

ENROLLMENT(S)



(5)

COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE

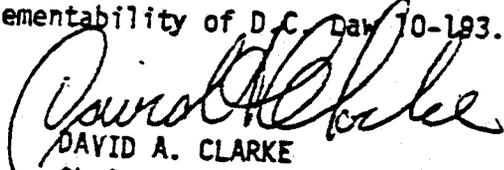
D.C. LAW 10-193

"Comprehensive Plan Amendments Act of 1994".

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. 10-212 on first and second readings, June 7, 1994 and June 21, 1994, respectively. Following the signature of the Mayor on August 8, 1994, this legislation was assigned Act No. 10-323, and published in the August 19, 1994, edition of the D.C. Register (Vol. 41 page 5536) and transmitted to Congress on August 11, 1994 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 10-193 effective October 6, 1994.

The Council also hereby gives notice that section 2 of D.C. LAW 10-193 contains amendments to the Comprehensive Plan for the National Capital, which cannot be implemented until completion of the review process of the National Capital Planning Commission ("NCP") in accordance with Sections 203 and 423 of the Act. The Council transmitted D.C. Act 10-323 to the NCP on September 12, 1994, and NCP is scheduled to consider Federal interest impacts on November 3, 1994. Upon completion of the NCP process, the Council will give notice of the implementability of D.C. Law 10-193.


DAVID A. CLARKE
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

August	11, 12, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26
September	12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30
October	3, 4, 5

Enrolled Original

Codification

AN ACT

District of Columbia Code

D.C. ACT 10-323

(1995 Supplement)

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

AUGUST 8, 1994

To amend the District of Columbia Comprehensive Plan Act of 1984.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,
That this act may be cited as the "Comprehensive Plan Amendments Act
of 1994".

Sec. 2. Comprehensive Plan Amendments.

The District of Columbia Comprehensive Plan Act of 1984, effective
April 10, 1984 (D.C. Law 5-76; D.C. Code § 1-245 *passim*), is amended
as follows:

DCMR

(a) Section 3 is amended as follows:

(1) Title I (10 DCMR 100 *et seq.*) ("General Provisions
Element") is amended as follows:

(A) Section 101.1 (10 DCMR 102) is amended to read as
follows:

"1. Stabilizing and Improving 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 in their neighborhood blocks and the
day-to-day relationships therein. District services are directed primarily
to homes and their environs.

"The District elements of the Plan propose that the residential
character of neighborhoods be maintained and improved. Many city
neighborhoods are historic or possess social, economic, and physical
qualities that make them unique and desirable places in which to live.
These qualities can also lead to development and redevelopment pressures
that threaten the very qualities that make the neighborhoods desirable.
These pressures, and potential adverse impacts, must be controlled to
ensure that the character of our neighborhoods are preserved and
enhanced.

"Many city neighborhoods also include integral commercial and
institutional uses that contribute to their character and amenity.
Neighborhood businesses, schools, park and recreational facilities,
churches, and other public and private facilities all add to the liveability
of our communities. These uses too must be protected, stabilized, and
improved.

"Promoting and 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 stabilize or improve those which need redirection."

(B) Section 101.2 (10 DCMR 103) is amended to read as follows:

"2. Increasing the Quantity and Quality of Employment Opportunities in the District.

"The expansion of the quality and quantity of employment opportunities 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."

(C) Section 101.6 (10 DCMR 107) is amended to read as follows:

"6. Preserving and Ensuring Community Input.

"Continuous community input into every phase of development of the Plan, from conception to adoption to implementation, is essential to assure that the Plan in all its elements is the valid expression of District residents, property owners, commercial interests, and other groups and individuals in the District. A variety of means to secure community input should be utilized, including advisory and technical committees, community workshops, review of draft texts, public forums and hearings, and other means of discussion and communication. The District government, through its executive and legislative branches, will strive to ensure that the Plan, in all its elements, is both responsive and responsible.

"Community input into the implementation of the District elements of the Plan will be assured by the requirement of a periodic review. Not less frequently than once every four years, beginning January 31, 1998, the Mayor shall submit to the Council a report, accompanied by a proposed resolution, on the progress made by the government of the District of Columbia in implementing the District elements of the Comprehensive Plan.

"The Council shall schedule a public hearing on the progress report and, following each review period, submit to the Mayor the findings of the Council and a copy of the public testimony on the progress report.

"Each progress report shall include an action report, which shall detail, by Comprehensive Plan objective, lead agency, and fiscal year, any action required to implement the Comprehensive Plan. For each action, the fiscal year scheduled for initiating the action and the fiscal year scheduled for completing the action shall be indicated. The action report shall address any action not yet completed that relates to the Comprehensive Plan.

"The Mayor shall submit periodically to the Council for its consideration proposed amendments to the Comprehensive Plan. Such amendments shall be submitted not less frequently than once every four years, beginning January 31, 1997. An environmental assessment of the amendments shall be prepared and submitted to the Council within 120 days of approval of the amendments by the Mayor (or in the event of

veto by the Mayor, action by the Council to override the veto). Proposed amendments may also be submitted by the Mayor to the Council at any other time that the Mayor determines to be necessary.

"The process for executive branch consideration of proposed amendments to the Comprehensive Plan initiated by District agencies or the public shall include, but not be limited to:

"(A) Standards for appropriateness;

"(B) A format and deadline for submission of amendments;

"(C) Public meetings to be held by the executive;

"(D) A mechanism for public review of all proposed amendment submissions;

"(E) A mechanism for public review of the Mayor's proposed amendments; and

"(F) Submission by the Mayor to the Council of proposed amendments to the Comprehensive Plan."

(D) New sections 101.8, 101.9, and 101.10 are added to read as follows:

"8. Reaffirm and Strengthen the District's Role as the Economic Hub of the National Capital Region.

"An economically strong and viable District of Columbia economy is essential to the economic health and well-being of the region. Encouraging the broad spectrum of both private and public growth, with the appropriate level of supporting infrastructure, is central to achieving this end. This effort should focus on making maximum use of the District's location at the center of the region's radial Metrorail and commuter rail systems, freeway and highway networks, communication networks, and headquarter functions. Housing construction and rehabilitation of existing housing, for all income levels, is important to the success of this effort, as is the provision of quality public schools, recreational opportunities, and secure living and working environments.

"This theme of economic growth is central to the District elements of the Plan.

"It must be accomplished in a manner that protects and improves the quality of the natural and human environments for the District and the region. More efficient use of the District's and the region's infrastructure will contribute significantly to doing so. Promoting educational opportunities, expanding training programs in marketable job skills, matching the District's employable population with the new kinds of jobs that will be created in the next 20 years, and providing more efficient, convenient, and environmentally appropriate modes of transportation, especially for the work and visitor trips, are key strategies to be employed in pursuing this theme.

"9. Promoting Enhanced Public Safety.

"Enhanced public safety is one of the highest priorities of the District and is vital to the economic well-being of the District. The District can thrive and prosper only if residents, businesses, and visitors feel safe and secure in neighborhoods throughout the District. The District government, working in concert with the federal government and with the residential and business communities, must maximize available resources to reduce and prevent crimes against persons and property, particularly violent crimes. An essential component of this theme is the

District's policy direction to reduce the number of illegal guns and other weapons in the District.

"The District government must continue to improve responsiveness both to public requests for emergency police, fire, or medical assistance, and to other emergency situations ranging from infrastructure and public utility failures to natural disasters. Moreover, the District must engage in appropriate planning and capital projects that reduce the likelihood or severity of such emergencies in the future.

"10. Providing for Diversity and Overall Social Responsibilities.

"Each distinct neighborhood of the District is an integral part of a diverse larger community that contributes to the District's attractiveness and strength. Although many residents have sufficient means or individual support systems to be self-reliant, other residents are periodically more dependent on the larger community for support or assistance in their daily living. While the District must strive to increase educational, employment, and other opportunities to reduce such dependency, all neighborhoods should share in the overall social responsibilities of the community, including, but not limited to, housing the homeless, feeding the hungry, accommodating the disabled, and welcoming residents of diverse backgrounds and needs."

