

## 3.1 Comprehensive Plan Land Use Designations

The Council-approved Reuse Plan specifies the proposed land uses for redevelopment of the former WRAMC Site (See “Exhibit 4-79: Proposed Development from the Walter Reed Reuse Plan July 13, 2012” on page 58). These uses include residential, institutional/corporate, educational, public facility, open space, as well as mixed uses. The Site is currently designated as “Federal” on the Future Land Use Map of *The Comprehensive Plan of the National Capital: District Elements* (Comprehensive Plan). In order for new development to occur on the Site, new land use designations must be determined so that zoning can be established for future development. Zoning must not be inconsistent with the provisions of the Comprehensive Plan.

The Council-approved Reuse Plan is the foundation for the following Comprehensive Plan land use designation recommendations for the Site. Specifically, these land use designation recommendations are consistent with the Reuse Plan’s development densities as depicted in “Exhibit 4-79: Proposed Development from the Walter Reed Reuse Plan July 13, 2012” on page 58.

The SAP recommends land use designation changes. To facilitate these land uses, it is anticipated that a Zoning Map amendment would occur after the SAP is approved by Council. The SAP assumes that the new zoning would permit the proposed development, including any affordable housing, by-right (without requiring additional Zoning Commission review).

However, the ability to request a planned unit development (PUD) should be limited. A PUD is a discretionary, project-specific zoning case which typically includes requests to increase building height or density. Each PUD that is heard and decided by the Zoning Commission, includes public review and comment, and is intended

to encourage high quality developments that provide public benefits. Within the Walter Reed Small Area Plan boundaries, a PUD should not be utilized to increase height or density for any site with frontage along Fern Street NW, Aspen Drive NW, or 16th Street NW, and additional height or density through a PUD on any other site should be limited. The PUD development should mitigate any potential impacts of the increased height or density, and provide commensurate public benefits to the neighborhood beyond what is anticipated or required by the Small Area Plan, the Land Disposition Agreement, or other applicable requirements associated with the Site.



The recommended land use designations for the Site range from low to moderate to medium densities for residential and commercial development, as well as open space designations. “Exhibit 4-80: Comprehensive Plan Land Use Designation Recommendations” on page 61 depicts the specific land use designations for the Site. Definitions for each of the land use designations are as follows:

- **Low Density Residential (RLD):** Defines the District’s single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- **Moderate Density Residential (RMOD):** Defines the District’s row house neighborhoods as well as its low-rise apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
- **Medium Density Residential (RMED):** Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density homes may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- **Low Density Commercial (CLD):** Defines shopping and service areas that are generally low in scale and character. Retail, office and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Their common feature is that they are comprised primarily of one-to three-story commercial buildings.
- **Moderate Density Commercial (CMOD):** Defines shopping and service areas that are

somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial area but generally do not exceed five stories in height.

- **Medium Density Commercial (CMED):** Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office and service businesses are the predominate uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- **Institutional (INST):** Includes land and facilities occupied and used by college and universities, large private schools, hospitals, religious organizations, and similar institutions.
- **Parks, Recreation, and Open Space (PROS):** Includes the federal and District park systems, including the National Parks, the circles and squares of the L’Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for

resource conservation and habitat protection) and active open space (for recreation).

- **Federal (FED):** Includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses include military bases, federal government buildings, the International Chancery Center, federal hospitals, and similar federal government activities. The “Federal” category generally denotes ownership rather than use. Land with this designation is generally not subject to zoning.

#### ENDNOTES

1. *District of Columbia Comprehensive Plan Future Land Use Map.*



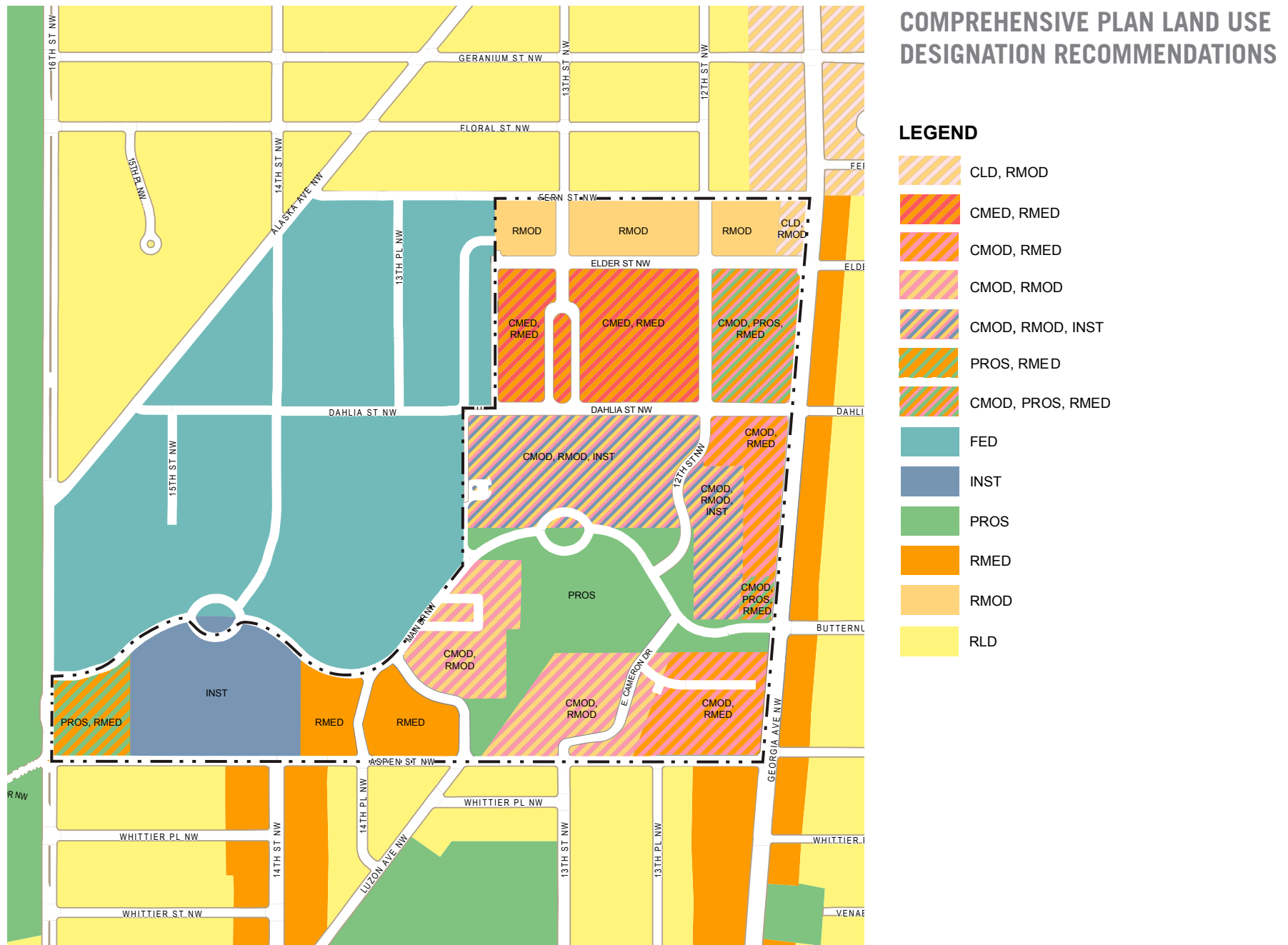


Exhibit 4-81: Comprehensive Plan Land Use Designation Recommendations. Source: Office of Planning.



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - DRAFT FOR PUBLIC COMMENT – JANUARY 28, 2013