

Zoning Commission Case 10-01 Consistency with the Comprehensive Plan

The underlying theme of the plan is “Growing an Inclusive City”, and the Plan specifically identifies the eastern section of the Central Area (east of 5th Street NW, between Massachusetts and New York Avenues and the CSX tracks, including the Northwest One project) as well as the Southeast Waterfront/Ballpark District as the primary areas of growth in the near term. They are expected to accommodate 30% of the housing growth and 70% of the job growth between 2005 and 2025.

Growing an inclusive city

a) Land Use Element

Encourage new central city mixed use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the following areas:

- i) Mt Vernon Triangle*
- ii) North of Massachusetts Avenue (NoMA)*
- iii) Downtown East*
- iv) South Capitol Street corridor/Stadium area*
- v) Near Southeast/Navy Yard*

The location of these areas is shown in the Central Washington and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should ensure that they are developed as attractive pedestrian-oriented neighborhoods, with high-quality architecture and public spaces. Housing, including affordable housing, is particularly encouraged and should be a vital component of the future land use mix. 304.11

b) Housing Element

i) Housing is critical to achieve the Inclusive City

At the most basic level, it is the availability of safe, decent, affordable housing that will determine whether the District's vision for an inclusive city will be realized. The type of housing constructed and the cost of that housing will influence whether we as a city can attract families with children, maintain neighborhood diversity, and provide economic opportunity for all. 500.3

ii) Need to provide incentives in the core to achieve housing

Provide suitable regulatory, tax, and financing incentives to meet housing production goals. These incentives should continue to include zoning regulations that permit greater building area for commercial projects that include housing than for commercial projects that do not include housing. 503.3

iii) Especially important to provide larger units in order to attract and retain families in the city

One of the critical issues facing the city is how to retain and create more housing units that are large enough for families with children. As a percent of total households in the District, 21 percent are comprised of families with children.....500.18

Family households with children need larger housing units with more

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bedrooms. Of the city's existing housing stock, only one-third of the units have three bedrooms or more. Eighty percent of recent new construction has been apartments, with fewer bedrooms. 500.19

- c) New Communities program was specifically identified as a priority in the Comp Plan
- d) Guidance from the Central Washington Element
 - i) *Policy CW-1.1.3: Incentives for Non Office Uses – suggests that zoning should provide incentives for mixed-use projects;*
 - ii) *CW-1.1.4 – Encourage the development of new high-density housing in Central Washington, particularly in the area north of Massachusetts Avenue, and east of Mt. Vernon Square” . . . including Northwest One.*
 - iii) *CW-1.1.5 Preserve Central Washington's existing low- to moderate-income housing... While this will be expensive, it is important to keep Central Washington a mixed-income community and avoid the displacement of lower income residents.*
 - iv) *Action CW-2.8D “Redevelop Northwest One as a mixed income community, including new market rate and subsidized housing...” as well as new public facilities, and “maximize private sector participation”.*