

AN ACT

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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*Codification  
District of  
Columbia  
Official Code*

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To amend the Comprehensive Plan Amendment Act of 2006 to respond to findings by the National Capital Planning Commission and to make technical corrections.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Comprehensive Plan Response to NCPC Recommendations and Technical Corrections Act of 2007".

TITLE I - NCPC-RECOMMENDED AMENDMENTS TO D.C. LAW 16-300

Sec. 101. In response to the resolution adopted by the National Capital Planning Commission on February 1, 2007, which certified findings of federal interest impact of certain provisions of the Comprehensive Plan Amendment Act of 2006, effective March 8, 2007 (D.C. Law 16-300; 54 DCR 924) ("District Elements of the Comprehensive Plan"), the Council, pursuant to section 203(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 779; D.C. Official Code § 1-2002(a)), amends the District Elements of the Comprehensive Plan as follows:

(1) The last sentence of Policy LU-3.3.1 (Chancery Encroachment in Low Density Areas) is amended to read as follows: "Discourage the location of new chanceries in any area that is essentially a residential use area, to the extent consistent with the Foreign Missions Act."

(2) The last sentence of Action LU-3.3-A (Modifications to the Diplomatic Overlay Zone) is amended to read as follows: "The methodology and zoning map revisions should avoid concentration of chanceries in low density neighborhoods, to the extent consistent with the Foreign Missions Act."

(3) The first sentence of Policy H-2.2.1 (Housing Conversion) is amended to read as follows: "Discourage the conversion of viable, quality housing units to non-residential uses, such as offices and hotels."

(4) The first sentence of Policy NNW-1.1.7 (Loss of Housing) is amended to read as follows: "Strongly discourage the demolition of viable housing or the conversion of occupied housing units to non-residential uses, such as offices, hotels, and institutions."

(5) The third and fourth paragraphs of section RCE-2.5 (Armed Forces Retirement Home/Irving Street Hospital Campus) are amended to read as follows:

“In 2001, the Secretary of Defense was authorized to sell, lease, or otherwise dispose of any property of the AFRH determined to be excess to the needs of the Home. The AFRH is in the process of developing a master plan for that purpose. While the District has limited jurisdiction over AFRH so long as it remains in federal use, consultation between local and federal officials is necessary on many redevelopment issues.

“The prospect of redevelopment creates exciting opportunities but also has raised community concerns about the scale of development, provisions for open space, traffic and environmental impacts, effects on visual and historic resources, and the compatibility of the development with the surrounding row house neighborhoods. The District will work closely with the federal government over the coming years to promote changes on the site that benefit the community, and to avoid land use conflicts, create community access and open space wherever feasible, and mitigate impacts on traffic and community character. As portions of the site are sold to the private sector, they should be subject to zoning and new Comprehensive Plan Map designations by the District.”.

## **TITLE II - TECHNICAL CORRECTIONS TO D.C. LAW 16-300**

Sec. 201. The Comprehensive Plan Amendment Act of 2006, effective March 8, 2007 (D.C. Law 16-300; 54 DCR 924), is amended as follows:

(a) Section 3 is amended as follows:

(1) Subsection (a) is amended by adding a new paragraph (17) to read as follows:

“(17) The date at the bottom right side of the map is changed from “November 2006” to December 2006”, and the boxed text at the top of the map that reads “Reflects changes in “Response to Comments” dated November 14, 2006” is deleted.”.

(2) Subsection (b) is amended to read as follows:

“(b) The District of Columbia Comprehensive Plan Generalized Policy Map, dated July 2006, is adopted and amended as follows:

“(1) The definition of Neighborhood Conservation Areas is amended by adding the following sentence to the end of the first paragraph of the definition:

“Neighborhood Conservation areas that are designated for Production, Distribution, and Repair uses on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided.”.

“(2) The southern edge of the U Street “Main Street Mixed Use” area is shifted northward on the blocks between 14<sup>th</sup> and 17<sup>th</sup> Streets to show more clearly that this designation does not include the row houses on the north side of Caroline Street because both sides of Caroline Street are located within the “Conservation Area” designation.

“(3) The Legend for Land Use Changes (Federal) is amended as follows:

“(A) The first sentence of the third paragraph is amended to read as

follows:

“Federal lands where a change of land use is anticipated by 2025 are shown with a striped pattern.”.

“(B) The last sentence of the third paragraph is deleted.

“(4) In the sixth line of the sixth paragraph in the text at the upper right side of the map under the heading Guidelines for Using this Map, strike the word “implementation” and insert the word “Implementation” in its place.

“(5) The inset map at the bottom right side of the map that shows Planning Area Boundaries is revised to conform with the correct boundaries and names as shown on the Area Elements Map (Map 1.1.) that is contained in Chapter 1 (Introduction) of the Comprehensive Plan for the National Capital: District Elements.

“(6) The “Status of this Map” narrative at the upper left side of the map is revised to indicate that the map was adopted by the Council on December 19, 2006 and to delete references to the July 2006 and 1998 maps.

“(7) The date at the bottom right side of the map is changed from “July 2006” to “December 2006”.

(b) Section 8(b) is amended to read as follows:

**Note,  
§ 2-1003**

“(b) No District element or amendment of the Comprehensive Plan for the National Capital shall take effect until it has been reviewed by the National Capital Planning Commission as provided in section 2(a) of the National Capital Planning Act of 1952, approved June 6, 1924 (43 Stat. 463; D.C. Official Code § 2-1002(a)), and section 423 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 792; D.C. Official Code § 1-204.23).”.

### **TITLE III - FISCAL IMPACT STATEMENT**

Sec. 301. The Council adopts the fiscal impact statement in the committee report as the fiscal impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

### **TITLE IV - EFFECTIVE DATE**

Sec. 401. This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto), a 30-day period of Congressional review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved

**ENROLLED ORIGINAL**

December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of Columbia Register.

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Chairman  
Council of the District of Columbia

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Mayor  
District of Columbia