

# THE DC COMPREHENSIVE PLAN

This development does not comply with the DC Zoning Regulations's Comprehensive Plan, specifically,

the Land Use Element, Chapter 3  
the Urban Design Element, Chapter 9  
and the Rock Creek West Element, Chapter 23

in the upper right of each slide is the Term,  
below it is its Definition from the "Comprehensive Plan's Glossary and Terms"  
and an illustrative drawing which demonstrates its non-compliance

# THE DC COMPREHENSIVE PLAN

Two of the four overarching goals for urban design stated in the Urban Design Element are

“reinforcing the identity of its neighborhoods”

“harmoniously integrating new construction with existing buildings”

Ten sections of the Land Use Element, the Urban Design Element, and the Rock Creek West Element specifically address compatibility of development with existing neighborhoods

in terms of  
Neighborhood Context  
Context Sensitivity  
Density  
Mass  
Scale  
Human Scale

# THE DC COMPREHENSIVE PLAN

## Chapter 3 Land Use Element

### LU-2 Creating and Maintaining Successful Neighborhoods 308

...a distinctive character and a “sense of place” defined by neighborhood architecture...

#### LU-1.4 Neighborhood Infill Development 307

...infill development must be sensitive to neighborhood context...the privacy of neighboring structures should be respected, and density and scale should reflect the desired character of the surrounding area. 307.3

#### Policy LU-1.4.1: Infill Development

...such development should complement the established character of the area and should not create sharp changes in the physical development pattern. 307.5 ...

#### Policy LU-2.1.1: Variety of Neighborhood Types

The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future. 309.5

#### Policy LU-2.1.5: Conservation of Single Family Neighborhoods

Protect and conserve the District’s stable, low density neighborhoods and ensure that their zoning reflects their established low density character.

Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single family neighborhoods in order to protect low density character, preserve open space, and maintain neighborhood scale. 309.10

#### Policy LU-2.3.3: Buffering Requirements

Ensure that new commercial development adjacent to lower density residential areas provides effective physical buffers to avoid adverse effects. 311.5

# THE DC COMPREHENSIVE PLAN

## Chapter 9 Urban Design Element

### UD-2.2 Designing for Successful Neighborhoods

“..... a greater emphasis on design compatibility  
and appropriate scale is needed”

“.....overpowering contrasts in scale, height, and density should be avoided as  
infill development occurs”

#### Policy UD-2.2.1: Neighborhood Character and Identity

“.....relating the scale of infill development, alterations, renovations, and additions  
to the existing neighborhood context”

#### Policy UD-2.2.2: Areas of Strong Architectural Character.

“.....New development ... should be complementary  
in form, height, and bulk”

