza in the northeastern quadrant of the intersection, adjacent to Hechinger Mall.	DDOT, OP	Long-Term	Y
NEW YORK AVENUE CORRIDOR/ BRENTWOOD			
P **UNE-2.3.A: New York Avenue Traffic Study.** Refine the road design recommendations contained in the 2005 New York Avenue Corridor Study and identify capital improvements to carry out these recommendations. A high priority should be given to the redesign of the intersections at Montana Avenue and Bladensburg Road.	DDOT	Long-Term	Y
UNE-2.3.B: Brentwood Road Improvements. Implement the recommendations of the Brentwood Road Transportation Study, intended to improve traffic flow, address parking issues, upgrade transit, and provide new pedestrian and bicycle facilities along Brentwood Road.	DDOT	Long-Term	Y
UNE-2.3.C: Hecht's Warehouse. Encourage the reuse of the historic Hecht's warehouse building as an incubator for technology-oriented uses, creative industries, and other activities which help grow the District's "knowledge economy."	DMPED	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
UNE-2.3.D: Business Improvement District. Consider the creation of a Business Improvement District (BID) serving the New York Avenue corridor.	DMPED, OP	Mid-Term	N
UPPER BLADENSBURG ROAD AND FORT LINCOLN			
UNE-2.4.A: Streetscape and Façade Improvements. Develop programs to improve the streetscape and commercial facades along Bladensburg Road from Eastern Avenue to South Dakota Avenue.	DMPED	Mid-Term	Y
UNE-2.4.B: South Dakota Avenue Transportation Study. Implement the recommendations in the DDOT South Dakota Avenue Transportation study, intended to improve traffic safety, reduce conflicts caused by heavy truck traffic, and reduce speeding.	DDOT	Mid-Term	Y
RHODE ISLAND AVENUE-BRENTWOOD METRO STATION AND CORRIDOR			
P **UNE-2.5.A: Station Area Planning.** Work with WMATA, the local ANC, local businesses, and the community to ensure that plans for the Rhode Island Avenue Metrorail parking area enhance the surrounding neighborhoods and address issues such as traffic, parking, and station access.	OP, WMATA, DDOT	Mid-Term	N
BROOKLAND/ CUA METRO STATION AREA			
P **UNE-2.6.A: Brookland Metro Small Area Plan.** Prepare a Small Area Plan for the Brookland Metro station area, providing guidance on the future use of vacant land, buffering of existing development, urban design and transportation improvements, and the provision of additional open space and community facilities in the area.	OP, WMATA, DDOT	Immediate	N
FORT TOTTEN METRO STATION AREA			
UNE-2.7.A: Fort Totten Small Area Plan. Prepare an updated study of the Fort Totten/ Riggs Road area to more precisely determine the mix of desired land uses; and to address transportation, parking, open space, urban design, and other issues related to the area's future development. The study area for the Small Area Plan should include Riggs Plaza and the adjacent Riggs/South Dakota intersection.	OP	Immediate	N

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Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
UNE-2.7.B: Riggs Road/South Dakota Avenue Redesign. Reconstruct the intersection at Riggs Road and South Dakota Avenue to improve pedestrian and vehicular safety. Consider opportunities for new development, parkland, and community facilities on the excess right-of-way.	DDOT	Mid-Term	Y
IMPLEMENTATION			
DEVELOPMENT REVIEW			
Z P **IM-1.1.A: PUD Regulations.** Complete an evaluation of the District's Planned Unit Development (PUD) regulations and procedures, including a "Best Practices" assessment of PUD practices in other large cities.	OP, OZ	Short-Term	N
IM-1.1.B: Large Tract Review. Complete an evaluation of the District's Large Tract Review procedures, including a "Best Practices" assessment of large tract procedures in other large cities. The evaluation should determine if the existing threshold of 50,000 square feet for commercial projects and three acres for residential projects is appropriate, and should include provisions to preclude projects from being broken into phases as a way to circumvent the review process.	OP	Short-Term	N
ZONING REGULATIONS AND CONSISTENCY			
Z P **IM-1.3.A: Zone Map Revision**. Undertake a comprehensive revision to the District's Zone Maps to eliminate inconsistencies between zoning and the Comprehensive Plan Future Land Use Maps, including those showing historic districts.	OP, OZ, ZC, ANC	Short-Term	N
Z P **IM-1.3.B: Comp Plan / Zoning Correspondence Table.** Prepare and publish general guidelines which indicate which zone districts are "clearly consistent", "potentially consistent", and "clearly inconsistent" with each Comprehensive Plan Land Use Category.	OP, OZ, OAG	Immediate	N
Z **IM-1.3.C: Review of Definitions.** Review the definitions used in planning, zoning, building, and housing codes to determine if changes are needed to establish consistency between District agencies.	OP, OZ, OAG	Short-Term	N

