Outline for Testimony to Zoning Commission
Case No. 96-3/89-1
Buzzard Point/Capitol Gateway Overlay

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I. Comprehensive Plan

A. Generalized Land Use Map shows area uniformly designated as mixed-use: high density commercial, high density residential and production and technical employment (PTE)

B. Area also designated as a Metrorail Development Opportunity Area

C. Ward 2 Plan

1. Opportunity area

2. Waterfront

3. Mixed use

4. Office development, particularly Federal Government offices

II. Goals of planning and zoning process undertaken by BPPA

A. Be consistent with Comprehensive Plan, provide for mixed use development

B. Respect the edge conditions (the waterfront, Fort McNair and the residential area to the north)

C. Protect the existing industrial and commercial operations, which are essential parts of the city's infrastructure

D. Provide for mixed uses across-the-board, so as to equitably share the burdens and benefits of future development

E. Recognize and preserve development rights while achieving urban design goals through TDRs

ZONING COMMISSION
District of Columbia
CASE NO.96-3
EXHIBIT NO.60

III. BPPA Plan Proposals

A. Replace existing C-M and M Districts, where residential use cannot be achieved, with new zones

B. Provide for heights ranging from 65' to 130'

C. Establish FARs ranging from 1.98 to 6.6

D. Provide for a split of 80% commercial and 20% residential development

E. Allow for a significant increment of commercial development to proceed ahead of residential development, to set the character and absorb the infrastructure costs

IV. Review of Office of Planning's Proposal for Buzzard Point

A. W-2 along waterfront

B. W-2 bonus

C. CR with overlay in remainder of Buzzard Point

D. Normal maximum of 3.0 commercial FAR, 6.0 total FAR

E. Total may be increased to 8.0 FAR with bonuses

F. Residential earns 1:1 commercial bonus

G. Results in split of 5.5 commercial/2.5 residential

H. Proposal for existing uses

I. No link between requirement to build residential and ability to build the base commercial entitlement

J. BPPA supports the zoning proposal now before the Commission because the proposal generally meets the goals and objectives of BPPA

V. Specific comments

A. Depth of waterfront zoning

1. Proposed §1603.1 provides for a 50 foot setback from the property line nearest the Anacostia River

2. The zone boundary line between CR and W-2 is described in the notice as 110 feet from the lot boundaries

3. BPPA supports that proposal

4. Map attached to notice for earlier hearing is out of scale and appears to be a much greater depth

B. Appropriate zoning for southern portions of Squares 601 and 656 (blocks bounded by Half, 2nd, P and Q Streets, SW)

1. OP originally proposed BP/C-2-B zoning (65 foot height, 3.5 total FAR, 1.5 FAR commercial)

2. Notice of public hearing advertised BP/C-2-C (90 foot height, 6.0 total FAR, 2.0 FAR commercial) or BP/CR in the alternative

3. BPPA supports BP/CR for the following reasons:

a) C-2-B is not consistent with the high-density, residential and high-density commercial mixed use designation under the Comprehensive Plan

(1) the overall and commercial FARs are too low for high density residential or medium-high density commercial

(2) the permitted uses are not responsive to the PTE component of the mix

b) The Comprehensive Plan Generalized Land Use Map, as adopted in 1985 and amended in 1989 and 1994, included the property in the same classification as the other properties in Buzzard Point which are now recommended to be zoned CR

c) There is no basis under the Comprehensive Plan to distinguish between these sites and others situated in the same category

d) One of the goals of the BPPA proposal and one of the primary benefits of the OP proposal is to put all property owners on an equal footing

(1) No site was required to carry the burden, or reap the benefits, of an all residential or all commercial designation

(2) Waterfront designation limiting height is in part balanced by bonus density and the right to transfer that density to other sites in the area

(3) Only sites proposed to be treated inequitably are the C-2-B sites, and there is no reasonable or valid basis for the distinction

e) From a practical standpoint, the limited amount of commercial allowed under C-2-B (1.5 FAR) may be so small as to be economically unviable

f) Width of the surrounding streets for these two squares (Half Street is 80' wide, Q Street is 85' wide, and 1st and 2nd Streets are 90' wide) would allow the property to qualify for the matter-of-right height of 90' but not the full height with bonuses of 130 feet

g) If the property were zoned BP/CR:

(1) Would preserve the ability for the excess FAR to be transferred, similar to the provision created for the waterfront owners

(2) Owners are not damaged by the loss of density

(3) Parity is maintained among all of the land owners in Buzzard Point

h) In summary, C-2-B represents such a significant down-zoning from the current 4.0 FAR and these two squares are treated so differently from the remainder of Buzzard Point, as to be arbitrary and inequitable

VI. Conclusion: BPPA recommends approval of the BP overlay subject to the qualifications discussed in our testimony

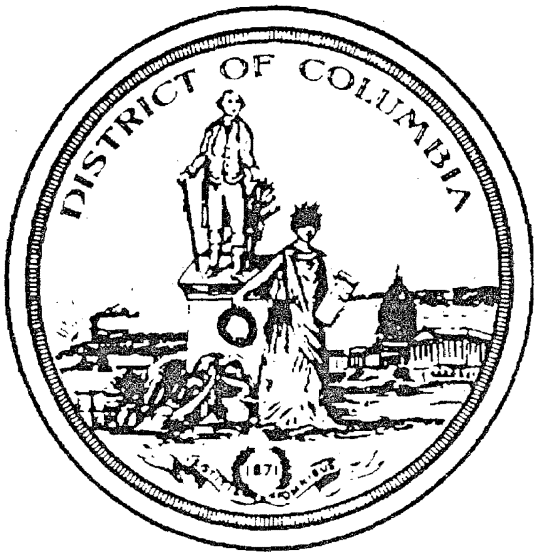
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PLANNING AND DEVELOPMENT (August 1995)

10

District of Columbia Municipal Regulations

AUGUST 1995



Title 10

(Chapters 1 to 19)

PLANNING AND DEVELOPMENT

D.C. OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES

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MAYOR

BERTRAND S. THOMAS
ACTING ADMINISTRATOR

CASE NO. 96-3/89-1
EXHIBIT NO. 60A

DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS

TITLE 10

PLANNING AND DEVELOPMENT

D.C. OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES

AUGUST 1995
(Chapters 1-19)

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Acting Administrator

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(f) Retain existing businesses and develop new businesses, with special emphasis on small and minority business development; businesses located out of Downtown should be compatible with the needs of adjacent residential neighborhoods; where appropriate, encourage mixed-use residential and commercial uses;

(g) Utilize the potential of the District's universities, especially in Ward 2, as well as existing and future museums, galléries, theaters and other cultural facilities, to create an expanded center of knowledge and learning in the center of Washington: and

(h) Increase District tax revenues from expanded economic development activity in Ward 2 but not at the expense of residential communities in the Ward that are critical providers of revenues to the District, especially in the form of income and property taxes, and that are a source of employees to the Central Employment Area.

SOURCE: §1200.202 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5640 (August 19, 1994).

1302 WARD 2 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT OBJECTIVES

1302.1 The actions in support of economic development objectives are as follows:

(a) Focus special economic development programs in non-residential areas;

(b) Establish a policy framework for development of Buzzard Point/Near Southeast;

(c) Encourage office employment growth outside residential use areas, in new development in Downtown, in other areas of the Central Employment Area, and in other Development Opportunity Areas;

(d) Increase employment in traditional public and private sector office jobs and in new types of jobs in communications, information industries, and high-technology sales and research; special efforts are needed to increase jobs in the Central Employment Area in the face of suburban competition as follows:

(1) Continue to implement the Downtown Plan, including strengthening arrangements for Downtown coordination and cooperation and encouraging development in other parts of the Central Employment Area;

(2) Work with the National Capital Planning Commission (NCPC) and the General Service Administration (GSA) to increase federal employment in the ward and near the Central Employment Area; and

(3) Require the Office of Business and Economic Development (OBED) to work with local universities, community development corporations, other

SOURCE: §1200.203 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5641 (August 19, 1994).

