



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:

Person proposing amendment:

Organization or Government agency name (if applicable):

Mailing Address:

City: State: Zip Code:

E-Mail:

What Ward do you live in?

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 Framework Element that serve to preserve and protect the socio-economic, environmental, and cultural aspect of this special part of the city through transparent decision making and open public evaluation of development impacts.

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):

Open and transparent decision making per the Comp Plan directives.

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

Ward:

Specific location(s):

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:

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

Identify Issue, Initiative or Policy:

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 Remove outdated information or other technical correction

Other

FOR 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 the **PropertyQuest** website <http://propertyquest.dc.gov/>.*

FOR 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-225

Policy Number:

Chapter 2 Framework

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):

Land Use

9. Is this amendment supported by an ANC resolution?

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

No

Don't Know

FOR 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:

one

225 FUTURE LAND USE MAP AND CATEGORIES

225.1 Purpose of the Future Land Use Map (FLUM)

The Future Land Use Map is part of the adopted Comprehensive Plan and carries the same legal weight as the Plan document itself. The Map uses colorcoded categories to express public policy on future land uses across the city. Preparation of this map is explicitly required by DC Law; its purpose is to “represent the land use policies set forth in the proposed Land Use Element,” using “standardized colors for planning maps.” (1-246, D.C. Code). 225.1

NEW POLICY

225.1.2 Significance of the FLUM

The FLUM helps all District residents anticipate and predict how the city will develop over a 20-year planning cycle. It helps homeowners avoid surprise projects and unanticipated density changes in the neighborhoods where they invest and expect a certain quality of life where they live. The FLUM reduces ambiguity in planning for the developer community and ensures consistency for future development patterns and land use investments. It helps families understand how their communities may change so they can determine if community services will be adequate for their children as they grow. It helps renters anticipate development pressures so to seek ways to insulate them from displacement. The FLUM assists city officials in planning for capital improvements of public transit, infrastructure, and community facilities based on this expected growth in the city. The FLUM map and designations ensures accountability in DC planning, moving the framework away from an ad-hoc, perhaps profit driven growth posture and towards transparently understanding fundamental planning impacts and protocols which can protect all DC residents and businesses from overdevelopment. The FLUM helps eliminate surprise public transit, infrastructure and facility costs and brings predictability to those who live, work, and invest in our city.

225.1.3 Easy To Understand FLUM Designations

To ensure that every DC resident can understand what may be complicated zoning and planning jargon, FLUM designations have purposely relied on descriptions that lay people can understand. Particularly important is the use of describing development in the use of floors, as most people understand a floor in any given building typically averages 10 feet in height. This FLUM presumes that each floor in a building is 10 feet in height and development in the District shall be accounted for in this way for ease of use and to eliminate ambiguities.

225.1.4 Flexibility in the FLUM

A great many zone districts exist in the city that can only fit under a few FLUM designations. Flexibility denoted by the FLUM relates to the fact that project developers and zoning officials can choose from any number of zone districts when amending DC's Zone Map for future developments, however the chosen zone district must consist of a development envelope, heights and densities, that are compatible with the assigned FLUM designations depicted on the FLUM Map. In serving to help predict future development in the city, Planned Unit Developments may allow for densities and heights greater than the prevailing character of any given neighborhood, but shall not exceed the development envelope described by the FLUM designation for that area and project site.

225.2 **Definitions of Land Use Categories: Residential Categories**

Four residential categories appear on the Future Land Use Map, as follows: 225.2

225.3 **Low Density Residential:** This designation is used to define the District's single family neighborhoods. Single family detached and semi detached housing units with front, back, and side yards are the predominant uses. The R-1-A, R-1-B, and R-2 Zone Districts are generally consistent with the Low Density Residential land use category, although other zones [with similar development envelopes](#) may apply. 225.3

225.4 **Moderate Density Residential:** This designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones [with similar development envelopes](#) may also apply in some locations. 225.4

225.5 **Medium Density Residential:** This designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones [with similar development envelopes](#) may apply. 225.5

225.6 **High Density Residential:** This designation is used to define neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas. The corresponding Zone districts are generally R-5-D and R-5-E, although other zones [with similar development envelopes](#) may apply. 225.6