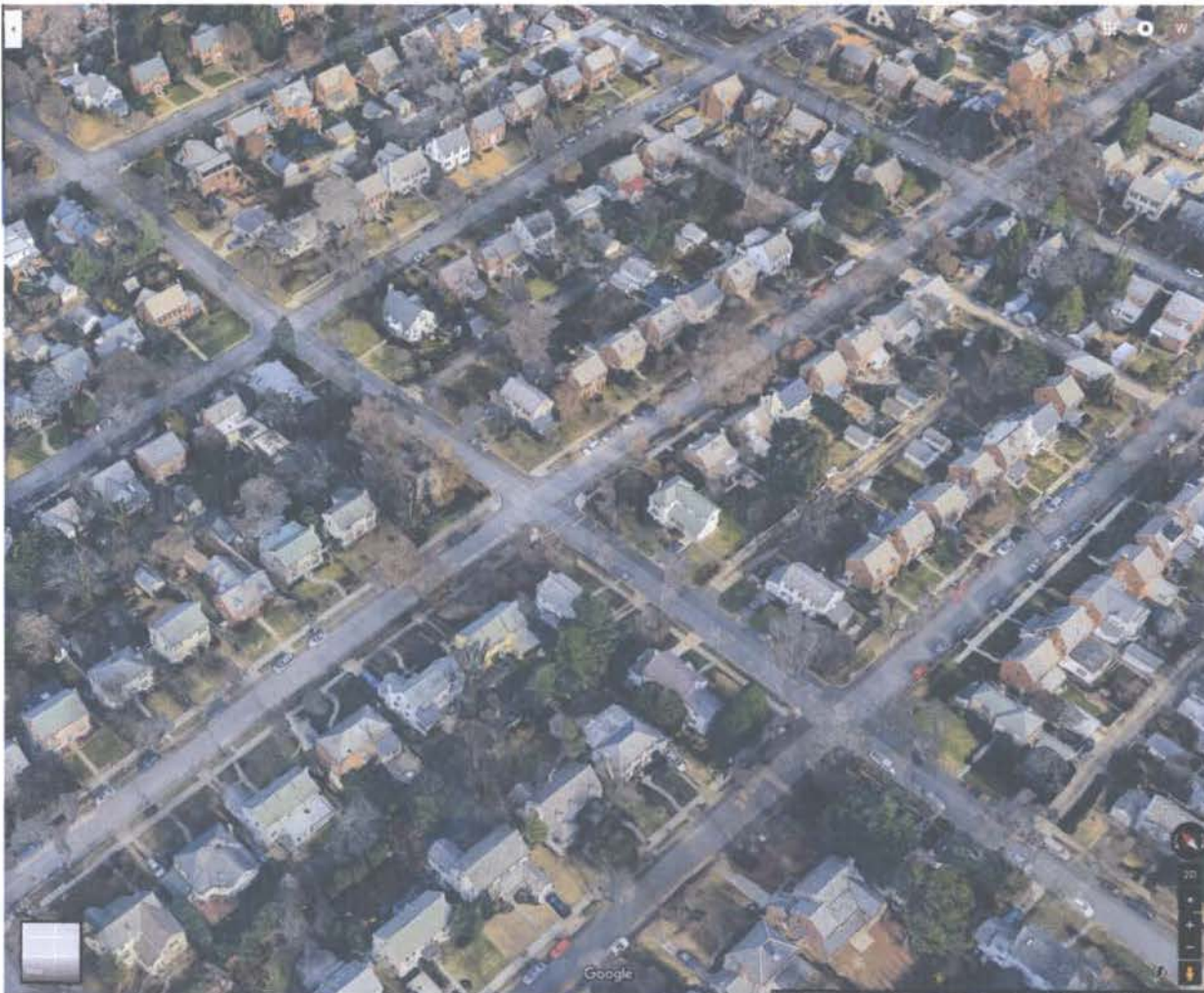
## Chapter 23 Rock Creek West Element

### Section Policy RCW-1.1.1 Neighborhood Conservation

...“that future development ... protect and enhance  
the existing scale, function, and character of these neighborhoods.”

## NEIGHBORHOOD CONTEXT

“ The overall atmosphere and setting associated with a particular neighborhood, defined by the scale and design of its buildings, the appearance of open spaces and vegetation, and the character of its uses ”