1303 WARD 2 HOUSING

1303.1 Changes in the ward's housing stock during the last several years reflect city-wide trends. Perhaps no other ward in the city has such a diverse housing stock as Ward 2. Restoration in Dupont Circle, Logan Circle, and now Shaw has helped these neighborhoods regain much of their past prominence. They are close to Downtown, Connecticut Avenue, and K Street and are well served by mass transit. Much of the neighborhoods' attraction lies in the beauty of their urbane architecture and tree-lined streets. They are also long lasting reminders of the city's growth from L'Enfant's original plan to today's international city.

1303.2 Equally interesting are the Foggy Bottom and Georgetown neighborhoods. Both once contained industrial areas and included gas works, glass companies, breweries, and warehouses. Most of these buildings are gone, removed to make way for the later office, retail, and residential development. Foggy Bottom is a mix of old alley houses, such as those on Snows Court and Hughes Mews, townhouses, mid-rise apartments and condominiums as well as the headquarters of the Department of State. Georgetown, too, has retained much of its historic housing, with quaint alley dwellings and beautifully restored rowhouses.

1303.3 Southwest is one of the city's more contemporary neighborhoods. Developed from a massive early 1950's urban renewal program, the Southwest housing stock combines garden apartments, townhouses and high-rise apartments. A popular place for young singles and families, Southwest offers an attractive waterfront and green open space as well as the city's open-air seafood market.

1303.4 But even with the success of restoration and new housing development, there are still housing problems. The ward has a large number of public housing units in the Southwest and the central northwest sections of the ward. Unfortunately, many of these units are in disrepair and are overcrowded. Housing for the elderly is in short supply. Many private apartments are being renovated and returned to the housing stock as upscale rental units or condominiums.

1303.5 Abandoned units, particularly in the 14th Street, lower Logan Circle, and Shaw neighborhoods cause serious problems. Not only do they contribute to the shortage of affordable housing and are neighborhood eyesores, they are often havens for drug addicts and other illegal activity. The city needs to investigate a severe "use tax" to encourage the rehabilitation of private property to spur neighborhood redevelopment. Neighborhood organizations representing the Shaw Area often complain about the displacement of elderly and low-moderate income persons by renovation activities. Residents of Foggy Bottom, Georgetown, Dupont Circle, and Southwest note rising housing costs and tax assessments as problems.

1303.6 Even with these problems, the ward's housing stock continues to improve. The Department of Public and Assisted Housing ("DPAH") has programmed large-scale renovations for the ward's public housing stock. Among those units that have been upgraded or are proposed for improvements are Syphax, James Creek, and Greenleaf. One Greenleaf high rise building was renovated as housing for the

elderly. Various programs are available through DPAH to assist low- and moderate-income families in renting or purchasing units. The District has made a commitment to retain its publicly owned housing inventory intact, making improvements and alleviating the lack of affordable low-income housing.

1303.7 Institutional growth, commercial expansion, and rising housing costs have had negative impacts on Foggy Bottom and West End neighborhoods. The Comprehensive Plan and its requirement for updated campus master plans will help limit non-residential growth that had begun to diminish the neighborhoods' housing stock. Opening of the Shaw-Howard University Metrorail Station at Seventh and R Streets, N.W., has helped to spark renewed interest in this neighborhood. Restoration has begun to revitalize the housing stock. Developers are including housing in concepts for creating a new environment at Mt. Vernon Square.

1303.8 The Waterfront Metrorail Station connects Downtown with Southwest. The vast acreage in Buzzard Point south of P Street, S.W., has development potential.

1303.9 Now there is a new impetus to develop Buzzard Point/Near Southeast. Concept plans include mixed office, retail, recreational, and residential space. Successful development, over the next thirty (30) years or more, will be a major step in the revitalization of this key area of the city.

1303.10 The Comprehensive Plan designated Mt. Vernon Square, Market Square (now called Pennsylvania Quarter), Greenleaf Gardens, and James Creek as Housing Opportunity Areas. A Housing Opportunity Area is one in which the District encourages new or renovated housing through public-private partnerships or other means.

1303.11 Major progress has been made in creating a new residential neighborhood in Pennsylvania Quarter. Three private developments (the Lansburgh, Market Square, and the Pennsylvanian), developed under the auspices of the Pennsylvania Avenue Development Corporation, have a total of seven hundred forty-five (745) units.

1303.12 With renovation underway in Shaw and the potential for housing in Downtown and Buzzard Point/Near Southeast, the ward's housing stock should see a period of growth during the next five (5) to ten (10) years. But perhaps more importantly, the District is committed to providing funds to help low- and moderate-income families continue to reside in Ward 2 and thereby retain its ethnic and economic diversity.

SOURCE: §1200.204 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5642 (August 19, 1994).

1304 WARD 2 OBJECTIVES FOR HOUSING

1304.1 The objectives for housing are as follows:

replacement of residential housing by the construction of housing that is for other than genuinely residential purposes, adjustments shall be made to existing zoning regulations and to campus plans. In addition, the current policy allowing community based residential facilities to be overconcentrated in mixed-use zones causes the severe decline of residential neighborhoods within and adjacent to the mixed-use zones.

SOURCE: §1200.206 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5644 (August 19, 1994).

1306 WARD 2 ENVIRONMENTAL PROTECTION

1306.1 Environmental protection has taken on national importance during the last fifteen (15) years. Research has identified specific correlations between the quality of the environment and health. The aging process, work productivity, and mental health are among many aspects of life affected by changes in environmental quality.

1306.2 Ward 2 has a variety of urban environmental conditions. Many of the ward's environmental problems are the result of its land use activity pattern. The ward is the center of the metropolitan region's employment, retail, and tourist areas. It is also the city's transit hub. The confluence of the Potomac and Anacostia rivers is at the southern end of the ward.

1306.3 Due to the daily influx of vehicles in the ward - buses, taxis, cars, and trucks - exhaust emissions are a major problem, particularly in Downtown and other employment and retail areas. Poor air quality has had a negative effect on street trees and contributes to deterioration of buildings and monuments, as well as to the public health.

1306.4 The ward's concentrated residential population, its large work force, and its year-round tourism result in the generation of a large amount of waste.

1306.5 Noise pollution is often associated with the numerous construction sites in Downtown, West End, and Southwest. In addition, noise results from traffic and emergency vehicles and air traffic for National Airport.

1306.6 The Environmental Protection Element of the Comprehensive Plan addresses the need to alleviate the adverse effects of poor environmental quality. The element contains policies directed toward improving air quality, developing safe solid waste, sludge disposal, and enforcing public health and sanitation standards. Various District government agencies such as the Department of Public Works ("DPW") and the Department of Consumer and Regulatory Affairs ("DCRA") are already implementing programs to improve the city's environmental quality. The Metropolitan Washington Council of Governments (COG) interacts with local jurisdictions to improve the region's environmental quality.

1306.7 The District, Prince Georges County, Maryland, and federal governments have entered into a partnership to clean up the Anacostia River. The river is in poor condition, with sediment and high bacteria levels making it virtually uninhabitable for aquatic life.

1306.8 A computerized sewage swirl concentrator has been constructed just east of D.C. General Hospital. However, without the combined efforts of the government and area residents, the Anacostia will continue to deteriorate.

1306.9 The Potomac River has been improved. Fish and plant life have made a remarkable recovery and, according to a recent Council of Government report, some sections of the river are nearly suitable for swimming. Pollution levels in the river are the lowest in several decades. The dramatic recover of the Potomac is the result of the combined efforts of local and federal governments and area residents.

1306.10 Conditions along the shorelines, however, need improvement. The Potomac shoreline from Key Bridge to Fort Leslie J. McNair has benefitted from recent developments, but the Anacostia shoreline has not received similar attention. From Buzzard Point to the Navy Yard, the Anacostia west bank is in need of improvement. Seawalls are required to secure the shoreline against erosion. Walkways, lights, benches, picnic areas, and marinas would make this section of the Anacostia an attractive addition to this city's waterfront.

