

COUNCIL OF THE DISTRICT OF COLUMBIA

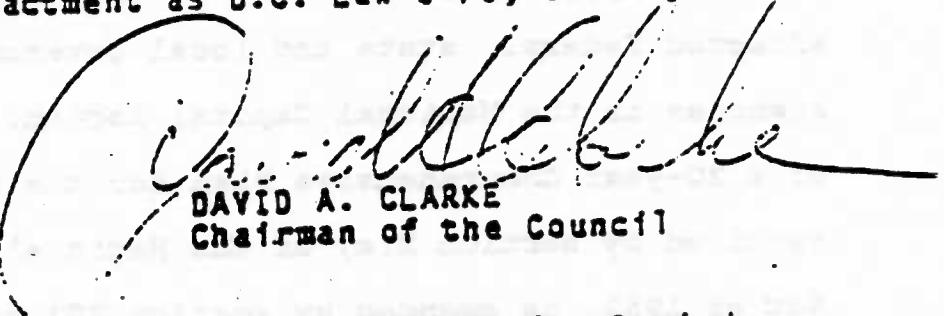
NOTICE

D.C. LAW 5-76

"District of Columbia Comprehensive Plan Act
of 1984".

pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia adopted Bill No. 5-282 on first and second readings; January 17, 1984 and January 31, 1984, respectively. Following the signature of the Mayor on February 23, 1984, this legislation was assigned Act No. 5-112, published in the March 9, 1984 edition of the D.C. Register, (Vol. 31 page 1049) and transmitted to Congress February 28, 1984 for a 30-day review, in accordance with Section 602 (c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 5-76, effective April 10, 1984.


DAVID A. CLARKE
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

February 28, 29

March 1, 2, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 26, 27,
28, 29, 30

April 2, 3, 4, 5, 6, 9

~~DC LAW 5-76~~

~~AN ACT~~

~~APR 10 1984~~

~~DC ACT 5-112~~

~~genuine original~~

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

FEB 23 1984

To adopt the following District elements of the Comprehensive Plan for the National Capital: General Provisions; Economic Development; Housing; Environmental Protection; Transportation; Public Facilities; Urban Design; Preservation and Historic Features; Downtown; and Human Services; and for other purposes.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "District of Columbia Comprehensive Plan Act of 1984".

Sec. 2. (a) It is hereby declared that:

(1) The District of Columbia has prepared, through an exhaustive process of research, analysis, and review, including citizen involvement and consultation with affected federal, state and local governments, and planning agencies in the National Capital Region, District elements of a 20-year Comprehensive Plan for the National Capital as required by section 2(a) of the National Capital Planning Act of 1952, as amended by section 203 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779; D.C. Code, sec. 1-2002(a)), and by section 423(a) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 792; D.C. Code,

New
D.C. Code,
sec. 1-245
Note,

D.C. Code,
sec. 1-2001
(1985 supp.)

sec. 1-244)).

(2) The District elements of the Comprehensive Plan for the National Capital are contained in this act: General Provisions; Economic Development; Housing; Environmental Protection; Transportation; Public Facilities; Urban Design; Preservation and Historic Features; Downtown; and Human Services.

(3) The District elements of the Comprehensive Plan for the National Capital contained in this act do not extend to any federal or international projects and developments, or to the United States Capitol buildings and grounds, or to any buildings and grounds under the care of the Architect of the Capitol.

(b) The purposes of the District elements of the Comprehensive Plan for the National Capital are to:

- (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development;
- (2) Guide executive and legislative decisions on matters affecting the District and its citizens;
- (3) Promote economic growth and jobs for District residents;

(4) Guide private and public development in order to achieve District and community goals;

(5) Maintain and enhance the natural and architectural assets of the District; and

(6) Assist in the conservation, stabilization, and improvement of each neighborhood and community in the

District.

Sec. 3. The Council of the District of Columbia adopts the following titles entitled "The District of Columbia Comprehensive Plan of 1984":

TABLE OF CONTENTS

TITLE I-- GENERAL PROVISIONS ELEMENT	11
Sec. 101. Major Themes.	11
Sec. 102. Interpretation of the District Elements.	13
Sec. 103. Planning Process Objective.	13
Sec. 104. Policies in Support of the Planning Process Objective.	13
Sec. 105. Compliance with the District of Columbia Documents Act.	14
Sec. 106. Staff Resources.	14
Sec. 107. Definitions.	14
TITLE II -- ECONOMIC DEVELOPMENT ELEMENT	19
Sec. 201. Declaration of Major Policies.	19
Sec. 202. Economic Development and Growth Goals.	21
Sec. 203. Effective Economic Development and Growth Objective.	21
Sec. 204. Policies in Support of the Effective Economic Development and Growth Objective.	21
Sec. 205. District Promotion Objective.	22
Sec. 206. Policies in Support of the District Promotion Objective.	22
Sec. 207. Stimulating Private Sector Growth Objective.	23
Sec. 208. Policies in Support of the Stimulating Private Sector Growth Objective.	24
Sec. 209. Economic Development in Downtown and the Central Employment Area Objectives.	25
Sec. 210. Policies in Support of the Economic Development in Downtown and the Central Employment Area Objectives.	25
Sec. 211. Economic Development outside the Central Employment Area Objective.	26
Sec. 212. Policies in Support of the Economic Development Outside the Central Employment Area Objectives.	26
Sec. 213. Improving Labor Force Job Skills Levels and Employment Opportunities Objective.	27
Sec. 214. Policies in Support of the Improving Labor Force Job Skills Levels and Employment Opportunities Objective.	27
Sec. 215. Neighborhood and Multi-Neighborhood Retail and Commercial Centers Objectives.	28
Sec. 216. Policies in Support of the Neighborhood and Multi-Neighborhood Retail and Commercial Centers Objectives.	29
Sec. 217. Public Action Objective.	30
Sec. 218. Policies in Support of the Public Action Objective.	30
TITLE III-- HOUSING ELEMENT	31
Sec. 301. Declaration of Major Policies.	31
Sec. 302. Housing Goal.	32
Sec. 303. General Objectives for Housing.	32
Sec. 304. Policies in Support of the General Objectives for Housing.	32

Enrolled Original	
- Sec. 305. Objectives for Low- and Moderate-Income Housing.	33
Sec. 306. Policies in Support of the Low- and Moderate-Income Housing Objectives.	33
Sec. 307. Objectives for Elderly Housing.	34
Sec. 308 Policies in Support of the Elderly Housing Objectives.	35
Sec. 309. Objectives for Public Action.	35
Sec. 310. Policies in Support of the Public Action Objectives.	35
TITLE IV-- ENVIRONMENTAL PROTECTION ELEMENT	37
Sec. 401. Declaration of Major Policies.	37
Sec. 402. Environmental Protection Goal.	38
Sec. 403. Objective of Improving Water Quality.	38
Sec. 404. Policies in Support of the Improving of Water Quality Objective.	38
Sec. 405. Objective of Improving Air Quality.	39
Sec. 406. Policies in Support of the Improving of Air Quality Objective.	39
Sec. 407. Objective for Solid Waste Management.	39
Sec. 408. Policies in Support of the Solid Waste Management Objective.	39
Sec. 409. Objective Protecting the Quality of the Land Areas.	40
Sec. 410. Policies in Support of the Protecting the Quality of the Land Areas Objective.	40
Sec. 411. Environmental Health and Sanitation Objective.	41
Sec. 412. Policies in Support of the Environmental Health and Sanitation Objective.	41
Sec. 413. Conserving Water Objective.	42
Sec. 414. Policies In Support of the Conserving Water Objective.	42
Sec. 415. Conserving Energy Objective.	42
Sec. 416. Policies in Support of the General Conserving Energy Objective.	42
Sec. 417. Policies for Land Use and Zoning in Support of the Conserving Energy Objective.	43
Sec. 418. Food Production and Urban Gardens Objective.	44
Sec. 419. Policies in Support of the Food Production and Urban Gardens Objective.	44
Sec. 420. Public Action Objectives.	45
Sec. 421. Policies in Support of the Public Action Objectives.	45
TITLE V-- TRANSPORTATION ELEMENT	45
Sec. 501. Declaration of Major Policies.	47
Sec. 502. Transportation Goal.	47
Sec. 503. General Objectives for Transportation.	49
Sec. 504. Policies in Support of the General Transportation Objectives.	49
Sec. 505. Objectives for Use of Mass Transit.	49
Sec. 506. Policies in Support of the Use of Mass Transit Objectives.	50
Sec. 507. The Private Passenger Automobile Objective.	50
Sec. 508. Policies in Support of the Private Passenger Automobile Objective.	51

Sec. 509. Streets and Alleys Objective.	52
Sec. 510. Policies in Support of the Streets and Alleys Objective.	52
Sec. 511. Air Transportation Objectives.	52
Sec. 512. Policies in Support of the Air Transportation Objectives.	52
Sec. 513. Waterfront Transportation Objective.	53
Sec. 514. Policies in Support of the Waterfront Transportation Objective.	53
Sec. 515. Public Action Objectives.	53
Sec. 516. Policies in Support of the Public Action Objectives.	53
TITLE VI-- PUBLIC FACILITIES ELEMENT	54
Sec. 601. Declaration of Major Policies.	54
Sec. 602. Public Facilities Goal.	55
Sec. 603. Adequate Service Delivery Objective.	55
Sec. 604. Policies in Support of the Adequate Service Delivery Objective.	55
Sec. 605. Adequate Planning for Public Facilities Objective.	56
Sec. 606. Policies in Support of the Adequate Planning for Public Facilities Objective.	56
Sec. 607. Increased Cost-Effectiveness in Public Facilities Objective.	57
Sec. 608. Policies in Support of the Increased Cost-Effectiveness in Public Facilities Objective.	57
Sec. 609. Stimulating Development Objective.	57
Sec. 610. Policies in Support of the Stimulating Development Objective.	57
Section 611. Location of Public Facilities Objective.	58
Sec. 612. Policies in Support of the Location of Public Facilities Objective.	58
Sec. 613. Surplus Properties Objective.	58
Sec. 614. Policies in Support of the Surplus Properties Objective.	59
Sec. 615. Public Action Objective.	59
Sec. 616. Policies in Support of the Public Action Objective.	59
TITLE VII-- URBAN DESIGN ELEMENT	60
Sec. 701. Declaration of Major Policies.	60
Sec. 702. Urban Design Goal.	61
Sec. 703. Urban Design Objectives.	61
Sec. 704. Policy in Support of the Urban Design Objectives.	61
Sec. 705. Natural Environment Objective.	61
Sec. 706. Policies in support of the Natural Environment Objective.	61
Sec. 707. Objective for Areas with Severe Building Constraints.	62
Sec. 708. Policies in Support of the Objective for Areas with Severe Building Constraints.	62
Sec. 709. Streams and Stream Valleys Objectives.	62
Sec. 710. Policies in Support of the Streams and Stream Valley Objectives.	63
Sec. 711. Water Feature Design Areas Objectives.	63
Sec. 712. Policies in Support of the Water Feature Design Areas Objectives.	64

- Sec. 713. Built Environment Objective.	64
Sec. 714. Policies in Support of the Built Environment Objective.	65
Sec. 715. Buildings Objective.	65
Sec. 716. Policies in Support of the Buildings Objective.	66
Sec. 717. Streetscape Objective.	66
Sec. 718. Policies in Support of the Streetscape Objective.	66
Sec. 719. Areas of Strong Architectural Character Objectives.	67
Sec. 720. Policies in Support of the Areas of Strong Architectural Character Objective.	67
Sec. 721. Areas of Stable Character Objectives.	67
Sec. 722. Policies in Support of the Areas of Stable Character Objectives.	68
Sec. 723. Areas of New and Improved Character Objective.	68
Sec. 724. Policies in Support of the Areas of New and Improved Character Objective.	68
Sec. 725. Commercial Activity Corridors Objective.	69
Sec. 726. Policies in Support of the Commercial Activity Corridors Objective.	69
Sec. 727. Public Action Objective.	70
Sec. 728. Policies in Support of the Public Action Objective.	70
TITLE VIII-- PRESERVATION AND HISTORIC FEATURES ELEMENT	71
Sec. 801. Declaration of Major Policies.	71
Sec. 802. Preservation and Historic Features Goal.	72
Sec. 803. Objective for Historic Properties.	72
Sec. 804. Criteria for Designating Historic Landmarks and Historic Districts.	72
Sec. 805. Policies for Identifying and Recognizing Historic Properties.	73
Sec. 806. General Policies for Protection and Enhancement of Historic Properties.	74
Sec. 807. Specific Policies for Protection and Enhancement of Historic Properties.	75
Sec. 808. Criteria for Designating Special Streets and Places.	78
Sec. 809. Policies for Special Streets and Places.	79
Sec. 810. Public Action Objective.	80
Sec. 811. Policies in Support of the Public Action Objective.	81
TITLE IX--DOWNTOWN PLAN ELEMENT	81
Sec. 901. Declaration of Major Policies.	81
Sec. 902. Downtown Land Use Objective.	86
Sec. 903. Policies in Support of the Downtown Land Use Objective.	87
Sec. 904. Downtown Retail Land Use Objective.	87
Sec. 905. Policies in Support of the Downtown Retail Land Use Objective.	87
Sec. 906. Downtown Residential Land Use Objective.	88
Sec. 907. Policies in Support of the Downtown Residential Land Use Objective.	88
Sec. 908. Downtown Hotel Land Use Objective.	89

Sec. 909. Policies in Support of the Downtown Retail Land Use Objective.	89
Sec. 910. Downtown Private Office Land Use Objective.	89
Sec. 911. Policies in Support of the Downtown Private Office Land Use Objective.	90
Sec. 912. Downtown Arts, Cultural, and Entertainment Land Use Objective.	90
Sec. 913. Policies in Support of the Downtown Arts, Cultural, and Entertainment Land Use Objective.	90
Sec. 914. Objective for Other Downtown Land Uses.	91
Sec. 915. Policies in Support of the Objective for Other Downtown Land Uses.	91
Other Downtown Land Uses.	92
Sec. 916. Urban Design Objectives in Downtown.	92
Sec. 917. Policies in Support of the Urban Design Objectives in Downtown.	93
Sec. 918. Street Orientation and Design Objectives.	93
Sec. 919. Policies in Support of the Street Orientation and Design Objectives.	94
Sec. 920. Design of Buildings Objectives.	95
Sec. 921. Policies in Support of the Design of Buildings Objectives.	95
Sec. 922. Downtown Historic Preservation Objectives.	95
Sec. 923. Policies in Support of the Downtown Historic Preservation Objectives.	96
Sec. 924. Policies for Downtown Historic Preservation Review.	96
Sec. 925. Policies for Assisting Downtown Historic Preservation.	97
Sec. 926. Downtown Transportation Objectives.	97
Sec. 927. Public Transit Objectives.	98
Sec. 928. Policies in Support of the Public Transit Objectives.	98
Sec. 929. Pedestrian Movement Objectives.	99
Sec. 930. Policies in Support of the Pedestrian Movement Objectives.	99
Sec. 931. Bicycle Movement Objective.	99
Sec. 932. Policies in Support of the Bicycle Movement Objective.	100
Sec. 933. Automobile Access Objectives.	100
Sec. 934. Policies in Support of the Automobile Access Objectives.	100
Sec. 935. Parking Objectives.	101
Sec. 936. Policies in Support of the Parking Objectives.	101
Sec. 937. Goods Movement Objective.	101
Sec. 938. Policies in Support of the Goods Movement Objective.	102
Sec. 939. Downtown Economic Development Objective.	102
Sec. 940. Policies in Support of the Downtown Economic Development Objective.	103
Sec. 941. Social Services in Downtown Objective.	103
Sec. 942. Policies in Support of the Social Services in Downtown Objective.	103
Sec. 943. Health Objective for Downtown.	103
Sec. 944. Policies in Support of the Health Objective for Downtown.	103

	Enrolled Orig.
Sec. 945. Public Safety Objectives for Downtown.	104
Sec. 946. Policies In Support of the Public Safety Objective for Downtown.	104
Sec. 947. Accessibility to Downtown and Visitor Services Objectives.	104
Sec. 948. Policies in Support of the Accessibility to Downtown and Visitor Services Objectives.	105
Sec. 949. Downtown Recreation Objective.	105
Sec. 950. Policies in Support of the Downtown Recreation Objective.	105
Sec. 951. Downtown Retail Core Objectives.	106
Sec. 952. Policies in Support of the Downtown Retail Core Objectives.	106
Sec. 953. Gallery Place Objective.	108
Sec. 954. Policies in Support of the Gallery Place Objective.	108
Sec. 955. Chinatown Objectives.	108
Sec. 956. Policies in Support of the Chinatown Objectives.	109
Sec. 957. Convention Center Area Objectives.	109
Sec. 958. Policies in Support of the Convention Center Area Objectives.	110
Sec. 959. Pennsylvania Avenue West Objective.	111
Sec. 960. Policies in Support of the Pennsylvania Avenue West Objective.	111
Sec. 961. Market Square Objectives.	111
Sec. 962. Policies in Support of the Market Square Objectives.	112
Sec. 963. Franklin Square Objective.	112
Sec. 964. Policies in Support of the Franklin Square Objective.	112
Sec. 965. Mount Vernon Square Objectives.	113
Sec. 966. Policies in Support of the Mount Vernon Square Objectives.	113
Sec. 967. Judiciary Square Objectives.	114
Sec. 968. Policies in Support of the Judiciary Square Objectives.	115
Sec. 969. Downtown East Objectives.	115
Sec. 970. Policies in Support of the Downtown East Objectives.	116
Sec. 971. Downtown Public Action Objectives.	116
Sec. 972. Policies in Support of the Downtown Public Action Objectives.	117
Sec. 973. Downtown Management Objective.	117
Sec. 974. Policies in Support of the Downtown Management Objective.	117
Sec. 975. Downtown Design Review Objective.	117
Sec. 976. Policies in Support of the Downtown Design Review Objective.	118
Sec. 977. Downtown Streetscape Objective.	118
Sec. 978. Policies in Support of the Downtown Streetscape Objective.	119
Sec. 979. Public Action Objective for Downtown Historic Preservation.	119
Sec. 980. Policies in Support of the Public Action Objective for Downtown Historic Preservation.	120

	Enrolled Orig.
Sec. 981. Downtown Zoning and Other Land Use Controls Objectives.	120
Sec. 982. Policies in Support of the Downtown Zoning and Other Land Use Controls Objectives.	120
Sec. 983. Downtown Taxation and Financing Objective.	121
Sec. 984. Policies in Support of the Downtown Taxation and Financing Objective.	122
Sec. 985. Public Action Objective for Downtown Transportation.	122
Sec. 986. Policies in Support of the Public Action Objective for Downtown Transportation.	122
Sec. 987. Public Action Objective for Downtown Economic and Employment Development.	123
Sec. 988. Policies in Support of the Public Action Objective for Downtown Economic and Employment Development.	123
Sec. 989. Downtown Public Improvements Objective.	123
Sec. 990. Policies in Support of the Downtown Public Improvements Objective.	123
Sec. 991. Downtown Planning Process Objective.	124
Sec. 992. Policies in Support of the Downtown Planning Process Objective.	124
TITLE X-- HUMAN SERVICES ELEMENT	
Sec. 1001. Declaration of Major Policies.	125
Sec. 1002. Human Services Delivery System Goal.	125
Sec. 1003. Human Services Delivery System Objective.	125
Sec. 1004. Policies in Support of the Human Services Delivery Objective.	126
Sec. 1005. Health Care Cost Containment Objectives.	126
Sec. 1006. Policies in Support of the Health Care Cost Containment Objectives.	127
Sec. 1007. Health Care Delivery System Objective.	127
Sec. 1008. Policies in Support of the Health Care Delivery System Objective.	127
Sec. 1009. Income Maintenance and Economic Self-Support Services Objectives.	128
Sec. 1010. Policies in Support of the Income Maintenance and Economic Self-Support Services Objectives.	128

Sec. 101. Major Themes.

In the process of developing the District elements of the Plan and coordinating the widespread citizen review which went into it, 7 major themes were discerned. These 7 major themes are outlined below, and supported by the District elements of the Plan.

1. Stabilizing the District's Neighborhoods.

The successful and creative functioning of neighborhoods is a fundamental concern. Citizen participation in civic improvement starts from the interest that people have their neighborhood blocks and the day-to-day relationships therein. District services are primarily directed to homes and their environs.

The District elements of the Plan propose that the residential character of neighborhoods be maintained and improved.

Ensuring good quality neighborhoods is of utmost importance to the District. The District elements of the Plan's policies and strategies on increasing housing opportunities, neighborhood commercial facilities, and improving transportation in some neighborhoods will be combined with other District policies on historic preservation, environmental quality, and public facilities to conserve functioning, stable neighborhoods and to improve those which need redirection.

2. Increasing the District's Share of Region Employment and Economic Growth.

This is a central theme of the District elements of the Plan. The District elements of the Plan aim at matching the resident population with the types of jobs which will be available over the next 20 years. Land development policies will be focused to create more jobs for District residents. Skill training opportunities and appropriate economic development are the key strategies to be employed.

3. Developing a Living Downtown.

The Mayor's Downtown Committee worked for over a year to develop policies to strengthen Downtown as the region's retail and cultural center, to re-establish a residential community in the heart of the District, to increase the number of hotels for business and tourism alike, to increase the number of jobs for District residents, and to promote easy access to Downtown from outlying parts of the District and region. Strong recommendations for action were made in

the areas of land use, urban design, historic preservation, transportation, economic development and social services. The product of that work is the Downtown Element.

4. Preserving and Promoting Cultural and Natural Amenities.

The urban design and streetscape policies will help keep the District an historic, majestic and beautiful capital. The District has grown in national reputation as a cultural center. The District must continue to support a healthy arts cultural community through its land use, economic development, and programmatic policies and actions.

5. Respecting and Improving the Physical Character of the District.

The site selected for the National Capital was characterized by a very special topography, hills interlaced with broad rivers and streams. This topography allowed for the construction of a special collection of buildings which give the District a unique profile. Over the years the profile has been protected by local and national ordinances. Policies in the District elements of the Plan will further protect and enhance the character.

After 2 centuries of building, the Nation's Capital is still remarkable, enhanced by the far-sighted and imaginative L'Enfant Plan which determined the placement of its major public buildings, monuments, plazas, squares, and parks. Today, trees, flowers, grass, and shrubs line the District's streets, parks and memorials, homes, and public buildings.

6. Preserving and Ensuring Community Input.

Continuous community input into the implementation of the Plan will be assured by the requirement of a periodic review. The Mayor of the District of Columbia shall submit to the Council of the District of Columbia every 2 years, a report on the progress being made by the District government in implementing the Plan. The Council of the District of Columbia will schedule public hearings on the matter and following each review period, will submit, to the Mayor of the District of Columbia, its findings and copies of the public testimony.

7. Preserving the Historic Character of the District.

The Nation's Capital contains many buildings and collections of buildings, which contribute to its beauty and fabric, as well as affording a picture of its history. Over the years, individual buildings and collections of buildings have been protected through historic preservation laws. The Plan recognizes the importance of historical Washington and provides policies to nurture this historic urban center.

Scrolled Original

Sec. 102. Interpretation of the District Elements.

The primary dynamic of the District elements of the Plan are the overlapping of its elements' goals. This overlapping is intentional. District elements of the Plan should be studied and executed in concert with each other and should be interpreted broadly. The interpretation and implementation of any element should necessarily rely upon, and be respectful of, the objectives and policies of other elements. An element may be tempered, even defined, by 1 or more of the other elements. This may occur both within 1 element and between elements. The interpretation of the District elements of the Plan should also be guided by the major themes contained in section 101, which establish the overall priorities of the District elements of the Plan.

Except as specifically provided by other law, including but not limited to An Act Providing for the zoning of the District of Columbia and the regulation of the location, height, bulk, and uses of buildings and other structures and of the uses of land in the District of Columbia, and for other purposes, as amended by section 492(b) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 792; D.C. Code, sec. 5-414), or as specifically provided by the District elements of the Plan itself, the District elements of the Plan are a guide intended to establish broad policies and goals while affording flexibility for future implementation and are not binding policy directives. The District elements of the Plan should not be construed as a delegation of authority to establish new programs.

