District of Columbia Comprehensive Plan Generalized Policy Map

Purpose

The purpose of this map is to categorize how different parts of the District may change by 2025. It highlights areas where more detailed Comprehensive Plan policies have been provided to manage this change. These policies may generally be found in the ten Area Elements. This map should be used to guide land use decision-making in conjunction with the Comprehensive Plan text, the Future Land Use Map, and other Comprehensive Plan maps. Boundaries on the map are to be interpreted in conjunction with these other resources in addition to the information shown here.

Status of this Map

This map was enacted as part of the Comprehensive Plan Amendment Act of 2010 (D.C. Law 18-0361, effective April 8, 2011)

Guidelines for Using this Map

Together with the Future Land Use Map, this map is intended to provide a generalized guide for development and conservation decisions. The following guidelines apply to its use and interpretation:

This is not a zoning map. Zoning maps are parcel-specific and establish detailed requirements for setbacks, height, use, parking, and other attributes. This map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards. By definition, this map is to be interpreted broadly.

This map is a generalized depiction of anticipated changes through the horizon year of the Comprehensive Plan, roughly 20 years in the future from the date of publication. Because it is a generalized view, boundaries shown should be interpreted as approximate and not precise delineations. By its nature it is a projection, and the changes outlined may or may not occur as anticipated.

Not all Federal land in the District of Columbia is shown explicitly on this map. In particular, this edition of this map does not distinguish between Federal and District parks.

Not all institutional land is shown explicitly on this map. For clarity this map focuses on a relatively small number of large areas, not on the great many small ones. Individual churches on small sites, as one example, are generally not displayed on this map.

This map and the Future Land Use Map can be amended. They are not intended to freeze future development patterns for the next 20 years. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the maps can be made by residents, property owners, developers, and the District itself. In all cases, such changes require formal public hearings before the DC Council and ample opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Element of the Comprehensive Plan.

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

LEGEND

This map identifies the following four different types of areas: Neighborhood Conservation Areas, Neighborhood Enhancement Areas, Land Use Change Areas, and Commercial/ Mixed Use Areas.

Neighborhood Conservation Areas

Areas with very little vacant or underutilized land. They are primarily residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will be modest in scale and will consist primarily of scattered site infill housing, public facilities, and institutional uses. Major changes in density are not expected but some new development and reuse opportunities are anticipated. Neighborhood Conservation areas have very little vacant or underutilized land. They are primarily residential in character. Maintenance of existing land uses and community characters are anticipated over the next 20 years. Where change occurs, it will be modest in scale and will consist primarily of scattered site infill housing, public facilities and institutional uses. Major changes in density are not expected but some new development and reuse opportunities are anticipated. Neighborhood Conservation areas that are designated for Production, Distribution, & Repair uses on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided.

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities do exist within these areas but they are small in scale. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map.

Neighborhood Enhancement Areas

Neighborhoods with substantial amounts of vacant residentially zoned land. They are primarily residential in character. Many of these areas are characterized by a patchwork of existing homes and individual vacant lots, some privately owned and others owned by the public sector or non-profit developers. These areas present opportunities for compatible small-scale infill development including new single family homes, town homes, and other density types of housing. Land uses that reflect the historical mixture and diversity of each community should be encouraged.

The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development "fits in" and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and must be consistent with the land use designation on the Future Land Use Map. The unique and special qualities of each area should be maintained and conserved, and overall neighborhood character should be protected as development takes place. Publicly-owned open space within these areas should be preserved and enhanced to make these communities more attractive and desirable.

Land Use Change Areas *Land Use Change Areas (Federal)*

Areas where change to a different land use is anticipated. The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and to promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. The Comprehensive Plan's Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the desired mix of uses in each area. Land Use Change Areas include:

- Anacostia Metro
- Armed Forces Retirement Home-East
- Armed Forces Retirement Home-West
- Brookland Metro
- Buzzard Point
- Camp Simms
- DC Village
- Fort Lincoln New Town
- Fort Totten Metro
- Howard University Town Center
- McMillan Sand Filtration Site
- Near Southeast
- New York Avenue / Bladensburg Triangle
- NOMA/ New York Avenue Metro
- Old Convention Center / Hotel Site
- Poplar Point
- Reservation 13 / Hill East
- RFK Stadium and Environs
- Rhode Island Avenue Metro
- South Capitol Corridor
- Southwest Waterfront
- St Elizabeths Campus
- Upper Bladensburg
- Walter Reed Hospital
- Waterside Mall

As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods. Programs to avoid and mitigate any undesirable impacts of development of the Land Use Change Areas upon adjacent neighborhoods should be required as necessary.