1306.11 There is a new commitment to upgrade the quality of the District's environment. With recovery of the Potomac River and other similar efforts, a new era of environmental improvement is beginning for the Anacostia. Proposals for both shorelines are heightening the need for better management of the city's waterfronts. The District, like other large cities, is implementing new technology for solid waste disposal. Regular and bulk trash pickup schedules have been improved, lessening debris in the ward's neighborhoods. In addition, the city's twenty (20) year storm water abatement plan is underway. The Swirl Concentrator will reduce pollution levels in the Anacostia while helping reduce the volume of waste treated at Blue Plains.

SOURCE: §1200.207 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5646 (August 19, 1994).

1307 WARD 2 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

1307.1 The objectives for environmental protection are as follows:

(a) Improve the quality of water in the rivers and streams of the District to meet public health and water quality standards, and maintain physical, chemical, and biological integrity of these watercourses for multiple uses, including recreation;

(b) Improve the quality of the air of the District and its region so as to meet public health standards;

(c) Protect the overall environmental quality of the District's land areas by preventing further soil erosion, promoting the restoration of eroded areas, and enforcing prohibitions against illegal dumping and other destructive practices;

(d) Improve and develop safe and effective methods of collection, management, and disposal of solid waste and sewage sludge;

(e) Promote water conservation in order to ensure adequate supplies of potable water at all times and reduce discharges into the rivers; and

(f) Continue to support DPW's upgrade of its street tree maintenance program.

SOURCE: §1200.208 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5647 (August 19, 1994).

1308 WARD 2 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION OBJECTIVES

1308.1 The actions in support of environmental protection objectives are as follows:

(a) Combat pollution of the Potomac and Anacostia rivers: The pollution of rivers continues to be a major environmental concern in the ward by:

(1) Continuing support of regional and interstate efforts to limit upstream pollution from sewage, construction, and agricultural uses;

(2) Improving regulation of houseboats and other floating structures in the Washington Channel Marina to reduce water pollution;

(3) Encouraging the National Park Service to rebuild riverbanks to stop erosion adjacent to Rock Creek and West Potomac Parks;

(4) Cleaning up industrial areas of the Anacostia West Bank, as well as cleaning up the Maine Avenue Fish Market, requiring frequent trash removal, regrading and repaving right-of-way parking and loading areas;

(5) Encouraging the National Park Service to adopt programs for removal of trash accumulations on tidal flats adjacent to East Potomac Park;

(6) Supporting research on positive and negative effects of hydrilla in the Potomac to satisfy conflicting public concerns;

(7) Requiring that public space in new waterfront development be maintained contiguously along shorelines;

(8) Working with the National Park Service to develop a water recreation center on the Anacostia's West Bank below the Navy Yard similar to Thompson's Boat House on the Potomac; and

(9) Urging the Recreation Advisory Board to create a subcommittee for waterfront recreation;

(b) Reduce trash and litter in outdoor spaces throughout the ward by doing the following:

1309.17 Other forms of transportation in the Ward include boat service on the Potomac and Anacostia rivers and limited helicopter services.

SOURCE: §1200.210 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5649 (August 19, 1994).

1310 WARD 2 OBJECTIVES FOR TRANSPORTATION

1310.1 The objectives for transportation are as follows:

(a) Increase transportation access to the Central Employment Area; and

(b) Improve mobility within Ward 2 for residents, employees, and visitors, while minimizing adverse transportation impacts on commercial areas and residential neighborhoods.

SOURCE: §1200.211 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5651 (August 19, 1994).

1311 WARD 2 ACTIONS IN SUPPORT OF TRANSPORTATION OBJECTIVES

1311.1 The actions in support of transportation objectives are as follows:

(a) Increase use of public transit and taxis by doing the following:

(1) Strongly encouraging WMATA to make operational improvements to the Metrorail system by extending operating hours, improving lighting and directional signage in and around the stations, establishing a policy that at least one "up" escalator is operating at all times, and announce the beginning and end of rush hours; and

(2) Encouraging the D.C. Taxicab Commission to give special attention to new taxi services, including inspection of taxi fleets to improve the safety, cleanliness, and comfort of taxis rented to drivers, thus improving service in Ward 2 and reducing the need for private automobile use in the center of the city;

(b) Improve access to, and transportation efficiency within, the Central Employment Area and other areas where new development is occurring by doing the following:

(1) Requiring DPW to improve circulation around the Mount Vernon Square area, the West End, and the Northwest No. 1 Urban Renewal Area to reduce adverse traffic impacts in adjacent neighborhoods;

(2) Requiring DPW, which has completed the installation of an automated traffic control system, to check the adequacy of traffic signals for pedestrian safety and efficient vehicle flow; and

(3) In order to improve traffic flow, increasing Police/DPW enforcement of regulations for vehicles illegally blocking street lanes and increasing enforcement and removal of vehicles, especially commercial vehicles, parked on sidewalks and public space, especially in zoned residential areas;

(c) Maintain and improve streets and freeways in Ward 2, and improve streets in major Urban Renewal areas including Downtown, Northwest One, Lower Shaw and Southwest by doing the following:

(1) Requiring DPW to increase its program for the repair, reconstruction, and redesign of streets, alleys, and freeways, including new sidewalks, curbs, and storm drain covers, where appropriate;

(2) Requiring DPW to undertake a special study of future street construction needs in Buzzard Point/Near Southeast; and

(3) Encouraging the city to consider pedestrian and bicycle needs when streets are redesigned and improved;

(d) Provide sufficient parking in the Central Employment Area and provide adequate parking in both residential and commercial areas by doing the following:

(1) Requiring that the city and Downtown merchants adopt public/private parking management programs in the Central Employment Area where needed, in order to provide parking for short-term retail and business patrons and to discourage all-day commuter parking and develop special parking/loading programs for community commercial areas, with emphasis on problem parking areas, subject to the approval of the affected ANC;

(2) Exploring innovative methods of providing additional parking such as leasing parking spaces at public facilities to parking operators for evening and weekend use in areas where parking is a problem, subject to the approval of the affected ANC;

(3) Strictly adhering to current parking requirements of the zoning regulations except in the 14th Street, N.W., Uptown Arts Overlay District and expeditiously implementing the Municipal Off-Street Parking Act; and

(4) Requiring DPW to require parking lot owners in residential and commercial districts to maintain public space in front of lots and requiring parking lots to be screened, landscaped, fenced and locked up at night or when closed; the DPW, the Zoning Commission, and the Board of Zoning Adjustment shall provide enforcement, licensing, and license inspections for these provisions;

(e) Increase pedestrian movement and safety and improve the pedestrian environment by doing the following:

(1) Developing and implementing plans for streetscape and pedestrian improvements in Downtown and other sections of the Central Employment Area;

(2) Developing adequate pedestrian walkways in areas of future development, including North Capitol Street, Buzzard Point/Near Southeast, and the Southeast Federal Center/Navy Yard;

(3) Improving special connecting pedestrian routes such as M Street between Connecticut Avenue and Georgetown, the Monumental Core and Downtown, and pathways along waterfront areas in Georgetown and the Buzzard Point area;

(4) Developing plans to improve pedestrian movement and safety in the Dupont Circle area;

(5) Requiring DPW to ensure that existing pedestrian ways are maintained and requiring wider covered walkways, firmer flooring, and substantial overhead protection during the construction of new buildings or major renovation of existing buildings;

(6) Requiring DPW to publicize, in the *District of Columbia Register*, its repair program for older commercial districts where sidewalks have deteriorated; and

(7) Ensuring that the locations of licensed sidewalk vendors are on public passageways of sufficient width that such vendors and their customers do not impede pedestrian movement and safety and that locations and numbers of newspaper vending machines also do not impede pedestrian movement especially at street corners and other street crossing areas and at Metrorail and bus stops;

(f) Implement the city's Bicycle Plan recommendations for Ward 2 and undertake additional study of bicycle use within the Central Employment area, with particular emphasis on bicycle safety, parking, and security;

(g) Encourage innovative transportation by water;

(h) Support land use policies that encourage better use of transportation services throughout the entire city such as concentrating employment in the Central Employment Area, locating development near Metrorail stations, and developing new housing within walking distance of the Central Employment Area;

(i) Adopt regulations for "shared parking" between day time and night time users; and

(j) Requiring that any proposal for rerouting traffic from principal arterial or higher category to a minor arterial or lower category street undergo a full Environmental Impact Statement (EIS).