the character of AU Park is detached, two story, single family homes



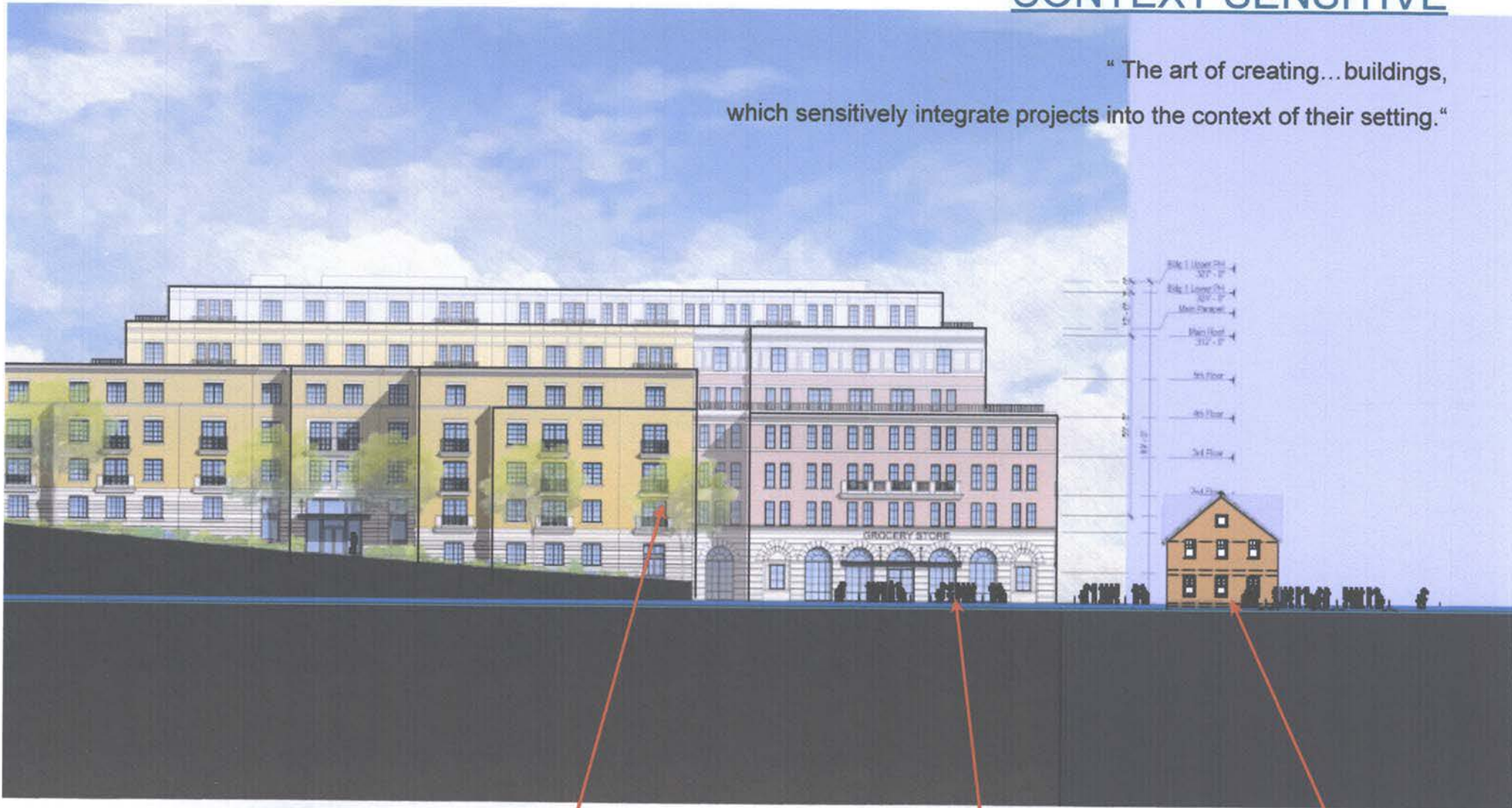
## PROPOSED NEIGHBORHOOD CONTEXT



+

## CONTEXT SENSITIVE

“The art of creating... buildings, which sensitively integrate projects into the context of their setting.”