(E) Section 102 (10 DCMR 109) is amended by adding a new paragraph at the end to read as follows:

"The zoning impact of the District elements of the Plan is not limited to areas where amendments to the Zoning Regulations are required to eliminate inconsistencies between the Plan and zoning. The Zoning Commission for the District of Columbia, the Board of Zoning Adjustment, and other District agencies shall also look to the District elements for general policy guidance. To the extent they are relevant, the objectives and policies of the District elements of the Plan shall be considered in planned unit development, campus plan, special exception, variance, and other decisions. In issuing or processing any building or construction permit, or any Certificate of Occupancy, the Zoning Administrator, the Board of Zoning Adjustment, and the Zoning Commission, shall evaluate the proposal in conjunction with the applicable sections of the Comprehensive Plan and the Comprehensive Plan Maps."

(F) Section 105 (10 DCMR 100.3) is amended by adding a new sentence to the end of the section to read as follows: "The Zoning Commission and the Board of Zoning Adjustment shall each issue written orders of its decisions within 30 days of its decisions, which shall be published in the District of Columbia Register."

(G) Section 107 (10 DCMR 199) is amended as follows:

(i) Paragraph (2) is amended to read as follows:

"(2) "Accessory apartment" means a complete apartment unit contained within a single-family house. It has kitchen and bath facilities separate from the principal dwelling and may have a separate entrance."

(ii) Paragraph (5) is amended to read as follows:

"(5) "Central Employment Area" or "CEA" means the core area of the District of Columbia, where the greatest concentration of employment in the city and region is encouraged, which is bounded as follows: beginning at Dupont Circle, southeast along Massachusetts Avenue, N.W., to 9th Street, N.W., north along 9th Street, N.E., to N Street, N.W., east along N Street, N.W., to 7th Street, N.W., south

along 7th Street, N.W., to Massachusetts Avenue, N.W., east along Massachusetts Avenue, N.W., to H Street, N.W., east along H Street, N.W., to North Capitol Street, north along North Capitol Street to Florida Avenue, N.E., and southeast along Florida Avenue, N.E., to 4th Street, N.E., on the north; south along 4th Street, N.E., to M Street, N.E., west along M Street, N.E., to 3rd Street, N.E., south along 3rd Street, N.E., to K Street, N.E., west along K Street, N.E., to 2nd Street, N.E., south along 2nd Street, N.E., to the northeast corner of lot 855, square 725, west along the northern boundary of lot 855 to the northwest corner of lot 855, south along the westerly boundary of lot 855 to Constitution Avenue, N.E., west along Constitution Avenue, N.E., to 1st Street, N.E., south on 1st Street, N.E., to Maryland Avenue, N.E., east on Maryland Avenue, N.E., to 2nd Street, N.E., south on 2nd Street, N.E., and 2nd Street, S.E., to C Street, S.E., west on C Street, S.E., to New Jersey Avenue, S.E., south on New Jersey Avenue, S.E., to D Street, S.E., west on D Street, S.E., to South Capitol Street, south on South Capitol Street to E Street, S.E., east on E Street, S.E., to New Jersey Avenue, S.E., south on New Jersey Avenue, S.E., to the Southeast Freeway, east on the Southeast Freeway to 2nd Street, S.E., south along 2nd Street, S.E., to M Street, S.E., and east along M Street, S.E., to the 11th Street freeway on the east; south on the 11th Street freeway to the northbound 11th Street, S.E., bridge, south along this bridge to the Anacostia Freeway, south along the Anacostia Freeway and Firth Sterling Avenue, S.E., to South Capitol Street, north along South Capitol Street and the Frederick Douglass Memorial Bridge to South Capitol Street, north along South Capitol Street to the Southwest Freeway, west along the Southwest Freeway and Maine Avenue, S.W., to 14th Street, S.W., north along 14th Street, S.W., and 14th Street, N.W., to Constitution Avenue, N.W., and west along Constitution Avenue, N.W., to the Route 50 Expressway on the south; north on the Route 50 Expressway to the E Street Expressway and E Street, N.W., east on the E Street Expressway and E Street, N.W., to 19th Street, N.W., north along 19th Street, N.W., to F Street, N.W., west on F Street, N.W., to 20th Street, N.W., north along 20th Street, N.W., to Pennsylvania Avenue, N.W., west along Pennsylvania Avenue, N.W., to 21st Street, N.W., north along 21st Street, N.W., to M Street, N.W., east along M Street, N.W., to 20th Street, N.W., to New Hampshire Avenue, N.W., and northeast along New Hampshire Avenue, N.W., to Dupont Circle on the west."

(iii) Paragraph (18) is amended to read as follows:

"(18) "L'Enfant City" means the area laid out in 1791 by Pierre Charles L'Enfant, Andrew Ellicott, and Benjamin Banneker 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."

(iv) Paragraph (19) is amended to read as follows:

"(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, Andrew Ellicott, and Benjamin Banneker, 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."

(v) Paragraph (39) is amended to read as follows:

"(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, pursuant to Public Law 89-774, approved November 6, 1966 (80 Stat. 1324; D.C. Code § 1-2431 *et seq.*), to operate the regional Metrorail and Metrobus transit systems."

(2) Title II (10 DCMR 200 *et seq.*) ("Economic Development Element") is amended as follows:

(A) Section 201(b) (10 DCMR 200.4) is amended to read as follows:

"(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 1990. Over a third of all jobs located in the District are in the federal government."

(B) Section 201(d) (10 DCMR 200.6) is amended to read as follows:

"(d) Despite enormous competition from the individual suburban jurisdictions, the District's private sector economy grew from 1980 to 1990. This growth was especially pronounced in the service industries, which include a broad range of business, professional, educational, health, and other related services."

(C) Section 206(5) (10 DCMR 202.2(e)) is amended to read as follows:

"(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 Development Bank, other related organizations, and the capacity of the private banking community to support international trade and business;"

(D) Section 208 (10 DCMR 203) is amended as follows:

(i) By amending paragraph (4) (10 DCMR 203.2(d)) to read as follows:

"(4) Provide for governmental participation in joint ventures and co-investment 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;"

(ii) By amending paragraph (11) (10 DCMR 203.2(j)) to read as follows:

"(11) Address the space needs of incubator and experimental industries, and reduce regulations for cottage (home-based) industries;" and

(iii) By amending paragraph (13) (10 DCMR 203.2(m)) to read as follows:

"(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, consistent with the Land Use Element and any ward and small area plan, and with sensitivity to surrounding areas."

(E) Section 210 (10 DCMR 204.2) is amended as follows:

(i) By amending paragraph (4) (10 DCMR 204.2(d)) to read as follows:

"(4) Promote the use of the public transportation system, control traffic and congestion in Downtown, and encourage sufficient parking facilities, including the concept of "shared" parking by commuters, patrons, and residents;"

(ii) By amending paragraph (5) (10 DCMR 204.2(e)) by striking the word "and" at the end of the paragraph;

(iii) By amending paragraph (6) (10 DCMR 204.2(f)) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(iv) By adding new paragraphs (7), (8), and (9) at the end to read as follows:

"(7) Locate Metrobus terminals in the F Street retail core and other retail areas to make shopping more accessible to persons transferring between buses;

"(8) Support significant new commercial and mixed-use developments in the Northeast No. 1/Eckington Yards, South Capitol Street/Buzzard Point, and Anacostia Metrorail Station development opportunity areas as appropriate to their inclusion within an expanded Central Employment Area; and

"(9) While Downtown commercial development should continue to be encouraged, increased emphasis should be placed upon commercial development in traditionally neglected and underserved communities, such as Anacostia, H Street, N.E., 14th Street, N.W. (in Columbia Heights), and Georgia Avenue, where job creation is a priority."