SOURCE: §1200.215 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5655 (August 19, 1994).

1315 WARD 2 URBAN DESIGN

1315.1 Ward 2 neighborhoods exhibit a variety of urban design characteristics. For instance, Georgetown has a very special character generally established by small-scale buildings along tree lined streets, encircled by a ring of parks. The Georgetown waterfront, however, is an area that has undergone a significant change of character over the past ten (10) years.

1315.2 Georgetown University, on a hill and largely removed from the activity of the city, has a number of Gothic buildings that establish an image of tradition. George Washington University, in Foggy Bottom at the edge of the Central Business District, is a much more urban campus. Fort McNair, site of the Army War College, is a cross between a campus and a military enclave.

1315.3 The Southwest area has a different physical character than other sections of Ward 2, having been almost completely rebuilt under the urban renewal program of the late 1950s and 1960s. In fact, urban renewal has had a significant effect on much of Ward 2.

1315.4 Some areas, such as part of the Buzzard Point/Near Southeast area, lack a strong design character, although development in the future will provide an opportunity to change this situation. The design of urban development is typically influenced by both formal and informal urban design processes. The most important formal design determinant in Washington, D.C. (and Ward 2) has been the Height Act of 1910, creating a strongly horizontal city.

1315.5 Some parts of the ward receive detailed design review. The U.S. Commission of Fine Arts and the National Capital Planning Commission have long placed special emphasis on the design and development of the Monumental Core. The Architect of the Capitol has given special attention to the design of the Capitol area. Some other areas of Ward 2, adjacent to federal buildings and grounds, receive design review from the Commission of Fine Arts under the provisions of the federal Shipstead-Luce Act. The Pennsylvania Avenue Development Corporation (PADC) administers a design and review process for the Pennsylvania Avenue Development Area. The eighteen (18) historic districts in the ward receive design review through the D.C. Historic Preservation Review Board. Development of urban renewal disposition sites receives design review from the Redevelopment Land Agency (RLA) Design Panel. WMATA also influences design on its parcels adjacent to station entrances and, of course, the Metrorail system itself influences many design decisions. However, while there is considerable design review activity in Ward 2, this review is somewhat disjointed. Some areas of the ward receive major design attention, while other areas receive almost none. Furthermore, there is no formal design plan for the entire ward, nor does there appear to be any sort of shared vision of how Ward 2 should look and function.

1315.6 Urban design can also take place through informal means, through cooperative private efforts or when there is a consensus on desirable design character. The level of architectural design for individual buildings has generally improved lately

as developers and their architects seem to be more concerned about the context of their buildings.

1315.7 Much of Ward 2 has been redeveloped in recent years. Some sections of the ward are designated for preservation and design change in these areas will be limited. In other areas, there are opportunities to create a new design character. These opportunities exist now in the Downtown and to a lesser extent in the West End. They will exist in the future in Mount Vernon Square North and Buzzard Point/Near Southeast. The areas around two of the more recently opened (1991) Metrorail stations offer special design and development opportunities (Mount Vernon Square/UDC and Shaw).

1315.8 The overall urban design goal is to promote the protection, enhancement, and enjoyment of the natural environs and to promote an environment that provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient.

1315.9 Special emphasis has been placed on the urban design of Downtown. Objectives and policies dealing with the urban design of Downtown are included in the adopted Downtown Plan Element of the Comprehensive Plan.

SOURCE: §1200.216 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5656 (August 19, 1994).

1316 WARD 2 OBJECTIVE FOR URBAN DESIGN

1316.1 The objective for urban design is to develop a quality urban design environment, combining old and new developments, taking maximum advantage of special design Opportunity Areas.

SOURCE: §1200.217 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5657 (August 19, 1994).

1317 WARD 2 ACTIONS IN SUPPORT OF THE URBAN DESIGN OBJECTIVE

1317.1 The actions in support of the urban design objective are as follows:

(a) Enhance the special design character and improve street design standards of the street system in Ward 2 by doing the following:

(1) Establishing a committee to develop a uniform municipal sign system, including the review of prototypes for automobile and pedestrian directional signs to major public and private attractions;

(2) Encouraging the choice of unenclosed sidewalk cafes over enclosed sidewalk cafes, by amending the laws and regulations if necessary, in order to encourage pedestrian activity while maintaining the essential unobstructed continuity of the public space along sidewalks in commercial areas;

(3) Enforcing the present law on the size of public passageways and increasing the minimum size of public passageways in crowded areas; and

(4) Revising the vending regulations to reduce concentrations of sidewalk vendors and to improve the appearance and public safety considerations of sidewalk vendors;

(b) Enhance the overall design character of Ward 2, and the special character of the different areas and neighborhoods of Ward 2, including those undergoing major redevelopment as follows:

(1) The Office of Planning (OP) shall prepare urban design guidelines for areas within Ward 2 as part of its small area plans;

(2) The city should include urban design guidelines as part of the planning program for Development Opportunity Areas and for other areas that will undergo major development in the future (Mount Vernon Square North, West End, and South Capitol Street/Buzzard Point);

(3) The city, in conjunction with community groups, shall place special emphasis on maintaining and enhancing distinguishable physical qualities including open spaces and landscape features throughout Ward 2;

(4) The city shall find ways to protect and enhance the special character of neighborhood commercial centers, such as 7th Street, N.W., 14th Street, N.W., and M Street in Georgetown;

(5) Uniform streetscape and building design guidelines including signage standards shall be created and approved by the main "design impact group." The guidelines shall become part of the small area plans and the guidelines should not serve to overly restrict architectural creativity in design; and

(6) The Seventeenth Street Design Plan shall be implemented. The Plan calls for streetscape improvements to all publically owned land immediately in front of the private property line, all sidewalk areas, all parkways, all curbs, and all right-of-ways on both sides of the street from 1711 17th Street, N.W., on the north, to 1500 17th Street, N.W., on the south, and the adjoining, contiguous commercial areas of R, Corcoran, Q, Church, and P Streets, N.W.;

(c) Place special emphasis on the sensitive design of areas around Metrorail stations where new development is likely to occur, respecting the integrity of those areas adjacent to those sites by doing the following:

(1) Ensuring that detailed development and urban design plans are created for Metrorail station areas within the ward where new development is likely to occur; and

(2) Ensuring that development around and adjacent to the stations provides pedestrian amenities, ease of access, lighting, security, and signage befitting a portal to the city; in addition, adequate buffering and integration of new development into the surrounding neighborhood should be encouraged;

(d) Emphasize superior design of new development and open space along Ward 2 waterfront areas as follows:

(1) The city, working with the National Park Service, shall ensure that Ward 2 waterfront areas, including Georgetown, Maine Avenue, Buzzard Point and along the Anacostia River, provide public access and use;

(2) Economic development incentives shall be used by the city to promote quality developments along waterfronts, with open space, parks for recreation and cultural programs, and street-level retail activity during the day and night; and

(3) The District government shall complete the park on District-owned Georgetown waterfront land south of K Street, with particular attention being given to lighting and security issues; and

(e) Require strategies that will address the treatment of vacant buildings and vacant land. DCRA shall enforce the requirement that owners of property with vacant structures that remain vacant for more than sixty (60) days shall secure them against unauthorized entry, including through windows, doors and public space, by the use of security bars, cinder blocks or security fencing as appropriate. The city shall place a lien on the property if the owner does not bring the property into compliance after the specified time period. DCRA shall develop programs that would encourage the owners of vacant buildings, particularly residential buildings, to sell or renovate.

SOURCE: §1200.218 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5657 (August 19, 1994).