Sec. 103. Planning Process Objective.

It is the objective of the District to establish an ongoing planning process that provides for continuing refinement and implementation of the District elements, periodic review of progress in realizing District element objectives and policies, provision of information about the District, and opportunities for community review and comment.

Sec. 104. Policies in Support of the Planning Process Objective.

The policies established in support of the planning process objective are to:

(1) Continue refinement of the District elements and track the progress or problems in realizing District objectives and policies;

(2) Provide information on a continuing basis through reports, displays and exhibits, and presentations and meetings;

(3) Prepare periodically a report to the Council of the District of Columbia on the progress of implementing the District elements (This report is the responsibility of the Mayor of the District of Columbia.); and

(4) Revise existing plans to conform to the District elements.

Sec. 105. Compliance with the District of Columbia Documents Act.

All District boards and commissions, including the Zoning Commission for the District of Columbia, shall comply with the District of Columbia Documents Act, effective March 6, 1979 (D.C. Law 2-153; D.C. Code, sec. 1-1531 et seq.).

Sec. 106. Staff Resources.

The District government should increase its staff resources for planning purposes.

Sec. 107. Definitions.

For purposes of the District elements of the Comprehensive Plan for the National Capital, the term:

(1) "Arterial" means a street used primarily for through traffic, usually a continuous route.

(2) "Accessory apartment" means a complete unit contained within a single-family housing structure. It has a separate kitchen and bath facilities and generally a separate entrance. The English basement apartment, which is very common in the District, is 1 form of accessory apartment.

(3) "Bonus provisions" means a variety of incentives consisting of additional height, bulk, or other prescribed forms, in return for superior design, dedicated easements, permanent open space reservations, improvements

to public space, and other exceptional building project amenities.

(4) "Capital Improvements Program" or "CIP" means the 6-year program for the District's capital expenditures. The CIP reflects facility construction and improvement needs expressed by citizens and operating agencies, needs analysis by agencies responsible for development planning and coordination, and the financial capabilities of the District to carry out the recommended improvements.

(5) "Central Employment Area" or "CEA" means the central District area bounded by Massachusetts Avenue and H Street, N.W. on the north; Second Street, N.E. and S.E. on the east; the Southwest Freeway and Constitution Avenue west of 14th Street on the south; and by the Expressway, Virginia Avenue, N.W., 21st Street, N.W., Pennsylvania Avenue, N.W., 22nd Street, N.W., and New Hampshire Avenue, N.W., on the west.

(6) "Comprehensive survey" means an exhaustive archival and field investigation covering every aspect (e.g., military, political, economic, social, scientific, technical, educational, historical, archaeological, architectural, aesthetic, engineering, geographical, and cultural) of the prehistory and history of an area, property, or group of properties carried out by qualified professionals or by professionally supervised or trained volunteers.

(7) "District" means the District of Columbia.

(8) "District element" means a title of the Plan adopted by the District of Columbia Comprehensive Plan Act of 1984.

(9) "Downtown" means the original commercial area between the Capitol and the White House bounded generally by North Capitol Street on the east, Pennsylvania Avenue, N.W., on the south, 15th Street, N.W., on the west and Massachusetts Avenue, N.W., on the north, as defined in section 901 of the District elements of the Plan.

(10) "Focal point" means a locale or center of activity or structure on which attention is concentrated by arrangements of other features, patterns, or sightlines.

(11) "Fort circle parks" means the park system of scenic hills, historic Civil War forts, and their interconnections in the District of Columbia.

(12) "Historic design features" means special streets, places, views and vistas which contribute to the historic urban design framework of the National Capital.

(13) "Historic district" means an area, place, site, neighborhood, network or historic landscape designated

pursuant to the criteria for designating historic landmarks and historic districts contained in the Preservation and Historic Features Element of the Comprehensive Plan for the National Capital.

(14) "Historic features" means specific physical properties (e.g., districts, sites, buildings, structures and objects) and the general physical framework (e.g., scenic views and vistas, special streets and places) by which the history and prehistory of the National Capital remain evident in forms primarily made or influenced by people.

(15) "Historic landmark" means a building, building interior, structure, site, place, monument, work of art or other similar object designated pursuant to the criteria for designating historic landmarks and historic districts contained in the Preservation and Historic Features Element of the Comprehensive Plan for the National Capital.

(16) "Historic landscape" means land where events or a particular style or kind of development render its preservation significant, educational and informative, including gardens and yards associated with individual historic buildings; or, within historic districts, the collective setting of structures, fences and street furniture, as well as paving patterns and public streets and squares; or natural areas that have been set aside for recreation and inspiration.

(17) "Historic properties" or "Historic resources" means prehistoric and historic districts, sites, places, areas, buildings, structures and objects significant in history, architecture, archeology, engineering and culture and including artifacts, records and remains which are related to such districts, sites, places, areas, buildings, structures and objects. Prehistory refers to human history in the period prior to recorded events.

(18) "L'Enfant City" means the area laid out in 1791 by Pierre L'Enfant, and extended by the McMillan Commission in 1901, bordered by Rock Creek Park on the west, Florida Avenue on the north, and Florida Avenue extended on the northeast to the Anacostia River, and on the southwest by the Potomac River.

(19) "L'Enfant Plan" means the body of designs and plans for the original City of Washington which were promulgated by President George Washington and recognized by Congress as the general work of Pierre Charles L'Enfant, notably as subsequently laid out by the Office of the Surveyor of the District of Columbia government according to the "King Plats of the City of Washington in the District of Columbia, 1803".

(20) "Local neighborhood commercial center" means a center dependent on customers who live or work within walking distance. These centers are likely to have a small food store or drug store, with sales of daily groceries, sundries, convenience items and personal services. Usually, there is little or no office space or parking.

(21) "McMillan Plan" means the body of plans for the systematic improvement and extension of parks and public buildings sponsored by Senator James McMillan on behalf of the U.S. Senate in 1901 and set forth in "Report of the Park Commission" (Senate Document No. 166), 1902, as subsequently realized under guidance of the Architect of the Capitol, the Commission of Fine Arts, and the National Capital Park and Planning Commission.

(22) "Modal split" means the number of people using various methods of transportation (walking, private vehicles, mass transit), usually expressed as a ratio.

(23) "Multi-neighborhood center" means the level of business activity and the extent of the area served is geometrically greater than the local neighborhood centers. Typically, it contains a large grocery store or supermarket, sometimes a small department store and other stores offering a great variety of goods and services, often including hardware, appliances, furniture, banks, theater, professional offices and other commercial services. A multi-neighborhood center is generally located at major intersections or along arterial streets, often at transportation focal points.

(24) "National Capital" means the District of Columbia and territory owned by the United States within the National Capital Region outside the District of Columbia.

(25) "National Capital Planning Commission" or "NCPC" means the National Capital Planning Commission established under section 2(a) of the National Capital Planning Act of 1952, as amended by section 203 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779; D.C. Code, sec. 1-2002(a)).

(26) "National capital region" means the District of Columbia, Montgomery and Prince Georges Counties in Maryland, Arlington, Fairfax, Loudoun and Prince William Counties in Virginia, and all cities now or hereafter existing in Maryland or Virginia within the geographic area bounded by the outer boundaries of the combined area of these counties.

(27) "Natural features" means the landscape characteristics of the National Capital and its environs such as forests, meadows, hills, valleys, rivers, and streams which are distinctive, outstanding, or prominent.

(28) "Office of Planning" means the Office of Enrolled Ordinances established by Mayor's Order No. 83-25, effective January 3, 1983 (30 DCR 334).

(29) "Original issue discount bond" means a bond which is sold at less than face-value and carries lower interest rates because the investor is required to put up less capital and because the income from the investment is tax exempt.

(30) "Pennsylvania Avenue Development Corporation" or "PADC" means the Pennsylvania Avenue Development Corporation established by the Pennsylvania Avenue Development Corporation Act of 1972, approved October 27, 1972 (80 Stat. 1266; 40 U.S.C. 871 et seq.).

(31) "Plan" means the Comprehensive Plan for the National Capital adopted pursuant to section 2(a) of the National Capital Planning Act of 1952, as amended by section 203 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779; D.C. Code, sec. 1-2002(a)), and by section 423 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 792; D.C. Code, sec. 1-244)).

(32) "Special places" means public squares, circles, plazas, grounds, gardens and other urban spaces designated pursuant to the criteria for designating special streets and places contained in the Preservation and Historic Features Element of the Comprehensive Plan for the National Capital.

(33) "Special streets" means avenues, streets, parkways, park roads, pedestrian ways and other routes designated pursuant to the criteria for designating special streets and places contained in the Preservation and Historic Features Element of the Comprehensive Plan for the National Capital.

(34) "Streetscape" means the combination of roadway, sidewalk, driveway, building characteristics, and landscaping or other appurtenances which are located in or along a public street producing a general impression or appearance encompassing all or part of such characteristics.

(35) "Street space" means the area generally consisting of roadways, sidewalks, and landscaping between the buildings along a street.

(36) "Urban design" means the integration of urban and natural features into understandable patterns which are composed in skillful or artistic arrangements of city- or town-like development and can be appreciated as a whole.

(37) "Urban design framework" means the skeletal structure of urban design components which contribute to one's sense of place and orientation.

(38) "Urban renewal (community development)" means a program of public and private activities provided for in the District of Columbia Redevelopment Act, approved August 2, 1945 (60 Stat. 790; D.C. Code, sec. 5-801 et seq.).

(39) "Washington Metropolitan Area Transit Authority" or "WMATA" means the regional agency established by article 4 of title 3 of the Washington Metropolitan Area Transit Authority Compact, created by Public Law 89-774, approved November 6, 1966 (80 Stat. 1324; D.C. Code, sec. I-2431 et seq.).

(40) "Zero-coupon bond" means a bond, payable in full upon maturity, from which no income is derived. Income is treated as capital gains for tax purposes.

TITLE II -- ECONOMIC DEVELOPMENT ELEMENT

Sec. 201. Declaration of Major Policies.

(a) The economic development policies of the District are designed to provide the necessary framework for the expansion and enhancement of economic development activities. The purpose is to build upon the District's role as the Nation's Capital and the economic center of the national capital region. The District has been the predominant force for economic growth in the national capital region for well over a century. Although this role has changed over the last several decades, the District remains the vital core and driving force in the region's economy.

(b) The District is the unchallenged center of federal government activities. Most federal and private-sector jobs are located in the Central Employment Area. Sixty percent of all federal jobs in the region were located in the District as of 1982. Over a third of all jobs located in the District are in the federal government.

(c) The District, compared to other regional jurisdictions, has the most private-sector segments contributing to the health and stability of the region. Development of major service facilities, such as the Metrorail system, the Convention Center, and major hotels, has strengthened the Central Employment Area and reinforced the District's regional centrality.

(d) Despite enormous competition from the individual suburban jurisdictions, the District's private sector economy has grown steadily over the most recent 2 decades. This growth was especially pronounced in the service industries, which include a broad range of business, professional, educational, health, and other services.

(e) The District's overall economic development goals are to generate a high-performance economy, create job opportunities for District residents, expand the revenue base through a strong, growing citizen-business-government partnership, and develop a program that moves from economic development planning through implementation and completion of projects.

(f) The District government will take a clear leadership role in defining economic objectives and policies and installing effective instruments for economic planning and implementation.

(g) The District intends to build on its recognized assets and to strengthen those that have been neglected. To do this, the District must organize for effective economic development, and, most importantly, achieve an effective working partnership with the private sector.

(h) The District places a high priority on expanding its role as a leading center for national and international tourism and international business.

(i) Expansion of the District's preeminent role as the location for corporate and other headquarters, including the vast network of membership organizations representing business, labor, professional, social and religious associations throughout the United States, is another priority.

(j) Also of high priority is the development and implementation of policies and strategies that generate new and productive uses of currently underused commercial and industrially zoned lands. This includes both the attraction of new industries representative of advanced technologies as well as the support, maintenance and expansion of existing businesses, including those necessary to service the federal and District governments, the private sector, and the tourism industry.

(k) Economic development outside the Central Employment Area is of equal importance to the District. Revitalization of older business areas is high priority. These efforts, together with the seeding of new businesses, will expand the economic base of the District, create jobs, enhance residential neighborhoods and attract businesses and consumers from the entire region.

(l) The District is fundamentally committed to preparing its labor force with the education and

Enrolled Copy

occupational skills to participate effectively in the expansion and diversification of the District's economy.

(m) The generation of sufficient tax revenues to fund the District's budget is a top government priority. Economic development programs that contribute to this goal should be promoted.

Sec. 202. Economic Development and Growth Goals.

It is the goal of the District to retain and expand existing businesses, attract new industries, and create jobs for its residents. It is an equally important goal to facilitate and develop business ownership and employment advantages for those underrepresented in the District's productive economy.

Sec. 203. Effective Economic Development and Growth Objective.

The effective economic development and growth objective is to design a joint public and private economic development entity under contract to the District government with development expertise and the resources to facilitate the implementation of the District's economic development objectives and policies.

Sec. 204. Policies in Support of the Effective Economic Development and Growth Objective.

The policies established in support of the effective development and growth objective are as follows:

(1) Provide by executive and legislative actions that certain development responsibilities and resources are assigned to the economic development entity to enable the entity to implement economic development goals;

(2) Identify existing and future public financial resources, federal and local, which should be made available to the economic development entity;

(3) Create a structure for the economic development entity suitable to the development needs of the District;

(4). Provide by contract between the District government and the economic development entity that the

District's economic development objectives District-wide and at the neighborhood level are undertaken in accord with the District's priorities and time frames;

(5) Provide for interagency support of the economic development entity;

(6) Provide that the economic development entity offers community development groups project feasibility assessments and technical assistance in project financing, if the entity deems the project feasible and responsive to community needs; and

(7) Identify environmental costs associated with major economic development projects where possible.

Sec. 205. District Promotion Objective.

The District promotion objective is to promote the District as a leading center for business and tourism by means of well-funded local, regional, national, and international promotion and public relations efforts sponsored by the government and by the private sector.

Sec. 206. Policies in Support of the District Promotion Objective.

The policies established in support of the District promotion objective are as follows:

(1) Aggressively promote the District as the location of choice for a variety of appropriate industries, including advanced technology research, development and production, aggressively promote activities related to the federal presence, including headquarters of businesses and national membership organizations and legal services, and, aggressively promote businesses that provide goods and services to the District's office and tourist-related sectors, including printing, publishing, hotels, restaurants and retailing businesses;

(2) Intensify promotion of the District as a major trade and convention center possessing facilities that can comfortably accommodate conventions of any size and at any season of the year;

(3) Advertise the cosmopolitan image of the District and its cultural facilities as part of the District's economic development fabric;

Enrolled Origi

(4) Encourage interaction between the District's universities and the District's business community to further the District's economic development program, particularly as it relates to the research and development sectors;

(5) Promote the District as the national center for international business and financial activity, building on the presence of the World Bank, the International Monetary Fund, the Inter-American Bank, other related organizations, and the capacity of the private banking community to support international trade and business;

(6) Develop special marketing efforts to attract enterprises that provide unique services or merchandise which can be expected to draw clientele and visitors from the entire region and beyond;

(7) Promote the economic development entity as a central implementation resource with the expertise, knowledge, commitment, and resources for both new and expanding business development;

(8) Encourage the full development of hotels and lodging facilities in the Downtown area with particular emphasis on the hotel priority areas defined in the Downtown Element of the Plan;

(9) Provide that the nonfederal areas adjacent to the Mall and other tourist attractions have adequate public safety, health and emergency services for visitor needs; and

(10) Support the enhancement of visitor services in Downtown near the monumental core, including the traditional forms of service and information on recreation, hotels, restaurants, nightclubs, historic resources, and shopping facilities in Downtown and other special areas of the District.

Sec. 207. Stimulating Private Sector Growth Objective.

The stimulating private sector growth objective is to strengthen and expand the District government's active involvement in creating a positive operational environment for all economic activities, including setting development priorities, joint venturing, and strengthening the District's competitive position in the region's economy.

Sec. 208. Policies in Support of the Stimulating Private Sector Growth Objective.

The policies established in support of the stimulating private sector growth objective are as follows:

(1) Provide and support a variety of actions and strategies conducive to a positive climate for economic growth;

(2) Strengthen public safety in and around economic activity areas as well as in residential neighborhoods;

(3) Enhance the environmental quality of areas of significant development through guidelines related to access and egress, setbacks, landscaping, lighting, facades, and structural relationship to adjacent buildings;

(4) Provide for governmental participation in joint ventures and coinvestment in sound economic endeavors which increase job opportunities and benefit the District's economy, including the use of loans, loan guarantees, provisional tax relief or abatement;

(5) Provide for the reexamination of the controls on the use of retirement or pension funds in economic development projects;

(6) Expand access to equity and debt capital to assist small- and medium-sized firms to secure long-term debt financing (Loan guarantees to local banks and savings and loan associations can help create capital essential to their development needs.);

(7) Provide financial assistance or other public supports to nontraditional forms of ownership, including marketing cooperatives and employee-owned enterprises;

(8) Support viable nonprofit economic development projects to increase the supply and improve the quality of needed community goods and services;

(9) Assist community organizations in acquiring the technical and financing skills to participate effectively in planning and coordinating economic development projects in their respective communities;

(10) Encourage increasing university participation in economic development efforts (Where appropriate, efforts might include assisting small- and medium-sized firms in research and development projects and supplying data and information to the business community on economic trends and new industry ventures);

Enrolled Oris

(11) Address the space needs of incubator and experimental industries;

(12) Strengthen programs to retain small and minority businesses and encourage their growth and development throughout the District, including Downtown; and

(13) Place a high priority on stimulating and facilitating a variety of commercial, retail, and residential development investments appropriate to selected Metrorail station areas outside of the Central Employment Area.

Sec. 209. Economic Development in Downtown and the Central Employment Area Objectives.

The economic development in Downtown and the Central Employment Area objectives are to stimulate renewed economic vitality and job generation Downtown and to encourage additional development, economic diversification, and job generation in portions of the Central Employment Area outside Downtown.

Sec. 210. Policies in Support of the Economic Development in Downtown and the Central Employment Area Objectives.

The policies established in support of the economic development in Downtown and the Central Employment Area objectives are as follows:

(1) Provide for the establishment of a joint public and private Downtown management entity to coordinate Downtown activities and to function as a Downtown advocate;

(2) Support an advisory design and development review system which encourages excellence in Downtown design and development and which uses an efficient and streamlined process (This review will be based on specific criteria to be established for new construction and redevelopment. It should be conducted through the Office of Planning prior to the establishment of the system);

(3) Provide for the use of incentives to assist in achieving the Plan's objectives, especially for housing, cultural activities, historic preservation, and to support ongoing management functions;

(4) Promote the use of the public transportation system, control traffic and congestion in Downtown, and encourage sufficient parking facilities;

(5) Provide for shopper accessibility to downtown, including physical design amenities at a pedestrian scale which enhance the pedestrian climate; and

(6) Encourage and assist development and employment growth in other parts of the Central Employment Area, with special emphasis on achieving the mix of land uses, residential and commercial, that promotes increased economic activity in the evenings and weekends as well as during the work day.

Sec. 211. Economic Development Outside the Central Employment Area Objective.

The economic development outside the Central Employment Area objective is to create and expand economic activity and employment centers in target areas outside the Central Employment Area.

Sec. 212. Policies in Support of the Economic Development Outside the Central Employment Area Objectives.

The policies established in support of the economic development outside the Central Employment Area objectives are as follows:

(1) Provide direction and active support to the creation of an economic development entity that would stimulate well-planned economic activity centers along major commercial corridors, at selected Metrorail stations, at currently underused commercially and industrially zoned sites, and at the neighborhood level;

(2) Support the appropriate development of the New York Avenue corridor area, the Buzzard Point and Howard Gateway areas, the Minnesota-Benning Metro area, the River Terrace, N.E., area, the Capitol View (East Capitol Street) area, the Greenway Shopping Center area, the Georgia Avenue, N.W., corridor, the Camp Simms area, the H Street, N.E., corridor, and the Martin Luther King, Jr. Avenue, S.E., and Alabama Avenue, S.E., corridors, including making these redevelopment efforts priority items on the working agenda of the economic development entity;

(3) Implement updated plans for the longstanding urban renewal corridors that are consistent with the Plan's objectives and policies;

(4) Review and recommend appropriate amendments to the Zoning Regulations of the District of Columbia (11 DCMR) in commercially and industrially zoned areas to be

consistent with development objectives, yet allow for the ~~Enrolled~~ Original
consistant with development objectives, yet allow for the ~~Enrolled~~ Original
early growth of appropriate economic activity in areas
adjacent to residential communities; and

(5) Maximize the leverage potential of public
funds to produce private sector investments and loans in
target areas that may be considered areas of high risk.

Sec. 213. Improving Labor Force Job Skills Levels and
Employment Opportunities Objective.

The improving labor force job skills levels and employment opportunities objective is to expand the occupational skills and job opportunities for District residents, particularly the unemployed, the underemployed, the economically disadvantaged, and youth preparing to enter the labor force in the coming year.

Sec. 214. Policies in Support of the Improving Labor Force
Job Skills Levels and Employment Opportunities Objective.

The policies established in support of the improving labor force job skills levels and employment opportunities objective are as follows:

(1) Attract labor-intensive industries which employ, in significant proportions, semi-skilled and unskilled workers;

(2) Seek maximum involvement of the private sector in the design and implementation of training and job placement programs;

(3) Seek optimum involvement of the Board of Education, and the Board of Trustees of the University of the District of Columbia and other educational institutions in the planning and implementation of educational and skill attainment standards and in the development of special programs as set forth by the public and private sectors;

(4) Develop curricula at magnet schools and career development centers which reflect the skill needs and attainment standards set by the public and private sectors;

(5) Encourage the Board of Education to support the District's training efforts through its basic and adult education programs;

(6) Provide increased levels of job market analysis, particularly focused on future job skill

requirements in both the public and private sectors so that training programs are tailored to realistic future needs;

(7) Support improvements in the development and dissemination of labor-market information to all sectors of the economy, public and private;

(8) Maximize, by specific administrative requirements and standards, the employment of District residents in all District public works and economic development programs;

(9) Support an expanded base and role for the District job bank and employment service centers throughout the national capital region so that these services become the employment resources of choice among employers and job seekers;

(10) Promote compliance by private sector employers regarding equal employment opportunity and affirmative action requirements for women, Blacks, Hispanics, and others underrepresented in the District's economy;

(11) Expand on-the-job training and apprenticeship programs for high school and University of the District of Columbia students enrolled in specific occupational career curricula;

(12) Review the District's occupation accreditation and licensing policies to ensure they are relevant to contemporary standards and needs; and

(13) Recognize and address the special employment needs of women, particularly the heads of households.

Sec. 215. Neighborhood and Multi-Neighborhood Retail and Commercial Centers Objectives.

The neighborhood and multi-neighborhood retail and commercial centers objectives are to encourage and actively promote the development of active and effective community development corporations (CDCs) and similar neighborhood-based economic development groups and to integrate these groups into the District's overall planning for and implementation of economic development activities, with particular emphasis on areas east of the Anacostia River.

Enrolled Original

Sec. 216. Policies in Support of the Neighborhood and Multi-Neighborhood Retail and Commercial Centers Objectives.

The policies established in support of the neighborhood and multi-neighborhood retail and commercial centers objectives are as follows:

- (1) Give priority to neighborhood economic development, incorporating the participation of qualified neighborhood development organizations or community development corporations (CDCs);
- (2) Designate an appropriate unit of government to work closely and directly with qualified CDCs to undertake neighborhood economic development effectively;
- (3) Assist CDCs in identifying development opportunities in specific areas of the District that are appropriate for retail development;
- (4) Support the inclusion of CDCs in neighborhood-based projects involving government-owned land where appropriate and feasible;
- (5) Employ CDCs, when qualified, to provide contractual services such as overseeing the hiring of local residents and monitoring compliance with affirmative action plans;
- (6) Promote covenant initiatives involving the District government, community groups, private developers, lenders, and others, as appropriate;
- (7) Use public resources, local and federal, to leverage private sector participation in achieving neighborhood development projects (Funds for community-based economic development should be leveraged to the greatest extent possible.);
- (8) Share with CDCs public information about proposed economic development projects in or affecting their neighborhoods;
- (9) Where appropriate, promote the inclusion of CDCs in large-scale projects, including those Downtown and at Metro sites;
- (10) Actively seek to expand the financial resources available to CDCs, including resources which enable qualified CDCs to realize specific income-producing development opportunities and including the promotion of direct involvement by local financial institutions in community-based projects; and

(II) Develop with the participation of CDCs Enrolled Oris guidelines and standards for the provision of funding and other forms of assistance for CDCs.