(F) Section 212 (10 DCMR 205.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 205.2(b)) to read as follows:

"(2) Support the appropriate development of the New York Avenue corridor area, the Howard Gateway area, 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, the Martin Luther King, Jr. Avenue, S.E., and Alabama Avenue, S.E., corridors, and the 14th Street, N.W., U Street, N.W., 7th Street, N.W., and Mount Vernon Square corridors, including making these redevelopment efforts priority items on the working agenda of the economic development entity.";

(ii) By amending paragraph (4) (10 DCMR 205.2(d)) by striking the word "and" at the end of the paragraph;

(iii) By amending paragraph (5) (10 DCMR 205.2(e)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iv) By adding a new paragraph (6) to read as follows:

"(6) Support the establishment of a quasi-public development corporation to maximize public and private investments in the development, maintenance, and use of property along the New York Avenue corridor in a manner suitable to its location as a major transportation gateway into the District, and to implement land use policies established for this corridor."

(G) Section 214 (10 DCMR 206.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 206.2(b)) to read as follows:

"(2) Seek maximum involvement of the private sector in setting policy and giving support to training and job placement programs;"

(ii) By amending paragraph (6) (10 DCMR 206.2(f)) to read as follows:

"(6) Provide increased levels of job market analysis, particularly focused on future jobs in both the public and private sectors so that training programs meet the future job needs of employers;"

(iii) By amending paragraph (7) (10 DCMR 206.2(g)) to read as follows:

"(7) Continue the development and dissemination of information on the labor market and labor force in the District of Columbia and the Primary Metropolitan Statistical Area;"

(iv) By amending paragraph (11) (10 DCMR 206.2(k)) to read as follows:

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

(v) By amending paragraph (12) (10 DCMR 206.2(l)) by striking the word "and" at the end of the paragraph;

(vi) By amending paragraph (13) (10 DCMR 206.2(m)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(vii) By adding a new paragraph (14) to read as follows:

"(14) Encourage increased employee opportunities for alternative work schedules, such as part-time employment, flex-time, job-sharing, and in-home employment, to accommodate the needs of working parents and others responsible for the care of children or other dependents."

(H) Section 218(2) (10 DCMR 208.2(b)) is amended to read as follows:

"(2) Examine building codes and other development regulations to eliminate obsolete and duplicative regulations which may adversely affect economic development, to provide appropriate, simplified, and expedited processes for reviewing both applications and objections to applications, and to establish a process to enable individuals and businesses to challenge the validity of regulations."

(3) Title III (10 DCMR 300 *et seq.*) ("Housing Element") is amended as follows:

(A) Section 301 (10 DCMR 300) is amended as follows:

(i) By amending subsection (a) (10 DCMR 300.1 and 300.2) to read as follows:

"(a) The District recognizes its obligations to facilitate the availability of adequate, affordable housing to meet the needs of current and future residents. However, government alone cannot provide affordable housing for all District citizens. Partnerships between the private sector, nonprofit housing providers, and the District government are necessary to meet the growing housing needs of District residents. Community participation in the planning process is also essential to ensure that programs and actions are effective in meeting community needs, including a desired sense of community cohesion.";

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(ii) By amending subsection (b) (10 DCMR 300.3 and 300.4) to read as follows:

"(b) A central theme of the Housing Element is that the District must stimulate a wider range of housing choices and strategies through the preservation of sound older stock and the production of new units for a wide variety of household types. The District will continue to use all available public and private resources to support a variety of programs designed to: extend affordable homeownership opportunities to low- and moderate-income households; provide housing assistance to low- or fixed-income homeowners; protect existing housing stock from demolition and conversion to non-housing uses; and stimulate the construction and rehabilitation of affordable housing by private for-profit and non-profit housing providers.";

(iii) By amending subsection (c) (10 DCMR 300.5) to read as follows:

"(c) A major priority is to maintain and upgrade the District's affordable rental stock, including public housing developments and subsidized housing units, which has been, and will continue to be, the primary source of shelter for low- and moderate-income households.";

(iv) By amending subsection (d) (10 DCMR 300.6) to read as follows:

"(d) Housing in the District is viewed as a key part of a total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities."; and

(v) By adding a new subsection (h) to read as follows:

"(h) Additional commercial office space at appropriate locations, derived from discretionary zoning density increases or street or alley closings, shall be used to leverage the production of affordable housing throughout the District of Columbia.".

(B) Section 304 (10 DCMR 301.3) is amended as follows:

(i) By amending paragraph (5) (10 DCMR 301.3(e)) to read as follows:

"(5) Encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused, and encourage adaptive reuse of surplus schools and other available public buildings as housing, with particular emphasis upon the needs of low- and moderate-income residents. (Disposition or development of such public properties should occur within 2 years of being abandoned or vacant.)";

(ii) By amending paragraph (7) (10 DCMR 301.3(g)) by striking the word "and" at the end of the paragraph;

(iii) By amending paragraph (8) (10 DCMR 301.3(h)) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(iv) By adding a new paragraph (9) to read as follows:

"(9) Encourage the provision of affordable housing by requiring private developers who obtain additional commercial office space from discretionary zoning density increases or street or alley closings

at appropriate locations to contribute to the production of affordable housing throughout the District of Columbia."

(C) Section 305 (10 DCMR 302.1) is amended to read as follows:

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

"The objectives of the District for low- and moderate-income housing are: to provide for the housing needs of low- and moderate-income residents; to improve the District's low-rent housing program; to create and maintain moderate-cost housing environments that enhance the quality of life for their residents; to provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility; to encourage home ownership; and to reduce the overall cost of housing among low- and moderate-income households."

(D) Section 306 (10 DCMR 302.2) is amended as follows:

(i) By amending paragraph (5) (10 DCMR 302.2(e)) to read as follows:

"(5) Continue to rehabilitate and improve the District's public housing stock to meet current housing standards, when necessary remove units where excessive densities or other design factors make rehabilitation undesirable after appropriate replacement units have been provided, and provide for a mix of income levels and household sizes in rehabilitated projects;"

(ii) By amending paragraph (6) (10 DCMR 302.2(f)) to read as follows:

"(6) Maintain, or expand as funds permit, the scattered-site acquisition program for low-rent housing (maintain the properties to comply with building and housing codes);"

(iii) By amending paragraph (7) (10 DCMR 302.2(g)) to read as follows:

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

(iv) By amending paragraph (9) (10 DCMR 302.2(i)) by striking the word "and" at the end of the paragraph;

(v) By amending paragraph (10) (10 DCMR 302.2.(j)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(vi) By adding a new paragraph (11) to read as follows:

"(11) Continue the city's comprehensive effort to address the number and percentage of vacancies within the District's public housing inventory, including establishing accurate and comprehensive specifications for vacant units, increasing inspection capacity or hiring third parties to monitor work in progress, and developing stronger internal controls for the procurement of contractors, equipment, and materials."

(E) Section 308(2) (10 DCMR 303.2(b)) is amended to read as follows

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"(2) Expedite public programs to stimulate private-sector construction and rehabilitation of housing for the elderly, and continue comprehensive efforts to modernize and upgrade District-owned elderly housing projects;"

(F) New sections 308a and 308b are added to read as follows:

"Sec. 308a. Housing Linkage Objective.

"(a) The housing linkage objective is to require applicants who obtain bonus commercial office space as a result of a discretionary and otherwise appropriate street or alley closing or zoning density increase to produce housing or contribute funds to the production of housing, particularly housing that is affordable to low- and moderate-income households, throughout the District, in an amount based on a formula tied to the amount or value of the additional commercial office square footage obtained.

"(b) In establishing the housing linkage objective, the District sets forth the following purposes:

"(1) To encourage the construction and rehabilitation of housing throughout the District of Columbia, particularly housing that is affordable to low- and moderate-income households;

"(2) To reduce a shortage of such affordable housing in the District which has been caused in part by increased demand for this housing from employees of new commercial development who compete with present residents for scarce, vacant affordable housing, and by high land values which raise the cost of housing and which are partly a function of the demand for additional commercial office space in the National Capital; and

"(3) To increase the income tax base and labor force in the District by providing a mechanism to stimulate the development and expansion of housing for employees in the District who cannot afford to reside in the District.