1318 WARD 2 PRESERVATION AND HISTORIC FEATURES

1318.1 Ward 2 is the oldest area of the city in terms of the physical development of the District of Columbia. The earliest commercial development, the first buildings of the federal government, and the earliest residential neighborhoods are all located in Ward 2. The legacy of the L'Enfant Street plan provides a fabric of special streets, squares, circles and other open spaces. Ward 2 is therefore especially rich in landmark buildings and historic areas, which help give it a unique physical character. Historic districts comprise a considerable portion of the land area of Ward 2. Ward 2 has the largest number of individual landmark buildings of any ward in the city and has nineteen (19) historic districts.

1318.2 The historic districts listed on the *National Register of Historic Places* (both individual sites and areas are included) are as follows:

(a) Dupont Circle;

SOURCE: §1200.225 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5669 (August 19, 1994).

1335 WARD 2 THE NEIGHBORHOOD RING: NORTH CAPITOL STREET

1335.1 The area west of North Capitol Street (Northwest 1 Urban Renewal Area) is generally built up. It includes high-rise apartments, townhouses, schools, churches, the Gonzaga High School complex, and a new office building. Only limited development possibilities remain. The southern part of Northwest 1 is occupied by the Government Printing Office ("GPO"), which is to expand south to Massachusetts Avenue. Establishing an appropriate relationship of the new GPO development to Massachusetts Avenue, assuring community benefits from the development of the Prevocational School site and other sites within and to the east of the area and minimizing the traffic impact on the Northwest 1 area from commercial developments within and around the area including the commercial area of Northeast Number 1/Eckington Yards are especially important issues.

SOURCE: §1200.225 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5670 (August 19, 1994).

1336 WARD 2 THE NEIGHBORHOOD RING: SOUTHWEST

1336.1 Southwest was completely rebuilt in the 1960's as one of the country's first Urban Renewal Projects. The area is primarily residential, but includes restaurants and commercial buildings along Maine Avenue, the Arena Stage, and Waterside Mall, plus a variety of public facilities near South Capitol Street. Fort McNair is located south of P Street. Southwest is adjacent to the Central Employment Area. Accessibility was improved when the Green Line Waterfront Metrorail Station opened in late 1991.

1336.2 Forty (40) years after urban renewal began, Southwest provides a mature and pleasant environment. Appropriate steps are needed to protect the character of the area, including resolving the issue of zoning as the Southwest Urban Renewal Plan controls expire in the 1990s. Zoning for Area B was completed in 1992. Major new development is not anticipated but attention needs to be directed to key problems in the area, including improving retail services at Waterside Mall, improving the attractiveness and amenities along the Maine Avenue waterfront, and improving housing maintenance in the Greenleaf Gardens and James Creek public housing projects.

SOURCE: §1200.225 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5670 (August 19, 1994).

1337 WARD 2 MAJOR LAND USE THEMES

1337.1 The development pattern of Ward 2 is varied and complex. A review of the different areas of the ward indicates eleven (11) broad land-use themes or issues that need special attention. The themes or issues are as follows:

(a) Maintain Existing Residential Neighborhoods:

on the west. Except for a small section east of the Capitol, all of the Central Employment Area is in Ward 2. Some adjacent commercial areas are closely related to this area. Continued coordinated development and revitalization of the Central Employment Area is vital to Ward 2, and to the entire city. Linkages between the commercial areas and the Monumental Core are also important;

(c) Creation of a Living Downtown:

(1) Downtown Washington is the area between the Capitol and the White House, north of Pennsylvania Avenue to Massachusetts Avenue. This was the original commercial area of Washington. Beginning in the 1950s, development began to shift to the west and simultaneously the Downtown began to deteriorate;

(2) Today, efforts to revitalize Downtown are being realized. The city is promoting a "Living Downtown." This means a mix of land uses producing activity during the day, in the evening, and on the weekends. It also means a mix of new and old buildings to achieve a special design character for different areas of Downtown;

(3) The Mayor's Downtown Committee outlined recommendations for Downtown in 1982. Those recommended policies and objectives were adopted as the Downtown Element of the Comprehensive Plan. The D.C. Downtown Partnership was established in 1984 to implement the Downtown Plan; and

(4) The revitalization of Downtown now underway has important implications for the ward, especially adjacent areas such as Mount Vernon Square North, Northwest Number 1, Shaw, and Logan Circle. Major progress has been made towards achieving the land use targets outlined in the Downtown Plan. Progress is most evident in office, retail and hotel development but action is needed to achieve housing in Downtown and adjacent areas to the north;

(d) Office development:

(1) The need for office space to house public and private sector employment is the major "driver" of other development in the ward. Much of the new development to the year 2000 in the center of Ward 2, and in the Development Opportunity Areas, will be new office construction. It is important to achieve continuing office development in the District in the face of suburban competition. Office development in Downtown is strong, but stopped almost completely in the 1990-1992 period. Most Downtown sites will be developed by the year 2010. Therefore, it is important to provide new sites for office development in the Development Opportunity Areas, especially in the North Capitol Street and Buzzard Point/Near Southeast areas. An appropriate office environment must be created that meets the challenge of suburban office parks; and

(2) Emphasis on office development tends to focus on private office development. However, it is also important to obtain additional federal office space construction;

(e) Hotel development:

(1) Hotels are a key element of the economic development of Washington and are important activity generators. Ward 2 is the hotel center of the city. At the end of 1992, Ward 2 accounted for seventy-seven (77) of the eighty-seven (87) hotels and eighteen thousand eight hundred four (18,804) of the twenty-two thousand one hundred six (22,106) hotel rooms in the city. Hotels in Ward 2 are primarily concentrated in Downtown, the Connecticut Avenue area, and the West End, with smaller clusters in Dupont Circle and Southwest;

(2) Major progress has been made in achieving hotel construction goals, but efforts are still necessary to reach, and if possible exceed, the target of twelve thousand (12,000) new rooms in the city in the 1980-2000 period. Approximately eleven thousand (11,000) of these new hotel rooms would be in Ward 2. From 1980 to 1992, eight thousand eight hundred fifty (8,850) new hotel rooms have been built in Ward 2. Locating hotels in strategic areas, such as south of the Washington Convention Center is especially important;

(3) Since many new hotel rooms have come on the market in a short period, there seems to be a temporary over-supply. However, over the long term, additional hotels will be built to fulfill increased demand from visitors, tourists, business people, and conventioneers;

(4) Some citizen groups are concerned about the impact of hotel development on nearby residential areas, especially along Massachusetts Avenue north of Downtown, in Foggy Bottom, the West End, and in Southwest. The Office of Planning recognizes these concerns and believes that the location and development of new hotels must be carefully coordinated to avoid adverse neighborhood impacts; and

(5) The District government should encourage the development of new hotels at appropriate locations near the proposed new convention center north of Mount Vernon Square;

(f) Arts, culture, and educational uses:

(1) Washington, D.C. is becoming one of the great arts and cultural/educational centers of the world; and

(2) Many of these cultural and educational resources are located in or adjacent to Ward 2. Although these resources are available to all residents of the city and region, Ward 2 residents have a special advantage because of their proximity to these resources;.

(g) Development Opportunity Areas:

(1) Downtown is the current area of major development in Ward 2. Development of Downtown should be largely completed over the next ten (10) to fifteen (15) years. The Comprehensive Plan identifies the following three (3) Development Opportunity Areas in Ward 2:

(A) Portal site;

(B) Buzzard Point/Near Southeast; and

(C) Mount Vernon Square.

