GROWING AN INCLUSIVE CITY: FROM VISION TO REALITY

# THE COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL: DISTRICT ELEMENTS

SECTION 3(D) OF BILL 16-876 ENROLLED ORIGINAL ADOPTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA DECEMBER 19, 2006

10 DCMR · PART 1

DC OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES ADRIAN M. FENTY, MAYOR · OCTOBER 2007 · LASHANDA J. HOLLOWAY, DIRECTOR

### CERTIFICATION

This document certifies, pursuant to section 53(c) of the District of Columbia Documents Act, D.C. Law 2-153, D.C. Official Code \$2-612(3) (2001), that the text of the rules compiled or codified in this title of the District of Columbia Municipal Regulations have been compared with the original text of rules duly promulgated, filed and published in accordance with law and that the text has been found to be correct and complete.

Signed this 14th day of August 2007

parnerossthmas

Joanne Ross-Thomas Acting Director

#### The Honorable Adrian M. Fenty, Mayor of the District of Columbia

The Council of the District of Columbia Vincent C. Gray, Chair Kwame R. Brown, At-Large David Catania, At-Large Phil Mendelson, At-Large Carol Schwartz, At-Large Jim Graham, Ward 1 Jack Evans, Ward 1 Jack Evans, Ward 2 Mary M. Cheh, Ward 3 Muriel Bowser, Ward 4 Harry Thomas, Jr. Ward 5 Tommy Wells, Ward 6 Yvette M. Alexander, Ward 7 Marion Barry, Ward 8

#### **Comprehensive Plan Revision Task Force**

Gale Black Cheryl Cort Wayne Dickson Maureen Dwyer Ann Hughes Hargrove **Richard Hawkins** Renee Ingram Gwyn Jones Sally Kram Jeff Lee Nancy MacWood Sue Marshall Eastman Osborne Penny Pagano Lillian Perdomo Stephen Porter Laura Richards Naomi Robinson T'Chaka Sapp Johnnie Scott-Rice Steve Sher Barbara Spillinger Adrian Washington David Watts Gerry Widdicombe Lavinia Wohlfarth Dick Wolf

Special thanks to past elected leaders: Anthony A. Williams, Mayor; Linda W. Cropp, Council Chair; Kathy Patterson, Councilmember, Ward 3; Vincent Orange, Councilmember, Ward 5; and Sharon Ambrose, Councilmember, Ward 6.

#### ACKNOWLEDGEMENTS

#### **Office of Planning**

Harriet Tregoning, Director

Ellen McCarthy, Immediate Past Director Barry Miller, Project Manager Former Associate Director for Comprehensive Planning

#### Long-Range Planning Team

Jill Diskan, Long Range Planner Sakina Khan, Long Range Planner Art Rodgers, Long Range Planner

#### Additional Contributing Authors (in alphabetical order)

Melissa Bird Deborah Crain Vivian Guerra Anita Hairston David Maloney Chris Shaheen Aubrey Thagard Patricia Zingsheim

#### Supporting Administrative Staff

Cynita Blalock, Director's Assistant Sandra Harp, Executive Assistant Michael Johnson, Public/Visual Information Officer

#### Supporting Mapping and GIS Staff

Charlie Richman, Associate Director Chris Faust, GIS Specialist Dennis Waardenburg, GIS Specialist

#### **Other Participating Agencies**

Executive Office of the Mayor Deputy Mayor for Planning and Economic Development Department of Parks, Recreation and Open Space Department of Transportation Department of Housing and Community Development Department of Health/ Environmental Health Administration Department of Employment Services Commission on the Arts and Humanities Department of Public Works Office of Property Management Office of Latino Affairs Office of Zoning WMATA DC Public Schools DC Water and Sewer Authority National Capital Planning Commission

#### **Comprehensive Plan Consultants**

HNTB Corporation Jane Dembner, Project lead for planning Justice & Sustainability Associates Mencer D. Edwards, Project lead for public involvement Bordercross Communications D'flat Communications Community Building Institute MIG Communications