Sec. 217. Public Action Objective.

The public action objective is to facilitate the District's economic development program by providing coordinated governmental responses to program and implementation issues.

Sec. 218. Policies in Support of the Public Action Objective.

The policies established in support of the public action objective are as follows:

(1) Assign appropriate economic development and implementation responsibilities to a joint public and private economic development entity for the purpose of carrying out the District's economic development plans;

(2) Examine building codes and other development regulations to eliminate obsolete regulations which may adversely affect economic development and provide appropriate, simplified, and expedited approval processes;

(3) Review all industrially zoned districts, from the standpoint of the economic development program, and recommend, as appropriate, alternatives that encourage and support the development of desired economic activities, including light industry, consistent with the Plan's objectives;

(4) Provide government support, resources and incentives to implement the District's economic development programs and promote governmental participation in economic development projects and local development corporations;

(5) Ensure coordination between the economic development entity and capital improvement planning;

(6) Complete the timely marketing of all urban renewal parcels in accord with the Plan priorities, examine renewal requirements which may contribute to disposal delays, and arrange for prompt transfer of renewal lands to accepted bidders;

(7) Investigate the feasibility of a tax credit or community investment tax reduction to existing firms that

establish major training and retraining programs in currently marketable skills;

Enrolled Citizens

(8) Seek to target government economic development programs to areas of greatest need, which include older business areas that need revitalization and commercial centers that inadequately serve surrounding residential areas; and

(9) Recognize the importance of professional sports in achieving economic development goals and support efforts to return major league baseball to the District.

TITLE III-- HOUSING ELEMENT

Sec. 301. Declaration of Major Policies.

(a) The District recognizes its obligation to facilitate the availability of adequate, affordable housing to meet the needs of current and future residents. The private sector should be involved. Community participation in the planning process is also essential to ensure that programs and actions respond to identified community needs and achieve a desired sense of community cohesion.

(b) A central theme of this element is that the District must stimulate a wider range of housing choices and strategies than are now used to preserve sound older stock and to produce new units for a wide variety of household types. Of particular importance are policies that support homeownership among moderate-income households, assistance to elderly homeowners and to families headed by women with children, and policies that protect our existing housing stock from demolition and conversion to non-housing uses.

(c) A major priority is to maintain the District's reasonably priced standard rental stock that has been, and is forecast to remain, the primary housing resource for moderate and lower income households.

(d) Housing in the District must be viewed as a key part of a total urban living system that includes access to transportation and shopping, availability of suitable employment, and nearness to schools, libraries, playgrounds and other public amenities.

(e) The District has established its commitment to fair housing under the Human Rights Act of 1977, effective December 13, 1977 (D.C. Law 2-38; D.C. Code, sec. 1-2501 et seq.). Eliminating discriminatory barriers to the availability of housing is a major goal.

(f) The District should continue and intensify its efforts to identify and address issues applicable to the elderly population, including institutional housing and community-based residential facilities. Zoning and health regulations should be designed to promote an increase in supply, security and affordability of elderly housing.

Sec. 302. Housing Goal.

It is the goal of the District to have adequate affordable housing for all District residents in communities that have access to services and facilities to meet their needs.

Sec. 303. General Objectives for Housing.

The general objectives for housing are to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations.

Sec. 304. Policies in Support of the General Objectives for Housing.

The policies established in support of the general objectives for housing are as follows:

(1) Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives, recognize the importance of the lending industry in housing development, identify sites where new housing is to be encouraged, and, in selected cases, provide incentives for desired development;

(2) Review and recommend suitable regulatory zoning, tax and financing incentives under appropriate controls to meet housing production goals, particularly for low and moderate income and elderly households;

(3) Work with owners and community groups to identify vacant housing units suitable for rehabilitation and make restoration of vacant units to the housing stock a major government priority;

(4) Designate, as residential development opportunity areas, sites where significant housing development can appropriately occur and encourage multi-unit

housing development near selected Metrorail stations, at locations adjacent to Downtown, and adjacent to proposed employment centers and office areas;

(5) Make available for housing suitably located publicly-owned properties that are vacant, surplus or unused and encourage adaptive reuse of surplus schools and other available public buildings;

(6) Encourage the private sector to meet housing needs through the development of infill housing and permit the use of appropriate manufactured and modular construction techniques;

(7) Encourage the use of the most energy efficient systems and methods for insulating, heating, and cooling all types of housing; and

(8) Establish concrete goals for the location, type, size, and cost of new housing units by ward and neighborhood based upon a needs assessment study to be conducted by the executive branch using the latest census and other available data for the District, to be done at least every 10 years.

Sec. 305. Objectives for Low- and Moderate-Income Housing.

The objectives for low- and moderate-income housing are to provide for the housing needs of low- and moderate-income households, to improve the District's low-rent housing program, to encourage ownership, and to reduce the overall cost of housing among low- and moderate-income households.

Sec. 306. Policies in Support of the Low- and Moderate-Income Housing Objectives.

The policies established in support of the low- and moderate-income housing objectives are as follows:

(1) Establish as a matter of major governmental priority the production of housing for low- and moderate-income households and provide a trouble-shooting unit composed of representatives of the public, private and nonprofit sectors to identify impediments to housing production;

(2) Expedite public programs to stimulate housing production and housing rehabilitation in urban renewal areas, other publicly owned sites, and residential development opportunity areas;

(3) Act to complete the development of urban renewal properties designated for low- and moderate-income housing, and review and simplify requirements affecting this development;

(4) Provide zoning incentives, as appropriate, to developers prepared to build low- and moderate-income housing such as permitting additional densities in exchange for incorporating low- and moderate-income housing in development projects, tie provision of housing into large-scale commercial developments where zoning benefits are sought, and give zoning preferences to mixed-use sites that include housing near appropriate Metrorail stations;

(5) Continue to rehabilitate and improve the District's publicly owned low-rent housing units, when necessary remove units where excessive densities or other design factors make rehabilitation undesirable after appropriate accommodation units have been provided, and provide for a mix of income levels and household sizes in rehabilitated projects;

(6) Maintain, or expand as funds permit, the scattered-site acquisition program for low-rent housing;

(7) Improve the overall management of the District's public housing program, accelerate the effective involvement of residents in the management and maintenance of the District's stock of low-rent housing, encourage tenants to share responsibility for the condition of their housing, promote tenant-organized management committees, and enlist project tenants for actual maintenance with compensation;

(8) Provide loans and grants to encourage homeownership by low- and moderate-income renters (These arrangements may be provided in connection with incentives to private developers who build housing for low- and moderate-income households at suitable locations.);

(9) Develop and encourage the use of the most energy efficient systems and methods for insulating, heating and cooling multi-unit low- and moderate-income rental housing; and

(10) Seek to provide assistance to families displaced by housing market forces.

Sec. 307. Objectives for Elderly Housing.

The objectives for elderly housing are to provide for the housing needs of elderly households and to reduce the overall cost of housing among elderly households.

Sec. 308 Policies in Support of the Elderly Housing Objectives.

Enrolled Original

The policies established in support of the elderly housing objectives are as follows:

- (1) Establish as a matter of major governmental priority the production of housing for elderly households;
- (2) Expedite public programs to stimulate housing production and housing rehabilitation in urban renewal areas and other publicly owned sites, act to complete the development of urban renewal properties designated for elderly housing, and review and simplify requirements affecting this development;
- (3) Provide zoning incentives to developers prepared to build elderly housing such as permitting additional densities in exchange for incorporating elderly housing in development projects, and give zoning preferences to mixed-use sites which include housing near appropriate Metrorail stations; and
- (4) Continue to rehabilitate and improve the District's publicly owned elderly housing units.

Sec. 309. Objectives for Public Action.

The objectives for public action are to provide regulatory, enforcement and financial programs to protect, maintain and enhance the District's housing supply and to strengthen private and public neighborhood services and facilities to support the District's housing programs.

Sec. 310. Policies in Support of the Public Action Objectives.

The policies established in support of the public action objectives are as follows:

- (1) Expand the use of the District's Housing Finance Agency to finance new construction and rehabilitation of rental and owner units including rehabilitation of boarded and substandard units in the rental stock;
- (2) Provide grant and loan programs to carry out District housing policies and expand subsidies for rental housing in connection with rehabilitation efforts;

(3) Develop additional public programs to support the construction, preservation and maintenance of rental housing and examine the utility of specific tax incentives or other forms of financial relief to property owners who retain and repair existing buildings as rental housing;

(4) Maintain flexibility in the use of government regulatory powers to protect the homes of District residents and ensure that systematic analysis and assessment are undertaken of what the District's housing objectives and intervention policies are intended to accomplish on behalf of each group in the community and how they can best be implemented by strategies that equitably serve the needs of participants, as conditions change;

(5) Improve the enforcement of housing codes to prevent deteriorated, unsafe and unhealthy conditions, designate for priority attention geographic areas with high incidence of code problems, provide adequate staff to carry out enforcement, identify resources to help bring housing code violations into compliance in order to help prevent displacement whenever possible, and identify alternative housing resources to accommodate households displaced by major code enforcement programs;

(6) Promote home maintenance and improvement among low- and moderate-income homeowners and renters of single-unit housing to enable them to keep their units up to code standard (A comprehensive program for homeowners should include identification of deficiencies, counseling and technical assistance, low-interest long-term loans and reverse equity mortgages. In addition, tax incentives should be explored. For renters of single-unit houses, offer well-publicized maintenance training programs at the neighborhood level. Counseling and technical assistance should include information on, and techniques to conserve, energy.);

(7) Work to achieve an adequate supply of suitable housing to meet the needs of elderly residents, continue the tenancy of elderly residents at affordable rates, and include protection of tenancies of elderly residents under laws designed to achieve these ends;

(8) Consider permitting the development of accessory apartment units in single-family housing, and ensure that the housing standards are met in the development of accessory units through the use of planned unit development, R-5-A and similar provisions of the Zoning Regulations of the District of Columbia to provide for construction of additional single- and multiple-household housing at suitable locations;

(9) Support substantial housing developments and programs in redirection neighborhoods through provision of appropriate public facilities;

enrolled 11/10

(10) Encourage the development of appropriate neighborhood commercial support facilities in conjunction with neighborhood housing programs;

(11) Reexamine pension laws that place prohibitions on the use of the public pension funds for any form of real estate investments in the region, and evaluate the feasibility of using these funds to advance the District's housing rehabilitation objectives;

(12) Support the creation of voluntary neighborhood and District-wide housing improvement efforts including energy conservation to assist low and moderate income and elderly householders in the maintenance and improvement of their premises and neighborhoods;

(13) Seek to direct government housing programs to areas of greatest need; and

(14) Provide for the use of tax and financing incentives where appropriate to assist in achieving the objectives of this element.

TITLE IV-- ENVIRONMENTAL PROTECTION ELEMENT

Sec. 401. Declaration of Major Policies.

(a) Environmental concerns encompass the protection of the natural environment and the regulation of the human environment in ways that maintain and enhance the quality of life and the sense of well-being of the occupants of the District.

(b) The Environmental Protection Element responds to urban growth, change, renewal, and the demands of the District's economic development and public facilities programs.

(c) The District has made significant progress in dealing with the pollution of its environment.

(d) The quality of the total environment depends on how environmental protection efforts are discharged and how they relate to other District's activities and programs. The future envisioned for the District is hospitable to positive growth and change in a protected and enhanced environment. It is also vital that the cost of environmental protection programs be balanced against the benefits to be gained by their implementation.

Sec. 402. Environmental Protection Goal.

It is the goal of the District to protect the environment, to resist threats to its overall quality, and to act to maintain and enhance its positive features in the interest of residents, workers, and visitors. The District supports the objectives of the companion Federal Environment Element and efforts to implement it.

Sec. 403. Objective of Improving Water Quality.

The objective of improving water quality is to improve the quality of water in the rivers and streams of the District to meet public health and water quality standards, and to maintain physical, chemical, and biological integrity of these water uses for multiple uses, including recreation.

Sec. 404. Policies in Support of the Improving of Water Quality Objective.

The policies established in support of the improving the water quality objectives are as follows:

(1) Provide for adequate treatment of sewage through continuing efforts and substantial capital investments needed to ensure an adequate level of sewage treatment and to provide sufficient treatment capacity to serve future development needs and consumption patterns;

(2) Minimize overflows of untreated sewage from the combined sewerage system;

(3) Prevent further sedimentation of stream beds and valleys, wherever possible;

(4) Reduce water pollution resulting from urban runoff;

(5) Implement all cost-effective means of reducing the volume of sewage requiring treatment;

(6) Promote water conservation;

(7) Protect the few remaining wetlands, develop recreational access to our waterways, and develop and protect the emerging fisheries resource.

Sec. 405. Objective of Improving Air Quality.

Enacted Oct 1972

The objective of improving water quality is to improve the quality of the air of the District and its region so as to meet public health standards.

Sec. 406. Policies in Support of the Improving of Air Quality Objective.

The policies established in support of the improving air quality are as follows:

(1) Maintain and enforce the air quality implementation programs of the District, which at least equal the National Ambient Air Quality Standards;

(2) Strive for full regional acceptance and attainment of appropriate air quality standards;

(3) Promote land use patterns and transportation services which decrease reliance on automobiles for commuting and other routine trips (Measures which reduce dependence on automobiles for a significant number of trips are essential to a reduction of regional air pollution. Clustering of residences, shopping, and work places where they can be served efficiently by Metrorail or frequent bus service promotes this essential independence.); and

(4) Evaluate potential air quality emissions related to new and expanded development in the District, including those needed to provide municipal services such as water supply and treatment, to ensure that adequate controls are implemented for avoiding deterioration of air quality concentrations.

Sec. 407. Objective for Solid Waste Management.

The objective for solid waste management is to improve and develop safe and effective methods of collection, management and disposal of solid waste, and satisfactory methods of managing and disposing of sewage sludge.

Sec. 408. Policies in Support of the Solid Waste Management Objective.

The policies established in support of the solid waste management objective are as follows:

Enrolled Oct:

(I) Develop and implement a reliable program of solid waste and sludge disposal that is cost-effective, environmentally sound, and fully coordinated with all responsible jurisdictions and regulatory bodies;

(2) Ensure reliable, adequate refuse collection from residences, business establishments, and other facilities;

(3) Encourage the recovery and recycling of solid waste materials through appropriate regulatory, management, and marketing strategies; and

(4) Promote the development of cost-effective and environmentally sound techniques to extract energy from wastes, including sludge.

Sec. 409. Objective Protecting the Quality of the Land Areas.

The objective for protecting the quality of the land areas is to 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.

Sec. 410. Policies in Support of the Protecting the Quality of the Land Areas Objective.

The policies established in support of the protecting the quality of the land areas objective is as follows:

(1) Regulate land-development activities to protect natural features, prevent further soil erosion, and prohibit construction practices which produce unstable soil and hillside conditions;

(2) Maintain public space in a manner that prevents soil erosion;

(3) Ensure that public construction activities do not result in the loss of natural features or in soil erosion and unstable hillside conditions;

(4) Exercise special care for fragile natural features, particularly the Anacostia River wetlands, and execute corrective action to combat erosion of stream banks, and to prevent ponding, siltation, and accumulation of debris;

Controlled Original

(5) Maintain street trees, promptly replace trees which have died or been destroyed, and encourage community groups and individual residents to assist the program of protecting and maintaining street trees;

(6) Ensure public access to waterfront areas and protect and enhance their aesthetic and recreational qualities; and

(7) Enforce the prohibition against illegal dumping and littering through adequate funding of regulatory programs and public education campaigns.

Sec. 411. Environmental Health and Sanitation Objective.

The environmental health and sanitation objective is to promote public health and sanitation through the enactment and enforcement of regulations regarding food storage and handling, rodent control, elimination of rubbish pileups on vacant property, transport, and disposal of harmful biological, chemical and radioactive materials, and noise abatement.

Sec. 412. Policies in Support of the Environmental Health and Sanitation Objective.

The policies established in support of the environmental health and sanitation objective are as follows:

(1) Provide an adequate regulatory and enforcement program for food handling and storage (The District has a strong program of restaurant and food service inspection that must be maintained to protect the public health);

(2) Continue and strengthen the successful War on Rats program of corrective actions and public education, adequate trash and refuse collection services, and enforcement of anti-littering regulations and encourage private businesses to keep adjacent public space clean and to provide trash receptacles;

(3) Develop and implement a thorough program to regulate the use, handling, transport, and disposal of harmful biological, chemical, and radioactive materials (Hospital wastes, radioactive materials used in research and medical treatment, and hazardous organic and inorganic chemicals are of special concern.); and

(4) Enforce the noise control laws and inform citizens of their rights to file complaints against violators of these laws.

Sec. 413. Conserving Water Objective.

The conserving water objective is to promote water conservation in order to ensure adequate supplies of potable water at all times and reduce water and sewage treatment costs and effluent discharges to the rivers.

Sec. 414. Policies In Support of the Conserving Water Objective.

The policies established in support of the conserving water objective are as follows:

(1) Practice water conservation in all District government facilities and operations and promote conservation by businesses, the federal government, and the general public; and

(2) Eliminate leakage in the water distribution system and maintain that system in good order.

Sec. 415. Conserving Energy Objective.

The conserving energy objective is to promote efforts to achieve and maintain efficient use of energy, sufficient energy supplies, and the maximum use possible of plentiful energy sources.

Sec. 416. Policies in Support of the General Conserving Energy Objective.

The policies established in support of the general conserving energy objective are as follows:

(1) Promote efficient use and management of nonrenewable energy resources through a series of incentives, initiatives, and mandates;

(2) Foster the development of alternative energy resources and systems that will reduce the dependence on imported energy, provide opportunities for economic and

community development, and benefit the quality of the ~~inhabited~~ ~~original~~ environment;

(3) Develop and sustain a cooperative process in which energy consumers, energy providers, and the government will continue to plan and execute actions designed to achieve a secure and affordable energy future;

(4) Minimize the possibility of energy shortages and their resulting hardships; and

(5) Reduce the impact of rising energy costs on those members of the community least able to afford them.

Sec. 417. Policies for Land Use and Zoning in Support of the Conserving Energy Objective.

The policies established for land use and zoning in support of the conserving energy objective are as follows:

(1) Review and amend building codes and zoning ordinances where appropriate so they do not inadvertently act as barriers to the installation and application of energy efficiency and solar and renewable resource measures;

(2) Develop an appropriate mix of economic incentives to encourage the use of energy efficiency and renewable energy techniques in the private sector (Regulatory techniques for achieving energy efficient land use development should be balanced with a program of incentives);

(3) Include energy efficiency consideration and solar and renewable alternative energy concepts in appropriate zoning, land use and building regulatory processes (Building and site designs should be consistent with energy efficiency considerations);

(4) Provide District's planners, architects, and engineers with the necessary training to incorporate energy efficiency and solar and renewable energy concepts into their work (Planners, architects, and engineers with the responsibility for enforcing the land development regulations should be trained in the principles and practices of energy applications to integrate energy considerations with the land development processes so that future building construction will incorporate energy efficiency design techniques.); and

(5) Recognize the importance of the building height limitation to solar energy development.

Sec. 418. Food Production and Urban Gardens Objective.

The food production and urban gardens objective is to improve the quality of life of the citizens of the District by encouraging the cultivation of produce gardens on public and private land.

Sec. 419. Policies in Support of the Food Production and Urban Gardens Objective.

The policies established in support of the food production and urban gardens objective are as follows:

- (1) Encourage citizens to plant backyard gardens;
- (2) Encourage citizens to cultivate community gardens;
- (3) Inventory publicly and privately owned tracts of land that are suitable for cultivation and, after a site assessment, make suitable land available to citizens;
- (4) Encourage the development of a series of food buying clubs to encourage residents to shop wisely and select nutritious foods;
- (5) Enhance the capability of the Cooperative Extension Service of the University of the District of Columbia to provide technical assistance and research in the form of educational materials and programs for citizen gardening efforts;
- (6) Enhance the capability of private nonprofit community gardening organizations to provide technical assistance in the organization and development of community gardens;
- (7) Encourage the Board of Education to make appropriate portions of buildings and grounds available for community gardens, and to use buildings and grounds for instructional programs in science and gardening classes that prepare students for agriculture-related businesses like landscaping and restaurant produce supply and, therefore, lessen unemployment;
- (8) Encourage summer employment programs operated by the District government to participate in community gardening;
- (9) Mobilize private sector and foundation support for community gardening projects; and

Enrolled Original

(10) Encourage the creation and maintenance of produce markets in all quadrants of the District to provide outlets for community gardens and other producers.

Sec. 420. Public Action Objectives.

The public action objectives are to provide for adequate funding and coordination of environmental protection activities and to properly consider and coordinate the environmental implications of public actions.

Sec. 421. Policies in Support of the Public Action Objectives.

The policies established in support of the public action objectives are as follows:

(1) Provide for public education and the enforcement of statutory requirements relating to littering, noise control, and similar matters affecting the public (A program of intensive enforcement is needed to create greater public acceptance and compliance with environmental regulations);

(2) Provide adequate resources for enforcement programs relating to food handling, rodent control, hazardous materials handling and disposal, noise control, soil erosion control, and other environmental health and safety concerns;

(3) Provide procedures to assess the environmental implication of major development projects, including major regional projects affecting the District, in a coordinated manner. (The program of environmental assessments should be designed to ensure the inclusion of pertinent major information about the environment in the coordinated reviews of development proposals required by the Plan);

(4) Develop a coordinated environmental protection program for water and air quality improvement and other matters of environmental concern with affected jurisdictions through appropriate regional organizations and entities;

(5) Continue to provide direct financial assistance to households, recognizing that persons with low and fixed incomes often pay a disproportionate share of their income for energy and recognizing that government and utility-sponsored assistance programs provide a valuable service;

- (6) Expand energy-related technical assistance programs;
- (7) Establish a coordinated energy financing program;
- (8) Establish a thorough energy management program for all District government agencies (This program should address facilities energy management, vehicle fleet management, life cycle costing for the procurement of goods and services, and employee awareness. Central to this program should be the policy that each agency is responsible for its energy consumption and costs. These efforts should be supported by necessary training and technical assistance to the agencies.);
- (9) Continue efforts that enable public and private schools and hospitals in the District to undertake energy audits, technical analyses, and the installation of energy conservation measures;
- (10) Continue to support an expanded, fully-integrated bus and subway system and work with the other member jurisdictions of the Washington Metropolitan Area Transit Authority to ensure that the Metrorail system is constructed as planned and that the Metro rail and bus systems are integrated to provide consistent and reliable service throughout the national capital region;
- (11) Continue to support transportation alternatives to the 1-person automobile (Car pools, van pools, bicycles, commuter bus service, and jitney bus services will provide viable means for the movement of people.);
- (12) Continue the efforts to improve the traffic signalization system;
- (13) Promote citizen awareness concerning energy issues, provide a foundation for new initiatives, and provide a framework which encourages neighborhood-based educational and demonstration initiatives;
- (14) Develop and sustain an expanded community energy information service within the District government that provides consumers with needed objective and credible information related to energy techniques and products (Several education and information programs are operated by the private sector, public interest groups, the utilities and the District government. These programs need to be coordinated in order to ensure that up-to-date, thorough information is accessible to the community in an efficient and effective manner.); and
- (15) Provide technical assistance in the development of a program of demonstration workshops, conferences, and information seminars (Available technical

~~Scrolled Original~~
resources within the public and private sectors should be coordinated and made available to community organizations, the school system, and other organizations.);

(16) Develop and maintain an on-going energy-data program and establish a processing and reporting system for use by both public and private sector (The establishment of this data program will provide a central repository and clearinghouse for District energy supply information and consumption data, cost data, projections, and forecasts. It will assist in supporting the analysis of energy programs and decisions and will provide a monitoring and alert system for District officials and citizens in the event of energy-related emergencies.);

(17) Encourage the use of energy efficiency techniques, load management techniques, and solar- and alternative-energy technologies to replace the need for additional fossil fuel-based generation and distribution facilities; and

(18) Continue to explore proposing to the Public Service Commission rate structure changes which encourage the efficient use of energy resources (The rates at which energy services are provided affect not only how that energy is used, but also the economic viability of alternative approaches to providing energy services. Use of economic incentives and disincentives should also govern the application of the rate charges to the various classes of utility ratepayers.).

