



Submit a Proposed Amendment to the Comprehensive Plan of the National Capital: District Elements

Use this form to submit a **proposed text or map amendment** for the Second Amendment Cycle to the 2006 *Comprehensive Plan of the National Capital: District Elements*. If you are submitting more than one amendment, please use multiple forms. **Only one amendment will be accepted per form.**

The information you provide will assist in evaluating and selecting Comprehensive Plan amendments for the DC Office of Planning to ultimately submit for legislative approval. **It is the responsibility of the applicant to demonstrate the need for and appropriateness of an amendment.** Please review the *Comprehensive Plan Proposed Amendment User Guide* prior to completing this form for further details and assistance in completing this form correctly.

To review the current text and maps of the District's Comprehensive Plan, please visit the DC Office of Planning's website at <http://planning.dc.gov/page/comprehensive-plan>.

HOW TO SUBMIT THIS FORM

Completed forms are due to the DC Office of Planning **no later than May 26th**. Forms submitted after the deadline will not be considered.

You can submit proposed amendment in three different ways:

1. using an interactive version of this form online at <https://AmendPlanDC.dc.gov>.
2. email a completed copy of this pdf to plandc@dc.gov. Submit each proposed amendment with any attachments as a separate email address and form.
3. complete a printed copy of this form and provide it by mail or in person to DC Office of Planning, Attn: Josh Ghaffari, 1100 4th Street SW, Suite E650, Washington, DC 20024. Copies of this form are expected to be available in all DC libraries.

Thank you for your interest in the District's Comprehensive Plan and for completing this form. All proposed amendments will receive equal consideration. If you have any questions, please contact the project team at 202-442-7600 or plandc@dc.gov.

I. APPLICANT INFORMATION

Date of Submission: 06/23/17

Person proposing amendment: Parisa Norouzi w/ planners, advocates, activists, small business owners, coops, others.

Organization or Government agency name (if applicable): DC Grassroots Planning Coalition

Mailing Address: 1419 V Street NW c/o Empower DC

City: Washington

State: District of Columbia

Zip Code: 20009

E-Mail: grassrootsplanning@protonmail.com

What Ward do you live in? N.A.

Need help finding which Ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>

I propose this change (check all that apply):

- ☒ as a Resident
- ☐ as a Non Resident
- ☒ on behalf of Business
- ☒ on behalf of an Organization
- ☐ on behalf of a Government Agency
- ☐ Other

II. Please provide the following information. Please note that certain sections apply only to map or text amendments. Be as clear and complete as possible.

PLEASE COMPLETE FOR BOTH TEXT AND MAP AMENDMENTS

1. What type of amendment are you submitting? This question applies whether you want to amend existing content or add new content.

- ☒ Text Amendment
- ☐ Map Amendment

2. Please provide a brief description of the amendment you propose. If you have specific text for the amendment, please provide it here:

Amendments to the Central Washington Element that serves to preserve and protect the socio-economic, environmental, and cultural aspects of this special city.
See attached.

3. Describe the impact(s) of the amendment you propose. Explain why the proposed amendment will benefit the District of Columbia and/ or a specific geographic area (if it applies to a specific neighborhood, area or location):

To preserve and protect the socio-economic aspects of the city especially downtown communities while we develop for the future.
See attached.

4. If applicable, provide the Ward and/ or name of the geographic areas, neighborhoods, locations or sites affected by this proposed amendment:

Ward: Ward 2

Specific location(s): Central Washington

Need help finding ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>.

5. Please indicate the type of change(s) the proposed amendment will accomplish (check all that apply):

- ☐ Incorporate key content from Small Area Plans & other DC Office of Planning or District government plans completed or underway since 2010

List Name of Plans:

DC Economic Development Plans
Sustainable DC
Climate Ready DC
DC Language Access Act

- ☐ Reflect current, new or emerging issues, initiatives & policies

Identify Issue, Initiative or Policy:

Anti-Displacement; Economic Justice and Equity for the People;
Racial Justice in Planning & Development;
Protecting Public Assets, Public Land, Buildings, and Services for Public Needs;
Equitable Access to Public Services (transit, community facilities, and adequate infrastructure)

- ☐ Change to the land use designation
☐ Remove outdated information or other technical correction

- ☒ Other Address the socio-economic, environmental, cultural and equitable access issues facing District residents and neighborhoods today.

FO MAP AMENDMENTS ONLY

6.a Which map would you like to amend?

☐ Future Land Use Map

if yes, what new Land Use Designation do you propose?:

☐ Generalized Policy Map

if yes, what changes do you propose?:

6.b Please help us understand exactly what area you propose to modify, please provide one of the following:

Describe the area by listing the streets that mark its boundaries:

List one or more entire Squares:

List one or more lots for a specific Square

Square:

Lot number(s):

If you need assistance finding the square and lot number please visit **PropertyQuest** website <http://propertyquest.dc.gov/>

FO TEXT AMENDMENTS ONLY

7. Provide one of the the following information to help us locate the text to be modified. (To see existing text, please visit the 2006 Comprehensive Plan: District Elements at <http://planning.dc.gov/page/comprehensive-plan>):

Legislative Citation: 10A 1607; 1608; 1609 ¹⁶¹³

Policy Number: Chapter 16 Central Washington

Action Number:

8. If you are proposing to add new text to the Comprehensive Plan, provide the Element the new text should be placed:

Element (required): Central Washington

9. Is this amendment supported by an ANC resolution?

☐ Yes. if yes, please don't forget to attach the resolution.