#### **Technical Consultants**

Louis Berger Group Beyer Blinder Belle Phillip Preiss Shapiro Associates Lord Cultural Resources

The Office of Planning also wishes to thank the following former staff members for their leadership and contribution to this effort:

> Mitchell Silver, past Deputy Director Julie Wagner, past Deputy Director Charles Graves, Deputy Director David Fowler, Long Range Planner John Codd, GIS Specialist Leslie Jacobs, GIS Specialist John Madigan, GIS Specialist Cindy Petkac, Ward 6 Planner Shelly Brayboy, Staff Assistant Anna Bentley, Intern Keith Lindblom, Intern

The production of this document would not have been possible without the input of the thousands of residents of the District of Columbia who participated in the Comprehensive Plan Revision process.

Special thanks are extended to participating Advisory Neighborhood Commissioners

Publication Design: SLICE

#### **VOLUME ONE: CITYWIDE ELEMENTS**

# 1. IntroductionPlanning an Inclusive City1-1The Comprehensive Plan's Legal Basis, Role and Content1-3How This Plan Was Prepared1-10How to Use the Comprehensive Plan1-12

#### 2. Framework Element

Overview	2-1
The Forces Driving Change	2-2
Looking Forward: Growth Forecasts	2-13
From Vision to Reality: Guiding Principles	2-22
Putting It All Together	2-28

#### 3. Land Use Element

Overview	3-1
LU-1 Shaping the City	3-8
LU-2 Creating and Maintaining Successful Neighborhoods	3-23
LU-3 Balancing Competing Demands for Land	3-36

#### 4. Transportation Element

Overview	4-1
T-1 Linking Land Use and Transportation	4-4
T-2 Multi-Modal Transportation Choices	4-12
T-3 Transportation System Efficiency and Management	4-33
T-4 Safety and Security	4-41

#### 5. Housing Element

Overview	5-1
H-1 Homes for an Inclusive City	5-7
H-2 Housing Conservation: Retaining Our Housing Stock	5-21
H-3 Home Ownership and Access	5-26
H-4 Housing those with Special Needs	5-29

#### 6. Environmental Protection Element

Overview	6-1
E-1 Protecting Natural and Green Areas	6-2
E-2 Conserving Natural Resources	6-13
E-3 Promoting Environmental Sustainability	6-19
E-4 Reducing Environmental Hazards	6-24
E-5 Environment, Education, and the Economy	6-42

#### 7. Economic Development Element

Overview	7-1
ED-1 Defining our Economic Future	7-3
ED-2 The Spatial Impacts of the Job Market	7-13
ED-3 Supporting the Neighborhood Business Environment	7-25
ED-4 Increasing Access to Employment	7-30

#### 8. Parks, Recreation and Open Space Element

Overview	8-1
PROS-1 Park Planning and Land Management	8-2
PROS-2 Park and Recreational Facilities	8-13
PROS-3 Open Space Networks	8-19
PROS-4 Maximizing Our Assets	8-30

#### 9. Urban Design Element

Overview	9-1
UD-1 Toward A Stronger Civic Identity	9-2
UD-2 Creating Great Places	9-16
UD-3 Improving the Public Realm	9-25
UD-4 Making Great Design Matter	9-33

#### **10. Historic Preservation Element**

Overview	10-1
HP-1 Recognizing Historic Properties	10-4
HP-2 Protecting Historic Properties	10-16
HP-3 Capitalizing on Historic Properties	10-27

#### 11. Community Services and Facilities Element

Overview	11-1
CSF-1 Ensuring Adequate Community Services and Facilities	11-2
CSF-2 Health and Human Services	11-8
CSF-3 Libraries and Information Services	11-13
CSF-4 Public Safety and Emergency Preparedness	11-17

#### 12. Educational Facilities Element

Overview	12-1
EDU-1 K-12 School Facility Planning	12-2
EDU-2 Schools as Community Anchors	12-15
EDU-3 Colleges and Universities	12-18