Action	Responsible Agency(ies)	Time Frame	Capital Funds Needed (Y/N)
IM-1.3.D: Adoption of Future Land Use Map and Policy Map. Adopt the Future Land Use Map and Policy Map by "Act." Any inconsistencies in land use map designations between the illustration on the map and the textual description of the map designation that is contained in the adopted Comprehensive Plan legislation shall be resolved in favor of the text.	OP, OAG, EOM	Short-Term	N
LONG-RANGE PLANNING			
Z **IM-1.4.A: Progress Reports.** At least once every two years, prepare a Comprehensive Plan Progress Report for the City Council that documents the progress being made on implementation of the District Elements.	OP	Short-Term	N
PUBLIC INPUT			
P **IM-1.5.A: Planning Publications.** Prepare a set of easy-to-understand written and electronic guides to help residents navigate the planning and building processes, comprehend land use planning and zoning regulations, and follow the standards, procedures, and expectations used in local planning activities.	OP, OZ, DCRA	Short-Term	N
P **IM-1.5.B: Planning Commission Feasibility Study.** Consistent with the recommendations of the Comprehensive Plan Assessment of 2003, conduct a Mayorally-commissioned study of the feasibility of creating a Planning Commission in the District of Columbia. The report shall be prepared by outside parties and shall be submitted to the Mayor, the Council, and the public within 120 days of the effective date of the Comprehensive Plan Act of 2006. The report shall summarize potential models for such a Commission, including its composition, roles, responsibilities, authority, staffing, and relationship to the City Council and other city commissions.	OP, EOM	Immediate	N

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LINK TO CAPITAL IMPROVEMENT PLANNING			
P **IM-2.1.A: DC Code Revisions.** Revise the DC Code to formalize the link between the Comprehensive Plan and the multi-year Capital Improvements Plan.	OP, OCA, EOM, OAG	Short-Term	N
IM-2.1.B: Enhanced CIP Process. Develop an enhanced CIP process that: Uses the Comprehensive Plan as the key guide to capital investments; Mandates a Public Facilities Master Plan – or, at least, an ongoing Master Public Facilities Coordination Program that assesses facility needs and coordinates the public improvement plans of multiple city agencies; Develops criteria for the review of capital projects for inclusion in the CIP that allows for an objective and transparent evaluation process; Includes an itemized allocation in the capital budget for implementation priorities that are specifically called for in the Comprehensive Plan; Clarifies the role of the Office of Planning in the CIP process; Ensures adequate staffing is in place and is available to support the CIP process; Develops and maintains a multi-year capital improvements planning process based on the Comprehensive Plan.	OP, OCA, EOM, OPM, OAG	Mid-Term	N

Table 25.2: Housing Linkage 2520

This table contains the text of DC Official Code Sec 1-306.31 through 1-306.45 linking the granting of density bonuses for commercial floor space to the provision of affordable housing. The relevant sections are presented in their entirety.

The housing linkage objective requires applicants who obtain bonus commercial office space as a result of a discretionary and otherwise appropriate street or alley closing or zoning density increase to produce housing or contribute funds to the production of housing, particularly housing that is affordable to low- and moderate-income households throughout the District, in an amount based on a formula tied to the amount or value of the additional commercial office square footage obtained. 2520.1

In establishing the housing linkage objective, the District sets forth the following purposes:

a. To encourage the construction and rehabilitation of housing throughout the District of Columbia, particularly housing that is affordable to low- and moderate-income households;

b. To reduce a shortage of affordable housing in the District which has been caused in part by increased demand for this housing from employees of new commercial development who compete with present residents for scarce, vacant affordable housing, and by high land values which raise the cost of housing and which are partly a function of the demand for additional commercial office space in the National Capital; and

c. To increase the income tax base and labor force in the District by providing a mechanism to stimulate the development and expansion of housing for employees in the District who cannot afford to reside in the District. 2520.2

The policies established in support of the housing linkage objective are as follows:

a. Except as provided in 2520.11 of this section, whenever the Council approves a discretionary and otherwise appropriate street or alley closing which results in the provision of additional commercial office space, or whenever the Zoning Commission approves a discretionary and otherwise appropriate zoning density increase which results in the provision of additional commercial office space, the applicant who obtains the additional commercial office space shall be required to comply with the following housing requirement:

    1. The applicant shall construct or rehabilitate housing that is affordable to low- and moderate-income households in the District, the minimum amount of which shall be calculated by the formula set forth in 2520.3(b) of this section, which shall be dedicated to use for affordable housing for no fewer than twenty (20) years, and which shall be developed in accordance with the schedule set forth in 2520.13 of this section; or

    2. The applicant shall contribute funds, the minimum amount of which shall be calculated by the formula set forth in 2520.6 of this section, to a housing trust fund in accordance with the schedule set forth in 2520.13 of this section;

b. Except as provided in 2520.4, if the applicant agrees to construct or rehabilitate the affordable housing, then the total square footage of the affordable housing that the applicant shall be required to construct or rehabilitate shall be as follows:

    1. Not less than one-fourth (1/4) of the total square footage of the additional commercial office space, if the required affordable housing is located on or adjacent to the site of the additional commercial office space;

    2. Not less than one-third (1/3) of the total square footage of the additional commercial office space, if the required affordable housing is located off or not adjacent to the site of the additional commercial office space, and if the housing is located within the advisory neighborhood commission area where the additional commercial office space is located or

within an area designated on an enacted land use map of the Comprehensive Plan as a housing opportunity area; or

