

GENERALIZED POLICY MAP OF THE COMPREHENSIVE PLAN



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 is anticipated 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.

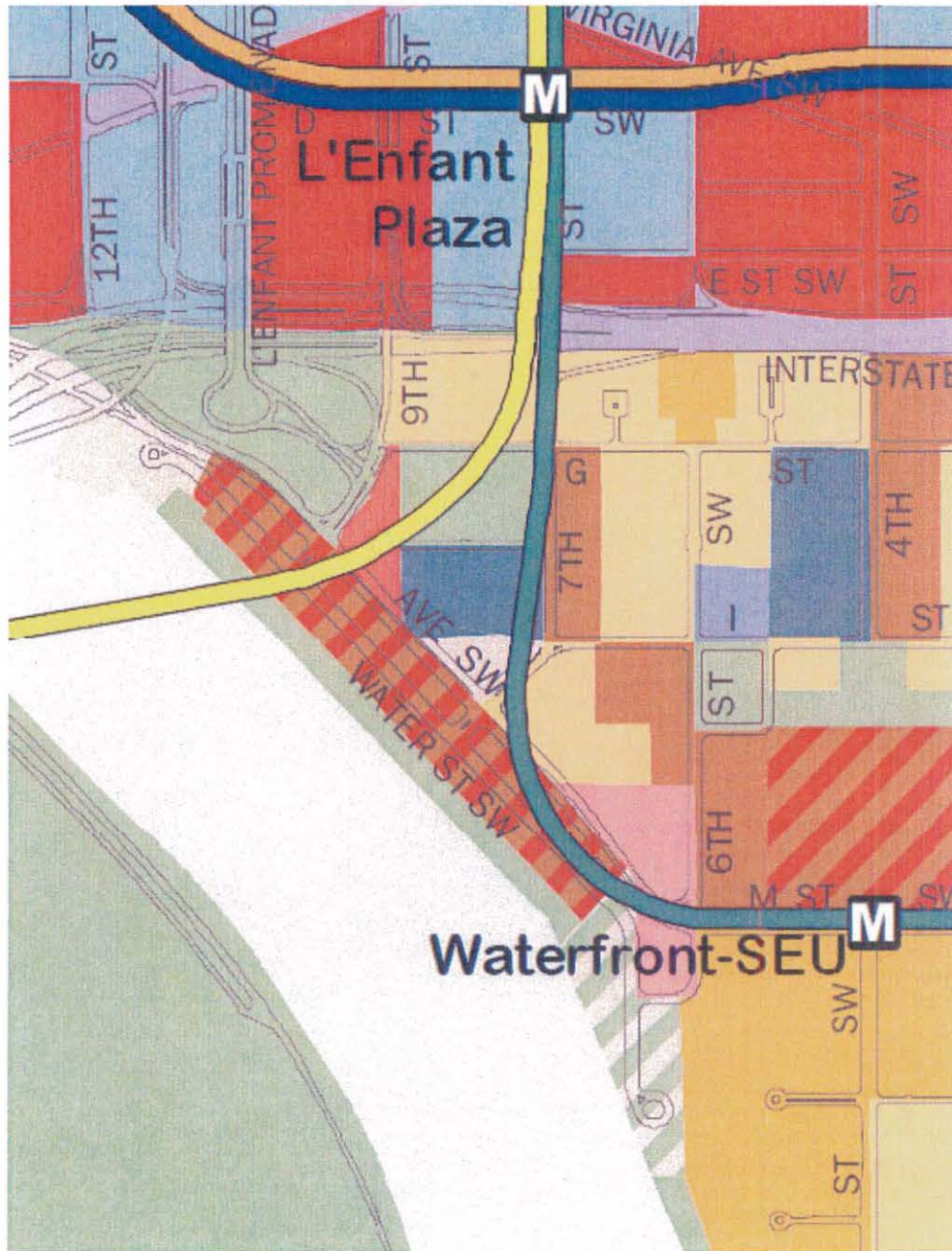
ZONING COMMISSION

District of Columbia

CASE NO.11-03

EXHIBIT NO.4C

FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN



High Density Residential

Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.



High Density Commercial

Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.