"Sec. 308b. Policies in Support of the Housing Linkage Objective.

"The policies established in support of the housing linkage objective are as follows:

"(1) Except as provided in paragraph (7) of this section, whenever the Council approves a discretionary and otherwise appropriate street or alley closing which results in the provision of additional commercial office space, or whenever the Zoning Commission approves a discretionary and otherwise appropriate zoning density increase which results in the provision of additional commercial office space, the applicant who obtains the additional commercial office space shall be required to comply with the following housing requirement:

"(A) The applicant shall construct or rehabilitate housing that is affordable to low- and moderate-income households in the District, the minimum amount of which shall be calculated by the formula set forth in paragraph (2) of this section, which shall be dedicated to use for affordable housing for no fewer than 20 years, and which shall be developed in accordance with the schedule set forth in paragraph (8) of this section; or

"(B) The applicant shall contribute funds, the minimum amount of which shall be calculated by the formula set forth in paragraph (4) of this section, to a housing trust fund, and which shall be

contributed in accordance with the schedule set forth in paragraph (8) of this section.

"(2) (A) Except as provided in subparagraph (B) of this paragraph, if the applicant agrees to construct or rehabilitate the affordable housing, then the total square footage of the affordable housing that the applicant shall be required to construct or rehabilitate shall be:

"(i) Not less than one-fourth of the total square footage of the additional commercial office space, if the required affordable housing is located on or adjacent to the site of the additional commercial office space;

"(ii) Not less than one-third of the total square footage of the additional commercial office space, if the required affordable housing is located off or not adjacent to the site of the additional commercial office space, and if the housing is located within the advisory neighborhood commission area where the additional commercial office space is located or within an area designated on an enacted land use map of the Comprehensive Plan as a housing opportunity area; or

"(iii) Not less than one-half of the total square footage of the additional commercial office space, if the required affordable housing is located in any other area of the District.

"(B) If the additional commercial office space is located on a development site that is improved with 1 or more housing units that are removed, either after the application, or within 1 year prior to the application, to facilitate the commercial development, then the total square footage of the required affordable housing shall be not less than the total square footage of the removed housing plus the square footage of housing required by subparagraph (A) of this paragraph.

"(3) If the applicant agrees to construct or rehabilitate affordable housing pursuant to paragraph (1) of this subsection, the applicant may satisfy this agreement in any manner chosen by the applicant, including but not limited to a joint venture, partnership, contract, or arrangement with another party to develop the required housing.

"(4) (A) Except as provided in subparagraph (B) of this paragraph, if the applicant agrees to contribute funds to a housing trust fund, then the amount of funds to be contributed shall be no less than the total of one-half of the assessed value of the total square footage of additional commercial office space.

"(B) If the applicant agrees to contribute funds to a housing trust fund, and if the additional commercial office space is located on a development site that is improved with 1 or more housing units that are removed, either after the application or within 1 year prior to the application, to facilitate the commercial development, then the amount of funds to be contributed shall be no less than the total of the assessed value of the housing units that are removed plus one-half of the assessed value of the total square footage of additional commercial office space.

"(5) (A) Approval of a street or alley closing or a zoning density increase that is subject to the housing requirement of this section shall be contingent upon the filing in the Recorder of Deeds Division of the District of Columbia Department of Finance and Revenue of a covenant

between the District and the applicant that incorporates the conditions set forth in this section with which the applicant is required to comply.

"(B) The covenant entered into pursuant to subparagraph (A) of this paragraph shall also include, but not be limited to, the following conditions:

"(i) The location, number, average square footage, and the estimated first year rental or sales prices of housing units to be constructed or rehabilitated pursuant to this section, including the details of any arrangement for another party to develop the required housing, where applicable; and

"(ii) The amount of dollars to be contributed to a housing trust fund, where applicable.

"(C) The applicant shall transmit a copy of the covenant, upon its recordation, each to the Director of the Office of Planning, the Director of the Office of Zoning, the Director of the Department of Housing and Community Development, the Director of the Department of Consumer and Regulatory Affairs, and the Council.

"(6) Nothing in this section shall require the Zoning Commission to grant or deny an application for a zoning density increase. Nothing in this section shall supplant any requirement of the Zoning Regulations. Nothing in this section shall obviate the requirement that zoning shall not be inconsistent with the Comprehensive Plan. However, the Zoning Commission and the Mayor's Office of Planning each shall consider an applicant's compliance with the requirements of this section as supportive of the Comprehensive Plan and as providing public amenities associated with an applicant's project.

"(7) The provisions of this section shall not apply to:

"(A) An applicant who obtains a street or alley closing or a zoning density increase for a development that includes, on or adjacent to the site of the development, an amount of housing that is equal to the amount that would be calculated pursuant to the formula set forth in paragraph (2)(A)(iii) of this section;

"(B) An applicant whose development obtains no additional commercial office space as a result of obtaining a street or alley closing or a zoning density increase;

"(C) An applicant for a street or alley closing or a zoning density increase who represents a federal governmental agency, the Washington Metropolitan Area Transit Authority, or the Pennsylvania Avenue Development Corporation;

"(D) An applicant who obtains additional commercial office space pursuant to the variance provisions of the Zoning Regulations;

"(E) An applicant whose approved street or alley closing was decided by the Council, or whose approved zoning density increase was decided by the Zoning Commission, prior to the date of final adoption of the Comprehensive Plan Amendments Act of 1994 by the Council;

"(F) An applicant who obtains a zoning density increase for a development that already is subject to a housing, retail, arts, or historic preservation requirement pursuant to the zoning regulations set forth in the Downtown Development District; or

"(G) An applicant who obtains a street or alley closing or a zoning density increase for a development about which the Council, in its legislation that approves of the street or alley closing, or the Zoning Commission, in its order that approves of the zoning density

increase, makes all of the following findings after a public hearing, for which prior notice of a request for this exemption was provided to each affected advisory neighborhood commission and in the District of Columbia Register, and during which the burden of proof is upon the applicant to justify granting this exemption:

"(i) The development associated with the street or alley closing or zoning density increase is located within an area designated in the text or map of the Comprehensive Plan as a development opportunity area, a production and technical employment area, or a new or upgraded commercial center; and

"(ii) Imposition of no housing requirement or a housing requirement that is less stringent than the requirement imposed by this section is necessary to implement objectives and policies set forth in this Plan for that designated area, which otherwise would likely not be achieved.

"(8) (A) An applicant who obtains a street or alley closing or a zoning density increase who is required to construct or rehabilitate affordable housing pursuant to this section shall not be issued a certificate of occupancy for the applicant's commercial development until a certificate of occupancy has been issued for the required affordable housing units; and

"(B) An applicant who obtains a street or alley closing or a zoning density increase who is required to contribute funds to a housing trust fund pursuant to this section shall proceed in accordance with the following schedule:

"(i) Not less than one-half of the required total contribution shall be made prior to the issuance of a building permit for any of the commercial development; and

"(ii) The balance of the required total contribution shall be made prior to the issuance of a certificate of occupancy for any of the commercial development.

"(C) Prior to the issuance of a building permit or certificate of occupancy for the commercial development, whichever is applicable, the applicant shall certify to the District that the provisions of this section have been satisfied.

"(9) The Zoning Commission and all other agencies that have authority to adopt regulations to implement the housing linkage policies shall, within 120 days of the effective date of the Comprehensive Plan Amendments Act of 1994, propose and, within 270 days of the effective date of the Comprehensive Plan Amendments Act of 1994, adopt regulations to implement the provisions of this section.

"(10) For the purposes of this section, the term:

"(A) "Additional commercial office space" means the extra square footage of commercial office space available to an applicant as a result of obtaining a street or alley closing or a zoning density increase.

"(B) "Affordable housing" means housing for low- and moderate-income households, with annual costs which do not exceed 30 percent of the maximum moderate income amount.