☐ No

☒ Don't Know

FO ALL AMENDMENTS

10. If applicable, please attach any photos, maps, Advisory Neighborhood Commission resolutions, or other documents that may clarify or support the proposed amendment or assist in evaluating it.

Number of attachments: 34

1607

PLANNING AND DEVELOPMENT PRIORITIES

1607.1 Priorities for Central Washington were discussed at Comprehensive Plan community workshops throughout 2005 and 2006. Several meetings with the Advisory Neighborhood Commissions that include Central Washington were conducted. Briefings to business and trade organizations with a stake in Downtown's future also took place. The revision process also included a Small Group Discussion on Downtown in October 2005. About 25 participants representing an array of Central Washington neighborhoods and interests were present. 1607.1

1607.2 The following priorities for Central Washington were expressed through this process: 1607.2

- a. The vision of a mixed use "living downtown" remains even more applicable today than it was 30 years ago when it was conceived. A priority should continue to be placed on diversifying the mix of Downtown land uses to strengthen its role as the heart of the city. The area is already the center of one of the largest urban office markets in the world. Strengthening Central Washington as a creative, vibrant urban center will require more housing, retail, and arts and entertainment venues. Inclusivity shall requires the city not to exempt downtown and Central Washington from serving those residents with the lowest incomes, includes those without homes. The city must pro-actively eliminate policies that encourage exclusivity in the downtown district and site a new downtown shelter and day care center for residents seeking such needed social resources. It will also require facilitating the expansion of the traditional Downtown to the east and southeast. Capital projects, financial and development incentives, and continued strong leadership will be needed to create the desired mix of uses.
- b. The Central Area should be a diverse place and its diversity should be reflected on many levels. Not only should it feature a mix of uses, but it should serve a variety of users, including Downtown and city residents, workers and visitors from across the region, as well as those from the rest of the country and the world. Downtown retailers should serve customers with a variety of income levels, and retailers themselves should include small, locally grown businesses as well as national chains. Non-profits and those who cannot afford Class A office rents also provide desirable diversity. Participants in Comp Plan discussions stated that further efforts

should be made to nurture Downtown's developing mix of fine restaurants, theaters, galleries, clubs, and retail shops-and to complement these uses with attractive public spaces to achieve the eclectic, organic, highenergy character that defines cities like London and New York.

- c. In addition to being diverse, Downtown should be authentic. This should be expressed through its appreciation and celebration of its history, culture and heritage. Thus, a priority should be placed on the preservation of buildings, places and uses which express these qualities. Recent efforts to restore the former Carnegie Library Building, create farmers markets, and improve the Central Library to provide space for cultural celebrations are examples of actions which contribute to the feeling of authenticity. Chinatown presents an interesting case. While on the one hand, preserving Chinatown's authenticity has to be about more than just preserving facades or using Chinese characters on street signs, on the other hand, there has been a marked reduction in the number of Chinese businesses. The city must ~~It remains to be seen if~~ protect the existing residents of Chinatown, and the surrounding area ~~canto~~ maintain an authentic role as the center of DC's ~~a dispersed~~ Asian community. Historic preservation should be strongly promoted Downtown where the historic fabric is still largely intact, but contemporary architecture also should flourish in places where new construction is appropriate.
- d. One issue raised during the Comprehensive Plan revision was the question of who Downtown Washington "belongs" to. The Mall may be a national gathering place, but many District residents do not perceive it as "theirs." Downtown should function as the city's "Commons", a place where residents can come, feel welcome, celebrate good times and, when necessary, even protest about District issues. The former Convention Center site should provide a great physical site for the expression of the Commons. There is a need for other public gathering places, events, and activities that reinforce Central Washington's role as the great melting pot that serves all of the city's neighborhoods.
- e. Central Washington's design is unique among American cities. Its distinguishing qualities, including its diagonal avenues, monumental buildings, low building heights, and open spaces, are viewed as some of the District of Columbia's greatest assets. It is essential that new buildings reflect this character and add to the sense of place. In particular, attention must be paid to how buildings meet the street. Curb cuts, blank walls, and inactive ground floor uses should be minimized. Loading and parking

entrances should be off of alleys as much as possible. As noted in the Urban Design Element of the Comprehensive Plan, the identity of Central Washington's multiple centers needs to be more clearly defined, and the connections between them need to be improved.