yuma street elevation

pedestrians

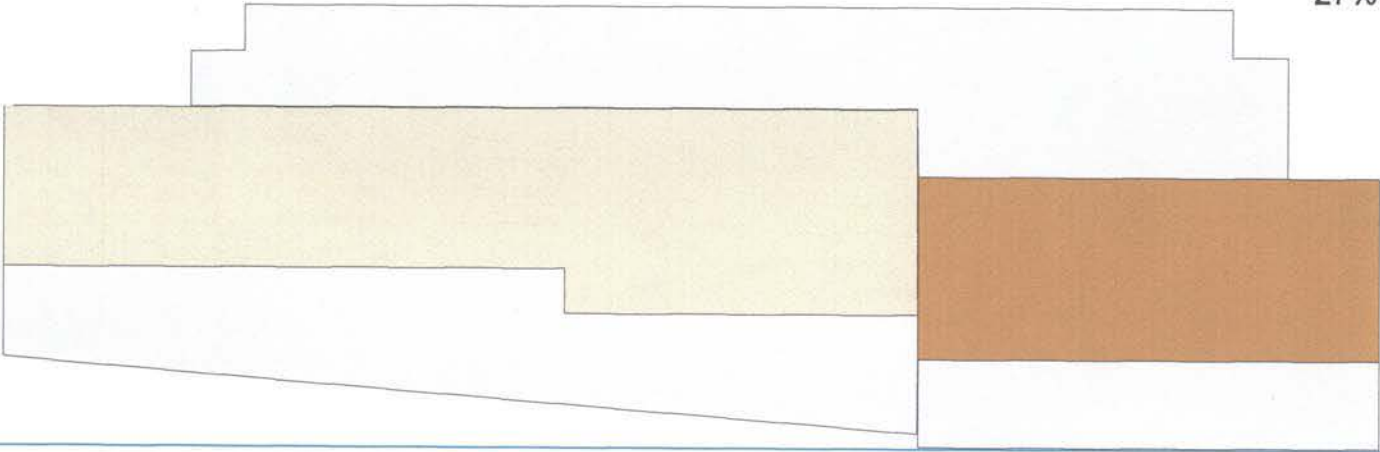
surrounding context

# CONTEXT SENSITIVE

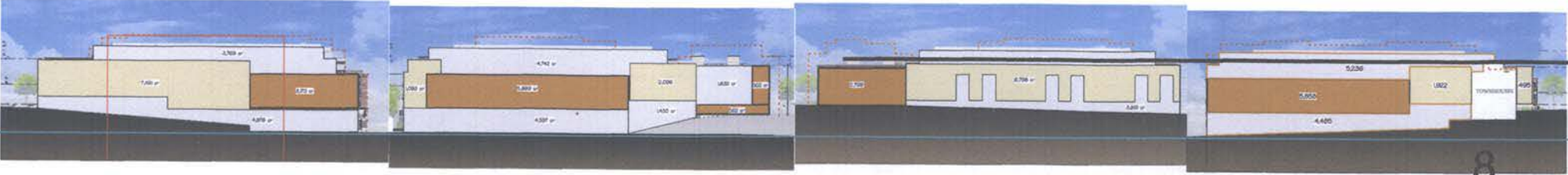
“ The art of creating... buildings,  
which sensitively integrate projects into the context of their setting.”

73% of the Total Wall surface is Yellow Brick and Beige Material

27% of the Total Wall surface is Red Brick



yuma street elevation





# DENSITY

“The number of residential dwelling units  
per acre of land”