"(C) "Assessed value" means the fair market value of property as determined by the property tax assessment records of the District of Columbia Department of Finance and Revenue, at the time of application for a street or alley closing or a zoning density increase.

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"(D) "Assessed value of each square foot of additional commercial office space" means the result reached by dividing the assessed value per square foot of land that comprises the development site by the maximum permitted commercial FAR before the zoning density increase.

"(E) "Construction" means the building of new housing for sale or rental in the District, the average square footage of which is not less than 850 square feet per unit except, in the case of single room occupancy housing, the average square footage requirement may be less than 850 square feet.

"(F) "Development site" means the total square footage of land on lots associated with an applicant's commercial project.

"(G) "Floor area ratio", or "FAR", means the figure of density defined in the Zoning Regulations of the District of Columbia (11 DCMR 199) that expresses the total gross floor area as a multiple of the area of a lot.

"(H) "Housing" means private or publicly assisted residential dwelling units but which excludes transient tourist-oriented accommodations such as hotels, motels, or inns.

"(I) "Housing trust fund" means either the fund established under section 3 of the Housing Production Trust Fund Act of 1988, effective March 16, 1989 (D.C. Law 7-202; D.C. Code § 45-3201), or an organization that qualifies as a nonprofit organization under section 501(c)(3) of the Internal Revenue Code of 1986, approved October 22, 1986 (68A Stat. 163; 26 U.S.C. 501(c)(3)), and that also:

"(i) Exists primarily for the purpose of assisting in the production of affordable housing units;

"(ii) Operates a trust fund that disburses money for affordable housing development;

"(iii) Receives applications for funds directly from developers of affordable housing;

"(iv) Has adopted criteria for selection of projects and allocation of funds among various types of affordable housing developments; and

"(v) Has been certified by the Director of the District of Columbia Department of Housing and Community Development as a qualifying nonprofit organization that also complies with sub-subparagraphs (i) through (iv) of this subparagraph, with notice of such certification having been published in the District of Columbia Register.

"(J) "Low income household" means a household consisting of 1 or more individuals, as certified by the District of Columbia Department of Housing and Community Development, with a total income equal to less than 50 percent of the Primary Metropolitan Statistical Area median.

"(K) "Moderate income household" means a household consisting of 1 or more individuals, as certified by the District of Columbia Department of Housing and Community Development, with a total income equal to between 50 percent and 80 percent of the Primary Metropolitan Statistical Area median.

"(L) "Rehabilitation" means the substantial renovation of housing for sale or rental in the District which is not habitable for

dwelling purposes because it is in substantial violation of the Housing Regulations of the District of Columbia (14 DCMR).

"(M) "Square foot" or "square footage" refers to a gross unit of measurement.

"(N) "Zoning Commission" means the Zoning Commission for the District of Columbia.

"(O) "Zoning density increase" means additional floor area ratio for commercial office use obtained by an applicant pursuant to the Zoning Regulations which is greater than the floor area ratio permitted as a matter-of-right under the Zoning Regulations, but which does not include increased floor area ratio that is obtained pursuant to the variance provisions of the Zoning Regulations or pursuant to an amendment of the Zoning Map.

"(P) "Zoning Regulations" means the regulations adopted by the Zoning Commission (10 DCMR) pursuant to the authority of the Zoning Act, approved June 20, 1938 (52 Stat. 797; D.C. Code § 5-413 *et seq.*)."

(G) Section 310 (10 DCMR 304.2) is amended as follows:

(i) By amending paragraph (4) (10 DCMR 304.2(d)) to read as follows:

"(4) Maintain flexibility in the use of government regulatory powers to protect the homes and communities of District residents and undertake systematic analyses and assessments to ensure that the District's housing objectives and intervention policies are meeting the needs of the community and that the equitable implementation of these strategies serves the needs of participants in the housing development process;"

(ii) By amending paragraph (6) (10 DCMR 304.2(f)) to read as follows:

"(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 and tax incentives. For renters of single-unit houses, offer well publicized maintenance training programs at the neighborhood level, including counseling, technical service, and information on techniques to conserve energy.);"

(iii) By amending paragraph (8) (10 DCMR 304.2(h)) to read as follows:

"(8) Consider permitting the development of accessory apartment units in single-family housing in all residential districts where they are not currently permitted for single, elderly persons in need of housing, and ensure that housing standards are met in the development of accessory apartment units;"

(iv) By adding a new paragraph (8A) to read as follows:

"(8A) Use planned unit development, R-5-A, and similar provisions of the Zoning Regulations of the District of Columbia to encourage the construction or rehabilitation of additional single- and multi-family housing at suitable locations;"

(v) By amending paragraph (9) (10 DCMR 304.2(j)) to read as follows:

"(9) Provide suitable public facilities in neighborhoods targeted for large-scale housing construction or housing rehabilitation;"

(vi) By amending paragraph (15) (10 DCMR 304.2(n)) by striking the word "and" at the end of the paragraph;

(vii) By amending paragraph (16) (10 DCMR 304.2(o)) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(viii) By adding new paragraphs (17) and (18) to read as follows:

"(17) Provide for expedited permit and approval processes for construction and rehabilitation of single-family and multi-family housing accommodations of four or fewer units; and

"(18) Amend the Zoning Regulations to require the production or contribution to the production of affordable housing for low- and moderate-income persons throughout the District of Columbia when additional commercial office space is obtained from discretionary and otherwise appropriate zoning density increases."

(4) Title IV (10 DCMR 400 *et seq.*) ("Environmental Protection Element") is amended as follows:

(A) Section 402 (10 DCMR 400.7 and 400.8) is amended to read as follows:

"Sec. 402. Environmental Protection Goal.

"It is the goal of the District to protect the environment, to resist threats to its overall quality, to act to maintain and enhance its positive features in the interest of residents, workers, and visitors, and to protect residential communities from identified environmental hazards by implementing controls that prevent adverse impacts from incompatible uses. The District supports the objectives of the companion Federal Environmental Element and efforts to implement it."

(B) Section 404 (10 DCMR 401.2) is amended as follows:

(i) By amending paragraph (4) (10 DCMR 401.2(d)) to read as follows:

"(4) Reduce water pollution resulting from point and non-point sources;" and

(ii) By amending paragraph (7) (10 DCMR 401.2(g)) to read as follows:

"(7) Protect and restore wetlands, develop recreational access to our waterways, and protect and expand the emerging fisheries resource; and"

(C) Section 405 (10 DCMR 402.1) is amended to read as follows:

"Sec. 405. Objective of Improving Air Quality.

"The objective of improving air quality is to improve the quality of air in the District of Columbia and the region so as to meet public health and environmental standards."

(D) Section 406 (10 DCMR 402.2) is amended as follows:

(i) By amending paragraph (5) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (6) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(iii) By adding new paragraphs (7) and (8) to read as follows:

"(7) Promote the use of alternative fuels, carpooling, mass transportation, bicycles and other means to reduce the use of automobiles and resulting air pollution; and

"(8) Upon evidence of an alleged violation of the national ambient air quality standards, the Department of Consumer and Regulatory Affairs ("DCRA") shall investigate within 10 days and, if DCRA finds a violation, shall issue and make available to the public within 30 days a written report of its investigation of the violation which shall include documenting evidence and recommendations."

(E) Section 407 (10 DCMR 403.1) is amended to read as follows:

"Sec. 407. Objective for Solid Waste Management.

"The objective for solid waste management is to develop safe and effective methods for reducing, collecting, recycling, and disposing of solid waste and sewage sludge."

(F) Section 408 (10 DCMR 403.2) is amended as follows:

(i) By designating the existing lead-in language as subsection (a);

(ii) By amending paragraph (1) (10 DCMR 403.2(a)) to read as follows:

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

(iii) By amending paragraph (3) (10 DCMR 403.2(c)) to read as follows:

"(3) Encourage the recovery and recycling of solid waste and sewage sludge materials, for both the public and private sectors, through appropriate regulatory, management, and marketing strategies;"

(iv) By amending paragraph (4) (10 DCMR 403.2(d)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place;

(v) By adding a new paragraph (5) to read as follows:

"(5) Develop an effective public education program to encourage residents and businesses to reduce litter and promote recycling."; and

(vi) By adding a new subsection (b) to read as follows:

"(b) The Department of Public Works shall enforce adopted noise regulations pertaining to the operation of solid waste hauling equipment in or near residential neighborhoods by limiting vehicular operating permits to the restricted hours and locations set forth in the regulations."