TITLE V-- TRANSPORTATION ELEMENT

Sec. 501. Declaration of Major Policies.

(a) The District's transportation network is a complete service, striving to meet the diverse needs of those who reside in, work in, or visit the District. It consists of a modern transit system with subway and bus service, a highway, street, and alley system, and special services for the elderly and the handicapped. The basic philosophy of the Transportation Element is that the District's transportation system can satisfy the requirements of growth and development projected for the next 20 years through the effective management of the District's transportation resources.

(b) Direct land uses for transportation include streets and alleys, maintenance yards, storage yards for stations, impoundment lots, fueling stations, office facilities, and equipment dispatch stations. In order to provide efficient service to the public and minimize

equipment wear and operation costs, the District accepts the obligation to locate these facilities in areas which best serve all District residents and to design facilities to preserve the natural landscape and protect views.

(c) The District is operating and improving a transportation system that meets its needs generally. There are parts of the District, however, where the transportation system does not measure up to an acceptable standard and where congestion impairs the efficiency of the system. In addition, adequate transportation is not always accessible to elderly and handicapped citizens. The District accepts an obligation to remedy these less than satisfactory conditions and to provide a level of service that can be enjoyed by all residents of all parts of the District.

(d) Traditional land use planning for the public rights-of-way focused on goods and service movement. The District looks forward to improvement in construction material standards for roadways and sidewalks, better design quality of landscaped areas, and amenities for the safety, comfort, and enjoyment of pedestrians, including shared use of the roadways by bicyclists.

(e) Transportation and land use decisions made by the State of Maryland and the Commonwealth of Virginia suburbs also affect traffic congestion, parking supply, and air quality in the District. Maintenance needs for streets and highways are affected by heavy suburban-commuter traffic generated by the District's role as a major center of economic activity. The District is committed to finding regionally based solutions to these problems, including a shift in commuter emphasis from the private automobile to mass transit.

(f) The transportation system of the District performs another important role beyond its basic task of moving people and goods. That role relates to the growth and development of the future District. The transportation system must respond to District plans for the future as expressed in the Plan and the detailed program and project plans made in accordance with it. The Transportation Element is an essential part of that planning process.

(g) The District is committed to finding affirmative answers to many difficult questions about its future transportation system. The overall goal is to develop a transportation system that works well for District residents and others who use it, and one that responds positively to projected growth and development, in addition to satisfying other requirements such as health, safety, and welfare of its users.

Sec. 502. Transportation Goal.

It is the goal of the District to provide a transportation system that meets the needs of its residents, employees, and visitors and ensures the effective functioning of the District.

Sec. 503. General Objectives for Transportation.

The general objectives for transportation are to support District policy to preserve and improve neighborhoods, to facilitate the commerce of the District, and to support District growth and development objectives to expand business and job opportunities.

Sec. 504. Policies in Support of the General Transportation Objectives.

The policies established in support of the general transportation objectives are as follows:

- (1) Support land use arrangements that simplify and economize transportation services, including mixed-use zones that permit the codevelopment of residential and nonresidential uses to promote higher density residential development at strategic locations, particularly near appropriate Metrorail stations;
- (2) Continue the residential parking permit program in all residential areas affected by commercial and commuter parking;
- (3) Encourage adequate short-term, on- and off-street parking to meet the needs of increased retail development at designated locations;
- (4) Establish traffic management strategies to separate local traffic from through-traffic within residential neighborhoods, route through-traffic around identified neighborhood enclaves if possible, and complete segments of the highway and street system necessary for smooth traffic flow and the reduction of commuter traffic in residential neighborhoods;
- (5) Require off-street loading of merchandise in commercial areas to the extent feasible, encourage existing establishments to provide off-street loading, and where off-street loading is not feasible, consider necessary restrictions on commercial loading; and

(6) Encourage the supply and management of public parking in commercial areas to afford priority to customers and others on business errands for available off-street and curb parking spaces, and discourage the use of these spaces by all-day parkers, including establishment employees.

Sec. 505. Objectives for Use of Mass Transit.

The objectives for use of mass transit are to complete the Metrorail system and to promote the increased use of mass transit.

Sec. 506. Policies in Support of the Use of Mass Transit Objectives.

The policies established in support of the use of mass transit objectives are as follows:

(1) Support the completion of the entire 101-mile Metrorail system as rapidly as possible, and accord priority to the construction of the Green Line (E and F) Metrorail Route;

(2) Support the effort for a regional transit tax to finance the completion of the 101-mile Metrorail system and general operations (This tax would supplement fare-box revenues and government funding as an ongoing financing effort);

(3) Promote the increased use of mass transit, in the District and the region (Programs to be encouraged include the subsidization by merchants of transit trips for shoppers and employees, educational programs to acquaint residents with the convenience of mass transit, increased advertising of schedules and timetables, and extension of mass transit service in response to increased patronage.);

(4) Revise the Metrobus routes within the District to effectively capitalize on the availability of Metrorail service and changes in residential and shopping patterns and relocate bus stops as required to promote service efficiency;

(5) Supplement basic public transit services with shuttle and minibuses, and increase the effectiveness of mass transit service, particularly to support tourism and to provide service for transit-dependent groups, including the elderly, the handicapped, and residents of isolated areas;

(6) Ensure that the construction of the Green Line (E and F) Metrorail Route is given priority and, pending

completion of the Green Line (E and F) Metrorail Route, give priority to the transit needs of Anacostia, Congress Heights, and Columbia Heights; and

(7) Create policies to ensure that taxicab service in the District remains a viable and well-functioning part of the mass transit system and to ensure that the concerns of taxicab owners, drivers, and those using this service are addressed in a fair, equitable, and timely manner.

Sec. 507. The Private Passenger Automobile Objective.

The private passenger automobile objective is to reduce regional dependence on the private passenger automobile in order to improve air quality and reduce congestion.

Sec. 508. Policies in Support of the Private Passenger Automobile Objective.

The policies established in support of the private passenger automobile objective are as follows:

(1) Support the District and regionally-approved state implementation programs for air quality improvement and ensure the management of proposal restrictions on automobile activity;

(2) Provide for improved traffic flow through transportation system management initiatives, improve ride-sharing programs, including the use of car pooling and van pooling arrangements, maintain priorities for high-occupancy vehicles on key routes, and provide computerized single systems capable of responding to management directions;

(3) Promote the use of alternatives to the private passenger automobile, including bicycling and walking, and provide additional pedestrian and bike facilities in conformance with the Bicycle Transportation Plan and Program for the District of Columbia, approved by Resolution 1-363, dated July 27, 1976 (23 DCR 1730);

(4) Continue stringent automobile inspection programs and emphasize and ensure regional compliance with automobile emission requirements; and

(5) Improve taxi service in all areas of the District to provide links to Metrorail, bus, train and air terminals and explore the use of innovative transit services on key routes, not only in rush-hour periods but also to serve the nonwork trip.

Sec. 509. Streets and Alleys Objective.

The streets and alleys objective is to provide a system of streets and alleys to ensure access to all sections of the District.

Sec. 510. Policies in Support of the Streets and Alleys Objective.

The policies established in support of the streets and alleys objective are as follows:

(1) Consider establishing streetscape standards and a program for the design, construction and maintenance of streets and alleys in the District;

(2) Require appropriate and adequate traffic circulation systems in new residential developments and consider including pedestrian walkways and bicycle paths in new residential developments;

(3) Require appropriate and adequate internal traffic-circulation systems in new commercial developments including off-street loading platforms and parking in accordance with established standards;

(4) Establish and enforce standards for lighting, curb cuts, ramps for the handicapped, and other amenities, and promote the development of sidewalks and pedestrian paths to complete the District's pedestrian system; and

(5) Require a systematic program for the maintenance and repair of streets, alleys, bridges and related facilities.

Sec. 511. Air Transportation Objectives.

The objectives for air transportation are to achieve cooperation throughout the region for safe and environmentally-sound air facilities and to ensure ease of access to all airports.

Sec. 512. Policies in Support of the Air Transportation Objectives.

The policy established in support of air transportation objectives is to encourage the Federal Aviation

Administration to work with area jurisdictions to develop plans for high-speed surface access and ground service improvements to Dulles Airport. This will make Dulles more attractive for future increases in air service, which will not be accommodated at National Airport.

Sec. 102. Waterfront Transportation Objective.

The waterfront transportation objective is to support use of the rivers for transportation and recreation purposes.

Sec. 514. Policies in Support of the Waterfront Transportation Objective.

The policies established in support of the waterfront transportation objective are as follows:

- (1) Encourage better docking and mooring facilities in waterfront areas, including launching ramps for boats to encourage and promote increased use of waterfront area for transportation and recreation purposes;
 - (2) Promote the construction of a continuous pathway along both the Potomac and Anacostia Rivers to provide walking, bicycling, and scenic vistas, and use many areas of parkland which are currently underused for recreational purposes; and
 - (3) Promote cooperation with the National Park Service, which controls the majority of the waterfront property.

Sec. 515. Public Action Objectives.

The objectives for public action are to maintain and provide an efficient, effective transportation system to maximize accessibility and the movement of people and goods and to provide safe and convenient pedestrian and bicycle circulation within neighborhoods.

Sec. 515. Policies in Support of the Public Action Objectives.

The policies established in support of the public

action objectives are as follows:

- (1) Provide sufficient funding sources to establish, maintain and repair the District's system of streets and alleys, including its street lights and control system, bridges and trees;
- (2) Continue to modernize the District's system of traffic signal controls, to install traffic system management techniques throughout the District, to improve taxi service, to improve automobile inspection procedures, and to support the District's programs for neighborhood stabilization and commercial growth and development;
- (3) Provide reliable sources of funding for constructing and operating Metrorail and Metrobus systems and promote a regional tax to finance Metrorail activities;
- (4) Investigate procedure and incentives necessary to ensure an adequate supply of parking in retail areas and continue to enforce and expand the residential permit parking program; and
- (5) Support continuation of assistance for transit-dependent groups in the District, including the elderly, students, and those whose situation and isolation require special services.

TITLE VI-- PUBLIC FACILITIES ELEMENT

Sec. 601. Declaration of Major Policies.

(a) In the 1980's and 1990's, the District must focus its public facility improvement resources on that class of facilities commonly referred to as infrastructure: water and sewer mains; storm sewers; streets, highways and bridges; sewage treatment and solid waste management facilities. A 15-year program to correct serious structural deficiencies in many of the District's numerous bridges, initiated in fiscal year ending September 30, 1982, will remain an important capital budget item well into the 1990's.

(b) Expansion of sewage treatment capacity and construction of related stormwater management projects are essential components of the public facilities program for the next 2 decades. High priority must be given to a solution to the District's solid waste and sludge disposal needs. Regardless of which approach is selected, major capital investments are anticipated.

(c) Fire station replacement and rehabilitation will require significant capital outlays over the next 10 years

Enrolled Original

or more. Improvements to correctional facilities must be continued, and further university construction is planned. A substantial program of rehabilitation and modernization is planned for the public schools. This effort should be balanced against limited available funding and the demographic analysis and projections.

(d) Confronting this major inventory of public facility improvement needs is a set of serious constraints on large-scale capital borrowing.

(e) Economic development and neighborhood improvement objectives and demographic analysis should be the basis of public facility planning and capital improvements programming. The Public Facilities Element establishes the requirement that all future public facility planning for the District conform to all elements and be consistent with the Plan.

(f) The Public Facilities element recognizes the serious need to increase funding for facility maintenance through the annual operating budget.

Sec. 602. Public Facilities Goal.

It is the goal of the District to provide adequate public facilities in good condition to support the cost-effective delivery of municipal programs and services, and to support economic development and neighborhood improvement objectives.

Sec. 603. Adequate Service Delivery Objective.

The adequate service delivery objective is to ensure the construction, rehabilitation, and maintenance of facilities essential for public service delivery.

Sec. 604. Policies in Support of the Adequate Service Delivery Objective.

The policies established in support of the adequate service delivery adequate service delivery objective are as follows:

(1) Develop appropriate criteria, adequate information, and thorough coordination procedures to assist in establishing priorities for capital improvement projects (rigorous priority setting, essential for allocating limited

Enrolled original

capital funds among competing projects, must derive from ample knowledge of both program and facility needs.);

(2) Provide adequate funding for public facility maintenance;

(3) Provide for a regular review of the condition and use of facilities (Periodic and timely condition and needs assessment of facilities is necessary to support the District's planning and budgeting programs and to ensure the expedient repair, improvement, or replacement of facilities.); and

(4) Develop alternative capital financing and public facility construction techniques, including joint development, creative leasing arrangements, and financing instruments designed to reduce long-term debt accumulation.

Sec. 605. Adequate Planning for Public Facilities Objective.

The adequate planning for public facilities objective is to provide for the coordinated planning of public facility construction and rehabilitation.

Sec. 606. Policies in Support of the Adequate Planning for Public Facilities Objective.

The policies established in support of the adequate planning for public facilities objective are as follows:

(1) Develop a District-wide public facilities plan based on the Plan and the agencies' facility master plans (The purpose of the public facilities plan would be to identify sites needed for new or replacement facilities, facilities to be retained indefinitely in present use, facilities and sites likely to become available for reuse or redevelopment, and facilities and sites no longer needed for public service purposes. The public facilities plan would provide guidance for the preparation of the 6-year Capital Improvements Program); and

(2) Conduct a regular review of facility use and an assessment of trends and factors that will affect the future use of facilities or the demand for the services provided.

Sec. 607. Increased Cost-Effectiveness in Public Facilities Objective.

The increased cost-effectiveness in public facilities objective is to improve the cost-effectiveness of public facility construction, maintenance, and rehabilitation.

Sec. 608. Policies in Support of the Increased Cost-Effectiveness in Public Facilities Objective.

The policies established in support of the increased cost-effectiveness in public facilities objective are as follows:

- (1) Maintain adequate records of operating and maintenance costs for all public facilities;
- (2) Develop and use cost-benefit techniques for evaluating capital improvement project requests and combine these techniques with rigorous efforts to identify all realistic approaches to meeting any capital improvement need;
- (3) Identify facilities which are functionally obsolete, that cannot be rehabilitated cost-effectively, or that are no longer needed for current purposes and develop appropriate reuse or disposition plans for each of these facilities; and
- (4) Conduct a regular review of District occupancy of leased space for economy, efficiency, and appropriateness.

Sec. 609. Stimulating Development Objective.

The stimulating development objective is to stimulate economic development and neighborhood improvement through adequate and appropriate public facilities.

Sec. 610. Policies in Support of the Stimulating Development Objective.

The policies established in support of the stimulating development objective are as follows:

- (1) Identify specific projects to stimulate or retain economic activity and to improve neighborhood stability (The costs and benefits of each project provide the basis

for selection and assignment of priority and should be ~~Enrolled~~ Origin analyzed thoroughly and consistently);

(2) Provide for timely improvements in order to stimulate the greatest economic impact;

(3) Consider planning new public facilities in areas in need of overall economic development; and

(4) Promote the employment of neighborhood residents in the construction of neighborhood public facilities.

Section 611. Location of Public Facilities Objective.

The location of public facilities objective is to locate public facilities to provide optimum service and to support the land use, transportation, economic and social development, and neighborhood improvement objectives.

Sec. 612. Policies in Support of the Location of Public Facilities Objective.

The policies established in support of the location of public facilities objective are as follows:

(1) Review all proposals for new construction, replacement, or reuse of public facilities for consistency with the District elements of the Plan objectives;

(2) Consider the adequacy of transportation access in locating proposed public facilities (Facilities planned to serve the District as a whole or large areas should be located near public transit transfer points); and

(3) Provide appropriate landscaping, buffering, and access for all public facilities so that undesirable community impacts are minimal.

Sec. 613. Surplus Properties Objective.

The surplus properties objective is to maximize the public benefits derived from the disposition of surplus public property.

Sec. 614. Policies in Support of the Surplus Properties Objective.

The policies established in support of the surplus properties objective are as follows:

(1) Conduct a regular review of District-owned properties to identify those to be retained, those to be leased, those to be reserved, and those to be sold as surplus to District needs;

(2) Develop a real estate analysis and marketing program to obtain the maximum public benefit from each property sale;

(3) Develop real property disposition policies that permit creative marketing arrangements designed for the public benefit.

Sec. 615. Public Action Objective.

The public action objective is to provide for the coordination of all public actions affecting the location, change of use, and disposition of public facilities.

Sec. 616. Policies in Support of the Public Action Objective.

The policies established in support of the public action objective are as follows:

(1) Establish an information system on the status, condition, and use of all properties owned by the District government (This system should consist of data needed to assist in the development of public facility master plans, the performance of condition and needs assessments, and the preparation of proposals to dispose of surplus or underused District properties.);

(2) Develop and fund an adequate maintenance budget for public facilities based on expenditure records and efficiency measures;

(3) Evaluate publicly owned sites for possible joint development with private entrepreneurs;

(4) Develop the legal procedures and instruments necessary to enable the private sector to assist with the financing of public capital improvements through creative financing techniques;

(5) Consider the use of new municipal finance instruments and techniques, including shortened bond maturities, bank letters of credit, municipal bond insurance arrangements, original issue discount bonds, and zero-coupon bonds;

(6) Provide improved coordination of all District property disposal actions to ensure conformity to the District elements of the Plan and District economic development objectives;

(7) Obtain authority to enter into flexible marketing arrangements for disposal of surplus and underused District properties;

(8) Adopt measures to improve public library facilities;

(9) Consider the development of an artistic center; and

(10) Consider placing public restrooms and drinking fountains at appropriate locations.

TITLE VII-- URBAN DESIGN ELEMENT

Sec. 701. Declaration of Major Policies.

(a) The District must focus its resources on providing particular design improvements to those critical sectors of the District that need special design attention.

(b) The District must afford more attention to the future design and development of its waterfronts. The Potomac and Anacostia Rivers offer tremendous amenities which are unrealized and underutilized.

(c) Downtown and other neighborhoods, particularly those east of the Anacostia River, that are either architecturally significant or poorly designed will need protection and design assistance to ensure that the maintenance or redesign of these neighborhoods responsively addresses the challenge of contributing to the National Capital environment.

(d) Future development must be carefully controlled to protect and enhance the neighborhoods, natural open spaces, and national and international image qualities.

Sec. 702. Urban Design Goal.

Enrolled Original

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

Sec. 703. Urban Design Objectives.

The urban design objectives are to:

- (1) Maintain and enhance the physical integrity and character of the District as the Nation's Capital;
- (2) Preserve and enhance the distinguishable physical qualities of District neighborhoods; and
- (3) Preserve and enhance the outstanding qualities of the natural park and waterfront areas.

Sec. 704. Policy in Support of the Urban Design Objectives.

The policy established in support of the urban design objectives is to strengthen and enhance the physical image and symbolic qualities of the District that establish its character as an urban center and the Nation's Capital.

Sec. 705. Natural Environment Objective.

The natural environment objective is to conserve and protect environmentally valuable and sensitive areas that contribute to the design framework of the District.

Sec. 706. Policies in Support of the Natural Environment Objective.

The policies established in support of the natural environment objective are as follows:

- (1) Enhance the natural setting of the District; and

(2) Encourage appropriate design solutions that contribute to the conservation of the natural resources of the District.

Sec. 707. Objective for Areas with Severe Building Constraints.

The objective for areas with severe building constraints is to restrict and sensitively design developments placed on severe slopes and unstable soils.

Sec. 708. Policies in Support of the Objective for Areas with Severe Building Constraints.

The policies established in support of the objective for areas with severe building constraints are as follows:

(1) Undertake protective design measures;

(2) Minimize grading that removes top soil and vegetation, retain vegetation as much as possible, and establish new vegetation where severe erosion damage has already occurred;

(3) Integrate open spaces with vegetation into new development and encourage soil stabilization and complementary vegetation, including vines and ground cover plants;

(4) Use retaining walls, where appropriate for erosion control, and minimize paved surfaces;

(5) Restrict development on unstable soils with slopes over 25%, such as Rock Creek Valley and related stream valleys.

Sec. 709. Streams and Stream Valleys Objectives.

The streams and stream valleys objectives are to:

(1) Restrict uses on lands abutting stream valleys and retain promote dense vegetation in these areas;

(2) Restrict land uses generating toxic runoff; and

(3) Protect stream valley parks by encouraging sensitive urban design solutions on adjacent lands in order

Controlled Original

to help improve water quality and prevent erosion and siltation of streams.

Sec. 710. Policies in Support of the Streams and Stream Valley Objectives.

The policies established in support of the streams and stream valleys objectives are as follows:

(1) Ensure that development in these areas is minimal and preserve and respect the natural pattern of the District, where possible (Streams and ravines should not be channelized; these should be retained in their natural conditions.);

(2) Preserve land adjacent to streams and ravines as open spaces with dense vegetation cover. (These natural flood drainage channels and buffer zones for the watershed should be protected from the adverse effects of urban uses. The affected areas are adjacent to Rock Creek Park and related stream valley parks, Battery Kemble, Glover-Archbold, Watts Branch, and Oxon Run.); and

(3) Develop land adjacent to major and minor stream valleys, with special attention to possible impacts on the watershed.

Sec. 711. Water Feature Design Areas Objectives.

The water feature design areas objectives are to:

(1) Preserve waterfront parks and ensure visual and functional integration of urban and recreational development with present uses;

(2) Enhance the character of natural waterfront parks;

(3) Create and enhance relationships between the rivers and District residents, develop urban waterfronts and water-related recreation in appropriate locations, and establish attractive pedestrian connections from neighborhoods to activities along the waterfronts; and

(4) Promote appropriate commercial development at selected waterfront locations east of Georgetown.

Sec. 712. Policies in Support of the Water Feature Design Areas Objectives.

The policies established in support of the water feature design areas objectives are as follows:

(1) Promote water feature design areas that draw full benefit from their location on the water's edge by creating promenades, viewing points, steps into the water, swimming and boating facilities, or other water-related amenities;

(2) Require that water feature design areas complement and enhance urban development;

(3) Require that water feature design areas respond to the unique waterfront qualities of the respective site conditions;

(4) Require that site planning in these areas establish, and be sensitive to, the close interrelationship between buildings, parks and open spaces, and the rivers;

(5) Orient buildings, open spaces, and prominent views within each of these areas toward the water (These areas generally should not be separated from the shorelines by major roadways.);

(6) Promote portions of these areas as potential future sites for monuments of either national or local significance; and

(7) Design the Anacostia Park so that it is responsive to its natural character, especially to the upper parks and Kingman Island (Selected areas should be developed for water-related recreational uses, especially boating and fishing. Pedestrian connections between the park and Kingman Island should be designed. All recreation facilities should be carefully sited and designed in order to tie them in with the shorelines and open meadows, and to avoid negative impacts on the wildlife refuges. Parking lots should be located on the periphery of the waterfront.).

Sec. 713. Built Environment Objective.

The built environment objective is to strengthen and enhance the distinguishable physical qualities of the District.

Scrolled Original

Sec. 714. Policies in Support of the Built Environment Objective.

