

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 2006 (D.C. Law 16-256, effective March 6, 2007).

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 Central Employment Area.

Neighborhood Conservation Areas

Areas with very little vacant or undeveloped 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 reflect priority of residential use with 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 undeveloped 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 reflect priority of residential use with 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 undeveloped 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 reflect priority of residential use with housing, public facilities, and institutional uses. Major changes in density are not expected but some new development and reuse opportunities are anticipated.

The guiding philosophy for Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Land use changes in these areas should be modest in scale and reflect the historic character of each area. Density in Neighborhood Conservation Areas is guided by the Future Land Use Map.

Neighborhood Enhancement Areas

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

The guiding philosophy for Neighborhood Enhancement Areas is to increase the new development "fit" and respond to the existing character, historic features, and development potential. New housing should be encouraged to increase the density of the neighborhood and must be consistent with the land use designation on the Future Land Use Map. The urban and historic character of each area should be maintained and enhanced, and overall neighborhood character should be preserved in development plans. Public-private partnerships are encouraged to preserve and enhance historic features, historic architecture, and historic streets.

Land Use Change Areas

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 provide the adaptive reuse of existing structures. Many of these areas have the capacity to become moderate-scale commercial centers, including retail shops, services, restaurants, and other facilities. The Comprehensive Plan's Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the density of uses in each area. Land Use Change Areas include:

- Armed Forces Retirement Home-East
- Armed Forces Retirement Home-West
- Armed Forces Retirement Home-East
- Armed Forces Retirement Home-West
- Armed Forces Retirement Home-East
- Armed Forces Retirement Home-West
- Armed Forces Retirement Home-East
- Armed Forces Retirement Home-West
- Armed Forces Retirement Home-East
- Armed Forces Retirement Home-West

As Land Use Change Areas are redeveloped, the District expects to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact existing neighborhoods. Programs to assess and mitigate any undesirable impacts of development of the Land Use Change Areas on adjacent neighborhoods should be initiated 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 use of federal lands is shown on the Future Land Use Map. In others the Future Land Use Map shows these areas as "Federal" indicating that although the District expects a change of land use it does not have a firm plan for providing 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: Central Employment Area, "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 structures along the street. The service area for Main Streets can vary from one neighborhood to another. These corridors include historic structures, historic architecture, and historic streets. These corridors are characterized by historic structures, historic architecture, and historic streets. These corridors are characterized by historic structures, historic architecture, and historic streets. These corridors are characterized by historic structures, historic architecture, and historic streets.

Neighborhood Commercial Centers

Neighborhood Commercial Centers meet the distinctive needs of residents and visitors in the adjacent neighborhoods. Their service area is usually one to two miles. Typical uses include commercial stores, services, small food markets, supermarkets, brick buildings, restaurants, and other services such as retail, professional, and other. These centers are characterized by historic structures, historic architecture, and historic streets. These centers are characterized by historic structures, historic architecture, and historic streets. These centers are characterized by historic structures, historic architecture, and historic streets.

Multi-Neighborhood Commercial Centers

Multi-Neighborhood Commercial 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 major transit routes. These centers are characterized by historic structures, historic architecture, and historic streets. These centers are characterized by historic structures, historic architecture, and historic streets. These centers are characterized by historic structures, historic architecture, and historic streets.

Regional Centers

Regional centers have the largest range of commercial functions outside the Central Employment Area and are likely to have major department stores, major specialty shops, concentrations of retail shops, services, and other businesses in metropolitan 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, the development of Regional Centers should include new retail, professional, service uses, additional housing, and employment opportunities. These centers also may include office space for small businesses, although they primarily function as retail trade. Major office development at these centers should be encouraged to provide new retail and service uses, new employment and housing opportunities, and to provide a further boost to jobs in the Central Employment Area.

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 Employment 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 (downtown) 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 shown. 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



ZONING COMMISSION
District of Columbia
CASE NO. 10-32
EXHIBIT NO. 104