(G) Section 410 (10 DCMR 404.2) is amended as follows:

(i) By amending paragraph (7) (10 DCMR 404.2(g)) to read as follows:

"(7) Enforce the prohibition against illegal dumping and littering and ensure that vacant lots and abandoned buildings are maintained free from debris through adequate funding of regulatory programs and public education campaigns;"

(ii) By amending paragraph (8) to read as follows:

"(8) Encourage the planting and retention of private trees through planning, zoning, and building regulation and any discretionary governmental action, and ensure the prompt removal of dying trees (or diseased portions thereof); and"; and

(iii) By adding a new paragraph (9) to read as follows:

"(9) Encourage flexibility by District government officials in the standards required for street/gutter/curb/sidewalk improvements. Such flexibility should meet the need for such improvements while respecting the environment (as opposed to inflexibility that only meets the standards without regard to environmental effects)."

(H) Section 412 (10 DCMR 405.2) is amended as follows:

(i) By striking the word "Heath" in the title and inserting the word "Health" in its place;

(ii) By amending paragraph (1) (10 DCMR 405.2(a)) to read as follows:

"(1) Provide an adequate regulatory and enforcement program for food handling and storage by maintaining a strong District program of restaurant and food service inspection to protect the public health, with exceptions through special regulations for cottage (home-based) businesses such as catering, provided that such businesses meet the requirements and regulations for home office occupations;"

(iii) By amending paragraph (3) (10 DCMR 405.2(c)) to read as follows:

"(3) Develop, implement, and maintain programs to manage the use, handling, transportation, storage and disposal of harmful chemical, biological, and radioactive materials (hospital wastes, radioactive materials used in research and medical treatment, hazardous organic and inorganic chemicals are of special concern) including expanded enforcement of local regulations and the establishment of a training program on the handling of hazardous materials and on emergency planning;"

(iv) By amending paragraph (4) (10 DCMR 405.2(d)) to read as follows:

"(4) Strengthen and enforce the noise control laws, including those regulating motor vehicle and public assembly noise, and inform citizens of their rights to file complaints against violators of these laws; and"; and

(v) By adding new paragraphs (5) and (6) to read as follows:

"(5) Develop a program to safely collect and dispose of household hazardous wastes, including batteries, paints, household cleaners, and other harmful wastes generated by residential properties.

"(6) Provide an adequate regulatory and enforcement program to minimize perpetual sources of noise, whether at or above ground level, and to require that sound barriers, especially on roofs, should be placed between sources of noise and people living or working in nearby buildings."

(I) Section 414 (10 DCMR 406.2) is amended as follows:

(i) By amending paragraph (1) (10 DCMR 406.2(a)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (2) (10 DCMR 406.2(b)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (3) to read as follows:

"(3) Require that new construction or substantial repair of residential or commercial kitchen, bathroom, and laundry facilities include water conserving plumbing fixtures as part of the new construction or renovation."

(J) Section 419 (10 DCMR 408.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 408.2(b))

to read as follows:

"(2) Encourage citizens to cultivate community gardens and encourage and allow rooftop gardens, where feasible;" and

(ii) By adding new sections 419c and 419d to read

as follows:

"Sec. 419c. Reducing the Impact of Electromagnetic Field Radiation Objective.

"It is reasonable to conclude that reducing exposure to electromagnetic fields (EMF) at all points on the spectrum increases public safety. Doing nothing, while waiting for conclusive evidence about human health effects, is not a reasonable response to the potential risks associated with EMFs.

"Sec. 419d. Policies in Support of Reducing the Impact of Electromagnetic Field Radiation.

"District government officials must incorporate prudent avoidance in decisions regarding the approval, location and routing, and intensity of electromagnetic field (EMF) generating facilities such as generators, power lines, and antennas. Facilities should be located only when and where necessary based on the local service needs of property owners, and facilities should be designed using methods to mitigate, to the greatest extent practicable, involuntary exposures to the public and adverse effects on park land, public space, and private property."

(K) Section 421 (10 DCMR 409.2) is amended as follows:

(i) By designating the lead-in language as subsection (a);

(ii) By amending paragraph (14) (10 DCMR 409.2(n)) by striking the word "and" at the end of the paragraph;

(iii) By amending paragraph (17) (10 DCMR 409.2(q)) by striking the word "and" at the end of the paragraph;

(iv) By amending paragraph (18) (10 DCMR 409.2(r)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place;

(v) By adding new paragraphs (19), (20), (21), (22), and (23) to read as follows:

"(19) Develop or expand programs to increase public awareness and educate the youth from pre-school through high school about the importance of respecting and protecting the environment now and in the future;

"(20) Establish indoor air quality policies and programs for both the workplace and housing to ensure adequate radon testing and abatement procedures;

"(21) Upon receipt of an application for a building permit for any action subject to the environmental impact statement requirements of the District of Columbia Environmental Policy Act of 1989, effective October 18, 1989 (D.C. Law 8-65; D.C. Code § 6-981), the Mayor shall:

"(A) Send the application to the appropriate agency for review to determine if there is a significant impact on the environment; and

"(B) Simultaneous with sending the application to the appropriate agency, the Mayor shall submit an application to an affected ANC and provide an affected ANC with not less than 30 days to review the environmental analysis prior to a finding of impact or no impact;

"(22) Encourage the Metropolitan Washington Airports Authority to improve airport operations and reduce aircraft noise related to Washington National Airport, especially affecting neighborhoods along the Potomac and Anacostia Rivers; and

"(23) Encourage the federal government to reduce noise from the operation of helicopters operated by federal agencies, especially over residential areas along the Potomac and Anacostia Rivers and especially between the hours of 10:00 p.m. and 7:00 a.m."; and

(vi) By adding a new subsection (b) to read as follows:

"(b) The Department of Consumer and Regulatory Affairs shall enforce adopted regulations restricting the time of operation of construction equipment and other noise-generating construction activities in or near residential neighborhoods."

(5) Title V (10 DCMR 500 *et seq.*) ("Transportation Element") is amended as follows:

(A) Section 501 (10 DCMR 500) is amended as follows:

(i) By amending paragraph (a) (10 DCMR 500.1 and 500.2) to read as follows:

"(a) The District's transportation network strives 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 handicapped to move people within the District and throughout the metropolitan area. The District's transportation network also includes transcontinental rail service provided by Amtrak, and commuter rail service operating from points in Maryland, Virginia, West Virginia, and Pennsylvania provided by Amtrak, Virginia Railway express ("VRE"), and the Maryland Association of Rail Commuters ("MARC"). This service provides rail access to the District for visitors, workers, and freight. Finally, the District's air transportation network consists of 3 major airports, all of which are connected to the District by highway, Metrorail, or Amtrak.

"The basic philosophy of the Transportation Element is that by providing for the efficient movement of people and goods within the District and its metropolitan area, the District's transportation network can play a key role in the District's effort to maintain and enhance its function as the economic and cultural hub of the Washington metropolitan area. This service will be provided pursuant to all appropriate federal and local laws and regulations including the Clean Air Act Amendments of 1990 ("CAAA"), the Americans with Disabilities Act of 1990 ("ADA"), and the Intermodal Surface Transportation Efficiency Act of 1991 ("ISTEA").";

(ii) By amending paragraph (c) (10 DCMR 500.4) to read as follows:

"(c) Today the District has a transportation system that meets its needs generally. There are aspects of this system, however, that must be improved and enhanced in order to comply with CAAA, ADA, and ISTEA as well as meet the mobility needs of the elderly and of school age children between school and after school programs. The District accepts its obligation to correct and improve those parts of the existing transportation system where the service does not measure up to acceptable standards and where congestion impairs the efficiency of the system. The District will also coordinate with the appropriate federal agencies in evaluating the feasibility of providing expanded or new rail service on old (abandoned) tracks."; and

(iii) By amending paragraph (d) (10 DCMR 500.5) to read as follows:

"(d) The District will work aggressively to implement the state requirements for intermodal transportation planning and coordination that are contained in the federal ISTEA legislation. The District will also seek improvements 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."