(2) The areas of Ward 2 enumerated in subparagraph (g)(1) are where major development will take place in the future especially as major rebuilding of Downtown is completed;

(3) The Buzzard Point/Near Southeast area now contains deteriorated public housing, light industry, marginal small businesses, a military installation, federal buildings, and vacant sites, but has the potential for becoming a prime waterfront site and southern gateway into the city; and

(4) The Mount Vernon Square area has potential for major development, including significant residential and hotel development, because of its proximity to Downtown and the construction of the new convention center on the District owned site north of Mount Vernon Square;

(h) Major institutional complexes:

(1) Ward 2 has two (2) types of major institutional complexes. Federal areas comprise the first type and large university campuses are the second type. There are three major federal areas in the ward: Monumental Core (including West Potomac Park); the Capitol Complex; and Fort McNair. The linkages and relationships of these federal areas to the adjacent commercial and residential areas are especially important. Planning of these areas is within the overall planning framework established by the National Capital Planning Commission and carried out by the General Services Administration;

(2) These federal areas need to relate to the adjacent commercial and residential areas of Ward 2. The Monumental Core and the Capitol complexes are especially important because they comprise large areas of the center of Ward 2, are the focus of visitor attention, and provide cultural attractions for city residents; and

(3) Two (2) university campuses, George Washington and Georgetown, are located in Ward 2. The future development plans of these universities should not adversely impact surrounding, adjacent residential areas;

(i) Community and neighborhood shopping areas:

(1) Community and neighborhood shopping areas are essential parts of the convenience and character of the residential neighborhoods of Ward 2. In size and shape, they include corner stores, small clusters of stores, the major retail strips (Connecticut Avenue and 14th Street) and a mall (Waterside Mall). Some neighborhoods in Ward 2 do not have adequate commercial and service establishments. In others, too much development is adversely affecting adjacent residential areas. In some areas, needed lower cost stores and service establishments are being displaced by higher price "upscale" establishments. Certain kinds of commercial activity, such as fast food restaurants, can cause problems in residential neighborhoods. The impacts of fast food restaurants and liquor-licensed restaurants have been concerns in some neighborhoods; and

(2) The Waterside Mall in Southwest has not become a vital commercial center due to high rents and poor marketing. The opening of the Waterfront Metrorail Station may allow the mall to operate at least as a multi-neighborhood shopping center;

(j) Waterfront development:

(1) Waterfront land is a great asset in the District of Columbia. Waterfront land may best be used as parkland, while adjoining sections may be used for mixed-use developments; and

(2) A substantial amount of shoreline is in public ownership. Much of it is parkland administered by the National Park Service and accessible to the public. There are problems and opportunities all along the Ward 2 waterfront;

(A) The Georgetown waterfront area is emerging as a major activity center, with new parkland west of the Washington Harbour complex. Additional improvements in the form of landscaping and open space are needed. There is a considerable unmet demand for nonmotorized boating facilities along this waterfront. Additional boathouses for nonmotorized vehicles are needed west of the Washington Harbour complex; these facilities shall be sited to also allow for public fishing;

(B) Encourage the National Park Service ("NPS") to make improvements in NPS-controlled waterfront areas. A continuous, landscaped, safe and secure walkway-bikeway connection between the National Park Service areas and the Georgetown waterfront area will greatly enhance the Ward 2 waterfront's value as an urban amenity and recreational resource. An updated plan for the Georgetown waterfront should be prepared to include an enhanced pedestrian/bikeway circulation system;

(C) Thompson's Boat House is in need of major structural repairs. The tidal flats next to East Potomac Park need to be cleaned up;

(D) Southwest waterfront remains relatively inaccessible and underused while the adjacent fish market, in need of physical improvements, continues to be supported by throngs of patrons;

(E) The Fort McNair waterfront is relatively restricted to the public;

(F) The Buzzard Point waterfront represents a vast untapped resource; and

(G) At present, there is no clearly articulated vision of how the waterfront areas in Ward 2 can be better used and how they relate to adjacent areas; and

(k) Metro station development:

(1) Ward 2 is the focus of the Metrorail system, the place where the Red, Orange, Blue, Yellow, and Green lines converge; and

(2) Ward 2 has twenty (20) Metrorail stations. In addition, the U Street/Cardoza, Judiciary Square, Union Station, Navy Yard, and Capitol South Stations are nearby. Consequently, Ward 2 has the best Metrorail service and access of any area of the city and region. Despite these advantages, development around the Metrorail stations in Ward 2 is uneven. At some stations, such as Farragut North and L'Enfant Plaza, the development pattern is essentially established. At other stations, such as Gallery Place and Union Station, there are still opportunities for development.

SOURCE: §1200.225 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5670 (August 19, 1994).

1338 WARD 2 OBJECTIVES FOR RESIDENTIAL LAND USE

1338.1 The objectives for land use are as follows:

(a) To conserve and enhance existing residential neighborhoods in Ward 2;

(b) To create new residential neighborhoods; and

(c) To maintain existing park land.

SOURCE: §1200.226 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5675 (August 19, 1994).

1339 WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES

1339.1 The actions in support of land use objectives are as follows:

(a) The District government should do the following:

(1) Maintain and enhance older established residential neighborhoods and areas, including Foxhall, Burlieth, Georgetown, Foggy Bottom, West End, Logan Circle, Shaw, and Dupont Circle;

(2) Maintain as a residential area to promote the retention and expansion of current residential uses, and discourage the expansion of commercial uses, the Dupont Circle area north of Massachusetts Avenue, N.W., and east of Connecticut Avenue, between 15th Street on the east and Florida Avenue on the north; and south of Massachusetts Avenue, west of Connecticut Avenue, N.W., to 23rd Street (Rock Creek Park) and north of N Street, N.W.;

(3) Protect and enhance new residential neighborhoods and areas, including Northwest Number 1 and Southwest; and

(4) Complete residential (non-hotel) development in the West End;

(b) Because of the considerable number of GWU development projects now being proposed, GWU should reexamine its campus plan in consultation with the Foggy Bottom community. At a minimum, GWU should include dormitory construction (the design of which reflects the current living space preferences of GWU students and the price of which is competitive with housing units in Foggy Bottom) not only to meet the needs of additional enrollments but also to correct the over-intrusion of parts of the student body into the housing stock outside the campus area. This intrusion has been a detriment to the older, established residential neighborhood of Foggy Bottom, a community which contributes income and property taxes as well as a labor force to the Downtown.

(c) The District government should do the following:

(1) Develop a major new urban residential community in the Pennsylvania Quarter area of Downtown (Housing Opportunity Area);

(2) Retain existing residential development in Downtown and develop new housing in Downtown in the area extending north of Pennsylvania Avenue through Gallery Place, Chinatown, and portions of Judiciary Square;

(3) Develop a major new residential community in the Mount Vernon Square North area (North of Massachusetts Avenue, N.W.), with commercial buildings on sites designated for high density commercial on the Generalized Land Use Map;

(4) Undertake special housing improvement programs in the housing areas of Greenleaf Gardens and to Syphax Gardens;.

(5) Develop a major new residential community as part of a mixed-use development in the Buzzard Point/Near Southeast area;.

(6) Urge the Office of Planning to conduct small area studies, including market analyses and site development plans for new Ward 2 neighborhoods; this is especially important in the Mount Vernon Square North area and the Buzzard Point/Near Southeast area; and

(7) Encourage the Department of Recreation to undertake detailed, specific analyses of the potential need for more recreational facilities in Shaw.

(d) The District government should do the following:

(1) Insist that the Department of Consumer and Regulatory Affairs ("DCRA") and the Department of Human Services ("DHS") shall enforce zoning-based ordinance requirements concerning distance between community based residential facilities, to include Community Residence Facilities ("CRF") and homeless service providers, and evaluate impacts to date on neighborhood stability;

(2) Require that all community based residential facilities, to include Community Residence Facilities (CRF's) and homeless service providers, be registered with the District of Columbia; and

(3) Establish a moratorium on future community based residential facilities to include Community Residence Facilities (CRF's) and homeless service providers in neighborhoods where the over-concentration of CBRFs has had negative neighborhood impacts, except that the moratorium shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 *Stat.* 1619; 42 U.S.C. 3601 *et seq.*) ("Fair Housing Act") (For the purposes of this paragraph, the term 'handicap' has the same meaning as in §802(h) of the Fair Housing Act (42 U.S.C. 3602(h));

(e) The Southwest Urban Renewal Plan ("SWURP") serves in lieu of zoning. Zoning must be phased in immediately upon termination of Section C-1 in 1995 and Section C in 1996. Zoning for Section B was completed in late 1992. During development of the zoning plans, no major changes in the SWURP should be considered. Further, RLA shall seek out qualified developers for the underdeveloped parcels of the SWURP as soon as possible;