- f. While recognizing Central Washington's national and international role, the area should also play a special role for our own citizens. It should serve the multiple needs of all its citizens, without regard to age, class or ethnic background. Many activities serving very low-income persons and those with special needs-including social services, low cost housing, and emergency shelter-have faced displacement as land values and rents have increased. Given the area's location, urban character, and accessibility, a significant number of special needs housing units and human service facilities should be retained in the future. This should be achieved by preserving the affordable housing units left, preserving (or replacing) emergency shelter space, and creating new forms of affordable housing that work best in a Downtown setting such as Single Room Occupancy hotels. Other social service facilities, such as day care centers and job training facilities, are needed to sustain Downtown as a community hub.
- g. Central Washington is the hub of the metropolitan transportation system with 15 Metrorail stations, commuter and interstate rail terminals, and major bridges, freeway, and surface street infrastructure. However, to retain its central role, it must overcome transportation challenges including:
 - Some Metrorail stations that are nearing capacity
 - Recent security-related street closures that have constricted traffic
 - Conflicts between street activities, such as truck deliveries, bus stops, taxi stands, and parking
 - Conflicts between building perimeter security and pedestrian circulation
 - An inadequate supply of parking to meet shopper and visitor needs
 - Confusing signage and a lack of information about routes and transportation services.

The DC Circulator has been an important step to connect Central

Washington destinations to one another, but additional improvements are needed. Improving east-west and north-south circulation, and improving parking management continue to be high priorities. Supporting Metro's efforts to increase capacity- especially at Metro Center-also should be a priority.

- h. The "federal" city and "domestic" city should be connected as one, as they are in other great national capital cities. The Mall's museums and attractions are ringed by imposing federal office buildings that offer few amenities or opportunities for visitors, or even their own employees, and little indication of what lies a few blocks beyond. The expansion of development and redevelopment around the Mall should begin to diminish these distinctions and provide more amenities closer to the Mall. There will need to be special efforts to draw tourists into Downtown, such as signage and streetscape improvements, new transportation modes, such as the DC Circulator, and the development of new attractions, such as the Newseum and Spy Museum in the heart of Downtown. In addition to the urban design benefits of unifying the Mall and Downtown, there are other benefits as more visitors choose to dine, shop, and stay in the District. Waterfront park improvements provide another way to tie the city together; developing a continuous 11-mile band of waterfront open space from Georgetown to the Arboretum was an important theme of the NCPC Legacy Plan and will continue to be a priority in the future.
- i. Downtown's growth and success should continue to benefit residents of the District of Columbia. Downtown already plays a pre-eminent role in the economic health of the city, producing a net benefit of \$600 million per year in tax revenues. In addition, the growth of retail trade, hotels, restaurants, and other services will create many entry-level jobs. The continued development of office space will create new clerical, professional, mid-level, and management jobs in emerging and growing professions. Job placement, apprenticeships, and training programs are needed to ensure that District residents can take advantage of these opportunities.
- j. While Downtown has been among the top office markets in the world since the beginning of the decade, the health of that market should not be taken for granted. Changes in security policies on the part of the Defense Department will result in the abandonment of over four million square feet of office space in Arlington alone, most of it proximate to Metro stations, and already less costly per square foot than Downtown office space. This

situation will require achieving a delicate balance between using the strength of the Downtown office economy to leverage public benefits without hindering its ability to compete with other jurisdictions for office tenants. Any office space converted to residential use must incorporate substantial affordability across a proportionate share of income levels.

- k. Central Washington should continue to lead the way in the city's overall efforts toward environmental sustainability. While Downtown's density of uses, and its extensive reliance on public transportation help it to score high on any index of sustainability, more can be done, both to influence transportation choices and the development of "green buildings."

Source: Comprehensive Plan Amendment Act of 2006, effective March 8, 2007 (D.C. Law 16-300) published at 54 DCR 924 (February 2, 2007); as amended by Comprehensive Plan Amendment Act of 2010, effective April 8, 2011 (D.C. Law 18-361) published at 58 DCR 908, 923 (February 4, 2011).

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66)) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

1608 CW-1.1 GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION

1608.1 The following general policies and actions should guide growth and neighborhood conservation decisions in Central Washington. These policies and actions should be considered in tandem with those in the citywide elements of the Comprehensive Plan. 1608.1

1608.2 Policy CW-1.1.1: Promoting Mixed Use Development

Expand the mix of land uses in Central Washington to attract a broader variety of activities and sustain the area as the hub of the metropolitan area. Central Washington should be strengthened as a dynamic employment center, a high-quality regional retail center, an internationally-renowned cultural center, a world-class visitor and convention destination, a vibrant urban neighborhood, and the focus of the regional transportation network. New office and retail space, hotels, arts and entertainment uses, housing, and open space should be encouraged through strategic incentives so that the area remains attractive, exciting, and economically productive. [Include the use of a downtown shelter and day care center for residents who are homeless.](#) 1608.2

See also the Urban Design and Land Use Elements for additional policies related to Downtown growth.