#### **13.Infrastructure Element**

Overview	13-1
IN-1 Drinking Water	13-2
IN-2 Wastewater and Stormwater Systems	13-7
IN-3 Solid Waste	13-12
IN-4 Telecommunications	13-16
IN-5 Energy Infrastructure	13-18
IN-6 Infrastructure and New Development	13-20

#### 14. Arts and Culture Element

Overview	14-1
AC-1 Creating and Enhancing Arts and Cultural Facilities	14-2
AC-2 Making Art More Visible	14-6
AC-3 Arts and the Economy	14-8
AC-4 Increasing Support for the Arts	14-11

#### **VOLUME 2: AREA ELEMENTS**

#### 15. Capitol Hill

Overview	15-1
CH-1.1 Guiding Growth and Neighborhood Conservation	15-13
CH-1.2 Conserving and Enhancing Community Resources	15-16
CH-2 Policy Focus Areas	15-19
CH-2.1 H Street/Benning Road	15-19
CH-2.2 Pennsylvania Avenue SE Corridor	15-24
CH-2.3 US Capitol Perimeter	15-26
CH-2.4 Reservation13/RFK Stadium (Hill East Waterfront)	15-28

#### 16. Central Washington

CW-1.2 Conserving and Enhancing Community Resources16CW-2Policy Focus Areas16	.6-1
CW-2 Policy Focus Areas 16	<u>5-13</u>
	<u>5-21</u>
	<u>5-23</u>
CW-2.1 Metro Center/Retail Core 16	<u>i-25</u>
CW-2.2 Gallery Place/Penn Quarter 16	<u>5-28</u>
CW-2.3 Chinatown 16	5-30
CW-2.4 Mount Vernon District 16	<u>5-32</u>
CW-2.5 Downtown East/Judiciary Square 16	5-35
CW-2.6 Golden Triangle/K Street 16	5-37
CW-2.7 L'Enfant Plaza/Near Southwest 16	5-39
CW-2.8 NOMA and Northwest One 16	<u>5-41</u>

#### 17. Far Northeast and Southeast

Overview	17-1
FNS-1.1 Guiding Growth and Neighborhood Conservation	17-10
FNS-1.2 Conserving and Enhancing Community Resources	17-12
FNS-2 Policy Focus Areas	17-14
FNS-2.1 Minnesota/ Benning Business District	17-16
FNS-2.2 Deanwood	17-17
FNS-2.3 Capitol Gateway Estates/ Northeast Boundary	17-19
FNS-2.4 Benning Road Metro Station Area	17-20
FNS-2.5 Marshall Heights/ Benning Ridge	17-21
FNS-2.6 Pennsylvania Avenue Southeast	17-22
FNS-2.7 Skyland	17-23
FNS-2.8 Kenilworth-Parkside	17-24

#### 18. Far Southeast/Southwest

18-1
18-11
18-14
18-15
18-16
18-19
18-20
18-22
18-23
18-24
18-25

#### 19. Lower Anacostia Waterfront/ Near Southwest

Overview	19-1
AW-1.1 Guiding Growth and Neighborhood Conservation	19-10
AW-1.2 Conserving and Enhancing Community Resources	19-12
AW-2 Policy Focus Areas	19-13
AW-2.1 Southwest Waterfront	19-15
AW-2.2 South Capitol Street/Buzzard Point	19-18
AW-2.3 Near Southeast	19-21
AW-2.4 Poplar Point	19-24

## 20. Mid-City

Overview	20-1
MC-1.1 Guiding Growth and Neighborhood Conservation	20-12
MC-1.2 Conserving and Enhancing Community Resources	20-14
MC-2 Policy Focus Areas	20-16
MC -2.1 Georgia Avenue Corridor	20-16
MC -2.2 14th Street Corridor/Columbia Heights	20-20
MC -2.3 U Street/Uptown	20-22
MC -2.4 18th Street/Columbia Road	20-25
MC -2.5 Mount Pleasant Street	20-27
MC -2.6 McMillan Sand Filtration Site	20-29
MC -2.7 North Capitol Street/Florida/New York Avenue Business District	20-31