225.7 **Commercial Categories:** Four commercial categories appear on the Map, listed below. Although housing is permitted in all of these categories, the predominant use is commercial. A separate category (Mixed Use, defined on Page 2-32) is used to identify areas where the mixing of commercial and residential uses is strongly encouraged: 225.7

225.8 **Low Density Commercial:** This designation is used to define shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings. The corresponding Zone districts are generally C-1 and C-2-A, although other districts [with similar development envelopes](#) may apply. 225.8

225.9 **Moderate Density Commercial:** This designation is used to define shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height. The corresponding Zone districts are generally C-2-A, C-2-B, and C-3-A, although other districts [with similar development envelopes](#) may apply. 225.9

225.10 **Medium Density Commercial:** This designation is used to define shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height. The corresponding Zone districts are generally C-2-B, C-2-C, C-3-A, and C-3-B, although other districts [with similar development envelopes](#) may apply. 225.10

225.11 **High Density Commercial:** This designation is used to define the central employment district of the city and other major office employment centers on the downtown perimeter. It is characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed. The corresponding Zone districts are generally C-2-C, C-3-C, C-4, and C-5, although other districts [with similar development envelopes](#) may apply. 225.11

225.12 **Production, Distribution, and Repair (PDR):** The Production, Distribution, and Repair (PDR) category is used to define areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals. A variety of Zone districts apply within PDR areas, recognizing the different intensities of use and impacts generated by various PDR activities. The corresponding Zone districts are generally CM-1, CM-2, CM-3, and M, although other districts may apply. The present density and height limits set by these districts are expected to remain for the foreseeable future. 225.12

225.13 **Public and Institutional Categories**

Four public and institutional land use categories appear on the Map, as follows: 225.13

225.14 **Federal:** This designation includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses include military bases, federal government buildings, the International Chancery Center, federal hospitals, and similar federal government activities. The “Federal”

category generally denotes ownership rather than use. Land with this designation is generally not subject to zoning. In the event federal interests on any given federal site terminate, zoning for these areas should be established in a manner that is consistent with Comprehensive Plan policies. 225.14

225.15 **Local Public Facilities:** This designation includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Because of the map scale, local public facilities smaller than one acre-including some of the District's libraries, police and fire stations, and similar uses-may not appear on the Map. Zoning designations vary depending on surrounding uses. 225.15

225.16 **Institutional:** This designation includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size. Zoning designations vary depending on surrounding uses. 225.16

225.17 **Parks, Recreation, and Open Space:** This designation includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds, and museums, and District operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation). Because of the map scale, parks smaller than one acre-including many of the triangles along the city's avenues-may not appear on the Map. Zoning designations for these areas vary. The federal parklands are generally unzoned, and District parklands tend to be zoned the same as surrounding land uses. 225.17

Production, Distribution, and Repair Local Public Facilities Federal Institutional

225.18 **Mixed Use Categories:** The Future Land Use Map indicates areas where the mixing of two or more land uses is encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with stripe colors corresponding to the categories defined on the previous pages. The Mixed Use category generally applies in the following three circumstances:

- a. Established, pedestrian-oriented commercial areas a. which also include substantial amounts of housing, typically on the upper stories of buildings with ground floor retail or office uses;
- b. Commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground floor retail or office uses and upper

story housing; and

- c. Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared. 225.18

225.19 The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the Future Land Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix (in this case, “Moderate Density Residential/Low Density Commercial). The Comprehensive Plan Area Elements may also provide detail on the specific mix of uses envisioned. 225.19

225.20 It should also be acknowledged that because of the scale of the Future Land Use Map and the fine-grained pattern of land use in older parts of the city, many of the areas shown purely as “Commercial” may also contain other uses, including housing. Likewise, some of the areas shown as purely “Residential” contain existing incidental commercial uses such as corner stores or gas stations, or established institutional uses such as churches. The “Mixed Use” designation is intended primarily for larger areas where no single use predominates today, or areas where multiple uses are specifically encouraged in the future. 225.20

225.21 A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. The city has developed a number of designations specifically for mixed use areas (such as SP-1, SP-2, CR, and the Waterfront districts). Residential uses are permitted in all of the commercial zones, however, so many Mixed Use areas may have commercial zoning. 225.21

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.