1608.3 Policy CW-1.1.2: Central Washington Office Growth

Retain Central Washington as the premier office location in the Greater Washington region. Office development should generally be guided eastward from its current area of concentration, filling in the gap between 3rd Street NW and North Capitol Street (south of Massachusetts Avenue), and capitalizing on the growing demand for office space along North and South Capitol Streets and in the vicinity of the New York Avenue Metro station. A range of office space should be planned to meet the needs of highend, mid-range, and low-end office space users. 1608.3

See also the Economic Development Element for additional policies related to growth of the office economy. Seventh Street NW

1608.4 **Policy CW-1.1.3: Incentives for Non-Office Uses**

Because market forces tend to favor office development over other land uses in Central Washington, take action to attract the other desired land uses within the area. For example, the District's zoning regulations should include incentives for mixed use development, including [affordable housing proportionately across the spectrum affordability levels](#), ground floor retail, educational uses, and arts facilities, in locations consistent with the Comprehensive Plan. 1608.4

1608.5 **Policy CW-1.1.5: New Housing Development in Central Washington**

Encourage the development of new high-density housing in Central Washington, particularly in the area north of Massachusetts Avenue, east of Mount Vernon Square, and the L'Enfant Plaza/Near Southwest. This area includes Mount Vernon Triangle, Northwest One, NoMA, and the L'Enfant Plaza/Near Southwest. Ground floor retail space and similar uses should be strongly encouraged within these areas to create street-life and provide neighborhood services for residents. A strong Downtown residential community can create pedestrian traffic, meet local-housing needs, support local businesses in the evenings and on weekends, and increase neighborhood safety and security. [Given the dearth of deeply affordable housing in Central Washington, require new development approvals or a change in office use to residential use be conditioned upon a substantial volume of deeply affordable housing for families.](#)

1608.6 **Policy CW-1.1.5: Central Washington Housing Diversity**

Preserve Central Washington's existing low- to moderate-income housing, including public housing, Section 8 housing-both contracts and vouchers- and other subsidized units. While this will be expensive, it is important to keep Central Washington a mixed income community and avoid the displacement of lower income residents. [Require new development approvals or a change in office use to residential use be conditioned upon a substantial volume of deeply affordable housing for families.](#) 1608.6

1608.7 **Policy CW-1.1.6: Capturing Visitor and Employee Spending**

Capture a greater share of the demand for goods and services generated by the more than 400,000 persons working in Central Washington, and the millions of tourists who visit the area each year by supporting additional retail and restaurant development. This will generate substantial jobs, tax revenues, and social and economic benefits for the city. 1608.7

1608.8 **Policy CW-1.1.7: Central Washington Arts and Entertainment Uses**

Retain, enhance, and expand Central Washington's arts and entertainment uses, including theaters, cinemas, galleries, studios, museums, and related services. Cultural uses should be actively encouraged in the area along 7th Street NW (between the National Mall and the Convention Center), and along the E Street corridor (between 5th and 15th Streets NW). The clustering of arts uses in these areas should complement the significant cultural institutions already present or planned, such as the Smithsonian museums (including the renovated National Portrait Gallery and Smithsonian American Art Museum), the Corcoran Gallery of Art, the Newseum, and the numerous Downtown theaters. 1608.8

See also the Economic Development Element for further policies relating to growth of the tourism and hospitality economy, and policies in the Arts and Culture Element on the promotion of Downtown arts and live-work housing for artists.

1608.9 **Policy CW-1.1.8: Promote Central Washington Retail**

Develop and promote Central Washington as a regional retail destination. Ensure both city and private financing and affordable retail space is made available for District-based residents, entrepreneurs, small business enterprises, artist collectives, and worker-owned cooperatives. Particular emphasis should be placed on sustaining a concentrated regional shopping area at

- a. The F and G Street corridors between 7th and 15th Streets NW;

- b. Seventh Street NW in the Gallery Place and Penn Quarter neighborhoods;
and
- c. The Old Convention Center site.

The design of streets and facades in these areas should be conducive to pedestrian-oriented shopping, with wide sidewalks, window displays, well managed on-street vending activities, outdoor seating areas, and other shopper amenities. A mix of traditional large-format retail anchors and specialty shops should be encouraged. In particular, support should be provided to attract one or two additional boutique department stores to these areas. 1608.9

See also the Economic Development and Urban Design Elements for additional policies relating to the retail sector.

