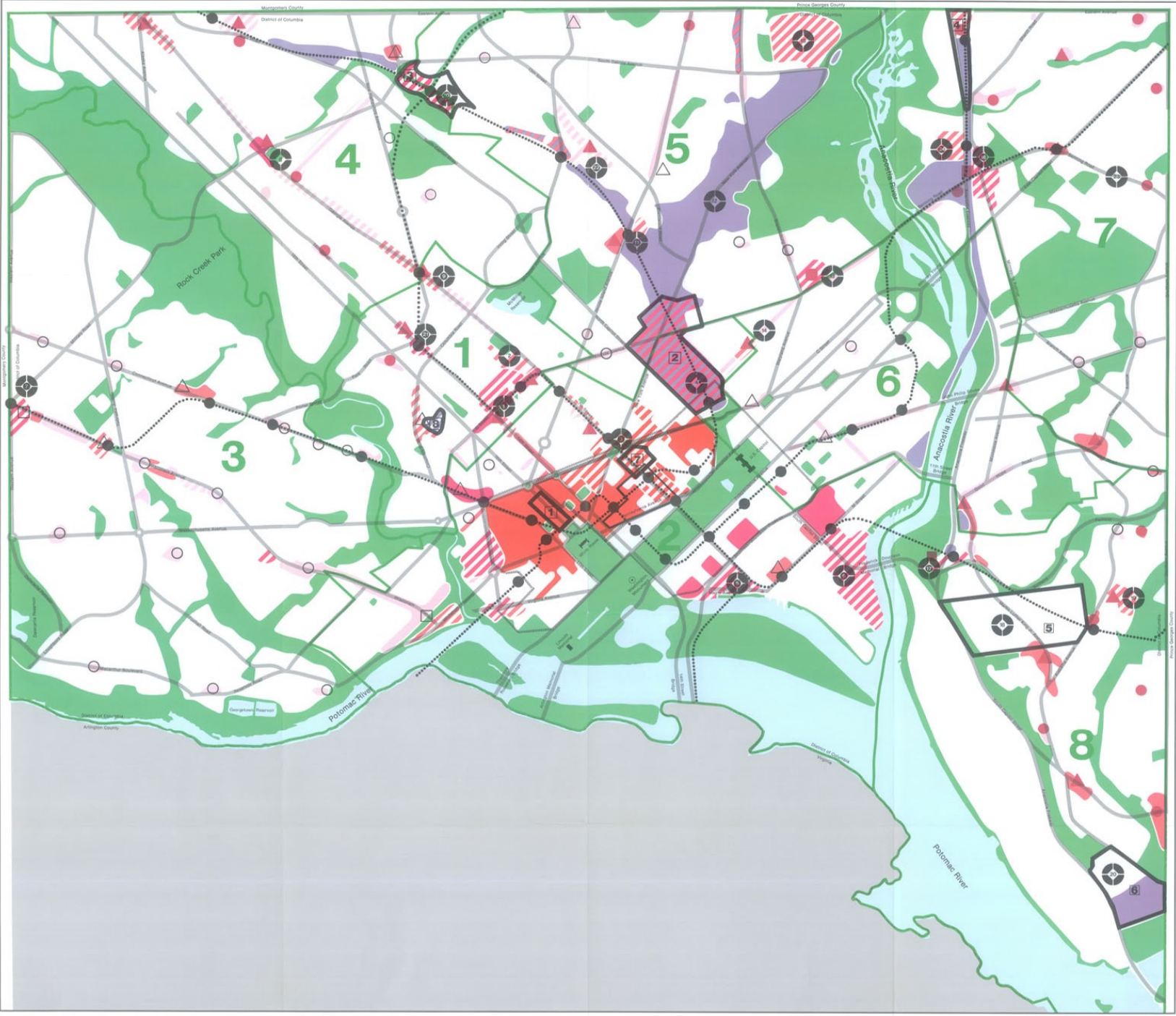


District of Columbia Generalized Commercial and Production and Technical Employment (PTE) Land Use Policies Map



legend

commercial land use categories

- low density**
Shopping and service areas that are generally low in scale, character and activity and that provide a limited range of retail goods and services are the predominant uses.
- moderate density**
Shopping and service areas that generally provide a much broader range of goods and services are the predominant uses. Chain drug stores and grocery stores as well as branches of department stores, some specialty shops, and personal services may be present.
- medium density**
Shopping and service areas that generally offer the largest concentration and variety of goods and services outside the Central Employment Area are the predominant uses. Most customers arrive by car, bus or subway.
- high density**
The business and retail heart of the District and metropolitan area includes a mix of employment, retail, office, cultural and entertainment centers.

commercial classification

- local neighborhood center
- △ multi-neighborhood center
- regional center
- new or upgraded
- ▲ new or upgraded
- new or upgraded

development opportunity areas

- 1. U Street; 2. Howard Gateway; 3. UDC/Mount Vernon Square; 4. Northeast No. 1/Eckington Yards; 5. International Cultural and Trade Center/Portal Site; 6. Buzzard Point/Near Southeast; 7. Western and Wisconsin Avenues; 8. Georgia and Missouri Avenues; 9. Georgia and New Hampshire Avenues; 10. Fort Totten Metro Station Area; 11. Rhode Island Avenue Metro; 12. New York Avenue Corridor; 13. Hechinger Mall Area; 14. H Street; 15. Fort Lincoln; 16. Minnesota/Benning; 17. Anacostia Metro; 18. Saint Elizabeths Hospital; 19. Camp Simms; 20. D.C. Village; 21. Columbia Heights; 22. Brookland; 23. Benning Road and G Street S.E.; 24. Parkside

metropolitan development opportunity areas

mixed use

A combination of land use categories are depicted in areas where a variety of land uses are to be encouraged. Mixed use areas include existing commercial areas and areas proposed for significant land use changes.

production and technical employment

Restructured industrial land intended to encourage growth industries and industries with a high rate of employees in land area occupied, such as office support systems, communications, printing and publishing, transportation services, food services, and business support services, warehousing, and other commercial activities that generally do not occur in substantial degree in other commercial areas are the predominant uses.

Central Employment Area

downtown plan boundary

special treatment areas

- 1. Lower 16th Street, N.W.; 2. Northeast No. 1/Eckington Yards; 3. Fort Totten Metro Station Area; 4. Deanwood Metro Station Area; 5. Saint Elizabeths Hospital; 6. D.C. Village; 7. Chinatown
- 8. Reed-Cook

metro

- adopted regional system (ARS)

Scale 1400'

Map prepared by
District of Columbia Office of Planning
400 Seventh Street, N.W., Suite 400, Washington, D.C. 20004
Note: This is not a zoning map.

Comprehensive Plan Publications