3. Not less than one-half (1/2) of the total square footage of the additional commercial office space, if the required affordable housing is located in any other area of the District. 2520.3

If the additional commercial office space is located on a development site that is improved with one (1) or more housing units that are removed, either after the application or within one (1) year prior to the application to facilitate the commercial development, the total square footage of the required affordable housing shall be not less than the total square footage of the removed housing plus the square footage of housing required by §2520.3(b). 2520.4

If the applicant agrees to construct or rehabilitate affordable housing pursuant to §2520.3(a), the applicant may satisfy this agreement in any manner chosen by the applicant, including but not limited to a joint venture, partnership, contract, or arrangement with another party to develop the required housing. 2520.5

Except as provided in §2520.7, if the applicant agrees to contribute funds to a housing trust fund, the amount of funds to be contributed shall be no less than the total of one-half (1/2) of the assessed value of the total square footage of additional commercial office space. 2520.6

If the applicant agrees to contribute funds to a housing trust fund, and if the additional commercial office space is located on a development site that is improved with one (1) or more housing units that are removed, either after the application or within one (1) year prior to the application to facilitate the commercial development, the amount of funds to be contributed shall be no less than the total of the assessed value of the housing units that are removed plus one-half (1/2) of the assessed value of the total square footage of additional commercial office space. 2520.7

Nothing in this section shall require the Zoning Commission to grant or deny an application for a zoning density increase. 2520.8

Nothing in this section shall supplant any requirement of the Zoning Regulations. 2520.9

Nothing in this section shall obviate the requirement that zoning shall not be inconsistent with the Comprehensive Plan. However, the Zoning Commission and the Mayor's Office of Planning each shall consider an applicant's compliance with the requirements of this section as supportive of the Comprehensive Plan and as providing public amenities associated with an applicant's project. 2520.10

The provisions of this section shall not apply to the following applicants:

a. An applicant who obtains a street or alley closing or a zoning density increase for a development that includes, on or adjacent to the site of the development, an amount of housing that is equal to the amount that would be calculated pursuant to the formula set forth in §2520.3(b)(3);

b. An applicant whose development obtains no additional commercial office space as a result of obtaining a street or alley closing or a zoning density increase;

c. An applicant for a street or alley closing or a zoning density increase who represents a federal government agency, the Washington Metropolitan Area Transit Authority, or the Pennsylvania Avenue Development Corporation;

d. An applicant who obtains additional commercial office space pursuant to the variance provisions of the Zoning Regulations;

e. An applicant whose approved street or alley closing was decided by the Council, or whose approved zoning density increase was decided by the Zoning Commission, prior to October 6, 1994;

f. An applicant who obtains a zoning density increase for a development that already is subject to a housing, retail, arts, or historic preservation requirement pursuant to the zoning regulations set forth in the Downtown Development District; or

g. An applicant who obtains a street or alley closing or a zoning density increase for a development about which the Council, in its legislation that approves of the street or alley closing, or the Zoning Commission, in its order that approves of the zoning density increase, makes all of the following findings after a public hearing, for which prior notice of a request for this exemption was provided to each affected Advisory Neighborhood Commission and in the District of Columbia Register, and during which the burden of proof is upon the applicant to justify granting this exemption:

   1. The development associated with the street or alley closing or zoning density increase is located within an area designated in the text or map of the Comprehensive Plan as a development opportunity area, a production and technical employment area, or a new or upgraded commercial center; and

   2. Imposition of no housing requirement or a housing requirement that is less stringent than the requirement imposed by this section is necessary to implement objectives and policies set forth in this Plan for that designated area, which otherwise would likely not be achieved. 2520.11

An applicant who obtains a street or alley closing or a zoning density increase who is required to construct or rehabilitate affordable housing pursuant to this section shall not be issued a building permit for the applicant's commercial development until the applicant certifies to the District either that a building permit has been issued for the required amount of affordable housing, or that the applicant has contributed sufficient funds to a housing provider to construct or rehabilitate the required amount of affordable housing. 2520.12

An applicant who obtains a street or alley closing or a zoning density increase who is required to contribute funds to a housing trust fund pursuant to this section shall proceed in accordance with the following schedule:

a. Not less than one-half (1/2) of the required total contribution shall be made prior to the issuance of a building permit for any of the commercial development; and

b. The balance of the required total contribution shall be made prior to the issuance of a certificate of occupancy for any of the commercial development. 2520.13

Prior to the issuance of a building permit or certificate of occupancy for the commercial development, whichever is applicable, the applicant shall certify to the District that the provisions of this section have been satisfied. 2520.14

The Zoning Commission and all other agencies that have authority to adopt regulations to implement the housing linkage policies shall adopt regulations to implement the provisions of this section. 2520.15

***SOURCE:** Apr. 10, 1984, D.C. Law 5-76, §3, 31 DCR 1049 (Mar. 9, 1984); Apr. 27, 1999, D.C. Law 12-275, §2(a), 46 DCR 1497 (Feb. 19, 1999); also codified at DC Official Code §§ 1-306.31 through 1-306.45.