(B) Section 502 (10 DCMR 501.1) is amended to read as follows:

"Sec. 502. Transportation Goal.

"It is the goal of the District to provide appropriate, energy-efficient, cost-effective, and convenient public transportation services within the District of Columbia and to work with neighboring jurisdictions throughout the Washington metropolitan area as a means of enhancing the functions and quality of life for those who live, work, and visit in the District of Columbia."

(C) Section 504 (10 DCMR 501.3) is amended as follows:

(i) By amending paragraph (3) (10 DCMR 501.3(c)) to read as follows:

"(3) To stimulate shopping, restaurant, and other retail activities, encourage increased, adequate short-term, on- and off-street parking to meet current and expanded needs of increased retail development while reducing traffic congestion in designated locations, including the provision of increased weekend on-street parking spaces in areas such as loading zones and commercial building entrances in the Downtown retail area; (This can be done by working with the various retail business groups and affected residents in Downtown and other areas of the city to establish measures such as: merchant-financed park and shop programs; relaxed weekend parking restrictions at non-retail commercial building entrances; shared parking spaces in enclosed parking facilities for use on weekends; and new parking facilities at appropriate locations within designated retail areas, including revenue bond-financed municipal parking facilities funded by municipal parking revenues and special tax assessments on commercial properties within areas benefitting from the municipal parking);";

(ii) By amending paragraph (5) (10 DCMR 501.3(e)) to read as follows:

"(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 or dedication of some public space to facilitate small package deliveries;"

(iii) By amending paragraph (6) (10 DCMR 501.3(f)) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(iv) By adding new paragraphs (7), (8), (9), (10), and (11) to read as follows:

"(7) Enhance the efficiency of the transportation system and improve mobility for people and goods by planning and developing optimum connections between the various transportation modes operating in this metropolitan area;

"(8) Establish transportation control measures and consider congestion pricing strategies which will reduce traffic congestion and reduce emissions from motor vehicles but which will not impose an adverse fiscal burden on the District or reduce its competitiveness within the region;

"(9) Encourage major private sector employers to set up and operate transportation demand management ("TDM") programs that promote the use of alternatives to the single-occupant private automobile for work trips within, into, and out of the District; (Alternative TDM measures might include, but not be limited to, transit fare subsidies, preferential parking for carpools and vanpools, non-subsidized employee parking, flex-time hours of duty, and bicycle lockers and related shower facilities);

"(10) Provide reverse commute options which will provide District residents with access to the regional job market that is essentially equal to that afforded to suburban residents commuting to the District; and

"(11) Study the feasibility of expanded or new rail operations on old or abandoned tracks."

(D) Section 505 (10 DCMR 502.1) is amended to read as follows:

"Sec. 505. Objectives for Use of Mass Transit.

"The objectives for use of mass transit are to complete the 103 mile adopted regional Metrorail system, promote the increased use of transit, and expand the provision of transportation services for elderly and handicapped persons within the District of Columbia."

(E) Section 506 (10 DCMR 502.2) is amended as follows:

(i) By amending paragraph (1) (10 DCMR 502.2(a)) to read as follows:

"(1) Support the completion of the last 13.5 miles of the 103 mile Metrorail system as rapidly as possible;"

(ii) By amending paragraph (2) (10 DCMR 502.2(b)) to read as follows:

"(2) Spearhead a campaign to establish a regional tax to finance the expansion and rehabilitation of the Metrorail and Metrobus systems and the development of other alternatives to the single-passenger private automobile that move people and goods more efficiently throughout the District and the metropolitan area;"

(iii) By amending paragraph (3) (10 DCMR 502.2(c)) to read as follows:

"(3) Promote the increased use of mass transit in the District and the region by encouraging the following programs:

"(A) Subsidization by merchants of transit trips for shoppers and employees;

"(B) Provision of public transit incentives by developers and employers to employees, which may include shuttle buses to Metrorail stations and subsidized fare cards and flash passes;

"(C) Establishment of educational programs to acquaint residents with the convenience of mass transit;

"(D) Increased advertising of schedules and timetables; and

"(E) Extensions of mass transit service, including expansion of Metrorail parking facilities and extended Metrobus/Metrorail routes and hours of operation in response to increased patronage;"

(iv) By amending paragraph (6) (10 DCMR 502.2(f)) by striking the word "and" at the end of the paragraph;

(vi) By amending paragraph (7) (10 DCMR 502.2(g)) to read as follows:

"(7) Create policies to ensure that:

"(A) Taxicab service in the District remains a safe, convenient, and well-functioning part of the District's transportation system;

"(B) Adequate taxicab service is provided to all parts of the District in a nondiscriminatory fashion; and

"(C) The security and service concerns of taxicab owners, drivers, and passengers are addressed in a fair, equitable, and timely manner;" and

(vii) By adding new paragraphs (8), (9), and (10) to read as follows:

"(8) Ensure that the remaining unbuilt Metrorail segments within the District of Columbia are built as rapidly as possible with minimum adverse impacts on the residences and businesses located along the construction corridors;

"(9) Create more direct connections between the various transit modes consistent with the federal requirement to plan and implement intermodal transportation systems; and

"(10) Expand the provision of transportation services for the elderly and handicapped to include a contract for a core service provider for ADA-eligible trips within the District of Columbia."

(F) Section 508 (10 DCMR 503.2) is amended as follows:

(i) By amending paragraph (4) (10 DCMR 503.2(d)) to read as follows:

"(4) Implement a technologically enhanced vehicle inspection and maintenance program and emphasize and ensure regional compliance with automobile emission requirements;"

(ii) By amending paragraph (5) (10 DCMR 503.2(e)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (6) to read as follows:

"(6) Support the establishment or expansion of employer-sponsored transit ridership programs such as the federal Metro Pool program where, pursuant to federal legislation, public and private employers may subsidize employee travel by mass transit each month."

(G) Section 510 (10 DCMR 504.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 504.2(b)) to read as follows:

"(2) Require appropriate and adequate traffic circulation systems that include and emphasize mass transportation options (including but not limited to buses, vans, or carpools) in new residential developments and consider including pedestrian walkways and bicycle paths in new residential developments;" and

(ii) By amending paragraph (4) (10 DCMR 504.2(d)) to read as follows:

"(4) Establish and enforce standards for lighting, curb cuts, ramps for the handicapped, and other amenities; promote private-sector involvement in the development of sidewalks and pedestrian paths to complete the District's pedestrian system; and enhance pedestrian access to public transportation in the city, including consideration of incentives for private-sector sidewalk and pedestrian pathway improvements;"

(H) Section 511 (10 DCMR 505.1) is amended to read as follows:

"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 through intermodal planning and connections."

(I) Section 512 (10 DCMR 505.2) is amended as follows:

(i) By amending paragraph (3) to read as follows:

"(3) Encourage the Metropolitan Washington Airports Authority to:

"(A) Maintain or reduce the number of hourly commercial aircraft operations ("landing slots") at Washington National Airport;

"(B) Reconsider "scattered flight" take off and landing patterns for this airport;

"(C) Impose stricter day-time and night-time restrictions on decibel levels to eliminate adverse noise impacts upon residents attributable to commercial aircraft operations at this airport; and

"(D) Prohibit the operation of commercial aircraft at Washington National Airport between the hours of 10:00 p.m. and 7:00 a.m.;"

(ii) By amending paragraph (4) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding new paragraphs (5), (6), and (7) to read as follows:

"(5) Work with the Federal Aviation Administration and the Washington Metropolitan Council of Governments to assess the feasibility and availability of funding for development of a publicly-owned general-purpose heliport/vertiport facility at a site within the District of Columbia, where such a facility would not adversely impact residential neighborhoods as set forth in the Helicopter Landing Pad Public Nuisance Act of 1987, effective October 9, 1987 (D.C. Law 7-40; D.C. Code § 7-1439);

"(6) Work with other local governments in the Washington metropolitan region to develop intermodal transportation services which ensure more efficient and convenient connections between the District of Columbia and Washington metropolitan area airports; and

"(7) Encourage the development of an air passenger luggage courier service that will pick up luggage from a downtown drop-off point and directly deliver it to the baggage check-in counter for air travelers (thereby encouraging more travelers to use public transit and not automobiles to get to airports because they would not have bulky luggage or packages to carry, and also providing a possible source of supplemental revenue for existing airport limousine service providers if the luggage courier service were connected with their operations)."