(f) To carry out the policy in the Comprehensive Plan of "conserving and maintaining the District's sound, established neighborhoods through the strict application and enforcement of housing, building and zoning codes and maintenance of the general level of existing residential uses, densities, and heights," the city should continue to enforce the zoning regulations and recommendations of the Comprehensive Plan with respect to negative neighborhood impacts, especially of commercial expansion and the overconcentration of CBRF's;

(g) The District government should coordinate the management of various promotional activities in Ward 2, such as street festivals in order to maintain the integrity and function of adjacent residential areas;

(h) The Zoning Commission should place hotels, medical clinics, and doctors' offices in a category other than "residential," given their extremely negative impact on residential neighborhoods;

(i) Existing park land between 26th Street, N.W., and 29th Street, N.W., shall not be zoned unless a new zone is created which is limited to parks;

(j) A substantial part of the amenities provided in proposed Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact; and

(k) The District government should do the following:

(1) Develop the 7th Street Corridor from Mount Vernon Square north to Florida Avenue, including new infill development and renovation;

(2) Allow general office use in the Central Employment Area (CEA) south of Massachusetts Avenue in the area designated in the high-density commercial category and require the Zoning Commission to change the zoning in these areas to be consistent with the Land Use Map; particular attention should be given to those non-profit and other national associations' need in the CEA to encourage their retention and expansion in the CEA; and

(3) Ensure that uses of SP-zoned buildings shall do the following:

(A) Be in harmony with the surrounding residential neighborhood; and

(B) Shall include residential use for not less than fifty percent (50%) of their floor area ratio.

SOURCE: §1200.227 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5675 (August 19, 1994).

1340 WARD 2 OBJECTIVES FOR OFFICE DEVELOPMENT

1340.1 The objectives for office development are as follows:

(a) To encourage development of office buildings in appropriate locations in Ward 2, especially in the Central Employment Area and in Development Opportunity Areas; and

(b) To retain and increase federal employment in Ward 2 in new federal buildings and in leased space.

SOURCE: §1200.228 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5677 (August 19, 1994).

1341 WARD 2 ACTIONS IN SUPPORT OF OFFICE DEVELOPMENT OBJECTIVES

1341.1 The actions in support of office development objectives are as follows:

(a) Give special attention to development of new office areas in Downtown and in the Development Opportunity Areas; and

(b) Work with the federal government, especially GSA, to locate federal employment at strategic locations such as Downtown, the Federal Triangle, and in the Buzzard Point/Near Southeast area.

SOURCE: §1200.229 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5677 (August 19, 1994).

1342 WARD 2 OBJECTIVE FOR HOTEL DEVELOPMENT

1342.1 To obtain a major increase in rooms in new hotels at appropriate locations in Ward 2, in order to add approximately three thousand four hundred (3,400) additional hotel rooms by the year 2000.

SOURCE: §1200.230 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5678 (August 19, 1994).

1343 WARD 2 ACTIONS IN SUPPORT OF THE HOTEL DEVELOPMENT OBJECTIVE

1343.1 The actions in support of the hotel development objectives are as follows:

(a) The District government should do the following:

(1) Encourage continued improvement of existing hotels;

(2) Increase the number of moderate-priced hotels in Downtown;

(3) Encourage new hotels to locate in the Development Opportunity Areas;

(4) Limit hotel development in areas where it would have an adverse impact on residential areas; and

(5) Encourage the development of new hotels at appropriate locations near the proposed new convention center north of Mount Vernon Square; and

(b) Conversions of housing units, particularly apartments, to transient use (hotels, *de facto* hotels, and corporate apartments) should be avoided because it depletes the housing stock, decreases the tax base, and reduces the number of potential employees near the Central Employment Area.

SOURCE: §1200.231 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5678 (August 19, 1994).

(j) Develop information systems to provide ward residents and others with increased knowledge about Ward 2 educational and cultural facilities and access to them.

SOURCE: §1200.233 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5678 (August 19, 1994).

1346 WARD 2 OBJECTIVES FOR DEVELOPMENT OPPORTUNITY AREAS

1346.1 The objectives for development opportunity areas are as follows:

(a) To undertake imaginative and comprehensive development programs in the three (3) key Development Opportunity Areas over the next ten (10) to fifteen (15) years; and

(b) To develop programs to reuse outmoded public and semi-public buildings in a manner which is in keeping with the character of the surrounding area.

SOURCE: §1200.234 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5679 (August 19, 1994).

1347 WARD 2 ACTIONS IN SUPPORT OF DEVELOPMENT OPPORTUNITY AREAS OBJECTIVES

1347.1 The actions in support of the objectives for development opportunity areas are as follows:

(a) Undertake coordinated development of the Buzzard Point/Near Southeast area;

(b) Develop a major new residential mixed-use community, including hotels, in the Mount Vernon Square area, with special emphasis on development of a new convention center on the District-owned site north of Mount Vernon Square and development of housing on the Wax Museum site;

(c) Complete the Portal Site development; and

(d) Coordinate new development and rehabilitation along the 14th Street corridor from Thomas Circle to S Street (and continuing to Florida Avenue in Ward 1); because of the overconcentration of CBRFs, there shall not be further expansion of existing CBRFs or new CBRFs, in this area, from Thomas Circle to S Street, N.W., except that this prohibition shall not violate the Fair Housing Amendments Act (102 *Stat.* 1619; 42 U.S.C. 3601 *et seq.*).

SOURCE: §1200.235 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5679 (August 19, 1994).

1348 WARD 2 OBJECTIVE FOR MAJOR INSTITUTIONAL COMPLEXES

1348.1 The objective for major institutional complexes is to undertake coordinated planning for the continued, reasonable development of the major institutional complexes in Ward 2.

SOURCE: §1200.236 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5680 (August 19, 1994).

1349 WARD 2 ACTIONS IN SUPPORT OF THE MAJOR INSTITUTIONAL COMPLEXES OBJECTIVE

1349.1 The actions in support of the objective for major institutional complexes are as follows:

(a) Continue the use of existing regulatory controls and criteria for Campus Master Plan requirements and add new review procedures which will provide additional protection for the adjacent neighborhoods;

(b) Update campus plans for George Washington University and Georgetown University; as part of the campus plan development and approval process, George Washington University should provide written justification for non-dormitory development projects in lieu of providing additional on-campus dormitory accommodations for its undergraduate student; GWU should also provide adequate on-campus parking and take account of the residential and historic district status of Foggy Bottom in any future development; and enforce Georgetown University's commitment to the surrounding neighborhood to move student residences and university offices out of the local community and onto the campus;

(c) Consider the impacts of Howard University (Ward 1) and its campus plan on the Howard Gateway area and the nearby areas of Ward 2;

(d) Coordinate with National Capital Planning Commission, other federal agencies and the Architect of the Capitol to address planning issues and opportunities involving federal lands and adjacent areas including the Monumental Core, Fort McNair, and the Capitol Complex; and

(e) Require the developer of the area bounded by Canal, 2nd, and Q Streets, S.W. (former Tempo C site) to make a bona fide "best effort" attempt to address and resolve the security concerns raised by the National Capital Planning Commission and the Department of the Army regarding Fort McNair.

SOURCE: §1200.237 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5680 (August 19, 1994).

1350 WARD 2 OBJECTIVES FOR NEIGHBORHOOD SHOPPING AREAS

1350.1 The objectives for neighborhood shopping areas are as follows:

(a) To protect and enhance the vitality of neighborhood and commercial areas, to provide economic development benefits and adjacent retail services to residents of adjacent neighborhoods;

(b) To develop new neighborhood shopping services in areas that are unserved or underserved; and

(c) To allow appropriate mixed-use development in the interior portion of Blagden Alley, a residentially-zoned square with historic structures such as carriage houses, unused garages and warehouses that are found to be suitable for adaptive reuse, with appropriate planning and regulatory requirements to safeguard surrounding existing residential uses.

SOURCE: §1200.238 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5680 (August 19, 1994).