1608.10 **Policy CW-1.1.9: Neighborhood-Serving Retail in Central Washington**

Ensure that Central Washington's retail uses serve not only the regional market, but also the local neighborhood market created by residential development within the area. This should include basic consumer goods like drug stores, hardware stores, and grocery stores, to supplement the major anchors and specialty shops. 1608.10

1608.11 **Policy CW-1.1.10: Central Washington Hotels and Hospitality Services**

Encourage the development of additional hotels in Central Washington, especially in the areas around the new Convention Center and Gallery Place, along Pennsylvania Avenue NW and Massachusetts Avenue NW, in the Thomas Circle area, and in the area east of Third Street NW. A range of hotel types, including moderately priced hotels, and hotels oriented to family travelers as well as business travelers, should be encouraged. Hotels generate jobs for District residents and revenues for the general fund and should be granted incentives when necessary. Retain existing hotel uses by allowing and encouraging the expansion of those uses, including the addition of one floor, approximately 16 feet in height subject to coordination with federal security needs, to the Hay-Adams Hotel. 1608.11

1608.12 **Policy CW-1.1.11: Leveraging Public Development Sites**

Use publicly-owned development sites, such as urban renewal sites, WMATA joint development sites, and the former Washington Convention Center site to implement key objectives and policies of the Central Washington Area Element, especially with respect to land use and urban design. These sites should be viewed as a portfolio of assets that must be strategically managed to meet the long term needs of the District. [Benefits of redevelopment must go towards District-based residents, entrepreneurs, small business enterprises, artist collectives, and worker-owned cooperatives as well as for affordable housing serving very low, and low-income families.](#)1608.12

1608.13 **Policy CW-1.1.12: Reinforcing Central Washington’s Characteristic Design Features**

Reinforce the physical qualities that set Central Washington apart from all other major American city centers, including the L’Enfant framework of diagonal avenues and park reservations, relatively low building heights, the great open spaces of the National Mall and Tidal Basin, the large number of historic and/or monumental buildings, and the blending of historic and contemporary architecture. 1608.13

1608.14 **Policy CW-1.1.13: Creating Active Street Life and Public Spaces**

Promote active street life throughout Central Washington through the design of buildings, streets, and public spaces. This should include:

- a. Discouraging second-level pedestrian bridges or underground walkways that drain activity from Central Washington streets;
- b. Encouraging multiple entrances in large projects to increase street level activity;

- c. Managing certain streets so they can be easily closed to traffic on special occasions for use by pedestrians;
- d. Providing streetscape improvements that make Downtown streets more comfortable and attractive;
- e. Encouraging active ground floor uses, and discouraging wide building entrances, large internal lobbies, and street-facing garage entrances and loading areas;
- f. Creating and managing well designed public spaces that provide space for spontaneous performances, programmed entertainment, and social interaction;
- g. Supporting collaboration with the National Park Service on measures to allow for recreation space as well as local and federal monuments and national memorials on federally-owned parks in the heart of the central business district such as Pershing Park, and Franklin, McPherson, and Farragut Squares; and
- h. Continuing the effort started more than 45 years ago to revitalize Pennsylvania Avenue through measures such as improved lighting, landscaping, and better use of Freedom Plaza. 1608.14

See also the Urban Design Element for additional policies relating to improving the public realm and creating active Downtown street environments.

1608.15 Policy CW-1.1.14: Central Washington Multi-modal Transportation System

Develop and maintain a balanced multi-modal transportation system for Central Washington which makes optimal use of the existing street network, the Metrorail and commuter rail networks, the bus system, and public spaces including sidewalks and alleys. Mass transit should be supported as the dominant form of transportation to, from, and around the area. 1608.15

1608.16 Policy CW-1.1.15: Increasing Central Washington's Transit Mode Share

Improve public transit and other means of non-automobile access to Central Washington to the point where 70 percent of all peak hour trips into the area are made by a mode other than a single occupant vehicle. Based on 2000 Census data, the split for the Central Washington Planning Area was 60/40, with 40 percent of all commuters driving to work alone. Public transit should be emphasized as the preferred means of access to and around Central Washington by:

- a. Giving priority to public transit vehicles on the area's streets;
 - b. Promoting the use of public transit for commuting;
 - c. Encouraging direct connections from Metrorail stations to adjacent development;
 - d. Improving the availability of information and signage about public transit service;
 - e. Developing new forms of transit such as circulators and trolleys; and
 - f. Improving public transit service, particularly during off peak hours.
- 1608.16

1608.17 **Policy CW-1.1.16: Central Washington Parking Management**

Develop creative, effective solutions to manage Downtown parking demand. These solutions should be responsive to the needs of local retailers and businesses without inducing excessive auto traffic or discouraging transit use. Incentives for short-term parking within private garages, the sharing of parking by multiple uses with different demand characteristics, and better parking signage are all strongly encouraged. 1608.17

See also the Transportation Element for additional policies on shared parking and parking management.

1608.18 **Policy CW-1.1.17: Making Central Washington's Streets More Pedestrian-Friendly**

Enhance Central Washington's pedestrian network and improve pedestrian safety. This should be achieved through such measures as:

- a. Improving certain streets for pedestrian use;
- b. Providing safe and accessible pedestrian waiting space on the widest thoroughfares;
- c. Maintaining sufficiently wide sidewalks and regulating sidewalk obstructions;
- d. Restricting curb cuts and parking garage access along major streets;
- e. Providing safe and accessible pedestrian detours at construction sites;
- f. Encouraging sidewalk widening within private development; and
- g. Enforcement of traffic and parking laws, such as no parking zones. 1608.18

1608.19 **Policy CW-1.1.18: Cross-town Circulation**

Strengthen transportation connections between Central Washington and the rest of the city by improving east-west connections such as F Street NW and north-south connections such as 7th and 9th Streets. 1608.19

See also policies in the Land Use, Urban Design, and Transportation Elements discouraging street closures in and around the District.