Federal lands where a change of land use is anticipated by 2025 are shown with a striped pattern. In some cases a specific mix of expected uses is shown on the Future Land Use Map. In others, the Future Land Use Map depicts these sites as "Federal", indicating that although the District expects a change it does not yet have a basis for projecting specific land uses. The District has no jurisdiction over Federal lands.

Commercial/ Mixed Use Areas

These areas correspond to the city's business districts, many of which form the heart of its neighborhoods. Five categories are used, defining the physical and economic character of each area along with generalized long-range conservation and development objectives. The commercial areas defined are: "Main Street Mixed Use Corridors," "Neighborhood Commercial Centers," "Multi-Neighborhood Commercial Centers", "Regional Commercial Centers," and the "Central Employment Area."

Main Street Mixed Use Corridors

Traditional commercial business corridors with a concentration of older storefronts along the street. The service area for Main Streets can vary from one neighborhood (e.g., 14th Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). Their common feature is that they have a pedestrian-oriented environment with traditional storefronts. Many have upper story residential or office uses. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment.

Neighborhood Commercial Centers **Enhanced/New Neighborhood Centers**

Neighborhood Commercial Centers meet the day-to-day needs of residents and workers in the adjacent neighborhoods. Their service area is usually less than one mile. Typical uses include convenience stores, sundries, small food markets, supermarkets, branch banks, restaurants, and basic services such as dry cleaners, hair cutting, and child care. Office space for small businesses, such as local real estate and insurance offices, doctors and dentists, and similar uses, also may be found in such locations. New development and redevelopment within Neighborhood Commercial Areas must be managed to conserve the economic viability of these areas while allowing additional development that complements existing uses.

Multi-Neighborhood Centers **Enhanced/New Multi-Neighborhood Centers**

Multi-neighborhood centers contain many of the same activities as neighborhood centers but in greater depth and variety. Their service area is typically one to three miles. These centers are generally found at major intersections and along key transit routes. These centers might include supermarkets, general merchandise stores, drug stores, restaurants, specialty shops, apparel stores, and a variety of service-oriented businesses. These centers also may include office space for small businesses, although their primary function remains retail trade. Mixed-use infill development at these centers should be encouraged to provide new retail and service uses, and additional housing and job opportunities. Transit improvements to these centers are also desirable.

Regional Centers

Regional centers have the largest range of commercial functions outside the Central Employment Area and are likely to have major department stores, many specialty shops, concentrations of restaurants, movies and other leisure or entertainment facilities. They typically draw patrons from across the city, as well as patrons from nearby suburban areas. A large office component is also associated with regional centers. As with Multi-Neighborhood Centers, infill development at Regional Centers should provide new retail, entertainment, service uses, additional housing, and employment opportunities where feasible. These centers are generally located along major arterials and are served by transit, and typically generate significant demand for parking. Heights and densities in regional centers should be appropriate to the scale and function of development in adjoining communities, and should be further guided by policies in the Land Use Element and the Area Elements.

Central Employment Area

The Central Employment Area is the business and retail heart of the District and the metropolitan area. It has the widest variety of commercial uses, including but not limited to major government and corporate offices; retail, cultural, and entertainment uses; and hotels, restaurants, and other hospitality uses. The Central Employment Area draws patrons, workers, and visitors from across the region. The Comprehensive Plan's Land Use and Economic Development Elements, and the Central Washington Area Element and Anacostia Waterfront Element provide additional guidance, policies and actions related to the Central Employment Area.

Other Map Elements

This map also identifies parks and open space, federal lands, Downtown Washington, and major institutional land uses. The fact that these areas are not designated as Conservation, Enhancement, or Change does not mean they are exempt from the policies of the Comprehensive Plan or will remain static.

Federal Lands

Central Washington

Because of its unique characteristics, Central Washington is shown as a feature on the map rather than with the categories above. Detailed policies for this area are included in the Central Washington Area Element.

Institutional Uses

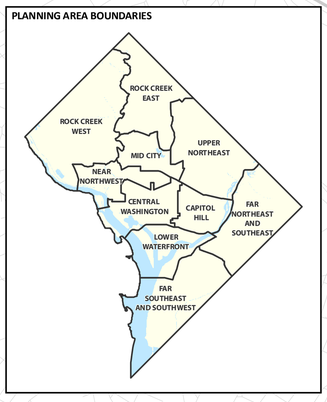
Includes colleges and universities, large private schools, hospitals, religious organizations, and similar institutions.

Parks - Federal and District-owned

Water Bodies

Metro Stations

PLANNING AREA BOUNDARIES



1 inch equals 1500 feet

0 1,500 3,000 6,000 Feet

100 acres

25 acres

Government of the District of Columbia
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