#### 21.Near Northwest

21-1
21-13
21-16
21-18
21-20
21-24
21-26
21-27
21-28

#### 22. Rock Creek East

22-1
22-13
22-16
22-18
22-18
22-22
22-24
22-26
22-27

#### 23. Rock Creek West

Overview	23-1
RCW-1.1 Guiding Growth and Neighborhood Conservation	23-13
RCW-1.2 Conserving and Enhancing Community Resources	23-17
RCW-2 Policy Focus Areas	23-20
RCW -2.1 Connecticut Avenue Corridor	23-22
RCW -2.2 Wisconsin Avenue Corridor	23-24

#### 24. Upper Northeast

hoppen normeast	
Overview	24-1
UNE-1.1 Guiding Growth and Neighborhood Conservation	24-12
UNE-1.2 Conserving and Enhancing Community Resources	24-14
UNE-2 Policy Focus Areas	24-16
UNE -2.1 Northeast Gateway	24-18
UNE -2.2 Lower Bladensburg Road/ Hechinger Mall	24-20
UNE -2.3 New York Avenue Corridor/ Brentwood	24-22
UNE -2.4 Upper Bladensburg Road and Fort Lincoln	24-24
UNE -2.5 Rhode Island Avenue-Brentwood Metro Station and Corridor	24-25
UNE -2.6 Brookland/ CUA Metro Station Area	24-27
UNE -2.7 Fort Totten Metro Station Area	24-28

#### **VOLUME 3: IMPLEMENTATION**

#### 25.Implementation

Overview	25-1
IM-1 Administration of the Planning Process	25-2
IM-2 Strengthening the Linkages to Capital Programming & Zoning	25-10
IM-3 Monitoring, Evaluating, and Amending the Comprehensive Plan	25-12
Action Planning	25-19
Glossary of Terms	G-1
Index	I-1

LIST OF MAPS	Page
1.1: Area Element Map	1-8
3.1: Existing Land Use 2005	3-3
3.2: Population Density	3-6
3.3: Employment Density	3-7
3.4: Large Sites	3-14
3.5: Great Streets and Transit Stations	3-18
3.6: Colleges, Universities and Hospitals	3-42
3.7: Locations of Group Homes	3-48
3.8: Federal Lands, 2005	3-52
4.1: Metrorail System	4-14
4.2: Proposed BRT/LRT Corridors	4-17
4.3: Bicycle Routes and Trails	4-23
4.4: Roadway System by Functional Classification	4-27
5.1: 2000-2005 Housing Development by Neighborhood Typology	5-4
6.1: Existing Tree Cover in the District and Region	6-5
6.2: Watersheds and Waterways in DC and the Surrounding Region	6-7
6.3: Steep Slopes and Areas Subject to Tree-Slope Overlays	6-11
8.1: Location of District Parks	8-6
8.2: Recreation Center Buildings and Potential Service Area Gaps	8-15
9.1: Prominent Topographic Features of Washington	9-8
9.2: Major Avenues, Boulevards and Gateways	9-13
10.1: Historic Districts	10-9
10.2: Historic Structures	10-10
10.2-A: Existing Landmark Structures and Sites	10-11
11.1: DCPL Sites	11-15
11.2: Police Stations, Police Districts, and Police Service Areas	11-19
11.3: Fire Station Locations	11-21
12.1: Locations of DCPS Schools	12-3
12.2: Locations of Public Charter Schools	12-7
12.3: Locations of Private Schools	12-11
12.4: Locations of Colleges and Universities	12-19
13.1: Trash Transfer Stations in the District of Columbia	13-14
15.1: Capitol Hill Policy Focus Areas	15-21
16.1: Central Washington Policy Focus Areas	16-24
17.1: Far Northeast Southeast Policy Focus Areas	17-15
18.1: Far Southeast Southwest Policy Focus Areas	18-17
19.1: Lower Anacostia Waterfront/Near Southwest Policy Focus Areas	19-14
20.1: Mid-City Policy Focus Areas	20-17
21.1: Near Northwest Policy Focus Areas	21-19
22.1: Rock Creek East Policy Focus Areas	22-19
23.1: Rock Creek West Policy Focus Areas	23-21
24.1: Upper Northeast Policy Focus Areas	24-17