1608.20 **Policy CW-1.1.19: Goods Movement and Service Delivery within Central Washington**

Strongly discourage the obstruction of public rights-of-way by goods and service delivery activities. Provide for the efficient and convenient movement of goods and delivery of services within Central Washington by:

- a. Maintaining and improving interior alleys where needed to provide for off street loading facilities and minimize curb cuts on streets;
- b. Encouraging the consolidation of loading areas within new development and limiting on-street service deliveries;
- c. Requiring adequate off-street or below grade loading and service parking areas;
- d. Converting on-street loading facilities to off-street facilities whenever possible; and
- e. Managing goods and service delivery times. 1608.20

See the Transportation Element for additional policies on goods delivery. Street vendor, North Capitol Street

1608.21 **Policy CW-1.1.20: Wayfinding Signage**

Maintain, upgrade, and manage pedestrian, bicycle, and vehicular signage within Central Washington to improve connections within the area, and between the area and the rest of the city. Street signs, directional signs, and maps should provide clear information on travel routes, emergency routes and procedures, parking, and transit operations. 1608.21

See the Urban Design Element for additional policies on signage.

1608.22 **Policy CW-1.1.21: Central Washington Capital Improvements**

Invest in capital projects that improve the quality of Central Washington's environment, stimulate private investment, accommodate projected growth, and set the stage for the area to achieve its full economic and quality of life potential. To create the necessary revenue stream for these improvements, a significant share of the tax revenues generated by development in Central Washington should be reinvested within the area. No less than three percent of Central Washington's real property tax revenues should be directed to capital improvements in this area

annually. 1608.22

1608.23 **Action CW-1.1.A: Downtown Action Agenda Update**

Update the 2000 Downtown Action Agenda as a “Center City Action Agenda.” The updated agenda should include a five-year list of actions to ensure development of the center city into a dynamic mixed use area. Study area boundaries should extend from Georgetown to Capitol Hill on the west and east and Dupont Circle to Buzzard Point on the north and south, with a particular focus on NoMA and the areas south of I-395. The Action Agenda should include updated land use “targets” to guide future development and marketing strategies. It should also address the relationship between the Central Employment Area and the “ring” of residential neighborhoods on its perimeter. 1608.23

1608.24 **Action CW-1.1.B: Land Use and Transportation Planning for Central Washington**

Conduct ongoing land use and transportation research and planning for Central Washington, including the collection and analysis of data on the area’s employment, population, housing, visitor, land use, development, travel pattern, and economic characteristics. This research and planning is necessary to monitor Central Washington’s competitive position in the nation and region and to make policy recommendations to maintain its health. This activity should be done in concert with the National Capital Planning Commission (NCPC), the DC Economic Partnership, and the local Business Improvement Districts. 1608.24

1608.25 **Action CW-1.1.C: Central Washington Urban Design Planning**

Continue to develop plans and guidelines for the design of buildings, streets, and public spaces in Central Washington. Design guidelines should help implement the Comprehensive Plan by reinforcing the unique identity of Central Washington’s sub-areas and neighborhoods, improving connections to the National Mall, encouraging pedestrian movement, creating active street life, preserving historic resources, promoting green roofs, [advanced solar-wind energy systems](#), and other sustainable design principles, and achieving high quality architectural design. 1608.25

1608.26 **Action CW-1.1.D: Focused Planning for “Catalytic” Sites**

Develop detailed plans for “catalytic” sites with the potential to significantly shape the future of Central Washington. These sites include but are not limited to the Old Convention Center site, the I-395 air rights between D Street and Massachusetts Avenue NW, the Northwest One neighborhood, the air rights north of Union Station, and the former Carnegie Library on Mount Vernon Square. Encourage the federal government to prepare plans for similar sites under their jurisdiction such as Freedom Plaza, the old Post Office on Pennsylvania Avenue NW, Old Naval Observatory Hill, and the area around the Kennedy Center. [Ensure both city and private financing and affordable retail space is made available for District-based residents, families, entrepreneurs, small business enterprises, artist collectives, and worker-owned cooperatives.](#) 1608.26

1608.27 **Action CW-1.1.E: Public Space Regulations**

Simplify public space regulations for Downtown to avoid duplicative or inconsistent standards and overly complex permitting requirements. 1608.27

1608.28 **Action CW-1.1.F: Residential Development Incentives**

Develop incentives for the conversion of lower-performing retail/office buildings into new housing or mixed use development throughout Central Washington. [New housing created through use conversion must provide substantial units for the very low and low income families.](#) 1608.28

1608.29 **Action CW-1.1.G: Tax and Financial Incentives for “Preferred” Land Uses and Infrastructure Investments**

