

COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE

D.C. LAW 5-187

"District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984".

Pursuant to Section 412 of the District of Columbia Self-

Government and Governmental Reorganization Act, P. L. 93-198,

"the Act", the Council of the District of Columbia adopted Bill

No. 5-507 on first and second readings, December 4, 1984 and

December 18, 1984, respectively. Following the signature of

the Mayor on January 11, 1985, this legislation was assigned

Act No. 5-252, published in the February 15, 1985 edition of the

D.C. Register, (Vol. 32 page 873) and transmitted to Congress

January 24, 1985 for a 30-day review, in accordance with Section

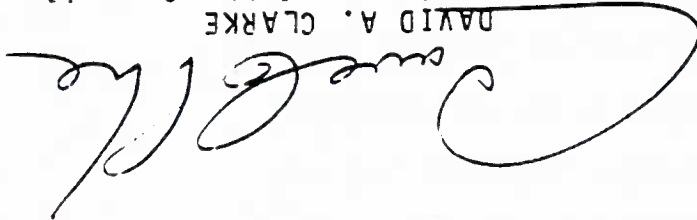
602 (c)(1) of the Act.

The Council of the District of Columbia hereby gives notice

that the 30-day Congressional Review Period has expired, and

therefore, cites this enactment as D.C. Law 5-187, effective

March 16, 1985.


DAVID A. CLARKE
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

January 24, 25, 28, 29, 30, 31

February 1, 4, 5, 6, 7, 19, 20, 21, 22, 25, 26, 27, 28

March 1, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15

~~EFFECTIVE DATE~~ MAR 1 6 1985

D.C. ACT 5 - 2 5 2

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JAN 1 1 1985

To amend the District of Columbia Comprehensive Plan Act of 1984 by adopting a District Land Use Element and amending the General Provisions, Housing and Preservation and Historic Features Elements; and to require the preparation of ward plans.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984".

Sec. 2. The District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76), is amended by adding a new title XI to the District of Columbia Comprehensive Plan of 1984 to read as follows:

D.C. M. Note, D. secs. 1-246, (1985

TITLE XI - LAND USE ELEMENT

4 Declaration of Major Policies. 4

4 Land Use Goal. 6

6 Objectives for Residential Neighborhoods. 7

7 Residential Land Use Categories. 7

7 Policies in Support of the Residential Neighborhoods Objectives. 9

9 Objectives for Commercial Areas. 10

10 Commercial Land Use Categories. 10

10 Commercial Center Classifications. 10

11 Policies in Support of the Commercial Areas Objectives. 11

13 Objectives for Production and Technical Employment Areas. 13

14 Production and Technical Employment Land Use Category. 14

14 Policies in Support of the Production and Technical Employment Objectives. 14

15 Objectives for Public and Institutional Land Uses. 15

15 Public and Institutional Land Use Categories. 15

16 Public and Institutional Classifications. 16

16 Policies in Support of the Public and Institutional Land Use Objectives. 16

16 Objective for Specialized Planning Areas. 18

18 Specialized Planning Area Land Use Category. 18

18 Specialized Planning Area Classifications. 18

20 Policies in Support of the Specialized Planning Areas Objective. 20

21 Lower 16th Street, N.W., Special Treatment Area. 21

21 Northeast Number 1 and Eckington Yards Special Treatment Area. 21

22 Fort Totten Metrorail Station Special Treatment Area. 22

22 Deanwood Metrorail Station Special Treatment Area. 22

23 Saint Elizabeths Hospital Special Treatment Area. 23

23 District of Columbia Village Special Treatment Area. 23

24 Chinatown Special Treatment Area. 24

24 Reed-Cooke Special Treatment Area. 24

24 Objective for the Downtown Arts District. 24

25 Policies in Support of the Downtown Arts District Objective. 25

25 Objectives for Metrorail Station Area Development. 25

25 Metrorail Classifications. 25

26 Policies in Support of the Metrorail Station Area Development Objectives. 26

R. C. W. -245, 5-1-20 (pp.)

Sec. 1134. Public Action Objectives.	26
Sec. 1135. Policies in Support of the Public Action Objectives.	26
Sec. 1136. Adoption of Generalized Land Use Maps.	28

(d) A new approach to the use of currently zoned industrial land is a key feature of the Plan's Land Use Element. Acknowledging the limited employment opportunities offered by many of the District's industrial land users, production and technical employment centers will be established. Office support services, including those serving the federal government, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services will be promoted in these centers. Land use and zoning changes may be required

(c) The District's commercial land uses are classified based on their predominant functional characteristics. These classifications include: local neighborhood center, multi-neighborhood center, regional center, and the central Employment Area. Many neighborhood commercial areas are strip-zoned with little vacant land in sizeable parcels, and changes may be needed in order to provide the range of services needed by neighborhood residents. Certain outlying commercial areas will be encouraged to grow and develop as catalysts for neighborhood revitalization and economic development. Commercial development should be managed so that traffic, inappropriate uses, noise, and pollution do not threaten neighborhood quality and stability.