219 AU Park residential units  
at  
8 residential units per acre

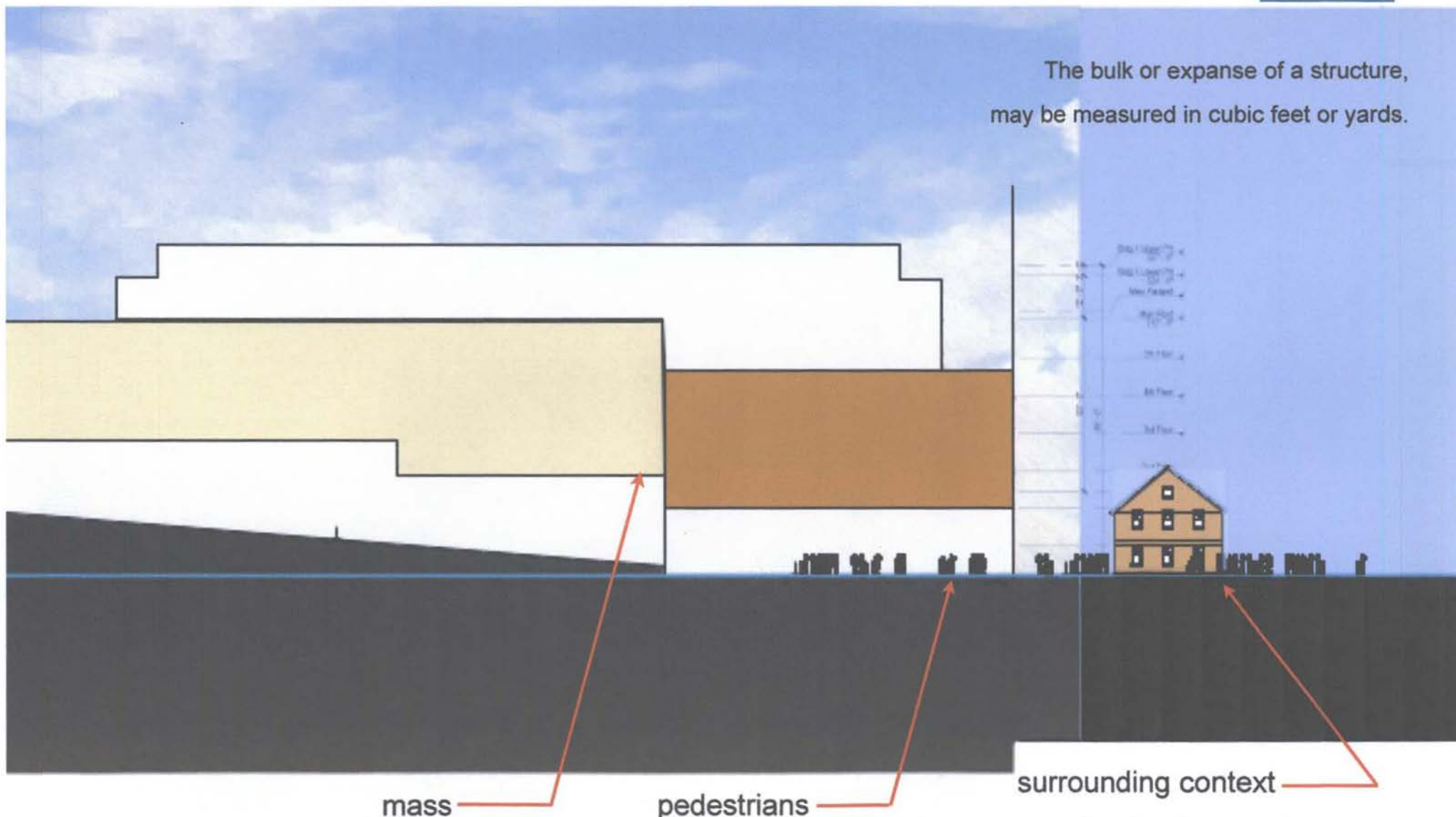
220 apartments  
at  
121 residential units per acre

the development is  
15 times as dense per acre



# MASS

The bulk or expanse of a structure, may be measured in cubic feet or yards.