Apply a range of tax and financial incentives to assist in achieving the land use objectives for Central Washington. These incentives could include such measures as reduced taxes and financial assistance for preferred land uses, tax increment financing, PILOTs (payments in lieu of taxes), the use of special tax districts, and the involvement of the Housing Finance Agency and other entities that produce

affordable housing or provide other public benefits. 1608.29

1608.30 **Action CW-1.1.H: Congestion Task Force Report Recommendations**

Implement the recommendations of the Mayor's 2005 Downtown Congestion Task Force. 1608.30

Source: Comprehensive Plan Amendment Act of 2006, effective March 8, 2007 (D.C. Law 16-300) published at 54 DCR 924 (February 2, 2007); as amended by Comprehensive Plan Amendment Act of 2010, effective April 8, 2011 (D.C. Law 18-361) published at 58 DCR 908, 924 (February 4, 2011).

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1609 CW-1.2 CONSERVING AND ENHANCING COMMUNITY RESOURCES

1609.1 Policy CW-1.2.1: Enhancing the Identity of Central Washington Neighborhoods

Enhance the sense of identity of the different neighborhoods within Central Washington based on their history and natural features, their ethnic and cultural heritage, the design and scale of their buildings, and the types of activities and uses they support. Unique identities should be established in the emerging areas around Washington's traditional Downtown, rather than replicating existing development patterns. 1609.1

1609.2 Policy CW-1.2.2: Preservation of Central Washington's Historic Resources

Protect and enhance Central Washington's historic resources by continuing the current practices of:

- a. Preserving the area's historic buildings and districts;
- b. Requiring that renovation and new construction is sensitive to the character of historic buildings and districts;
- c. Applying design incentives and requirements to encourage preservation, adaptive reuse, and appropriate relationships between historic development and new construction;
- d. Encouraging the adaptive reuse of historic and architecturally significant buildings; and
- e. Preserving the original L'Enfant Plan pattern of streets and alleys, especially alleys that provide for off-street loading, deliveries, and garage access.

Historic resources should be recognized as essential to Downtown's economic vitality and competitive edge, particularly for retail, tourist, and entertainment activities. 1609.2

See also the Historic Preservation Element for additional policies related to historic resources.

1609.3 Policy CW-1.2.3: Central Washington Open Space

Provide high quality outdoor public spaces throughout Central Washington. This should include the development of new open spaces, such as a civic plaza on the site of the Old Convention Center. It should also include enhancements to existing open spaces such as Judiciary Square (in accordance with the approved Judiciary Square Master Plan). In addition, the area's triangle parks should be enhanced as an important element of the L'Enfant Plan. Parks and open spaces in Central Washington should be well

maintained, well-designed, and appropriately programmed based on their location, context, historic significance, and design features. 1609.3

1609.4 Policy CW-1.2.4: Recreation for New Downtown Residents and Workers

Ensure that emerging residential and employment centers such as Northwest One, NoMA and Mount Vernon Triangle include adequate parks, open spaces, and recreational facilities for residents, workers and other users. The use of payment-in-lieu-of-taxes (PILOTs) to fund such improvements should be explored. 1609.4

See also Parks, Recreation and Open Space for policies regarding new parks.

1609.5 Policy CW-1.2.5: Central Washington Economic Opportunity

Develop programs to maximize the economic benefits of development in Central Washington for District residents. A priority should be placed on programs which link District residents to jobs in the area; programs that retain, assist, and expand small and minority businesses; and programs that avoid the displacement of small or locally-owned businesses. 1609.5

See also the Economic Development Element for policies relating to small businesses and commercial gentrification.

1609.6 Policy CW-1.2.6: Central Washington Social Services

Continue the important role that Central Washington plays in the District's social service delivery system, particularly in the provision of health care and medical services, and services for the homeless, elderly, disabled, and others with special needs. Ensure that centrally located facilities providing these services are retained or added as the city's population and employment base expand. [Require the immediate development and longterm maintenance of a downtown shelter and a day care center for residents from around the city seeking these needed social resources downtown.](#) 1609.6

1609.7 Policy CW-1.2.7: Central Washington Leadership and Management

Achieve Central Washington planning objectives through leadership and management strategies as well as land use, transportation, and design strategies. Support the activities of local Business or Community Improvement Districts to coordinate special events, marketing, planning and design, business development, maintenance and security, transportation, and joint development activities. 1609.7

1609.8 Policy CW-1.2.8: Building a Sense of Community in Central Washington

Encourage the involvement of Central Washington residents in planning and community development

decisions. Given the expected influx of new residents into the area and the historically transient character of its population, this will be important to create a stronger sense of community ownership and neighborhood pride. 1609.8

1609.9 Action CW-1.2.A: Business and Community Improvement Districts

Support the activities of the Business Improvement Districts (BIDs) and Community Improvement Districts (CIDs) within Central Washington. Encourage partnerships between these entities and District government to achieve local job training, job placement, and business assistance goals. 1609.9

See also the Economic Development Element for additional policies related to economic and business development.