(b) District neighborhoods are the cornerstones of the District's social and physical environments. Land use policies must ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs. Adequate recreational opportunities and access to cultural and educational facilities are also necessary ingredients of neighborhood vitality. In particular, the Land Use Element supports incentives for residential and commercial development east of the Anacostia River.

(a) The District is one of the nation's oldest and grandest planned urban centers. From the L'Enfant Plan's vision of establishing a grand capital in what was mostly farmland and forest in 1791, through the major planning efforts of the 19th and early 20th centuries up to the present, the District's land has served the same essential purposes: supporting the needs and living patterns of the people and serving as the seat of our federal government. The Plan provides that this foundation, the District's grand design, must be protected as 1 of the country's most precious assets. The Land Use Element challenge is to accommodate change necessary to enhance the vitality and livability of the District, while protecting and conserving its unique heritage and physical beauty.

Sec. 1101. Declaration of Major Policies.

to ensure that the District's production and technical employment centers encourage growth industries and industries that have a high ratio of employees to land area occupied.

(e) The policy direction for the District's public and institutional land requires District agencies to prepare updated master plans for government facilities to anticipate future land needs. The District's major colleges, universities, and similar institutions will be required to prepare and update master plans also. New administrative procedures centered in the Office of Planning are proposed to reduce the costs of institutional master plan review and implementation. Joint public and private development opportunities will be encouraged in master plan areas.

(f) The District's waterfronts and shorelines are great natural assets which may be conserved and protected but which also represent exciting opportunities for the District's future development. The Land Use Element calls for the preparation of waterfront and shoreline plans to tap this recreational, cultural, housing, and commercial potential.

(g) Several new planning mechanisms are introduced as techniques to guide the future physical development of the District.

(1) Special treatment areas are areas where uniquely tailored solutions will be necessary to achieve Plan objectives. Innovative tools and programs will be focused on these areas.

(2) Development opportunity areas are identified which will accommodate the District's major growth and development needs.

(3) Housing opportunity areas are areas where the District expects and encourages either new housing or rehabilitated housing.

(4) A new college and university master plan designation is applied to the District's major colleges, universities and other large institutional land users. Within this planning and regulatory framework, new procedures will be required to ensure that adjoining neighborhoods are well protected while recognizing the special needs and opportunities provided by these large land users.

(5) New mixed use areas which allow for different combinations of uses and intensities are proposed to stimulate new housing and job opportunities and, at the same time, eliminate uses that are not appropriate in residential neighborhoods.

The residential neighborhood objectives are to conserve the essentially satisfactory qualities of the District's many stable residential neighborhoods, to enhance other neighborhoods to improve and achieve stability, to redirect public and private initiatives to neighborhoods most in need of improvement and stability, to encourage development of adequate neighborhood shopping and support services in all sections of the District, to protect residential neighborhoods from disruptive uses, and to prevent concentrations of nonresidential uses in residential neighborhoods.

Sec. 1103. Objectives for Residential Neighborhoods.

It is the goal of the District to assure the efficient use of land resources within legal, economic, fiscal, environmental, and other public policy constraints to meet neighborhood, community and District-wide needs, and to help foster other District goals.

Sec. 1102. Land Use Goal.

(k) The Land Use Element does not identify or fix every use, height, and density on every block in the District. The text and the maps construct a guiding framework within which public and private land use and zoning decisions are to be made.

(j) Ward and small area plans represent the second and third tiers of the District's planning structure. The Plan is the instrument which will guide the development of ward and small area plans. The second- and third-tier plans will be more detailed than the Plan and will incorporate the broadest range of planning techniques and solutions practical to achieve the District's goals and objectives.

(i) Public actions necessary to implement the Plan's land use policies include the establishment of an advisory interagency Planning Council to coordinate District agency land use actions and to assist in agency reviews of major development proposals. Other proposals include the development of a zoning and land use revision program, achieving greater effectiveness in code enforcement operations, updating the Plan every 5 years, and preparing a midpoint report between Plan updates.

(h) Development in Metrorail station areas will be undertaken to assure orderly growth, compatible mixes of uses, appropriate densities, good pedestrian and vehicular circulation, and appropriate combinations of public and private action.