LIST (	OF FIGURES	Page
1.1:	The Family of Plans	1-5
2.1:	Population Change by Neighborhood Cluster, 1980-2000	2-3
2.2:	Unemployment in 2002	2-4
2.3:	Persons 25 and Older Without College Degrees in 2000	2-4
2.4:	Poverty Rate in 2000	2-5
2.5:	Land Use Distribution, 2005	2-6
2.6:	Housing Development Activity, 2000-2005	2-8
2.7:	Regional Activity Clusters	2-16
3.1:	Planning Areas	3-5
3.2:	Central Employment Area	3-11
4.1:	Destination of Work Trips Originating in Each of District's 10 Planning Areas	4-10
4.2:	Origins of Work Trips in Each of the District's 10 Planning Areas	4-10
4.3:	Mass Transit Under Consideration	4-18
4.4:	Existing District Traffic Volumes, 2003	4-30
5.1:	Annual Percent Change in DC Housing Values, 1990-2005	5-3
5.2:	Targeted Distribution of New Affordable Units by Income Group	5-13
5.3:	Distribution of Housing by Number of Bedrooms, 2000	5-15
6.1:	Exceedances of the Federal 8-Hour Ozone Standard, 1995-2005	6-26
7.1:	Employment in the District	7-2
7.2:	Components of Federal Spending, Washington Metro Area, 1983-2004	7-9
7.3:	Unemployment Rate and Total Unemployment, 1978-2004	7-31
8.1:	Recreation Centers per 1,000 Residents	8-14
8.2:	Parkland Open Space, DC Compared to Other Cities	8-20
8.3:	Overview of Proposed Anacostia Waterfront Park Recommendations	8-25
9.1:	Typical DC Irregular Spaces	9-4
9.2:	Plan of L'Enfant Reservations	9-4
9.3:	Discouraging Alley and Street Closings within L'Enfant Plan Area	9-5
9.4:	Street Sections Indicating Height Act Regulations	9-6
9.5:	Discouraged and Encouraged Preservation of River View Corridors in Waterfront Development	9-10
9.6:	Extending Neighborhood Street Grids to the Waterfront	9-11
9.7:	Consistent Street Wall and Street Trees Framing Monumental Views	9-14
9.8:	Superblock vs. Fine-Grained Street and Development Patterns	9-18
9.9:	Desired Scale Transitions at Downtown Edges to Residential Areas	9-18
9.10:	Complimentary Massing in Historic Districts and Areas of Strong Architectural Character	9-20
9.11:	Neighborhood Center Concept	9-20
9.12:	Façade Articulation	9-21
9.13:	Breaking Up Massing of Development on Lots Larger than Prevailing Neighborhood Lot Size	9-21
9.14:	Parking Lot Location Behind Buildings Rather than in Front	9-22
9.15:	Concealing Parking Garages with Active "Liner" Uses	9-22
9.16:	Large Site Planning Principles	9-24
9.17:	Desirable Ground Floor Retail Configuration	9-27
10.1:	Designation Criteria for Historic Landmarks and Districts	10-13