The policies established in support of the built environment objective are as follows:

(1) Strengthen and enhance the physical image and symbolic qualities of the District that establish its character as the Nation's Capital;

(2) Maintain and enhance the horizontal character of buildings within the District and retain and enforce An Act to regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Code, sec. 5-401 et seq.), as the guiding design principle for protecting the skyline;

(3) Retain the current maximum height limit in accordance with An Act To regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Code, sec. 5-401 et seq.), in order to reinforce the "horizontal" urban quality of the District but, in order to encourage a more detailed articulation of building roof lines and facades, consider adding parapets, cornices, and other such architectural embellishments to the list of features allowed to project above the height limit established by the Zoning Regulations of the District of Columbia but within the height limit established by An Act To regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Code, sec. 5-401 et seq.);

(4) Encourage the emergence of a renewed Downtown with a design quality superior in all respects, as a direct reflection of its design role as part of the monumental core and the retail core;

(5) Strengthen and enhance the design of the distinguishing physical qualities of neighborhoods; and

(6) Allow for physical expression of the various cultural values of the neighborhoods.

Sec. 715. Buildings Objective.

The buildings objective is to encourage developments which respond to the horizontal skyline of the District so as to maintain its low-scale image and contribute to the enhancement of the District's character.

Sec. 716. Policies in Support of the Buildings Objective.

The policies established in support of the buildings objective are as follows:

(1) Design residential, commercial, and all other buildings to complement or enhance the physical character of the District; and

(2) Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region.

Sec. 717. Streetscape Objective.

The streetscape objective is to establish a clear classification of streets and sidewalks to ensure the orderly movement of people and goods in a fashion that is complementary to both the District and the immediate environment.

Sec. 718. Policies in Support of the Streetscape Objective.

The policies established in support of the streetscape objectives are as follows:

(1) Develop a unifying system of well-designed streets, sidewalks, parks, and pedestrian ways;

(2) Reduce conflicts between pedestrians and vehicular traffic in order to increase pedestrian safety and comfort;

(3) Create a visually interesting environment that utilizes the design opportunities present in the public space and defines a special image for both Downtown and District neighborhoods;

(4) Create an environment in the public space that attracts people and stimulates redevelopment and commerce;

(5) Encourage the use of the public space for arts and cultural activity; and

(6) Provide opportunities for appropriate location in the public space of aesthetically appealing vending and programmed activities.

Scrolled Original

Sec. 719. Areas of Strong Architectural Character Objectives.

The areas of strong architectural character objectives are to protect areas of strong architectural character and to provide that the architecture of any new development in these areas be complementary to the existing architectural character.

Sec. 720. Policies in Support of the Areas of Strong Architectural Character Objective.

The policies established in support of the areas of strong architectural character objective are as follows:

(1) Respect the boundaries of areas having strong architectural character, both to preserve the continuity of these areas and to prevent inappropriate encroachment;

(2) Encourage development adjacent to areas of strong architectural character to provide a physical transition in building design detail in order to create a complementary form of transition;

(3) Encourage rehabilitation, rather than demolition or redevelopment, in areas of strong architectural character;

(4) Encourage new development within areas of strong architectural character to contribute to the physical identity and character of those areas;

(5) Encourage building massing and scale of new development to be sensitive to established patterns;

(6) Protect and enhance the green landscape and park-like setting of trees, grass areas, and plants; and

(7) Enhance and maintain design emphasis on the special nature of each area through distinctive landscaping and other space features such as paving, lighting, signs, and street furniture.

Sec. 721. Areas of Stable Character Objectives.

The areas of stable character objectives are to maintain those areas of the District that have a positive physical image and to provide that new development within or adjacent to these areas is complementary in scale and character.

Sec. 722. Policies in Support of the Areas of Stable Character Objectives. Enrolled Cris

The policies established in support of the areas of stable character objectives are as follows:

(1) Encourage in-fill development to be complementary to the established character of the area (In-fill development in stable areas should not create sharp changes in physical pattern which might lead to deterioration.);

(2) Encourage rehabilitation, rather than demolition and redevelopment, in deteriorated areas that are substantially stable in character;

(3) Use extensive landscaping in areas without strong building character to present a more positive physical image;

(4) Consider large-scale developments or capital improvement projects as opportunities for establishing a positive image or redirection in deteriorated areas; and

(5) Use site planning and design treatment to screen unsightly uses, particularly in areas adjacent to manufacturing or industrial yards.

Sec. 723. Areas of New and Improved Character Objective.

The areas of new and improved character objective is to encourage new developments in areas with vacant or underused land to secure a strong, positive physical identity.

Sec. 724. Policies in Support of the Areas of New and Improved Character Objective.

The policies established in support of the areas of new and improved character objective area as follows:

(1) Encourage well-designed developments in areas that are vacant, underused, or deteriorated (These developments should have strong physical identities.);

(2) Encourage in-fill development of attractive design quality in deteriorated areas to stabilize the physical fabric and to encourage renovation and redevelopment;

(3) Encourage rehabilitation rather than demolition and redevelopment in appropriate locations in deteriorated areas;

Original

(4) Use sensitive site planning and design treatment to screen unsightly manufacturing and industrial yards from public view, especially in areas proposed for industry;

(5) Establish a new physical identity in areas having a strong negative image and where the surrounding areas lack character;

(6) Use extensive landscaping in areas without character to present a more positive image; and

(7) Utilize large-scale development or capital improvement projects as opportunities for establishing a positive image or redirection in deteriorated areas.

Sec. 725. Commercial Activity Corridors Objective.

The commercial activity corridors objective is to coordinate and strengthen the design function and image of commercial activity corridors that serve neighborhood centers.

Sec. 726. Policies in Support of the Commercial Activity Corridors Objective.

The policies established in support of the commercial activity corridors objective are as follows:

(1) Ensure that the design of future development respects the urban framework created by the L'Enfant Plan and complements its intent;

(2) Direct the design and function of high-density commercial, retail, and entertainment development toward Downtown to maintain Downtown as the activity center for the region;

(3) Encourage the design of functionally active commercial centers within all areas of the District, especially in areas that are not now adequately served;

(4) Encourage the design of mixed-use development for large-scale projects to create active use during both day and evening hours;

(5) Orient major new development toward the street in order to emphasize the public space as a setting for active use;

(6) Balance and design development sensitively within low-scale regional activity centers in order to respect the established residential scale and character of the areas;

(7) Encourage special design quality around Metrorail stations to create aesthetically pleasing physical concentrations of activity and development;

(8) Strengthen the function and design image of the development and activity corridors that serve as neighborhood centers;

(9) Focus special design attention on corridors and centers in areas of the District that have poor images, low development of activity concentrations, and are underserved;

(10) Encourage the design of future development to be compatible with the established characters of the surrounding area;

(11) Encourage the development of physical boundaries between commercial concentrations and adjacent residential areas so as to enhance the character and integrity of both sectors;

(12) Emphasize the activity function of corridors and centers through special signs, lighting or design (Unified and consistent signs may also contribute to the special identity and sense of place of these corridors and centers.); and

(13) Encourage the design of in-fill developments within commercial corridors to be appropriately sited in order to strengthen functional and image guidelines.

Sec. 727. Public Action Objective.

The public action objective is to implement measures to ensure that master plans, project plans, public facilities, capital improvements, and administrative regulations are consistent with the policies of the Urban Design Element.

Sec. 728. Policies in Support of the Public Action Objective.

The policies established in support of the public action objective are as follows:

(1) Evaluate the merits of creating a special design review committee to focus advisory design review in established design areas (Evaluation of merits, and any

subsequent coordination, would be conducted by the Office of Planning.) and:

(A) Include, as part of the design review function, a management system that encourages optimum streetscape design, streamlines administrative review and approval, and minimizes maintenance burdens;

(B) Develop, as part of the design review system, a thorough program for environmental security as a supportive measure for crime prevention; and

(C) Consider including a mechanism for community participation in the design review process;

(2) Encourage substantial new or rehabilitated residential, commercial, industrial, or institutional development to provide, where appropriate, for the installation and dedication of landscape and streetscape improvements that respond to the design character of that area;

(3) Investigate various financial and technical assistance mechanisms which would educate, inform, and encourage increased interest by private developers and the general public in the advantages of using good urban design;

(4) Coordinate efforts with professional design or design-related organizations, historic preservation societies, the general public, and the development community to support policies promoting exemplary design; and

(5) Endeavor to provide appropriate design guidance for signs in order to ensure adequate and complementary retail advertisement and to reinforce the positive image qualities of particular commercial areas.

TITLE VIII-- PRESERVATION AND HISTORIC FEATURES ELEMENT

Sec. 801. Declaration of Major Policies.

(a) The unique importance of the physical appearance of the National Capital and the significance of its history to the entire nation have long been recognized.

(b) The important historic features of the District are due to the historic design framework achieved through the continuity of earlier planning efforts, notably the L'Enfant and McMillan Plans, and of individual landmarks and districts.

Sec. 802. Preservation and Historic Features Goal. Enrolled Original

The new preservation and historic features goal for the District is to preserve the important historic features of the District while permitting new development that is compatible with those features.

Sec. 803. Objective for Historic Properties.

The objective for historic properties is to increase awareness of, and access to, facilities, places, and activities essential to residents and visitors.

Sec. 804. Criteria for Designating Historic Landmarks and Historic Districts.

(a) Historic and prehistoric buildings, building interiors, structures, monuments, works of art or other similar objects, areas, places, sites, neighborhoods, networks, and historic landscapes should be designated as historic landmarks or historic districts if:

(1) They possess 1 or more of the following values or qualities:

(A) They are sites of significant events or are associated with persons, groups, institutions, or movements that contributed significantly to the heritage, culture or development of the National Capital or the nation;

(B) They exemplify the significant or unique military, political, economic, social, scientific, technical, educational, historical, engineering, archaeological, architectural or artistic heritage of the National Capital or the nation;

(C) They embody the distinguishing characteristics of architectural styles, building types, types or methods of construction, landscape architecture, urban design or other architectural, aesthetic or engineering designs or expressions significant to the appearance and development of the National Capital or the nation;

(D) They have been identified as notable works of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders or developers who have influenced the evolution of their fields

~~enrolled origin~~
of endeavor, or the development of the National Capital or
the nation;

(2) They contain information about or
evidence of historic or prehistoric events, processes,
institutions, design, construction, settlement patterns, or
other facets of earlier cultures known or established to be
important to knowledge or understanding of such cultures; or

(3) They represent a significant and
distinguishable entity whose components may lack individual
distinction; and

(2) They possess sufficient integrity to convey,
represent or contain the values and qualities for which they
are judged significant; and

(3) Sufficient time has passed since they achieved
significance or were constructed to permit professional
evaluation of them in their historical context.

(b) Historic and prehistoric buildings, building
interiors, structures, monuments, works of art or other
similar objects, areas, places, sites, neighborhoods,
networks, and historic landscapes on the list of landmarks
of the National Capital designated by the Joint Committee on
Landmarks of the National Capital on the date of adoption of
this element are historic landmarks or historic districts,
unless it is subsequently determined that they do not meet
the criteria set forth in subsection (a) of this section.

(c) Historic and prehistoric buildings, building
interiors, structures, monuments, works of art or other
similar objects, areas, places, sites, neighborhoods,
networks, and historic landscapes that meet the criteria set
forth in subsection (a) of this section shall also be
considered to meet the criteria for listing in the National
Register of Historic Places unless it is subsequently
determined by the Secretary of Interior that they do not
meet those National Register criteria.

Sec. 805. Policies for Identifying and Recognizing Historic Properties.

(a) Properties meriting designation as historic
landmarks and historic districts or listing in the National
Register of Historic Places should be identified through
comprehensive surveys that cover every aspect of the
prehistory and history of the National Capital.

(b) Priorities for surveys should be established that
reflect the transcendent importance of some resources such
as the L'Enfant and McMillan Plans; the endangered status of
others; the fundamental responsibility of government to

~~CONFIDENTIAL~~
recognize and protect its own historic properties, and the need to encourage private preservation efforts.

(c) Once an area, property, or group of properties has been comprehensively surveyed and the survey has been certified as comprehensive by the State Historic Preservation Officer, after having evaluated the survey to identify potential landmarks and/or historic districts, a moratorium should be placed on the filing of further applications for designation within the survey area that are inconsistent with the findings of the State Historic Preservation Officer. This moratorium shall not apply to an application by the owner of a property.

(d) Completed surveys should be reevaluated periodically because properties that did not appear significant at the time of the original survey may, over time, be perceived to merit designation.

(e) Owners, appropriate private organizations, and community and neighborhood associations are encouraged to participate in the survey process under the direction of the appropriate governmental agency.

(f) All of those properties that appear to meet the criteria established by the Secretary of the Interior should be nominated to the National Register of Historic Places or should be requested to be determined eligible to the National Register of Historic Places.

(g) Each historic property now carried on the list of landmarks of the National Capital designated by the Joint Committee on Landmarks is believed to meet the proposed new designation criteria for historic landmarks and historic districts and is so designated unless it is subsequently determined that it does not meet the criteria in the same manner as provided for by formal designation.

(h) Similarly, each historic property that meets the proposed new designation criteria for historic landmarks and historic districts is considered to meet the criteria for listing in the National Register of Historic Places unless the Secretary of the Interior subsequently determines that it does not meet those criteria. This finding is based on the observation that the proposed new designation criteria are generally consistent with those applied by the National Register of Historic Places.

Sec. 806. General Policies for Protection and Enhancement of Historic Properties.

The federal and District governments should cooperatively:

- (1) Provide leadership in the protection and enhancement of the important historic resources of the National Capital;
- (2) Establish and sustain exemplary standards of property stewardship, design, and maintenance of all historic property under their ownership or control;
- (3) Use, to the maximum extent feasible, historic properties available to them when acquiring, constructing, or leasing space for carrying out government responsibilities;
- (4) Undertake whatever measures are necessary before disposing of historic properties to assure their continued preservation;
- (5) Increase their efforts to protect significant archeological resources;
- (6) Provide sufficient administrative flexibility in building codes and other related codes and regulations to permit maximum preservation and protection of historic resources while still ensuring the health and safety of the public;
- (7) Ensure that records relating to the construction, alteration, and demolition of historic properties or potential historic properties are retained for future use and reference;
- (8) Ensure that actions that affect historic properties are reviewed for historic preservation impacts;
- (9) Coordinate their plans and programs that affect historic resources of the National Capital;
- (10) Develop standards and guidelines for the treatment and alteration of historic properties, as well as for the design of new buildings in the vicinity of such properties;
- (11) Continue to protect the historic horizontal character of the National Capital by limiting building heights in accordance with An Act To regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Code, sec. 5-401 et seq.);
- (12) Adopt development controls and design review criteria that, for particular historic districts, reflect the existing, valuable characteristics of the particular historic district or portion thereof;
- (13) Encourage direct private sector participation and initiatives in historic preservation by promoting existing preservation tools, eliminating existing incentives to

replace historic resources, and developing new and effective preservation programs;

(14) Foster broad community participation in the effort to protect and enhance historic properties in the National Capital and give maximum encouragement to organizations and individuals undertaking preservation by private means, particularly the financially disadvantaged;

(15) Promote public education in the value of, and process for, preserving historic resources; and

(16) Coordinate with affected local jurisdictions regarding historic resources at or near the boundaries of the District or that border on historic resources on federal lands in the region to ensure that mutual concerns are recognized and protection objectives are accomplished.

Sec. 807. Specific Policies for Protection and Enhancement of Historic Properties.

(a) Every effort should be made to provide for the continued, appropriate use of all historic properties. If the original use or a reasonable intensification of the original use is no longer feasible, appropriate adaptive uses consistent with applicable land use regulations should be encouraged.

(b) The distinguishing qualities or character of historic landscapes should be protected and enhanced.

(c) Every effort should be made to minimize the adverse visual, physical, and noise impacts of motorized vehicles on historic property.

(d) Within historic districts, and particularly within the L'Enfant City, original street patterns should be preserved by maintaining public rights-of-way. Where alleys continue to provide adequate off-street service and transportation functions, they should be retained.

(e) The squares, circles and reservations, both large and small, in street space throughout the L'Enfant City should be retained and nurtured generally as green landscaped areas, providing oases for pedestrians, podia for statuary, and viewing platforms for the major vistas down L'Enfant streets and avenues.

(f) The landscaped green space on publicly owned, privately maintained front and side yards in historic districts and on historic landmarks should be preserved. Special care should be taken to protect these historic green areas from being paved over for vehicular access and parking.

(g) Publicly owned historic landscapes and historic ~~Enrolled~~ original open spaces, such as monument grounds, public building grounds, gardens, forts, battlefields, cemeteries, reservations, parks, and park systems, should be protected from unrelated and unnecessary construction that would adversely affect their integrity.

(h) Open space traditionally associated with privately owned historic properties, such as yards, gardens and large estate grounds, should be retained, whenever possible. If additional development is permitted, sufficient open space should be retained to protect the essential integrity of the particular historic property and its sense of setting.

(i) In historic districts, the established form of development as evidenced by lot-coverage limitations, yard requirements and other standards that contribute to the open space character and attractiveness of such districts should be protected.

(j) Applications for the demolition of buildings or structures that do not contribute to historic properties should be routinely approved.

(k) Demolition of buildings or structures that contribute to historic properties should be permitted only when denial of such permission would result in unreasonable economic hardship to the owner, or when demolition is necessary to permit the construction of a project of special merit. In instances where a project has been determined to be of special merit, if it is demonstrated that the replacement project will be initiated immediately and can be completed, demolition will be permitted to proceed.

(l) The integrity of historic properties should be protected from demolition by neglect, purpose or design through the use of appropriate enforcement tools.

(m) When possible, deteriorated historic landmarks or buildings that contribute to historic districts should be repaired rather than demolished.

(n) Historic buildings, whose significance is embodied in their sites and settings as well as in the buildings themselves, should be moved only when there is no feasible alternative for preservation. If an historic building must be moved, its new setting should complement its historic orientation, and previous sense of place and integrity. If the relocated building is established on a new site that itself possesses historic significance, its presence should not adversely affect the significance of the new location.

(o) The distinguishing original quality or character of historic properties should be protected. The removal or alteration of any historically valuable material or distinctive architectural features should be avoided when possible and kept to a minimum when required for continued

use. The design of additions should be compatible with the height, scale, materials, color, texture, and character of the historic property.

(p) New construction on historic landmarks or in historic districts should be compatible with the historical architectural character and cultural heritage of the landmark or district. In design, height, proportion, mass, configuration, building materials, texture, color and location, new construction should complement these valuable features of the landmark or district, particularly features in the immediate vicinity to which the new construction will be visually related.

(q) Archeological resources should be retained intact, where feasible. If preservation in place is not feasible or data anticipated to be recovered is judged to be of such significance that excavation is justified, the area of destruction, alteration or disturbance of a recognized archeological resource should be minimized and findings should be documented.

Sec. 808. Criteria for Designating Special Streets and Places.

(a) Avenues, streets, parkways, park roads, pedestrian ways, and other routes should be designated as special streets, and public squares, circles, plazas, grounds, gardens, and other urban spaces should be designated as special places if they possess one or more of the following values or qualities:

(1) They are historically significant as important components of the L'Enfant Plan, the McMillan Plan, an historic district or an historic landmark; or as scenes of important past public events or notable accomplishments in architecture and urban design.

(2) They contribute to the design framework of the National Capital by defining the basic spatial organization of the District, such as an axial or diagonal avenue; or by providing special settings that emphasize or define major scenic or symbolic areas, such as outlooks, memorials, monumental buildings, or other civic art; or by serving as important connections, edges or boundaries.

(3) They embody or display a distinctive functional importance by providing amenities or settings that either serve as a focus for neighborhood and community activities or enhance opportunities for recreation and occasions for civic pageantry; or promoting a special sense of entrance to the National Capital; or serving as routes or areas for ceremonial cultural or governmental activities of the District or the nation.

Embellished Original

(4) They have image qualities that establish unique or memorable impressions by focusing on a distinctive activity, unified streetscape, outstanding work of civic art, unique natural feature, or conspicuous historic landmark; or contributing to a complex of interconnected landscapes, architectural settings, or activity centers that display a distinctive coherence.

(b) Master plans for federal properties in the National Capital Region outside of the District should identify areas as special streets or special places consistent with the criteria of subsection (a) of this section.

Sec. 809. Policies for Special Streets and Places.

(a) Special streets and places should be maintained and enhanced in a manner that promotes their roles as major features that help establish the images and the symbols of the National Capital in the minds of its residents and visitors. They should be embellished, when possible, with monuments, fountains, sculpture, gardens, distinctive buildings, and other features of civic art. These embellishments should be placed strategically to serve as frequent points of orientation and visual delight. To the extent practicable, public activities and buildings should be located and focused on the special streets and places.

(b) The existing street space and the buildings fronting on special streets and places should be maintained, protected, and enhanced. Any repair, maintenance, improvement or new building should respect the historic elements, enhance the aesthetic quality, and promote the amenity of this space.

(c) Existing special places should be protected, enhanced, and strengthened. New ones should be created as new activity centers are developed or neighborhoods revitalized. Historic plans and their underlying principles should be used for guidance in planning major improvements. Civic art should be used to enrich such places and to establish their identity and image.

(d) The exceptional width and openness of the street space along special streets should be retained where this quality exists. Street views or vistas should not be obscured and movement should not be impaired by structures or signs within the public rights-of-way.

(e) The integrity of the form and design of streets and places, particularly those of historic significance, should be maintained and protected to the extent feasible and as warranted by safety requirements from unnecessary traffic channelization and from encroachment of new buildings into public space. The intersections of special streets should

be carefully designed to reflect the importance of the ~~Enrolled Origin~~
junctions and to respect the historic plans.

(f) The visual quality of special streets and places should be carefully controlled and coordinated by the selection and placement of signs, traffic signals, lighting, bus stops, and other elements of street furniture, as well as pavement patterns and materials that together should promote a harmonious, orderly, and safe streetscape. Parking areas, driveways or service areas should be carefully controlled, located, and designed to avoid adverse impact.

(g) Pedestrian usage of special streets and places should be encouraged by emphasizing extra width and other special amenities of sidewalks, where feasible. Areas should be provided for various types of leisure time activities as appropriate. Ground floor uses in buildings, attractive entrances, and outdoor activities that would enliven the street scene should be encouraged also.

(h) Landscape treatment of special streets and places should supplement and reinforce the "green city" or "city in a park" character fostered by the National Capital's natural features, parks, public buildings, monuments, and memorials. High priority should be given to continuing maintenance and supplementing existing street trees, and providing trees and plantings as appropriate in special places.

(i) The streetscape and treatment of buildings fronting on special streets should serve to connect visually special places with one another when possible, by creating lines of sight and continuity with street trees, plantings, by use of special paving materials, and by careful consideration of building height and massing.

(j) Architecturally prominent buildings should be located in special streets and places to accentuate vistas, provide focal points, and mark entrances. The general height, roof lines, and massing of buildings should serve as a unified background for the public space in these special streets and places.

Sec. 810. Public Action Objective.

The public action objective is to ensure the designation, protection and enhancement of District historic resources by providing sustained regulatory, enforcement, and financial leadership.

Sec. 811. Policies in Support of the Public Action Enrolled Original Objective.

(a) The Historic Preservation Review Board should amend its procedures for the designation of historic landmarks and historic districts to conform to the criteria set forth in section 804.

(b) The criteria set forth in section 804 provide guidance for designating historic landmarks and historic districts.

(c) The District and federal governments should provide guidance and leadership in undertaking a systematic and thorough District-wide historic resources survey program.

(d) The District and federal governments should increase assistance to persons seeking to take advantage of the tax incentives provided by the federal government. Processing of applications for listing in the National Register of Historic Places should be accelerated. Technical assistance should be provided to owners who desire to rehabilitate historic properties pursuant to provisions of Economic Recovery Tax Act of 1981, approved August 13, 1981 (95 Stat. 172 et seq.).

TITLE IX--DOWNTOWN PLAN ELEMENT

Sec. 901. Declaration of Major Policies.

(a) Downtown is a key part of the District's Central Employment Area. Downtown, the original commercial area between the Capitol and the White House, is bound generally by North Capitol Street on the east, Pennsylvania Avenue on the south, 15th Street on the west, and Massachusetts Avenue on the north. This area is entirely within the northwest section of the District.