1351 WARD 2 ACTIONS IN SUPPORT OF NEIGHBORHOOD SHOPPING AREAS OBJECTIVES

1351.1 The actions in support of the neighborhood shopping areas objectives are as follows:

(a) Use economic, regulatory, and capital improvement programs to spur improvements in existing community and neighborhood shopping areas;

(b) Develop new commercial areas to serve neighborhood needs in the Pennsylvania Quarter area (Pennsylvania Avenue and Seventh Streets, N.W.), the Mount Vernon Square North area, the Northwest Number 1 Urban Renewal Area, and the Buzzard Point/Near Southeast community.

(c) Improve Waterside Mall in Southwest to ensure that new businesses will service the adjacent residential neighborhood;

(d) Protect residential communities from the destabilizing impact of new commercial uses or these commercial uses that have undergone substantial changes since the adoption of the District's land use regulations by better control of the negative impact of fast food restaurants, video arcades, sexually-oriented businesses, gasoline stations, convenience stores, and similar establishments;

(e) Retain existing and encourage new uses of gasoline service stations in appropriate locations, such as drop-off recycling centers;

(f) Discourage undue concentrations of liquor licensed establishments and public halls in the ward, especially in the Georgetown area; the city should review and enforce the alcohol and beverage control laws, establish procedures that would require the ABC board to comply with ward plan objectives for maintaining neighborhood stability, and to suspend or discontinue existing licenses found to be adverse to the integrity of the neighborhood; and

(g) Return existing carriage houses, unused garages, and warehouses located within historic Blagden Alley to commercial and residential use under appropriate planning and regulatory controls designed to safeguard surrounding existing residential uses.

SOURCE: §1200.239 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5681 (August 19, 1994).

1352 WARD 2 OBJECTIVE FOR WATERFRONT DEVELOPMENT

1352.1 The objective for waterfront development is to realize the full potential of Ward 2 waterfront areas in terms of public access to the waterfront, recreation space, and adjacent mixed-use development.

SOURCE: §1200.240 of the Comprehensive Plan Amendments Act of 1994, D.C. Law 10-193, 41 DCR 5536, 5681 (August 19, 1994).

1353 WARD 2 ACTIONS IN SUPPORT OF THE WATERFRONT DEVELOPMENT OBJECTIVE

1353.1 The actions in support of the waterfront development objective are as follows:

(a) Complete improvement of the Georgetown waterfront with park space along the river; encourage the development of nonmotorized boating facilities at appropriate locations along the Georgetown waterfront west of the Washington Harbour complex to meet the increasing demand for nonmotorized boating and as a component of a program to increase public access to the river for recreation purposes, to include fishing;

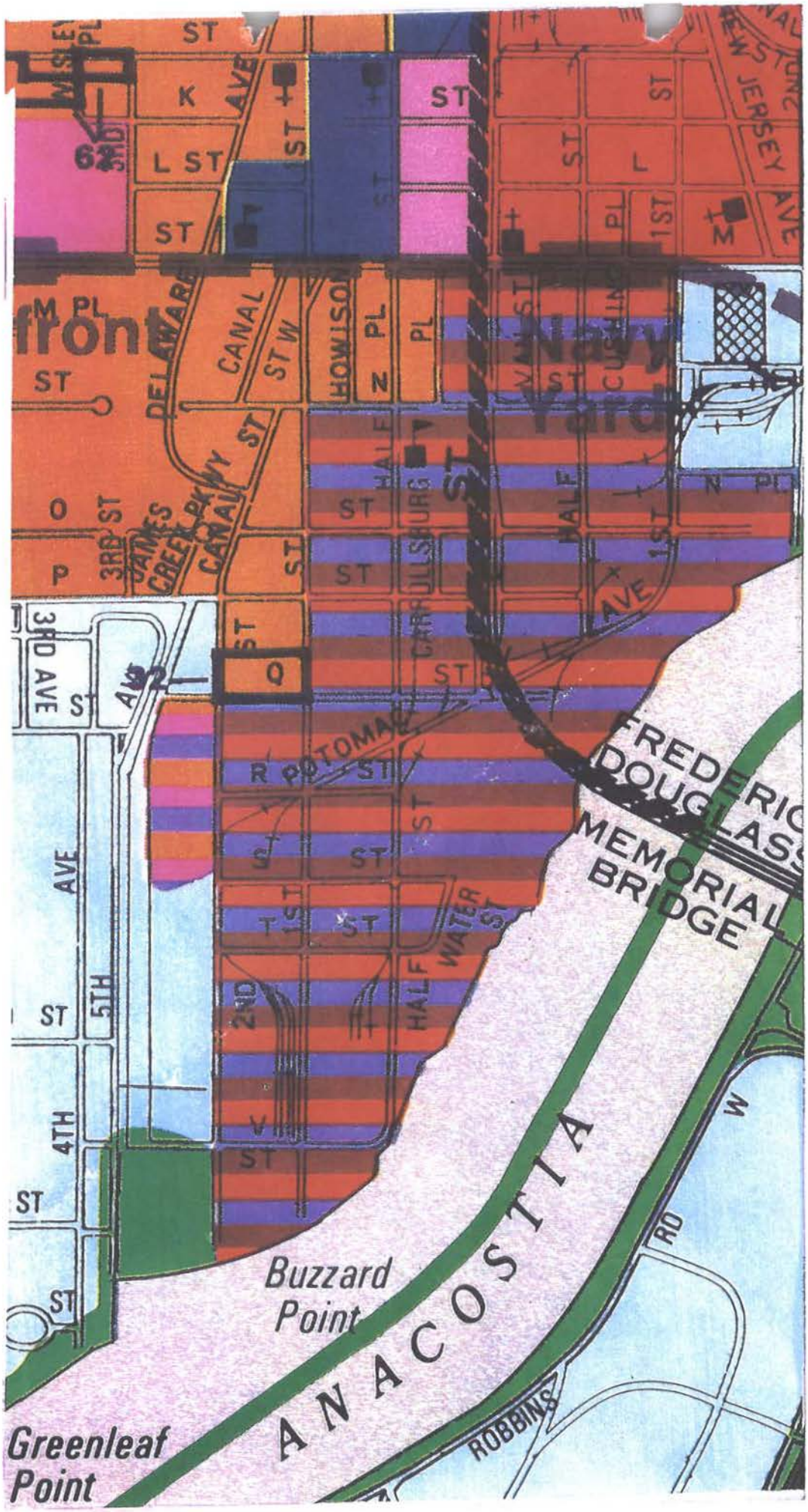
(b) Work with the National Park Service to identify improvements in park land waterfront areas in the Monumental Core and East Potomac Park, to implement jointly a well-designed, well-landscaped, well-lighted, safe and secure walkway-bikeway connection between the National Park Service area and the Georgetown waterfront area that is one of the major missing pieces along the Ward 2 waterfront, and to maintain the parkland between Rock Creek Parkway and the Potomac River;

(c) Improve the Southwest Waterfront to make it more attractive and accessible;

(d) Work with the Defense Department to make the Fort McNair Waterfront more attractive and accessible, to the extent security considerations will permit;

(e) Develop a major mixed-use community along the Buzzard Point waterfront, providing waterfront access and connections from adjacent areas, to the extent security concerns will permit;

(f) Prepare a coordinated plan for the entire waterfront area from the Southwest Fish Market through Fort McNair and Buzzard Point, connecting the waterfront areas to the east in Ward 6; and


K ST
L ST
M PL
N PL
O ST
P ST
3RD ST
6TH ST
DELAWARE AVE SW
CANAL ST SW
HOWISON PL
CANAL PKWY
JAMES CREEK CANAL
CARROLLSBURG HALF ST
NEW JERSEY AVE
1ST PL
CUSHING PL
VAN ST
Navy Yard
1ST AVE
3RD AVE SW
4TH AVE SW
5TH AVE SW
POTOMAC ST
WATER ST
1ST ST
2ND ST
FREDERICK DOUGLASS MEMORIAL BRIDGE
Buzzard Point
Greenleaf Point
ANACOSTIA
ROBBINS
RD