



Chairman Phil Mendelson

AN AMENDMENT

“Comprehensive Plan Framework Amendment Act of 2019”

(Committee Print)

October 8, 2019

(1) The following paragraphs are amended to read as follows:

“208.2 This Plan incorporates and builds upon the 2018 Sustainable DC 2.0 plan and 2016 Climate Ready DC plan. Sustainable DC makes a conscious effort to promote natural resource conservation and environmental sustainability. It incorporates measurable goals such as reducing citywide energy consumption by 50 percent, sending zero solid waste to landfills and reducing total waste generation by 15 percent, and making the Anacostia River fishable and swimmable by 2025. These goals can only be achieved through fundamental changes in the way we live and the way we build. Green building and “low impact development” must be the norm rather than the exception. The concept of sustainability is an important theme for the Comprehensive Plan, including the renewal of brownfield sites, stormwater runoff mitigation, increased use of distributed energy resources like residential solar, and a renewed commitment to environmental justice in all neighborhoods of the city. Doing so requires a racially equitable approach that ensures the District’s ecosystems are inclusive, interconnected, and strive to evenly distribute opportunities, benefits, and safeguards throughout the city. More specifically, this means ensuring that communities of color are not saturated with landfills, hazardous waste sites, and other industrial facilities. Climate Ready DC identifies the impacts a changing climate will have upon the District; the risks to infrastructure, public facilities, and neighborhoods; and the actions to take now and in the future to prepare. 208.2

“219.2 2. Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city, such as local cultural heritage, and reduce negatives such as poverty, crime, food deserts, displacement, and homelessness. 219.2”

220.2 10. To participate effectively and represent community interests in public processes, the District should support and build the capacity of civic organizations, Advisory Neighborhood Commissions, residents, businesses and other stakeholders. We should encourage collaborative, community-led processes that bring together diverse perspectives. These processes should be clear, open and transparent. Notification procedures should be timely, provide appropriate information, and allow adequate, but not unnecessarily prolonged time, to respond. 220.2

“220.6 14. The District of Columbia contains many buildings and sites that contribute to its identity. Protecting historic resources through preservation laws and other programs is essential to retain the heritage that defines and distinguishes the city. Special efforts should be made to conserve row houses as the defining element of many District neighborhoods, and to restore neighborhood “main streets” through sensitive renovation and updating. The District’s music, art, narratives, institutions, and other cultural assets are also integral to create a community’s

identity and sense of place. Efforts should also be made to support, enhance, and protect these cultural assets. 220.6

“220.7 16. Enhanced public safety is one of the District’s highest priorities and is vital to the health of our neighborhoods. The District must continue to improve safety and security, and ensure timely and high-quality emergency police, fire, and medical assistance. This will maintain established neighborhoods, enable the most vulnerable residents to sustain their communities, and decrease exposure to collective trauma. Moreover, the District must engage in appropriate planning and capital investments to reduce the likelihood and severity of future emergencies. 220.6

“225.12 As Land Use Change Areas are redeveloped, the District aspires to create high quality neighborhoods that demonstrate exemplary site and architectural design and innovative environmental features, compatible with nearby neighborhoods, protect cultural and historic assets, and provide significant affordable housing and employment opportunities. Measures to ensure that public benefits are commensurate with increased density and to avoid and mitigate undesirable impacts of development of the Land Use Change Areas upon adjacent neighborhoods should be required as necessary. Such measures should prioritize equity by accounting for the needs of underserved communities. 225.12

227.3 Definitions of Land Use Categories: Sections 227.4 through 227.13 describe the land use categories depicted on the Future Land Use Map. References herein to density, scale, use or other features are intended to distinguish generally between the categories. The Citing Floor Area Ratios in the land use categories does not eliminate the need for height limits and other dimensional requirements established in the Zoning Regulations for a particular zone district, although the Zoning Regulations provide flexibility around such standards for Inclusionary Zoning and Planned Unit Developments. The residential and commercial land use categories run a spectrum from low to high density. It is important to consider the categories in relationship to each other. For each category, one to three zone districts are listed as illustrative. Accordingly, other zones may also apply. Some zones may straddle categories, reflecting the higher end of one category, or the lower end of another. 227.3

“227.5 Low Density Residential: This designation is used to define neighborhoods generally, but not exclusively, suited for single family detached and semi-detached housing units with front, back, and side yards. The R-1-A and R-2 Zone Districts are consistent with the Low Density Residential category, and other zones may also apply. 227.5

“229.2 Public facility and infrastructure investments should address three priorities: reach and maintain a state of good repair; add capacity necessary to meet the needs of growth; and address the forces driving change to successfully respond to future opportunities and challenges. Capital investments that incorporate sustainable, resilient, and high-quality design features and respond to emerging technologies make the District a more attractive, efficient place to live and work, and will pay future dividends by reducing costs to public health and the environment. These investments ensure that the city’s transportation, housing at various income levels, communications, energy, water, and wastewater systems adequately serve the needs of the District, and that education, public safety, and health and wellness facilities effectively and efficiently deliver high-quality services to residents, workers and visitors. The District must prioritize public investment in security, trauma, and violence prevention in the context of a public health crisis. 229.2

“229.3 The District must use its resources and assets strategically to advance the well-being of all residents. When a development project depends on public subsidies, surplus land, and/or entitlements such as Zoning Map or Future Land Use Map amendments, Planned Unit Developments, variances, tax increment financing and tax abatements, the District should leverage the enhanced value of the land that results. The enhanced value shall meet the equity needs of DC’s neighborhoods in the form of deeply affordable housing and other priorities detailed in the Comprehensive Plan. The leverage can take the form of deeply affordable housing units in excess of the Inclusionary Zoning requirements, ~~tax increment financing~~, special assessment cash contributions or increased tax rates, or other tools supported by the Comprehensive Plan. As an example, transit infrastructure investments, such as a new station, should be aligned with land use policies that support uses, densities, and connections that support transit-oriented development. The primary goal of this equity leveraging effort is to ensure that land use policies and actions align with the public investment and that District residents’ interests are balanced with the developers’ interests. 229.3

Rationale:

These amendments are intended to provide additional clarification on environmental justice, strengthen protection of local cultural assets and heritage, highlight public safety, and provide minor technical corrections to sections relating to the Future Land Use Map and other areas.