(b) In May 1981, the Mayor's Downtown Committee was formed to make recommendations for achieving a "Living Downtown." Working closely with the Office of Planning, the committee recommended objectives and policies for Land Use, Urban Design, Historic Preservation, Transportation, Economic Development, Social Programs, Downtown Subareas and Implementation.

(c) The key land use concept for Downtown is a balanced mixture of uses to attract a variety of persons, such as District residents, suburban residents, and out-of-town visitors. The most important uses are retail, hotel, residential, and arts and culture. Although private

Enrolleld Origin

office space will also be important, the concept of the "Living Downtown" recognizes that special efforts will be needed to attract the other desired uses.

(d) Total retail space will increase only slightly but it should be more efficient and productive. A general target of 5.7 million square feet of retail space has been established, up slightly from a base of 5.5 million square feet. Retail uses should be concentrated in the retail core bounded by F and G Streets, N.W., between 9th and 15th Streets, N.W., in Chinatown, and at Gallery Place, the area around the National Portrait Gallery. In addition to the major retail concentrations, commercial activities will be located throughout Downtown.

(e) Demand for private office space in Downtown will increase as development in areas to the west is completed and market conditions improve. Office development will bring jobs and reinforce the regional importance of the Downtown. A general target of 35.1 million square feet of office space has been established, a significant increase from a base of 13.9 million square feet. Because market forces tend to favor office development over other uses, however, office development must be directed to ensure that the land use targets for retail, hotel, residential, arts and cultural space are met. Offices should be located throughout Downtown, with concentrations around Franklin and Judiciary Squares and in Downtown East, bound by 3rd and North Capitol Streets, and Constitution, Louisiana, and Massachusetts Avenues, N.W.

(f) Hotels are significant to the economy and human vitality of Downtown. New hotels are needed to create jobs and to help revitalize Downtown. A general target of 11,000 hotel rooms has been established.

(g) A significant residential community is necessary to a vital Downtown. A general target of 5,400 residential units has been established, a significant increase from the base of 1,800 units. There are housing opportunities north of Pennsylvania Avenue, N.W., between 6th and 9th Streets, N.W. An increase to about 6700 Downtown residents is proposed.

(h) Museums, theaters, galleries, studios, and related restaurants and cafes attract residents and visitors by day and night. Space for the arts in Downtown should be increased. The general target for public arts space calls for almost doubling existing space, from 470,000 to 900,000 square feet. Cultural and entertainment uses should be actively encouraged to remain and expand, particularly along 7th and Z Streets where the arts are already beginning to flourish.

(i) Private institutions, including churches, the Young Women's Christian Association (YWCA), Georgetown Law School,

and similar institutions are expected to remain, but without a major increase in space.

(j) The urban design concepts of the element build upon the existing physical framework of Downtown, the major streets, diagonal avenues, and open spaces which were important components of the L'Enfant Plan. This basic form, unique to the District, provides a strong basis for organizing Downtown growth and redevelopment.

(k) The physical center of Downtown is at Gallery Place, where the two major Downtown corridors intersect. They are the 7th and 9th Streets, N.W., band, linking the Archives Building to Mount Vernon Square; and the F and G Streets, N.W., band between the Treasury Building on the west and Union Station on the east. They are important connectors between major Downtown activities. Their visual effect, and sense of orientation and place are their most important characteristics.

(l) In Downtown the diversity that distinguishes a flourishing metropolis can be attained by fostering individual areas whose identity arises from a mixture of scale, historic buildings, ethnic orientation, use, and level of activity. Viable subareas such as the retail core, Chinatown, Franklin Square, and the 7th Street, N.W., arts area indicate a maturity and an economic balance that must be achieved in Downtown.

(m) New development should present its primary orientation to the sidewalk and street. Enhancing the ambiance of Downtown depends on improving the streetscape, trees, signs, lights, paving materials, benches, and other street furniture. Public and private efforts should be closely coordinated to improve the quality of the streetscape and ensure continuity of design.

(n) It is important that the individual structures that are built, renovated, or preserved in Downtown bring a high quality of architecture to the District.

(o) Downtown is rich in historic resources. The landmark buildings and places are essential elements for making Downtown a special focus for the District and the region. The richness, variety, and evocative quality of historic buildings distinguishes Downtown from suburban competitors. These resources must be protected while still encouraging sensitive and compatible new development.

(p) Downtown already has many designated landmark buildings. Thoughtful designation of districts and remaining buildings proposed for landmark status is necessary. A full range of public and private techniques should be explored and employed in order to save landmark buildings.

(q) A balanced transportation system for Downtown ~~should~~ Original should be developed which makes optimal use of the street network, the Metrorail system and public space including sidewalks and alleys. The main transportation framework for Downtown, Metrorail and the street system, is in place. Metrorail should increase ridership and become the dominant form of transportation to Downtown. To avoid severe congestion, two-thirds of all peak-hour trips should be other than by private car. Additional special public transit service, possibly including a "Downtown Trolley" using special vehicles, should link Downtown activities along F and G Streets, N.W., with adjacent activity areas including the Mall.

(r) Pedestrian movement should be facilitated by wide sidewalks, where feasible, and by other amenities. Movement of goods should be controlled to avoid disruption to pedestrian-oriented areas and through traffic movement. Use of off-street parking facilities will be encouraged.

(s) If current trends are maintained, parking for office development will be sufficient. The special uses of the Downtown, such as the retail core, other retail areas, and the Convention Center require management of short-term parking. In an effort to control future congestion by passenger vehicles and to enhance retail activity in Downtown, a plan should be formulated to ascertain the future parking requirements of Downtown based upon an evaluation of projected development in Downtown. In addition, large development projects should be required to submit to the executive branch for approval plans to ensure proper amounts of parking for the uses to be generated by those projects.

(t) Economic development in all of the District is strongly supported. Downtown will be the major area of employment growth over the next 2 decades. The executive branch has estimated that Downtown could add about 85,000 new jobs by the year 2000. Major policy thrusts should be placed on encouraging jobs in the retail and hospitality sectors of the Downtown economy and on providing incentives for the tourist industry.

(u) Small businesses will play a key role in achieving desired diversity and vitality Downtown. As it has for centuries, Downtown contains a great concentration of small businesses. Measures should be supported to retain existing small businesses and to foster growth opportunities for new and existing small businesses. Actions must be taken to assist small and minority businesses in Downtown. The actions will be especially important to implementation. Efforts should be made to retain existing small businesses that are displaced by new development projects in Downtown through, for example, a requirement to incorporate these businesses into the new projects, incentives to incorporate these businesses into new projects, or through relocation.

assistance to enable these businesses to relocate within the Downtown retail core.

(v) Social programs should accompany the increased downtown growth. Health care and emergency medical services should be available to downtown employees, residents, and visitors; a network of social services should be provided; and lighting levels, presence of people on the streets, open views, and visibility of police should be used to increase the sense of security for those in downtown. Accessibility for the handicapped should be extended and control of garbage, pollution, rodents, and construction debris maintained. Special emphasis is needed to address the problems of downtown homeless and transient people. A coordinated program of social services is needed.

(w) Downtown has 10 subareas, each with a distinct character, function, and identity. These subareas are: the retail core, Galaxy Place, Convention Center, Chinatown, Pennsylvania Avenue West, Market Square, Franklin Square, Mount Vernon Square, Judiciary Square, and Downtown East.

(x) The retail core should be Downtown's most concentrated area of department stores and shops. This area also may include office development. Both F and G Streets, N.W., as well as linking cross-streets, should receive special streetscape treatment to create a shopping environment.

(y) Gallery Place should become a special festival retail market-place linking several distinctive shopping environments including 7th Street, N.W., Chinatown to the north, and Market Square to the south. With its historic buildings and museums, Gallery Place will have a special character of arts and culture. New developments around the National Portrait Gallery should relate to this special landmark in design, massing and orientation, with street-front activity linking the retail core and 7th Street, N.W. The publicly-owned parcels should be used to realize policies for this area.

(z) The Convention Center area is especially important as a new hotel, and related retail concentration. Clear, pedestrian-oriented linkages to Chinatown, Gallery Place, and to the retail core should be emphasized to encourage visitors to explore nearby parts of Downtown.

(aa) Chinatown, Downtown's only ethnic cultural area, should be protected and enhanced. Therefore it should receive special treatment. Its role as a major regional and tourist attraction should be strengthened by clear linkages to public transit and adjacent areas, by developing a stronger Chinese image in its building facades and street improvements, and by attracting new development to reinforce its economic viability. At the same time, Chinatown must continue to be a mixed-use residential neighborhood, with housing, community facilities, and professional offices.

Enrolled C:

(bb) The Pennsylvania Avenue West area is bound by 9th Street, N.W., on the east, Pennsylvania Avenue, N.W., on the south, 15th Street, N.W., on the west, and north of E Street, N.W., on the north. It is primarily within the area of the Pennsylvania Avenue Development Corporation (PADC). It connects the Federal Triangle and the Mall with the retail core. Actions should focus on the design and activity patterns of E Street, N.W., in order to increase the theater and arts presence.

(cc) The Market Square area, between Pennsylvania Avenue, N.W., and E Street, N.W., and from 6th to 9th Streets, N.W., is entirely within the PADC area and is an important "bridge" for the Mall, Gallery Place, and Chinatown. The revised PADC plan for this subarea includes retention of a number of older buildings and mixed-use development of residential-retail-hotel-office-arts in old and new buildings.

(dd) The Franklin Square subarea should continue its growth as a center for office development, with public space and streetscape improvements. The 15th Street, N.W., financial district should be protected and enhanced.

(ee) The Mount Vernon Square area should be the primary location for Downtown residential development. New housing should be along Massachusetts Avenue, N.W., and in mixed-use development to its south and east. The area along Massachusetts Avenue, N.W., from 15th to 9th Streets, N.W., presents the need for a careful change from commercial to residential land use emphasis. The area along Massachusetts Avenue, N.W., between Union Station and 7th Street, N.W., should retain its mixed use character.

(ff) Judiciary Square should be a delightful pause in the activity and density of Downtown. The primary government function of Judiciary Square will be maintained, and adjacent office development will provide a backdrop to the civic buildings of the square.

(gg) Downtown East should be primarily an area of hotel and office development, taking advantage of its proximity to the Capitol and Union Station. A higher density of development than is presently allowed should be set as an incentive for mixed-use, especially hotels, and as a "receiving zone" for transfer of development rights.

Sec. 902. Downtown Land Use Objective.

The Downtown land use objective is to create a mix of different land uses in Downtown that will attract and serve a variety of users, ensuring an active and productive Downtown at different times of the day and night.

Sec. 903. Policies in Support of the Downtown Land Use Objective.

The policies established in support of the Downtown land use objective are as follows:

(a) A variety of regulatory measures and incentives should be used to achieve an overall mix of land uses appropriate to creating an active Downtown, placing special emphasis on achieving a critical mass of key land uses in overall numerical terms and in geographical patterns; and

(b) The land use "targets" should be used as guidelines for achieving an appropriate land use mix.

Sec. 904. Downtown Retail Land Use Objective.

The Downtown retail land use objective is to retain and strengthen retail activity in Downtown.

Sec. 905. Policies in Support of the Downtown Retail Land Use Objective.

The policies established in support of the Downtown retail land use objective are as follows:

(1) Restructure the retail pattern of Downtown to efficiently meet the demands of the future, adding new space and upgrading existing retail space;

(2) Develop a strong, concentrated retail core with new department stores, ground floor retail space and more than 1 floor of retail on key squares;

(3) Develop a series of specialty retail clusters along 7th Street, N.W., between Mount Vernon Square and Pennsylvania Avenue, N.W., with emphasis at Chinatown, Gallery Place, and Market Square, with a link at Gallery Place to the retail core to the west;

(4) Ensure the development of continuous active retail uses along both sides of F and G Streets, N.W., within the retail core and along 7th Street, N.W., between Pennsylvania Avenue, N.W., and Mount Vernon Square;

(5) Develop retail uses on key north-south streets from Pennsylvania Avenue, N.W., and the Convention Center as gateways to and through the retail core;

Enrolled Original

(6) Develop a variety of less intense retail frontages and clusters in other areas of Downtown, including retail related to residential communities; and

(7) Encourage redevelopment of the 14th Street, N.W., area, between G Street, N.W., and Thomas Circle, by means of new development and discourage clustering of sexually-oriented businesses in other locations through strict enforcement of zoning controls.

Sec. 906. Downtown Residential Land Use Objective.

The Downtown Residential land use objective is to develop a significant residential community in Downtown in order to encourage a lively mix of activities, particularly in areas where existing neighborhoods can be retained and expanded, and where residents are important to mixed-use objectives.

Sec. 907. Policies in Support of the Downtown Residential Land Use Objective.

The policies established in support of the Downtown residential land use objective are as follows:

(1) Undertake a variety of public and private programs to achieve a major increase in residential units in Downtown;

(2) Encourage residential in-fill as well as compatible major new residential development;

(3) Facilitate mixed-use development along Massachusetts Avenue, N.W., that emphasizes the residential component of that mix, primarily in high-rise apartment buildings, and coordinate development to avoid substantial time lag between the nonresidential development;

(4) Encourage residential use as part of mixed-use projects south of Massachusetts Avenue, N.W.;

(5) Encourage residential use as part of mixed-use projects extending south through Chinatown and Gallery Place to connect with the proposed residential area on Pennsylvania Avenue, N.W.;

(6) Support the proposed major residential development in the Market Square area adjacent to Pennsylvania Avenue, N.W.;

Enrolled Original

(7) Encourage development of residential units through renovation of space in older buildings above retail space, where appropriate and feasible;

(8) Encourage some additional moderate income housing development in Downtown; and

(9) Encourage improvement and development of residential areas adjacent to and near Downtown.

Sec. 908. Downtown Hotel Land Use Objective.

The Downtown hotel land use objective is to obtain a substantial increase in the number of hotels and hotel rooms in Downtown.

Sec. 909. Policies in Support of the Downtown Hotel Land Use Objective.

The policies established in support of the Downtown hotel land use objective are as follows:

(1) Encourage and give priority to clustering of hotels around the Convention Center;

(2) Facilitate development of hotels elsewhere in Downtown, with emphasis on the Gallery Place area, along Pennsylvania Avenue, N.W., along and near Massachusetts Avenue, N.W., in the hotel-residential incentive zone, Thomas Circle, the area north of the Convention Center, and Downtown East; and

(3) Create mechanisms to ensure that hotel sites are available to meet the targets for hotels and undertake special programs as necessary to achieve hotel development.

Sec. 910. Downtown Private Office Land Use Objective.

The Downtown private office land use objective is to obtain major new office development in Downtown, consistent with other land use and design objectives.

Sec. 911. Policies in Support of the Downtown Private Enveloped Office Land Use Objective.

The policies established in support of the Downtown private office land use objective area as follows:

(1) Guide office space to appropriate locations including priority office areas such as Franklin Square, Downtown East, and Judiciary Square;

(2) Use office market forces as devices to obtain other critical land uses, such as retail, hotel, residential and arts; and

(3) Direct and apportion office development as necessary to obtain the desired mix of other land uses in mixed-use areas.

Sec. 912. Downtown Arts, Cultural, and Entertainment Land Use Objective.

The Downtown arts, cultural, and entertainment land use objectives are to retain, expand, and support arts, cultural, and entertainment activities in Downtown.

Sec. 913. Policies in Support of the Downtown Arts, Cultural, and Entertainment Land Use Objective.

The policies established in support of the Downtown arts, cultural and entertainment land use objective are as follows:

(1) Ensure that arts and entertainment uses become significant components of the land use mix in Downtown;

(2) Encourage the retention and enhancement of arts and cultural facilities and activities in Downtown;

(3) Encourage the development of additional arts and cultural facilities and activities, including the performing arts, particularly in the area around the National Portrait Gallery, south along 7th Street, N.W., to Pennsylvania Avenue, N.W., and along E Street to 14th Street, N.W.; and

(4) Capitalize on the potential afforded by the significant increase in visitor population around the Convention Center, Chinatown, and other areas to encourage

Scrolled Origins

entertainment activities that will serve both residents and visitors.

Sec. 914. Objective for Other Downtown Land Uses.

The objective for other Downtown land uses is to provide appropriate space for other land uses which require a Downtown location. Other land uses include District government facilities, federal government facilities, private, institutional, industrial, and wholesale land uses, and public parks and open spaces.

Sec. 915. Policies in Support of the Objective for Other Downtown Land Use.

The policies established in support of the objective for other Downtown land uses are as follows:

- (1) Provide appropriate locations for District government facilities and office space that require a Downtown location;
- (2) Support recycling of landmark federal buildings for new uses, particularly arts and cultural activities;
- (3) Allow for appropriate institutions which require Downtown locations and encourage institutions to make full use of existing facilities and assist their adaptation to changing roles in Downtown;
- (4) Assist religious congregations in Downtown with their special needs and programs with respect to Downtown development, such as parking and social programs;
- (5) Provide business assistance to industrial and wholesale uses to relocate within the District outside of Downtown, when they are displaced by new development;
- (6) Support retention of certain small wholesale uses, such as food wholesalers in Chinatown, that contribute to special activities in Downtown;
- (7) Encourage additional open spaces and plazas at selected locations and coordinate streetscape improvement to achieve an overall open street and open space system;
- (8) Encourage compatible landscaping of private property and improve maintenance of existing public open spaces; and

(9) Encourage usable open space and recreational facilities in conjunction with new residential development.

Sec. 916. Urban Design Objectives in Downtown.

The urban design objectives in Downtown are to:

(1) Reinforce the specific physical qualities that establish the unique urban character of Downtown, including the network of diagonal avenues superimposed upon the rectangular grid of local streets, a variety of building forms and open spaces created by this street plan, a relatively low building height, and the mix of old and new buildings as well as monumental and vernacular architecture;

(2) Lengthen the framework of the L'Enfant Plan as the setting for Downtown through landscape improvements and building frontage requirements that emphasize diagonal avenues, north-south axial streets and such special places as Mount Vernon Square, Market Square, Gallery Place and Judiciary Square;

(3) Preserve and reuse historically and architecturally significant buildings and districts, where appropriate, as integral elements of Downtown development;

(4) Establish specialized districts with individual identities based on scale of buildings, intensity of activity, and predominant uses to provide a varied and diverse texture within Downtown; and

(5) Enhance public perception of safety by promulgating design standards which reinforce crime prevention programs.

Sec. 917. Policies in Support of the Urban Design Objectives in Downtown.

The policies established in support of the urban design objectives in Downtown are as follows:

(1) Retain the current maximum height limit in accordance with An Act To regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Code, sec. 5-401 et seq.), in order to reinforce the "horizontal" urban quality of the District but, in order to encourage a more detailed articulation of building roof lines and facades, consider adding parapets, cornices, and other such architectural embellishments to the list of features allowed to project above the height limit established by the Zoning Regulations of the District of

Scrolled Original

Columbia but within the height limit established by an Act to regulate the height of buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Code, sec. 5-401 et seq.);

(2) Modify the Zoning Regulations of the District of Columbia as appropriate to support these urban design objectives and policies, to encourage the emergence of specialized districts, and to assist in achieving a greater diversity and mix of uses than would otherwise occur.

Sec. 918. Street Orientation and Design Objectives.

The street orientation and design objectives are to:

(1) Enhance the sense of place and orientation within Downtown through improved streetscape design;

(2) Improve the design and maintenance of public spaces, including streets, sidewalks, overall general spaces, and large formal squares; and

(3) Ensure that individual projects contribute to the overall vitality and diversity of Downtown by reinforcing the street as the center of activity and movement.

Sec. 919. Policies in Support of the Street Orientation and Design Objectives.

The policies established in support of the street orientation and design objectives are as follows:

(1) Prepare and implement plans and criteria for Downtown street improvements that reinforce the identity of Downtown, provide orientation, identify special streets and districts, and encourage pedestrian movement and use of public transit (These streetscape plans and criteria should reflect the individual role, character, and importance of the various streets of the Downtown.);

(2) Provide for standard streetscape improvements by individual private developers, at their expense, in conjunction with new development or major renovation;

(3) Undertake public investment or other special cooperative action where necessary to achieve a high level of amenity, to achieve a special treatment, or to ensure a continuity of streetscape improvements;

(4) Include, or make explicit reference to, controls on adjacent building lines and facades in streetscape requirements, in order to establish more firmly the desired identity for each street and district;

(5) Provide for the introduction of such features as gateways, lighting, signs, planting, furnishings, and location maps at appropriate locations in streetscape designs;

(6) Prohibit second-level pedestrian bridges that drain activity from the street level and compromise the visual integrity of the street plan;

(7) Encourage multiple entrances in large Downtown projects to increase street-level activity;

(8) Discourage further permanent street closings within Downtown except where special designs demonstrate the necessity and significantly greater merit of disrupting the established Downtown pattern of movement and building;

(9) Design certain streets so they can easily be closed to traffic on special occasions for use by pedestrians;

(10) Provide for special design attention and streetscape improvements for special Downtown streets;

(11) Consider the related design of adjacent public open spaces in designing special streets; and

(12) Extend special streetscape design into areas adjacent to Downtown, as appropriate.

Sec. 920. Design of Buildings Objectives.

The design of buildings objectives are to:

(1) Encourage development to strengthen public perception of safety and to be appropriate in appearance, scale, proportion, and mass to its context (For example, include a richness of decoration, texture, and detail, particularly at pedestrian levels, and incorporate facades that complement nearby facade patterns and reflect the frequency of entrances appropriate to the street they are facing.); and

(2) Initiate an effective and workable advisory design review system for Downtown.

Original

Sec. 921. Policies in Support of the Design of Buildings Objectives.

The policies established in support of the design of buildings objectives are as follows:

(1) Establish an advisory system of design standards to assist developers in making their developments compatible with the objectives and policies of the Downtown Element;

(2) Establish a design and development review board consisting of qualified persons representing architectural, historic, economic, transportation, and community interests to provide an advisory review of projects for conformance with established objectives and design criteria;

(3) Establish an advisory design guidance and review system that is clearly understood, efficient in its administration, and not redundant;

(4) Prepare generalized architectural and urban design criteria for Downtown development (These criteria would address items such as building-to-street relationship and adherence to building line, decoration, texture, lighting, and detail, differentiation of base, shaft, and crown, when applicable, treatment of cornices and building tops including penthouses, preservation, rehabilitation, and reuse, and design for sun, light, rain, snow, wind maintenance, and noise.);

(5) Formulate criteria that focus on performance rather than on mandated means to achieve good design (The criteria should inform and guide the Downtown review process and should constitute the basis of design requirements as part of other proposed modifications to the Zoning Regulations of the District of Columbia.);

(6) Develop methods to provide works of art in public and private development within Downtown;

(7) Encourage well-designed facilities that will provide space for spontaneous performances, programmed entertainment, and social interaction; and

(8) Encourage improved signs in Downtown.

Sec. 922. Downtown Historic Preservation Objectives.

The historic preservation objectives for Downtown are to:

- (1) Preserve individual historic buildings and districts;
- (2) Complete landmark designations for Downtown;
- (3) Require that renovation of historic buildings and new construction affecting historic districts be sensitive to the character of those buildings and districts, in accordance with design criteria to be established;
- (4) Develop an effective preservation review process for Downtown;
- (5) Develop appropriate incentives, requirements, and assistance to encourage preservation and adaptive reuse;
- (6) Develop criteria and review systems that allow consideration of cultural values and goals; and
- (7) Recognize the importance of historic preservation as a viable economic development strategy.

Sec. 923. Policies in Support of the Downtown Historic Preservation Objectives.

The policies established in support of the Downtown historic preservation objectives are as follows:

(1) Protect landmark buildings that have been designated;

(2) Protect the character of historic districts in Downtown; and

(3) Complete the process of designating proposed landmark buildings and areas in Downtown, including a review and consideration of those buildings and areas suggested for landmark and district designation, and eliminate, to the fullest extent possible, uncertainty about which buildings are to be preserved.

Sec. 924. Policies for Downtown Historic Preservation Review.

Design criteria expressing the appropriate relationship between historic buildings and new development in Downtown should be established in order to protect individual historic buildings and historic districts. If conflicts occur between preservation and new development, they should be resolved on a case-by-case basis, taking into account use, design, and preservation objectives.