LIST (	)FF	IGU	RES
--------	-----	-----	-----

Page
------

12.1:	Public School Enrollment Trends in the District	12-5
12.2:	Daily Migration of Students from Home to Out-of-Boundary Schools	12-13
12.3:	DCPS Enrollment Projections, 2006-2013(excluding charters)	12-13
13.1:	Washington Aqueduct System	13-2
13.2:	WASA Water Service Distribution Zones	13-5
13.3:	Combined Sewer System Area	13-11
14.1:	Arts Districts, 2006	14-4
15.1:	Land Use Composition in Capitol Hill	15-4
16.1:	Land Use Composition in Central Washington	16-5
17.1:	Land Use Composition in Far Northeast and Southeast	17-3
18.1:	Land Use Composition in Far Southeast/Southwest	18-4
19.1:	Land Use Composition in Lower Anacostia Waterfront	19-4
20.1:	Land Use Composition in Mid-City	20-4
21.1:	Land Use Composition in Near Northwest	21-5
22.1:	Land Use Composition in Rock Creek East	22-4
23.1:	Land Use Composition in Rock Creek West	23-5
24.1:	Land Use Composition in Upper Northeast	24-4

#### CONTENTS

LIST (	OF TABLES	Page
2.1:	Vacant and Underutilized Lands Citywide	2-14
2.2:	Population, Household and Job Forecasts, 2005-2025	2-15
2.3:	Projected Distribution of Household Growth by Planning Area	2-20
2.4:	Projected Distribution of Job Growth by Planning Area	2-20
3.1:	Acres of Existing Land Use by Planning Area, 2005	3-4
3.2:	Large Sites	3-13
4.1:	Transportation Assets of the District	4-2
4.2:	Summary of Major Action Projects, 2030 Transportation Vision Plan	4-3
4.3:	Mode Choice for Inbound Trips to the District's Planning Areas	4-11
4.4:	Existing Roadway System Functional Classification	4-28
5.1:	District's Housing Stock, 2000	5-2
5.2:	New Privately Owned Housing Units Authorized	5-3
5.3:	Migration In and Out of the District, 1995-2000	5-6
5.4:	Major Housing Programs in the District	5-11
7.1:	20 Largest Private-Sector Industries, 2004	7-4
7.2:	High Growth Industries, District of Columbia, 1999-2004	7-6
7.3:	Top 15 Projected High Growth Industries, DC, 2002-2012	7-7
7.4:	Federal Procurement by Area and Type, FY 2003	7-10
8.1:	Park Classification System	8-5
8.2:	Trail Improvements Recommended by the Bicycle Master Plan	8-29
	Listing of Historic Districts	10-8
11.1:	Branch Libraries: Number per 1000 Population, Selected Cities	11-16
12.1:	Transformation Schools Initiative	12-16
-	Current and Projected Water Demands, WASA Service Area	13-4
-	Capitol Hill at a Glance	15-6
-	Policy Focus Areas Within and Adjacent to Capitol Hill	15-20
	Central Washington at a Glance	16-7
	Policy Focus Areas Within and Adjacent to Central Washington	16-25
	Far Northeast and Southeast at a Glance	17-5
	Policy Focus Areas Within and Adjacent to Far Northeast Southeast	17-14
	Far Southeast/Southwest at a Glance	18-6
	Policy Focus Areas Within and Adjacent to Far Southeast Southwest	18-16
	Lower Anacostia Waterfront/Near Southwest at a Glance	19-6
	Policy Focus Areas Within and Adjacent to Lower Anacostia Waterfront/Near Southwest	19-15
	Mid-City at a Glance	20-6
	Policy Focus Areas Within and Adjacent to Mid-City	20-16
	Near Northwest at a Glance	21-7
	Policy Focus Areas Within and Adjacent to Near Northwest	21-18
	Rock Creek East at a Glance	22-6
	Policy Focus Areas Within and Adjacent to Rock Creek East	22-18
	Rock Creek West at a Glance	23-7
	Policy Focus Areas Within and Adjacent to Rock Creek West	23-20
	Upper Northeast at a Glance	24-6
	Policy Focus Areas Within and Adjacent to Upper Northeast	24-16
	Action Planning	25-19
25.2:	Housing Linkage	25-113