mass

pedestrians

surrounding context

the development is 197 times the mass of a typical AU Park house

# SCALE

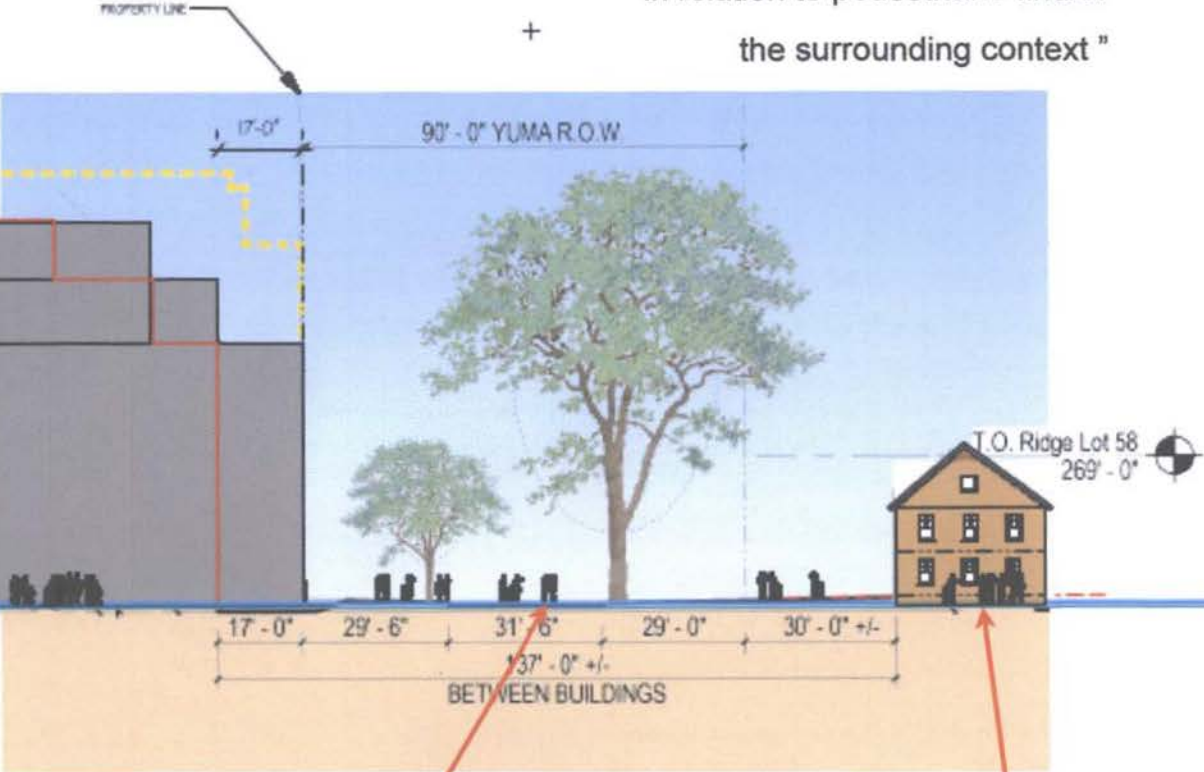
“The relative proportion of different elements of the built environment to one another.”

## the Lincoln Memorial monumental scale



# HUMAN SCALE

“ The establishment of appropriate proportions for building mass and features in relation to pedestrians and/or the surrounding context ”



building mass

pedestrians

the surrounding context

## CONCLUSION

in order for this development to comply  
with the DC Zoning Regulations's Comprehensive Plan, its "Glossary of Terms & Index"

### it must

define by neighborhood architecture a distinctive character and a "sense of place"  
be sensitive to neighborhood context as infill  
reflect the desired character of the surrounding area in density and scale  
ensure that the zoning reflects established low density character  
reinforce neighborhood identity  
harmoniously integrate new construction with existing buildings  
integrate new construction with existing buildings  
emphasize design compatibility  
avoid overpowering contrasts in scale, height, and density  
relate to the scale of the existing neighborhood  
be complimentary in form, height and bulk  
protect and enhance the existing neighborhood's scale, function and character.

### it does not

it is not in compliance  
therefore it must be denied and redesigned

# THE DC COMPREHENSIVE PLAN

## **“Glossary of Terms & Index”**

### Neighborhood Context

“ The overall atmosphere and setting associated with a particular neighborhood, defined by the scale and design of its buildings, the appearance of open spaces and vegetation, and the character of its uses.”

### Context-sensitive:

“ The art of creating public works projects, buildings, additions, etc. which sensitively integrates projects into the context of their setting.”

### Density

“ The number of residential dwelling units per acre of land.”

### Mass

“ The bulk or expanse of a structure, may be measured in cubic feet or yards.”

### Scale

“The relative proportion of different elements of the built environment to one another.”

### Human Scale

“ The establishment of appropriate proportions for building mass and features in relation to pedestrians and/or the surrounding context.”