1609.10 Action CW-1.2.B: Central Washington Open Space Planning

Work with the National Capital Planning Commission and the National Park Service in the planning and programming of Central Washington's major open spaces, including participation in the National Capital Framework Plan and the National Mall Comprehensive Management Plan. In addition, work with the federal government to develop unique management policies and procedures for the smaller (non-Mall) Central Washington federal parks. 1609.10

1609.11 More specific actions relating to community resources are contained in the Policy Focus area discussions below. 1609.11

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1613 CW-2.3 CHINATOWN

1613.1 The distinctive “Friendship Arch” at the intersection of 7th and H Streets NW is the center of Washington’s Chinatown. Decorative metal lattice work and railings, Chinese signs, and Chinese façade and roof details greet visitors to the blocks of H Street between 5th Street and 8th Street NW. The area has been a center of Chinese culture since the 1930s, when the city’s original Chinatown along Pennsylvania Avenue was displaced by development of the Federal Triangle. 1613.1

1613.2 Today, Chinatown is struggling to retain its identity as the area around it booms with new retail, office, entertainment, and housing development. The Chinese population in the area now numbers fewer than 600 residents, and many of the Chinese businesses are having a difficult time keeping pace with rising rents and land costs. National chains have moved in, leading to curious street scenes as businesses like Hooters and Starbucks display signs with Chinese characters. 1613.2

1613.3 Keeping Chinatown a viable ethnic commercial district and neighborhood will require proactive measures to assist its businesses, attract new Chinese enterprises and cultural activities to the area, and support the institutions and services that sustain the Chinese community today. The area can capitalize on its proximity to the Convention Center and Gallery Place without losing its special character. Although the Chinese population in the neighborhood itself is small, it serves as a cultural and symbolic hub for a metropolitan area with almost 100,000 Chinese-American residents. It is also a destination for tourists (including visitors from Asia) and most recently, the home of the new Chinese community cultural center at Gallery Place. 1613.3

1613.4 Policy CW-2.3.1: Sustaining Chinatown

Protect, rRetain and enhance Chinatown as a thriving Downtown community including affordable housing for families (3+ bedrooms), community and cultural facilities, ethnically-oriented street-level retail, related wholesale operations, office and professional uses, and hotels. The city must seek to provide both public and private financing, as well as to develop residential and commercial space, specifically for ensuring existing residents may stay in the community and avoid and further displacement. 1613.4

1613.5 Policy CW-2.3.2: ~~Protect~~ion Chinatown as a Viable Community

Protect and conserve Chinatown, not only through Chinese-themed building facades and street signs, but by supporting the socio-economic character and cultural traditions of the local Chinese community, providing direct financial and other assistance~~assisting to~~ Chinese-owned businesses within Chinatown, ensuring that ~~sustaining~~ the social services that serve the Chinese population are sustained, and attracting new activities which expand the area’s role as a regional center for Chinese culture and education. 1613.5

1613.6 Policy CW-2.3.3: Chinatown’s Architectural Character

Support architectural, streetscape, and landscape design criteria for new and renovated buildings that reinforce the identity of Chinatown as a special cultural district. These criteria should provide for the use of Chinese design features in a way that does not harm the historic character or structural integrity of Chinatown's landmark buildings. Redevelopment opportunities must protect and adaptively reuse existing buildings in Chinatown without tearing them down or significantly altering them. All residential housing must be preserved for existing residents, with particular attention paid to preserving the Wah Luck house for longterm affordable residential needs. 1613.6

1613.7 Policy CW-2.3.4: Chinatown Wholesaling

Support the retention of small food wholesalers and other small non-retail businesses that contribute to the success of Chinatown and help sustain its economic vitality. 1613.7

1613.8 Policy CW-2.3.5: Chinatown as a Destination

Continue to enhance Chinatown's role as a destination for residents and workers from the District and surrounding jurisdictions, as well as for leisure and business visitors. This can help strengthen the vitality of Chinese-owned businesses, and support the development of new enterprises. Focus in particular on pedestrian connections along 7th Street between H Street NW and the Convention Center. 1613.8

1613.9 Action CW-2.3.A: Chinatown Design Review

Continue to implement design review procedures that support the authentic expression of Chinese culture in new and rehabilitated development, including, as appropriate, building design, signage, streetscape and open space criteria. Periodically review the procedures and update them as necessary. 1613.9

1613.10 Action CW-2.3.B: Chinatown Best Practices Study

Conduct a "best practices" study that analyzes what other cities have done to conserve ethnic business districts (particularly central city "Chinatowns"), through land use and urban design decisions, regulatory controls, business development and economic assistance, and tourist promotion. 1613.10

Today Chinatown is struggling to retain its identity as the area around it booms with new retail, office, entertainment, and housing development.

1613.11 Action CW-2.3.C: Chinese Park at 5th Street and Massachusetts Avenue

Support redesign of the park reservation at 5th Street NW and Massachusetts Avenue NW with a Chinese landscape theme, providing a symbolic gateway to Chinatown from Massachusetts Avenue NW. 1613.11

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