

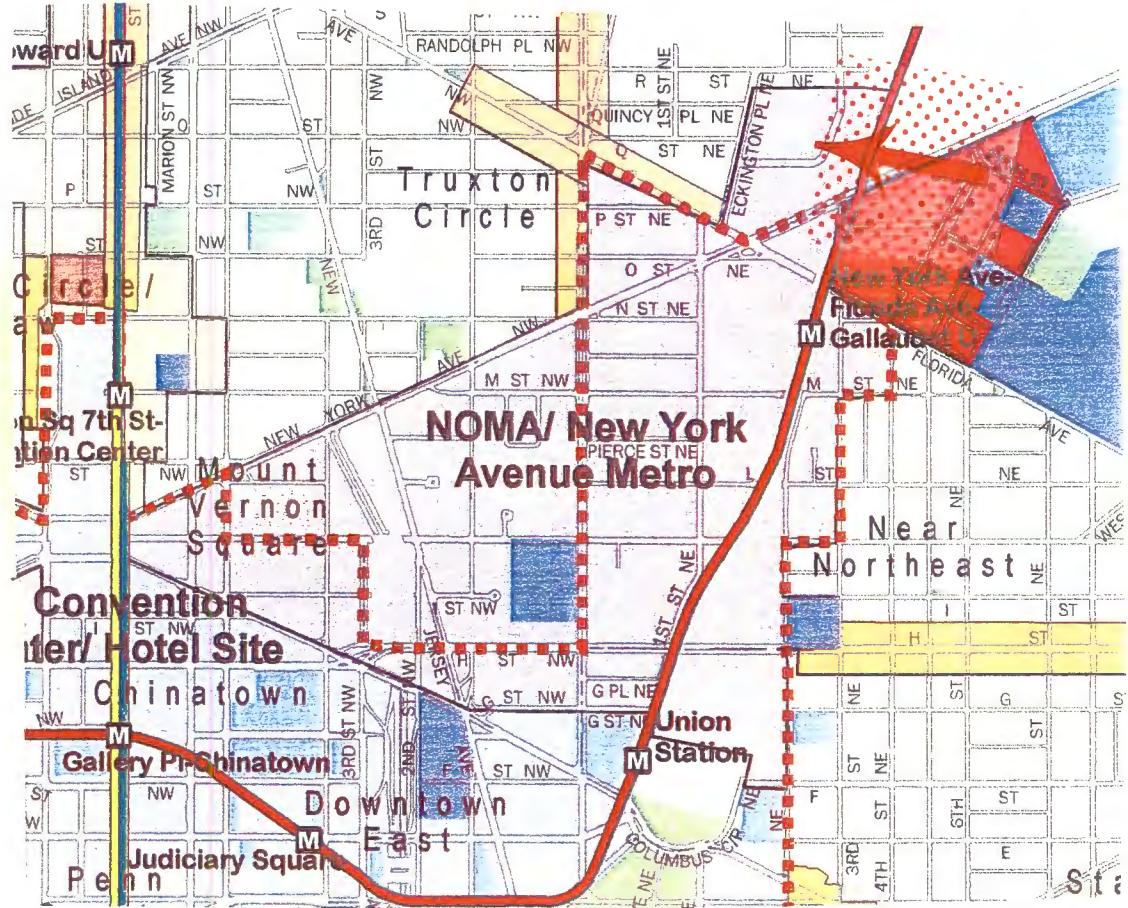
District of Columbia Comprehensive Plan Generalized Policy Map

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 DRAFT is intended for Council consideration. It was prepared in July 2006 and will be replaced following Council adoption of the revised Comprehensive Plan. Until its adoption, the "Generalized Land Use Policies Map" adopted in 1998 and last printed in January 2002 remains in effect.



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.

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

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 or ownership is possible 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. This information is provided to advise District residents that changes may occur and that the District intends to plan proactively for new uses in the event the lands are transferred.