Original

Sec. 925. Policies for Assisting Downtown Historic Preservation.

The policies established for assisting Downtown historic preservation are as follows:

(1) Consider the use of a full range of implementation tools to assist preservation, including tax incentives, transfer of development rights, and public and private funding sources; and

(2) Develop appropriate requirements and mechanisms to obtain maintenance and protection of designated landmarks.

Sec. 926. Downtown Transportation Objectives.

The transportation objectives for Downtown are to:

(1) Complete a balanced transportation system for Downtown that makes optimal use of the road network, public transit, and public space so that as growth occurs transportation needs for all users are met, diminish conflicts between uses, and ensure traffic safety; and

(2) Design a transportation system that channels development to support urban design objectives (This transportation system must, for example, facilitate the movement of pedestrians and public transportation vehicles within Downtown, enhance pedestrian and public transit linkages to adjacent areas, supply parking needed to serve the desired mix of users, and encourage the provision of centralized or coordinated intrablock facilities for service vehicles.).

Sec. 927. Public Transit Objectives.

The public transit objective are to:

(1) Maximum use of public transit for trips to Downtown;

(2) Ensure that by the year 2000 the Metrorail system is operating at its designed capacity; and

(3) To use public transit and other nonauto access to obtain a 70/30 nonauto modal split for peak-period travel to and from Downtown.

Sec. 928. Policies in Support of the Public Transit Objectives.

Enrolled Original

The policies established in support of the public transit objectives are as follows:

(1) Encourage appropriate mix and destiny of land use around Metrorail stations that complement the design capacity of each facility and establish guidelines for the development of areas of land around Metrorail stations in order to maximize the public investment in the Metrorail system;

(2) Encourage excellence in the design of high-capacity public transit load points;

(3) Give priority to use and development of public transit ~~within~~ Downtown;

(4) Promote the use of public transit for commuting to work;

(5) Encourage direct connections from Metrorail stations to adjacent development;

(6) Improve the quality and availability of information about public transit service;

(7) Encourage improved public transit service, particularly during off-peak hours;

(8) Designate a system of bus-preference streets to improve the efficiency of access to Downtown and facilitate public transit service within the Downtown;

(9) Develop a special public transit service, such as minibuses or a form of "trolley", to provide a link between the retail core and the Mall, and to other parts of Downtown and adjacent areas; and

(10) Improve taxi service in Downtown by designating taxi stands and undertaking other special programs.

Sec. 929. Pedestrian Movement Objectives.

The pedestrian movement objectives are to:

(1) Enhance the pedestrian circulation network and offer maximum accommodations to facilitate pedestrian movement in Downtown;

- Original
- (2) Ensure attractive and consistent design of public space within Downtown; and
 - (3) Provide security for pedestrians.

Sec. 930. Policies in Support of the Pedestrian Movement Objectives.

The policies established in support of the pedestrian movement objectives are as follows:

- (1) Implement a pedestrian-street system to improve certain streets for greater, or periodically exclusive, pedestrian use and allow vehicular traffic to be partially or completely restricted during certain periods through various auto-restriction measures;
- (2) Provide for sufficient pedestrian standing and movement space by regulating the location, type, and design of structures within sidewalk areas;
- (3) Provide sufficient sidewalk space at corners, transit stops, and along streets that carry high volumes of pedestrian traffic;
- (4) Encourage private development to supplement public right-of-way where needed with widened sidewalks, through-block pedestrian ways and pedestrian resting and congregating areas;
- (5) Control auto and truck access to new development and pedestrian-oriented streets; and
- (6) Provide pedestrian services and an information system, including information kiosks, telephones, and newspaper vendors.

Sec. 931. Bicycle Movement Objective.

The bicycle movement objective is to allow for the safe and utilitarian use of bicycles within Downtown.

Sec. 932. Policies in Support of the Bicycle Movement Objective.

The policies established in support of the bicycle movement objective are as follows:

- Original
- (1) Establish a bicycle route system within the Downtown with adequate signs;
 - (2) Require an adequate supply of bicycle parking in all parking areas and in public spaces; and
 - (3) Encourage allowing bicycles in public transit vehicles during off-peak hours.

Sec. 933. Automobile Access Objectives.

The automobile access objectives are to provide safe, efficient, and convenient automobile access to Downtown, while emphasizing increased transit access, encouraging pedestrian movement, and protecting air quality.

Sec. 934. Policies in Support of the Automobile Access Objectives.

The policies established in support of the automobile access objectives are as follows:

- (1) Maintain a system of automobile access streets to Downtown;
- (2) Encourage through automobile traffic that circumvents Downtown;
- (3) Relate parking to major automobile streets;
- (4) Promote the use of ride-sharing for commuting to work; and
- (5) Consider additional Downtown intersections for pedestrian-only traffic signals to help ease the flow of vehicular traffic.

Sec. 935. Parking Objectives.

The parking objectives are to:

- (1) Provide a balanced parking supply which will support development objectives; and
- (2) Maintain the durability of the Downtown urban fabric by controlling development of surface parking lots.

Scrolled Original

Sec. 936. Policies in Support of the Parking Objectives.

The policies established in support of the parking objective are as follows:

(1) Encourage development of adequate parking spaces to meet requirements for a 70/30 public transit modal split;

(2) Encourage adequate short-term, off-street parking to meet needs for increased retail development and Convention Center-related requirements;

(3) Consider establishing a special zoning procedure for allowing surface parking lots, with criteria including factors such as the timetable for new development;

(4) Provide appropriate directional signs and information about parking;

(5) Encourage the development of rental car services which can decrease the need for auto ownership by Downtown residents;

(6) Undertake programs to address the special parking needs of Downtown churches and specialized institutions;

(7) Address the special needs of van pool parking; and

(8) Give careful consideration to angle parking.

Sec. 937. Goods Movement Objective.

The goods movement objective is to provide for the efficient and convenient movement of goods and services within Downtown.

Sec. 938. Policies in Support of the Goods Movement Objective.

The policies established in support of the goods movement objective are as follows:

(1) Maintain and improve interior-square access where needed to provide for off-street loading facilities;

(2) Require adequate off-street or below-grade goods loading facilities in all new developments where

feasible (The size and type of facility should relate to the needs of the development.);

(3) Convert existing on-street loading facilities to off-street facilities whenever possible;

(4) Ensure that goods delivery does not impede pedestrian and traffic movement within the Downtown public rights-of-way by placing time restrictions on certain activities and on certain streets, where appropriate; and

(5) Establish goods movement and delivery criteria for each street.

Sec. 939. Downtown Economic Development Objective.

The Downtown economic development objective is to obtain the full economic benefit from the development of Downtown in terms of new jobs, increased tax revenues, and business development that emphasizes small businesses, minority ownership, and labor-intensive employment particularly benefiting the District.

Sec. 940. Policies in Support of the Downtown Economic Development Objective.

The policies established in support of the Downtown economic development objective are as follows:

(1) Increase the number of jobs in Downtown with special emphasis on providing jobs for District residents;

(2) Improve educational and training programs to prepare District residents for Downtown job opportunities;

(3) Strengthen programs to retain small and minority businesses and to encourage their growth and development in Downtown;

(4) Assist businesses that move from Downtown to relocate to new sites in the District; and

(5) Guide new Downtown development in order to maximize District tax revenues, consistent with other District elements of the Plan policies, and to provide an increasing amount of District tax revenues.

Sec. 941. Social Services in Downtown Objective.

Enclosed Original

The social services in Downtown objective is to facilitate operation of a full range of private sector organizations in concert with the public programs in order to undergird and respond to the social needs of people who use Downtown.

Sec. 942. Policies in Support of the Social Services in Downtown Objective.

The policies established in support of the social services in Downtown are as follows:

(1) Establish a network of public and private human service agencies in and near Downtown, with special emphasis on programs to deal with the needs of the homeless and the transient;

(2) Inventory Downtown social service agencies and programs to identify relocation assistance needs and explore possibilities of facility sharing to reduce overhead costs;

(3) Establish an effective information and communication system regarding social services for all sectors of the Downtown community;

(4) Assess the social service needs of the elderly who live in Downtown; and

(5) Encourage social service delivery agencies to establish and maintain cooperative relations with the Downtown management entity.

Sec. 943. Health Objective for Downtown.

The health objective for Downtown is ensure that effective physical and mental health care services are available in or near Downtown.

Sec. 944. Policies in Support of the Health Objective for Downtown.

The policies established in support of the health objective for Downtown are as follows:

- (1) Provide a network of service providers for emergency health care;
- (2) Provide health care information and referral centers in the Downtown area;
- (3) Initiate intergovernmental Downtown health care planning programs; and
- (4) Establish coordinated plans, strategies, and operations of the Department of Environmental Services and the Department of Human Services directed toward Downtown.

Sec. 945. Public Safety Objectives for Downtown.

The public safety objective for Downtown is to improve public safety and increase the sense of safety in Downtown day and night.

Sec. 946. Policies In Support of the Public Safety Objective for Downtown.

The policies established in support of the public safety objective for Downtown are as follows:

- (1) Maintain a concentrated crime reduction program especially geared to Downtown;

- (2) Maintain an adequate level of emergency ambulance service in the Downtown area in response to an anticipated increase in the number of people using Downtown; and

- (3) Distribute information on public safety services to local businesses, residents, and tourists.

Sec. 947. Accessibility to Downtown and Visitor Services Objectives.

The accessibility to Downtown and visitor services objectives are to:

- (1) Make Downtown accessible to all, including the handicapped and the elderly; and
- (2) Make Downtown convenient for visitors.

Original

Sec. 948. Policies in Support of the Accessibility to
Downtown and Visitor Services Objectives.

The policies established in support of the accessibility to Downtown and visitor services objective are as follows:

(1) Provide information services to serve the sight and hearing impaired;

(2) Provide transit services accessible to the disabled and the elderly throughout Downtown;

(3) Encourage owners and tenants of retail, office, hotel, art and museum uses available to the general public to make these uses accessible to physically impaired individuals;

(4) Provide that all street crossings be made accessible to physically impaired individuals through curb cuts and ramps and be properly marked for visually impaired individuals through the use of audible signals; and

(5) Develop appropriate information programs and services to inform visitors about Downtown and to encourage them to use Downtown.

Sec. 949. Downtown Recreation Objective.

The Downtown recreation objective is to stimulate publicly and privately sponsored recreation activities appropriate to the life of a Downtown community of workers, residents, and visitors.

Sec. 950. Policies in Support of the Downtown Recreation Objective.

The policies established in support of the Downtown recreation objective are as follows:

(1) Upgrade and maintain public open spaces and streetscape areas in Downtown; and

(2) Encourage the development of appropriate commercial recreation services, such as gyms, game courts, and health clubs.

Sec. 951. Downtown Retail Core Objectives.

The Downtown retail core objectives are to:

(1) Create, by intensity of retail uses, a concentrated area of specialty and department stores, appropriately blended with office use on upper-level spaces;

(2) Reinforce the character and identity of the retail core as a vibrant marketplace by developing physical design criteria for both new and rehabilitation projects; and

(3) Create a pedestrian environment that will establish the retail core as a distinctive shopping area.

Sec. 952. Policies in Support of the Downtown Retail Core Objectives.

The policies established in support of the Downtown retail core objectives are as follows:

(1) Strengthen the retail core by encouraging additional retailers to locate around the existing major retail anchors, seek to add 1 or more department stores and major retail outlets, require continuous retail frontage in the retail core at ground level, and seek more than 1 of retail use on key squares in order to obtain a major concentration of retail space and activity;

(2) Encourage the greatest possible variety of goods, services, and pricing in order that the retail core meets the needs of all residents, employees, and visitors;

(3) Encourage hotels in and adjacent to the retail core;

(4) Encourage restaurants and entertainment in the retail core to provide evening and weekend activities;

(5) Encourage new office development in order to increase daytime activity, support retail uses, and provide employment closely related to Metrorail stations;

(6) Focus attention on the visual base of the buildings, with continuous at-grade retail frontages and frequent store entrances at street level (Special features such as canopies, signs, and lighting should be used to create the image of a vibrant shopping environment. Design should reinforce F and G Streets, N.W., as the primary retail streets in Downtown.);

(7) Emphasize land use and design features of north-south streets that function as "gateways" to the retail core, providing access north to the Convention Center area and south to Pennsylvania Avenue, N.W., the Federal Triangle, and the Mall;

(8) Orient future development to the street and generally build to the property line (Interior pedestrian paths should be designed as extensions of the streets, not as alternatives to them.);

(9) Redesign, and in some cases expand, sidewalk areas to create a more pleasant pedestrian environment;

(10) Relate new development to the variety of scale and mass which characterizes the retail core (Special emphasis should be placed on the design of the first 30 feet of building height.);

(11) Protect the special scale and character of Lincoln Place, the setting for Ford's Theater (10th Street, N.W., between E and F Streets, N.W.);

(12) Retain buildings that are designated landmarks;

(13) Encourage new development to respect the character of adjacent landmarks through appropriate use of materials, building scale and mass, and architectural detail;

(14) Emphasize and encourage pedestrian movement in the retail core;

(15) Redesign F and G Streets, N.W., to increase pedestrian space and amenities, while retaining vehicular access and restrict vehicular curb cuts on F and G Streets, N.W., within the retail core.

(16) Design E, G and 10th Streets, N.W., so they can be closed to vehicular traffic at certain times;

(17) Improve the pedestrian section of G Street, N.W., between 9th and 10th Streets, N.W. (Library Place);

(18) Improve information and signs for pedestrians and drivers, with special emphasis on Metrorail stations and Metrobus routes;

(19) Encourage increased use of Metrorail to the retail core, and encourage the provision of additional direct links from the Metro Center Station to adjacent new development;

(20) Develop a Downtown transit shuttle system, using special vehicles, to provide east-west movement along

F and G Streets, N.W., and north-south movement to the Mall area;

(21) Encourage provision of sufficient parking in and adjacent to the retail core, with emphasis on short-term parking for shoppers (Access to parking should be from F and G Streets, N.W., and the north-south streets); and

(22) Encourage consolidated off-street loading areas in new development with access from F and G Streets, N.W., and north-south streets, improve alleys as appropriate, and adopt necessary regulations for on-street service deliveries.

Sec. 953. Gallery Place Objective.

The Gallery Place objective is to develop the Gallery Place area as a focal point in the District for specialty retail marketing and as a center for the arts.

Sec. 954. Policies in Support of the Gallery Place Objective.

The policies established in support of the Gallery Place objective are as follows:

(1) Create a festive environment in the 5 squares east and south of the National Portrait Gallery;

(2) Achieve a significant level of retail development, especially along 7th Street, N.W., with a special emphasis on "festival retail" uses;

(3) Encourage a significant concentration of arts and arts-related retail around Gallery Place;

(4) Improve linkages between the Market Square area and Chinatown, between 7th Street, N.W., and the concentrated retail area west of 9th Street, N.W., and with Judiciary Square to the east;

(5) Encourage a major concentration of offices, as well as some hotels and residences, near the Gallery Place Metro Station;

(6) Design major developments, especially along 7th Street, N.W., so they "read as retail";

(7) Reinforce the Gallery Place area as a pedestrian space with pedestrian-oriented retail uses;

(8) Design new buildings, and retain appropriate older buildings, with low scale building features along 7th Street, N.W., and high features to the east;

(9) Preserve and use the landmark buildings around Gallery Place to help establish a special sense of place;

(10) Use development tools such as lease requirements, urban renewal controls, zoning, and ZABC controls to achieve special design and mix of uses for key squares around the National Portrait Gallery;

(11) Support the conversion of the Tariff Building at 7th and F Streets, N.W., to an active museum for the arts and humanities, with related retail use;

(12) Develop coordinated design and activity programs for the major streets in the Gallery Place, 7th, 8th, 9th and G Streets, N.W.;

(13) Improve the design of the Gallery Place space in front of the National Portrait Gallery and develop a program for a street market emphasizing crafts and food with space for cultural programs; and

(14) Retain landmark buildings components along the west side of 7th Street, N.W., between G and H Streets, N.W. (Square 429) and assist in renovation and development of the square.

Sec. 955. Chinatown Objectives.

The Chinatown objectives are to:

(1) Retain and enhance Chinatown as a thriving, mixed-use Downtown community including substantial housing with community and cultural facilities, street-level retail with related wholesale operations, supporting office and professional uses, and hotels; and

(2) Obtain a concentration of land uses consisting of ethnically-oriented ground floor retail uses, substantial housing and office uses, community facilities, and hotel uses as appropriate.

Sec. 956. Policies in Support of the Chinatown Objectives.

The policies established in support of the Chinatown objectives are as follows:

(1) Develop a physical design criteria for new and rehabilitated buildings which will reinforce the definition and identity of Chinatown as a special cultural district;

(2) Develop a range of special design guidelines which would include building design guidelines, historic preservation relationships, and streetscape and sign criteria and that are supportive of creating a special Chinatown cultural district;

(3) Provide for the use of Chinese design features that do not harm the historic character and structural integrity of the buildings in Chinatown that receive landmark protection; and

(4) Treat Chinatown specially to create a special character through a variety of land use and design guidelines, incentives, and special programs.

Sec. 957. Convention Center Area Objectives.

The Convention Center area objectives are to create a major concentration of hotels and related retail and service uses around the Convention Center and to provide connecting pedestrian links to adjacent areas, creating a special sense of place and activity around the center.

Sec. 958. Policies in Support of the Convention Center Area Objectives.

The policies established in support of the Convention Center area objectives are as follows:

(1) Encourage development of hotels, entertainment, restaurants, shops, and convention-related services on squares immediately adjacent to the Convention Center;

(2) Design development adjacent to the Convention Center and along nearby streets with active ground floor retail, restaurant and entertainment uses related to the Convention Center;

(3) Combine streetscape improvement and building design, coupled with convention-oriented activity, to create a sense of place around the Convention Center;

(4) Develop a transportation system management plan with emphasis on pedestrian movement to and from the center that will accommodate all traffic modes serving the

Scrolled Original

center and related uses and will also facilitate nearby parking; and

(5) Design and improve New York Avenue, N.W., to realize the design potential of this major avenue between the White House and Mount Vernon Square.

Sec. 959. Pennsylvania Avenue West Objective.

The Pennsylvania Avenue West objective is to achieve a concentration of hotels, retail, offices, restaurants, entertainment, and related activities, with emphasis on stimulating pedestrian movement from the Mall and Federal Triangle north across Pennsylvania Avenue, N.W., into the retail core.

Sec. 960. Policies in Support of the Pennsylvania Avenue West Objective.

The policies established in support of the Pennsylvania Avenue West objective are as follows:

(1) Implement the PADC plan proposed for the area with a variety of uses, including hotels, offices, and retail;

(2) Develop the E Street, N.W., corridor with evening-hour uses in new development, especially theaters and restaurants, to complement present theater activity;

(3) Develop arts and entertainment use in the E Street, N.W., corridor in new and recycled buildings;

(4) Promote street-level retail frontage which would stimulate movement along Pennsylvania Avenue, N.W., and north into the retail core;

(5) Complement the special streetscape treatment of Pennsylvania Avenue, N.W., with special treatment of streets extending north into the retail core;

(6) Preserve landmark buildings in the area;

(7) Provide parking and service access to the retail core from E Street, N.W., but control access points;

(8) Prepare and implement a traffic management program for the area; and

(9) Support continuing special activities and programs for Western Plaza and Pershing Park.

Sec. 961. Market Square Objectives.

The Market Square objectives are to physically reinforce Market Square as a special area and to develop Market Square as a major mixed-use area, with special emphasis on achieving a major residential community and an arts area centered on 7th Street, N.W.

Sec. 962. Policies in Support of the Market Square Objectives.

The policies established in support of the Market Square objectives are as follows:

(1) Support a major residential development in the Market Square area at a level consistent with the PADC plan (at least 1200 units);

(2) Encourage a significant amount of local arts activities, especially along 7th Street, N.W.;

(3) Promote a special physical character for the area, including creating major public spaces at Market Square and Indiana Plaza designed to permit varied activities;

(4) Retain landmark and other appropriate older buildings and relate new buildings to the old in scale, materials, and architectural features;

(5) Develop 8th Street, N.W., as a primarily pedestrian street with a design respecting the axial link between the National Archives and the National Portrait Gallery;

(6) Prepare plans and criteria for streetscape improvements along 7th, 8th, and 9th Streets, N.W., that reinforce the character and activities envisioned for this area; and

(7) Develop a pedestrian area in and adjacent to Indiana Avenue, N.W., but retain the vista to Judiciary Square and maintain some vehicular traffic flow on Indiana Avenue, N.W.

Sec. 963. Franklin Square Objective.

The Franklin Square objective is to complete development of the Franklin Square area as the major center

Original

of office development in Downtown, with focal points and places of special interest, including Franklin Square and New York Avenue, N.W.

Sec. 964. Policies in Support of the Franklin Square Objective.

The policies established in support of the Franklin Square objective are as follows:

- (1) Encourage the continued development of Franklin Square as a prestige office area;
- (2) Encourage additional hotel development in the area with emphasis on increasing the cluster of hotels around Thomas Circle;
- (3) Encourage curtailment of the sexually-oriented entertainment establishments along 14th Street, N.W., by market forces and law enforcement and discourage reconcentration in other locations;
- (4) Prepare and implement physical design criteria for all development facing Franklin Square in order to develop a frame for the square;
- (5) Support open space improvements in Franklin Square and the introduction of special programs to create new activities in the square;
- (6) Protect landmark buildings, and protect and enhance the character of the 15th Street, N.W., financial district;
- (7) Prepare streetscape guidelines and implement special streetscape improvements for New York, Massachusetts, and Vermont Avenues, N.W., and K, 13th, 14th, and 15th Streets, N.W.;
- (8) Ensure the efficient movement of vehicles in the area, especially public transit vehicles; and
- (9) Develop parking guidelines to provide for short-term parking needs.

Sec. 965. Mount Vernon Square Objectives.

The Mount Vernon Square objectives are to:

- (1) Develop the primary residential neighborhood of Downtown at Mount Vernon Square, with a mix of other uses

including offices, hotels, and neighborhood retail and enrolled original public facilities, and a design character related to residential use; and

(2) Encourage development in the Mount Vernon Square area to take cognizance of the development of the University of the District of Columbia as a major facility north of Mount Vernon Square.

Sec. 966. Policies in Support of the Mount Vernon Square Objectives.

The policies established in support of the Mount Vernon Square objectives are as follows:

(1) Facilitate a mix of uses, including residential, hotel, office, and related retail uses in the central and southern portions of the area, using office development as a device to gain residential development;

(2) Give special attention to the area along Massachusetts Avenue, N.W., from 9th to 15th Streets, N.W., in order to direct careful change from commercial to residential emphasis;

(3) Assist the industrial and wholesale establishments displaced by new development to relocate to other sites in the District;

(4) Prepare and implement special streetscape plans for 8th Street, N.W., K Street, N.W., Massachusetts and New York Avenues, N.W., including coordinated designs for the park reservations along these avenues;

(5) Encourage landscape improvements to make Mount Vernon Square a focal point for the area and the major route into Washington along New York Avenue, N.W.;

(6) Prepare and implement advisory design criteria for massing and building lines around Mount Vernon Square;

(7) Encourage pedestrian amenities and movement along north-south streets, especially 7th, 8th, 9th, 11th and 13th Streets, N.W., and along east-west streets, especially K Street, N.W.; and

(8) Develop a parking management program to protect residential areas from parking spillover from the south and from through traffic flows.

Sec. 967. Judiciary Square Objectives.

Enrolled original

The Judiciary Square objectives are to complete development of the Judiciary Square area primarily with office development south of G Street, N.W., and a mix of office, retail, residential and hotel uses to the north, and to develop the square and older buildings in it as a special place.

Sec. 968. Policies in Support of the Judiciary Square Objectives.

The policies established in support of the Judiciary Square objectives are as follows:

(1) Complete office development on both sides of the square from D to G Streets, N.W., with uniform massing and setbacks along 4th and 5th Streets, N.W.;

(2) Encourage residential and hotel development north of G Street, N.W.;

(3) Encourage retail development along E Street, N.W., to allow eastward extension of Chinatown retail uses;

(4) Encourage renovation of the Pension Building for the National Building Museum;

(5) Develop design guidelines for development surrounding the square;

(6) Improve the design and use of the open space in the square, eliminate surface parking, and upgrade landscaping;

(7) Retain landmark buildings;

(8) Emphasize the pedestrian orientation of the area, including restricting traffic on F Street, N.W., between 4th and 5th Streets, N.W.;

(9) Restrict parking and service to buildings from streets fronting the square;

(10) Link Judiciary Square to adjacent areas of Downtown by surface public transit;

(11) Develop streetscape standards for key streets in the Judiciary Square area, including the streets surrounding the square, and for F Street, N.W., H Street, N.W. (Chinese design theme), and Massachusetts Avenue, N.W.; and

(12) Support redesign of the park reservation at 5th Street, N.W., and Massachusetts Avenue, N.W., with a Chinese landscape theme, providing a symbolic gateway to Chinatown from Massachusetts Avenue, N.W.

Sec. 969. Downtown East Objectives.

The Downtown East objectives are to:

(1) Complete development of Downtown East primarily as an office and hotel area with a special physical character related to New Jersey Avenue, N.W., and the adjacent Capitol grounds.

(2) Realize the opportunity for development over the Center Leg Freeway between F Street, N.W., and Massachusetts Avenue, N.W., when feasible.

Sec. 970. Policies in Support of the Downtown East Objectives.

The policies established in support of the Downtown East objectives are as follows:

(1) Encourage additional office development, hotels, and retail uses, especially restaurants and entertainment;

(2) Orient future development to New Jersey, Massachusetts and Louisiana Avenues, N.W., and North Capitol Street to frame these important streets;

(3) Improve the design of the area along North Capitol Street and Massachusetts Avenue, N.W.;

(4) Improve pedestrian and transit links with the rest of Downtown to the west;

(5) Consider using Downtown East as a receiving area for transfer of development rights from other areas;

(6) Maintain flexibility in outlining uses for air-rights development over the Center Leg Freeway despite economic and technical uncertainties (Office and institutional uses appear more suitable, but hotels and housing should be allowed as optional uses.); and

(7) Design freeway air-rights development that is sensitive to impacts on adjacent areas and the preservation of the views along F and G Streets, N.W.

Enrolled Original

Sec. 971. Downtown Public Action Objectives.

The Downtown public action objectives are to:

(1) Create an effective and realistic implementation program to realize practical results, emphasizing coordination and cooperation; and

(2) Implement the Downtown Element in a coordinated manner so that review and implementation actions for 1 element consider the objectives and policies of other elements.

Sec. 972. Policies in Support of the Downtown Public Action Objectives.

The policies established in support of the Downtown public action objectives are as follows:

(1) Establish an administrative process with the resources and tools necessary to achieve Downtown objectives and with the flexibility to change as needs arise;

(2) Form a joint public and private partnership that recognizes past investments and works to share the benefits and risks of future key investments;

(3) Create a revitalized Downtown with a mix of activities and buildings in which the various users recognize the benefit of the mix and support it; and

(4) Streamline government procedures by eliminating unnecessary steps and agency reviews and by providing clear guidance for private investors and responsible review agencies.

Sec. 973. Downtown Management Objective.

The Downtown management objective is to establish continuing leadership and management to ensure that Downtown objectives are achieved.

Sec. 974. Policies in Support of the Downtown Management Objective.

(1). Create a public-private Downtown Management

Entity to manage and coordinate implementation of Downtown element including activities such as the following:

- (A) Promotional activities;
 - (B) Planning and design programs;
 - (C) Project review and coordination;
 - (D) Business development and employment incentive programs;
 - (E) Special maintenance and security programs for public spaces;
 - (F) Selected public improvements;
 - (G) Special transportation services;
 - (H) Joint development enterprises;
 - (I) Technical assistance and planning; and
 - (J) Economic development;
- (2) Initiate a coordinated promotion program for Downtown; and
- (3) Undertake a coordinated program of special public events in Downtown.

Sec. 975. Downtown Design Review Objective.

The Downtown design review objective is to establish an efficient and streamlined design and development review system that encourages excellence in design and development in Downtown.

Sec. 976. Policies in Support of the Downtown Design Review Objective.

The policies established in support of the Downtown design review objectives are as follows:

- (1) Formulate a design and development system that includes:

(A) Development of design criteria for new construction, rehabilitation and restoration of designated landmarks;

(B) Adoption of the design criteria by Enrolled Ordnance appropriate review bodies within their areas of jurisdiction;

(C) Establishment of an advisory design review system with expedited procedures for projects in Downtown;

(D) Formation of a design and development review panel comprised of professionals in the design and development fields and where appropriate, members of existing review bodies to provide an advisory review of projects under established criteria and to provide recommendations for action to the management entity and the District government; and

(2) Provide that during the preparation of design criteria and the establishment of the Downtown management entity and its design review panel, advisory design and development review should be conducted by the Office of Planning.

Sec. 977. Downtown Streetscape Objective.

The Downtown streetscape objective is to develop a broad-range system for design and management of public streets to ensure their optimum development and use.

Sec. 978. Policies in Support of the Downtown Streetscape Objective.

The policies established in support of the Downtown streetscape objective are as follows:

(1) Use the adopted streetscape standards;

(2) Provide for the installation of streetscape treatments in the public space in front of private development projects as a responsibility of the private developer;

(3) Conduct detailed design studies for special pedestrian and public transit streets and areas;

(4) Implement the recommended special street improvements; and

(5) Outline a thorough system for public and private signs and information, with appropriate implementation strategies.

Sec. 979. Public Action Objective for Downtown Historic Preservation. Enrolled Orig.

The public action objective for Downtown historic preservation is to promote the preservation of Downtown historic resources, and, where necessary, provide incentives for restoration and reuse of landmarks and buildings contributing to Historic Districts.

Sec. 980. Policies in Support of the Public Action Objective for Downtown Historic Preservation.

The policies established in support of the public action objective for Downtown historic preservation are as follows:

(1) Determine the necessity for standards and guidelines for restoration and reuse of landmarks and buildings which contribute to historic districts, as part of the Downtown Element; and

(2) Explore a full range of additional tools such as transferable development rights, differential tax assessments, tax incentives, and facade easements and dedications to encourage the retention and restoration of historic buildings.

Sec. 981. Downtown Zoning and Other Land Use Controls Objectives.

The Downtown zoning and other land use controls objectives are to:

(1) Select zone districts and zoning techniques that are consistent with the Downtown Element; and

(2) Use public development sites to achieve the objectives of the Downtown Element.

Sec. 982. Policies in Support of the Downtown Zoning and Other Land Use Controls Objectives.

The policies established in support of the Downtown zoning and other land use controls objectives are as follows:

- - - - -
List Obj:

(1) Recommend zoning for Downtown that takes into account the targets of the Downtown land use objectives;

(2) Prepare new zoning regulations that provide appropriate incentives for key land uses, such as residential, hotel, theater and arts-related facilities, and historic preservation;

(3) Consider including performance bonuses and administrative reviews wherever possible in the Zoning Regulations of the District of Columbia that provide for incentives;

(4) Use appropriate zoning text and map changes, including overlay zones, to achieve Downtown Element objectives, including but not limited to the following:

(A) Obtaining mixed-use development with residential development south of Massachusetts Avenue;

(B) Obtaining mixed-use development west and south of Mount Vernon Square, to Pennsylvania Avenue, N.W., using office development where appropriate as a catalyst for new housing and hotels;

(C) Obtaining retail use, especially on the ground floor, in the retail core, Gallery Place, Market Square, and Chinatown subareas;

(D) Obtaining arts and entertainment uses in the Gallery Place area and portions of the retail core and Chinatown;

(5) Provide that the Zoning Regulations of the District of Columbia applicable to the retail core and other areas of Downtown where retail uses are to be concentrated should implement the desired objectives by requiring that a portion of the building space be devoted to retail use, and by including standards for frontages (These standards should foster active, street-oriented retail uses on the ground floors of selected streets.); and

(6) Use the opportunity of public development sites, such as urban renewal sites, WMATA joint development sites, University of the District of Columbia site, and PADC sites, to implement key objectives and policies of the Downtown Element, especially with respect to Downtown land use and design.

Sec. 983. Downtown Taxation and Financing Objective.

The Downtown taxation and financing objective is to encourage the use of tax and financing incentives to assist in achieving the Downtown Element's objectives.

Sec. 984. Policies in Support of the Downtown Taxation and Financing Objective.

The policies established in support of the Downtown taxation and financing objective are as follows:

- (1) Provide tax adjustments and incentives to be used in obtaining preferred uses which may require assistance including residential, arts and cultural facilities, historic preservation and, where necessary, retail concentrations and short-term parking facilities;
- (2) Support the operations and services of the Downtown management entity and support selected capital facilities, through the use of devices such as special taxes and tax increment financing;
- (3) Create a funding source, such as a Downtown special tax district, to provide the necessary legal authority for tax-increment financing and special taxes to support services directly related to Downtown functions; and
- (4) Use Housing Finance Agency powers for Downtown housing and other financing procedures, where necessary, to achieve selected key objectives in Downtown.

Sec. 985. Public Action Objective for Downtown Transportation.

The public action objective for Downtown transportation is to establish a balanced transportation system which optimizes use of the road network, mass transit and the public space.

Sec. 986. Policies in Support of the Public Action Objective for Downtown Transportation.

The policies established in support of the public action objective for Downtown transportation are as follows:

- (1) Develop a transportation management system to coordinate new pedestrian, transit, parking and service programs in Downtown;
- (2) Revise parking and loading standards in the Zoning Regulations of the District of Columbia to achieve the objectives;

(3) Place priority on achieving the proposed ~~Enrolleed~~ ~~Origi-~~ public transit 70/30 modal split objective through increasing transit usage and increasing auto occupancy; and

(4) Initiate a shopper-parking program to provide for availability of reasonably priced, short-term parking.

Sec. 987. Public Action Objective for Downtown Economic and Employment Development.

The public action objective for Downtown economic and employment development is to develop a full set of business assistance and employment programs to obtain the full economic benefit from Downtown development.

Sec. 988. Policies in Support of the Public Action Objective for Downtown Economic and Employment Development.

The policies established in support of the public action objective for Downtown economic and employment development are as follows:

(1) Establish a coordinated employment services system to prepare District residents to assume new jobs created by Downtown growth and to facilitate job placement;

(2) Establish a system for focusing and coordinating business development programs in Downtown with priority on retaining and expanding small businesses; and

(3) Target technical assistance for increasing the role of the economically disadvantaged in Downtown's development.

Sec. 989. Downtown Public Improvements Objective.

The Downtown public improvements objective is to provide the public improvements necessary to ensure quality public facilities and to stimulate further private sector investment in Downtown.

Sec. 990. Policies in Support of the Downtown Public Improvements Objective.

The policies established in support of the Downtown

public improvements objective are as follows:

(I) Reinvest a portion of the revenues generated by Downtown's redevelopment in Downtown to improve its physical environment and facilities; and

(2) Prepare a component of the Capital Improvements Program to highlight and give priority to public investments in Downtown.

Sec. 991. Downtown Planning Process Objective.

The Downtown planning process objective is to establish an ongoing planning process that provides for continuing refinement and implementation of the Downtown Element, periodic review of progress in realizing Downtown objectives and policies, provision of information about Downtown, and opportunities for community review and comment.

Sec. 992. Policies in Support of the Downtown Planning Process Objective.

The policies established in support of the Downtown planning process objective are as follows:

(1) Continue refinement of the Downtown Element and track the progress or problems in realizing Downtown objectives and policies;

(2) Provide information on Downtown on a continuing basis through reports, displays and exhibits, and presentations and meetings;

(3) Prepare periodically a report to the Council of the District of Columbia on the progress of creating a "Living Downtown" (This report is the responsibility of the Mayor of the District of Columbia and should be prepared in cooperation with persons and entities with interests in Downtown, including but not limited to small Downtown businesses.);

(4) Encourage development of a "Downtown community" of organizations, institutions, residents and businesses in, or interested in, Downtown.

(5) Revise existing plans to conform to the Downtown Plan Element.

Sec. 1001. Declaration of Major Policies.

(a) The availability of health and social services is critical to the District community. A wide range of services that are indispensable must be delivered not only to the most desperate and destitute, but to anyone in need of human services. These services include: prevention and control of disease; provision of medical and health care; care of the mentally ill, mentally retarded, the handicapped, children and the elderly; provision of financial assistance and social services; vocational rehabilitation services; and veterans' services. Providing efficient and affordable human services require intense, sustained, and ~~simply~~ focused actions by the public and private sectors working together.

(b) The involvement of community leaders and agencies, providers, and consumers in such an active manner so as to ensure that high quality human services are provided, is central to efficient and affordable human services. It is essential that programs and actions respond to identified community needs.

(c) The District must pursue every available opportunity to improve efficiency and effectiveness and to target its resources most appropriately. Studies currently in progress must be carefully reviewed. Policies and implementation strategies designed to provide comparable services at lower costs must be devised.

(d) Health and social services programs should assist people toward self-sufficiency. Government services should accelerate independence.

Sec. 1002. Human Services Delivery System Goal.

It is the goal of the District of Columbia to ensure a broad range of community-based human services for those in need.

Sec. 1003. Human Services Delivery System Objective.

It is the human services delivery system objective to establish a human services delivery system in the District that will facilitate the maintenance and improvement of health and well-being.

Sec. 1004. Policies in Support of the Human Services Enrolled Origin
Delivery Objective.

The policies established in support of the human services delivery objective are as follows:

(1) Focus the full range of health and social services on major problems facing the District, such as infant mortality, the homeless, alcohol and drug abuse, and the availability and cost containment of services;

(2) Improve the management of government by increasing accountability at all levels, maximizing revenues, and enhancing the utilization of computerized management information systems;

(3) Maintain and improve services for all children and adolescents in 24-hour care facilities;

(4) Seek to place clients of the health care system in settings most appropriate to their needs;

(5) Deinstitutionalize clients in institutions who require less restrictive levels of care, provide adequate follow-up to monitor their progress, and coordinate the development of alternative placements with public and private agencies;

(6) Administer child and family services so as to avoid removing children from their families, whenever possible, and promote the rehabilitation of families undergoing stress;

(7) Support the development of adequate alcohol and drug abuse facilities directed toward prevention, control and rehabilitation; and

(8) Design and coordinate services and policies in health, housing, transportation, and recreation that make it possible for the elderly to remain independent in their own homes.

Sec. 1005. Health Care Cost Containment Objectives.

The health care cost containment objectives are to ensure high quality and thorough community-based health services that are available and accessible at reasonable cost and to provide quality public and private health services at reasonable cost.

Sec. 1006. Policies in Support of the Health Care Cost Containment Objectives.

The policies established in support of the health care cost containment objectives are as follows:

- (1) Improve the efficiency of health services and initiate all appropriate actions to contain the costs of health care, thereby providing quality services at the lowest possible cost;
- (2) Support the development of appropriate alternatives to inpatient hospital care, develop alternative uses for underutilized hospital beds, and avoid duplication of expensive services and equipment;
- (3) Continue efforts to control increasing Medicaid costs;
- (4) Establish an all-embracing health information system for the effective health planning; and
- (5) Maintain and improve strong health care planning processes which further the goals of quality and cost containment in health care.

Sec. 1007. Health Care Delivery System Objective.

The health care delivery system objective is to improve the efficiency and effectiveness of the health care delivery system.

Sec. 1008. Policies in Support of the Health Care Delivery System Objective.

The policies established in support of the health care delivery system objective are as follows:

- (1) Refocus the health care system from one of crisis response to one that emphasizes preventing disease and promoting health and well-being by enhancing client capabilities to make informed choices about life styles and health practices, by avoiding disease, disability, and stress, and by establishing local health policies directed at increasing individual responsibility for health;
- (2) Promote the accessibility of quality primary care services in all areas of the District at reasonable cost, especially in medically-underserved and critical staff shortage areas;

- 1 -
Class CPE

(3) Increase management efficiency, effectiveness and accountability in the supplementary nutrition programs for pregnant women, nursing mothers, and children in order to effect overall improvement in the quality and level of services provided;

(4) Strive to decrease infant mortality in the District;

(5) Promote the efficient and effective delivery of acute-care services by reducing inappropriate service utilization and by exploring alternative reimbursement mechanisms;

(6) Increase the availability and accessibility of all chronic-care services with special emphasis on personal support services for the chronically ill and disabled; and

(7) Seek to ensure that sufficient rehabilitation services are readily accessible at costs that will not inhibit patient access to care and seek to ensure that appropriate referral patterns for rehabilitation services are maintained.

Sec. 1009. Income Maintenance and Economic Self-Support Services Objectives.

The income maintenance and economic self-support services objectives are to provide income maintenance and support services where needed to the maximum extent possible and to assist families and individuals to achieve or maintain economic self-support.

Sec. 1010. Policies in Support of the Income Maintenance and Economic Self-Support Services Objectives.

The policies established in support of the income maintenance and economic self-support services objectives are as follows:

(1) Develop a self-support and self-sufficiency task force to make recommendations and to devise a plan geared toward the improvement and enhancement of service delivery capabilities, in order to foster client self-sufficiency and to promote measures to assist recipients of income assistance in gaining skills necessary for full-time employment;

(2) Provide an efficient management and delivery system of income maintenance with strong emphasis on timely

enrolled 0715

and equitable processing of public assistance, Medicaid, and food stamp applications;

(3) Prevent or reduce inappropriate institutional care by providing for community-based, home-based, or other forms of less intensive care and provide institutional care when other forms of service are not appropriate;

(4) Prevent or remedy neglect, abuse, or exploitation of children and adults and preserve, rehabilitate, or reunite families, making every effort to maintain or place children in permanent residential settings;

(5) Provide permanent residential settings, day-care services, and after-school programs and provide family and health counseling, nutrition services, and employment training with income assistance programs for indigent parents;

(6) Provide rehabilitative services, in the least restrictive appropriate settings, for neglected and delinquent young people;

(7) Promote health, environmental, and life-style conditions to strengthen the well-being of children and youth;

(8) Promote conditions to enable handicapped persons to enjoy rich and full lives; and

(9) Promote programs of needed support, health, and special services for adults to enable them to maintain their senses of security, dignity, respect, and independence.

Enrolled Ord.

Sec. 4. The District of Columbia Comprehensive Plan Goals and Policies Act of 1978, effective March 3, 1979 (D.C. Law 2-134), is repealed.

Sec. 5. Section 6(a) of the District of Columbia Redevelopment Act of 1945, approved August 2, 1946 (60 Stat. 794; D.C. Code, sec. 5-805(a)), is amended to read as follows: "The project area redevelopment plans adopted by the National Capital Planning Commission and approved by the Council of the District of Columbia in accordance with subsection (b) shall not be inconsistent with the Comprehensive Plan for the National Capital adopted under section 2(a) of the National Capital Planning Act of 1962, as amended by section 203 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779; D.C. Code, sec. 1-2002(a)) and section 423 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 792; D.C. Code, sec. 1-244).

Sec. 6. The Council of the District of Columbia concurs with the Preservation and Historic Features Element of the Comprehensive Plan for the National Capital adopted by the National Capital Planning Commission to the extent the Preservation and Historic Features Element is consistent with titles I and VIII of this act.

Sec. 7. The Mayor of the District of Columbia shall transmit to the Council of the District of Columbia, on or before the date of the 1st regularly scheduled legislative

D.C. Code
sec. 5-805

Note,
D.C. Code,
1-2002
(1981 ed.)

New, D.C. C
sec. 1-246
Note, D.C.
sec. 1-2002
(1985 supp.)

Enrolled Original

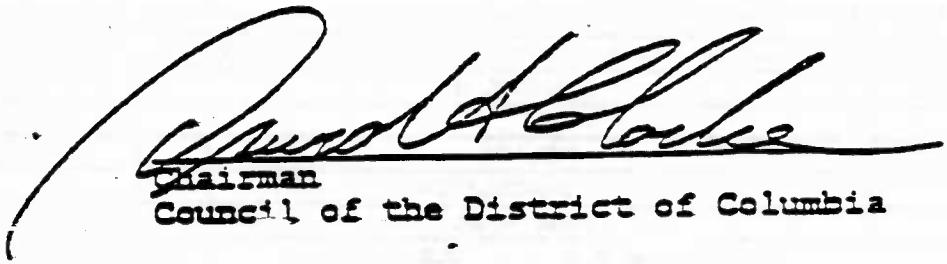
session in September 1984, a proposed District Land Use Element for inclusion in the Comprehensive Plan for the National Capital and a generalized land use map or a series of maps, which includes a generalized land use map, representing the land use policies set forth in the proposed Land Use Element. At the time of the submission to the Council of the District of Columbia of the proposed Land Use Element and the generalized land use map representing the land use policies set forth in that element, proposed amendments to the rest of this act shall be submitted to the Council of the District of Columbia to conform the language in this act to ensure consistency with the Land Use Element and with the generalized land use map.

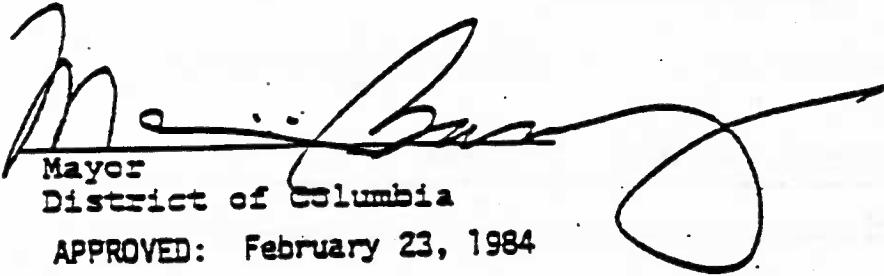
Sec. 8. Except as provided in subsection (b), this act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-233(c)(1)).

(b) No District element 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, as amended by section 203 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779; D.C. Code,

Note, D.C.
sec. 1-245
(1985 supp.)
Note, D.C.
sec. 1-2002

sec. I-2002(a)) and section 423(a) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 792; D.C. Code, sec. 1-244).


Chairman
Council of the District of Columbia


Mayor
District of Columbia
APPROVED: February 23, 1984

COUNCIL OF THE DISTRICT OF COLUMBIA

Council Period Five - Second Session

RECORD OF OFFICIAL COUNCIL VOTE

DOCKET NO: 3-5-282

 Item on Consent Calendar ACTION & DATE: Adopted First Reading, 1-17-84 VOICE VOTE: Unanimous

Recorded vote on request:

Absent: Moore, Spaulding, Smith and Crawford

 ROLL CALL VOTE - RESULT

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
HMN. CLARKE					MOORE JR.					SPAULDING				
RAWFORD					RAY					WILSON				
ARVIS					ROLARK					WINTER				
JANE					SHACKLETON									
MASON					SMITH, JR.									

X - Indicates Vote

A.B. - Absent

N.V. - Present, not voting

CERTIFICATION RECORD

Secretary to the Council

Date

 Item on Consent Calendar ACTION & DATE: Adopted Final Reading, 1-31-84 VOICE VOTE: Unanimous

Recorded vote on request:

Absent: all present

 ROLL CALL VOTE - RESULT

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
HMN. CLARKE					MOORE JR.					SPAULDING	-			
RAWFORD					RAY					WILSON				
ARVIS					ROLARK					WINTER				
JANE					SHACKLETON									
MASON					SMITH, JR.									

X - Indicates Vote

A.B. - Absent

N.V. - Present, not voting

CERTIFICATION RECORD

Secretary to the Council

Date

 Item on Consent Calendar ACTION & DATE: VOICE VOTE:

Recorded vote on request:

Absent:

 ROLL CALL VOTE - RESULT

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
HMN. CLARKE					MOORE JR.					SPAULDING				
RAWFORD					RAY					WILSON				
ARVIS					ROLARK					WINTER				
JANE					SHACKLETON									
MASON					SMITH, JR.									

X - Indicates Vote

A.B. - Absent

N.V. - Present, not voting

CERTIFICATION RECORD