(J) Section 513 (10 DCMR 506.1) is amended to read as follows:

"Sec. 513. Waterfront Transportation Objectives.

"The waterfront transportation objectives are to support use of the rivers for transportation and recreation purposes and to ensure that waterways and water travel are fully integrated into the intermodal transportation plan that is being developed for the District of Columbia and the Washington metropolitan area."

(K) Section 514 (10 DCMR 506.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 506.2(b)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (3) (10 DCMR 506.2(c)) to read as follows:

"(3) Promote cooperation with the National Park Service, which controls the majority of the District's waterfront property; and"; and

(iii) By adding a new paragraph (4) to read as follows:

"(4) Encourage the Federal Maritime Administration and the Interior Department to work with the District to examine the feasibility of establishing a commuter waterway service from the southern Potomac River region to passenger ports at the Washington Channel, Southeast Federal Center, Navy Yard, Bolling Air Field, Poplar Point (at the regional entrance to the Anacostia Metrorail Station), and the Georgetown waterfront. (The development of waterway travel to these as well as other major employment, activity, and intermodal transfer centers should reduce traffic congestion along the highway network serving Southwest and Southeast Washington and Georgetown)."

(L) Section 515 (10 DCMR 507.1) is amended to read as follows:

"Sec. 515. Public Action Objectives.

"The objectives for public action are to provide and maintain an efficient and effective transportation system that will:

"(1) Maximize accessibility and the movement of people and goods;

"(2) Enhance growth and economic development;

"(3) Support the development of housing; and

"(4) Provide safe and convenient pedestrian and bicycle circulation within neighborhoods."

(M) Section 516 (10 DCMR 507.2) is amended as follows:

(i) By amending paragraph (4) (10 DCMR 507.2(d)) to read as follows:

"(4) Ensure that there is an adequate supply of parking in retail areas by conducting inventories of on- and off-street parking spaces and investigating procedures and incentives required to ensure this supply; continue to enforce and expand the residential permit

parking program; encourage the provision of adequate bicycle parking space Downtown; and develop revenue bond-financed municipal parking facilities funded by municipal parking revenues and special tax assessments on commercial properties within areas benefitting from the municipal parking;"

(ii) By amending paragraph (7) by striking the word "and" at the end of the paragraph;

(iii) By amending paragraph (8) to read as follows:

"(8) Establish a bicycle route system in conformity with the Bicycle Transportation Plan for the District of Columbia, approved June 9, 1987, with subsequent additions or modifications by the District of Columbia Bicycle Advisory Council, and with special efforts towards establishing bicycle rights-of-way within the Central Employment Area;" and

(iv) By adding new paragraphs (9) and (10) to read as follows:

"(9) Operate public transportation service at convenient frequencies and at the lowest fares possible to maximize use of public transit and to minimize travel by personal automobile; and

"(10) Support completion of a feasibility study and other measures necessary to construct the Metropolitan Branch Trail for bicyclists and pedestrians adjacent to the Metrorail Red Line between Union Station and the Maryland border on the northeast side of the District."

(N) New sections 517 and 518 are added to read as follows:

"Sec. 517. Intermodal Transportation Facilities Objective.

"The intermodal transportation facilities objective is to provide improved passenger and freight transfer services between the various transportation modes serving the District and the Washington metropolitan area in order to enhance the District's function as the region's economic hub and the District's competitiveness in an increasingly globalized economy.

"Sec. 518. Policies in Support of the Intermodal Transportation Facilities Objective.

"The policies established in support of the intermodal transportation facilities objective are as follows:

"(1) Work with the other local governments in the region and the Metropolitan Washington Council of Governments to develop a regional intermodal transportation plan and coordinate the development of the District's Intermodal Transportation Plan;

"(2) Coordinate the development and location of new intermodal transportation facilities with District economic development plan priorities and needs;

"(3) Develop new and improve existing pedestrian/bicycle transportation facilities providing access to intermodal transfer hubs; and

"(4) Encourage the development of appropriate parking facilities at major intermodal transfer points."

(6) Title VI (10 DCMR 600 *et seq.*) ("Public Facilities Element") is amended as follows:

(A) Section 601(f) (10 DCMR 600.10) is amended to read as follows:

"(f) The Public Facilities Element recognizes the serious need to increase funding for facility energy conservation improvement and maintenance through the annual capital and operating budgets."

(B) Section 602 (10 DCMR 600.11) is amended to read as follows:

"Sec. 602. Public Facilities Goal.

"It is the goal of the District to provide adequate and energy efficient 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."

(C) Section 604(2) (10 DCMR 601.2(b)) is amended to read as follows:

"(2) Provide adequate funding for public facility energy conservation improvement and maintenance;"

(D) Section 610(1) (10 DCMR 604.2(a)) is amended to read 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 analyzed thoroughly and consistently.);"

(E) Section 614(3) (10 DCMR 606.2(c)) is amended to read as follows:

"(3) Develop and implement real property disposition strategies that result in creative and effective marketing and use arrangements designed for the public benefit."

(F) Section 617(b) is amended to read as follows:

"(b) Facilitate development on the 6 squares north of Mount Vernon Square (Squares 401, 402, 425, 426, 400, and 424), except for the eastern half of Square 424, of the following uses:

"(1) Local public facilities (a new convention center or public higher education facilities); or

"(2) Mixed residential and commercial uses."

(7) Title VII (10 DCMR 700 *et seq.*) ("Urban Design Element") is amended as follows:

(A) Section 702 (10 DCMR 701.1) is amended to read as follows:

Sec. 702. Urban Design Goal.

"It is the goal of the District to promote the protection, enhancement, and enjoyment of the natural environs and to promote a built environment that serves as a complement to the natural environment, provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient."

(B) Section 703 (10 DCMR 701.2)) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 701.2(b)) to read as follows

"(2) Preserve and enhance the outstanding physical qualities of District neighborhoods;"

(ii) By amending paragraph (3) (10 DCMR 701.2(c)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (4) to read as follows:

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"(4) Respect the L'Enfant Plan so that it remains a positive guiding force for future development within the District."

(C) Section 706(1) (10 DCMR 702.2(a)) is amended to read as follows:

"(1) Protect and enhance the natural setting of the District, ensuring that the resulting natural features and open spaces are available to and can be enjoyed by District residents and visitors; and"

(D) Section 711 (10 DCMR 705) is amended as follows:

(i) By striking the phrase "Water Feature" or "water feature", respectively, wherever it appears and inserting the word "Waterfront" or "waterfront", respectively, in its place; and

(ii) By amending paragraph (4) (10 DCMR 705.1(d)) to read as follows:

"(4) Promote residential and commercial development at appropriate waterfront locations."

(E) Section 712 (10 DCMR 705.2) is amended as follows:

(i) By striking the phrase "Water Feature" or "water feature", respectively, wherever it appears and inserting the word "Waterfront" or "waterfront", respectively, in its place;

(ii) By amending paragraph (1) (10 DCMR 705.2(a)) to read as follows:

"(1) Promote water-oriented public space uses at the water's edge such as promenades, view points, steps into the water, swimming and boating facilities, public art, or other water-related amenities;" and

(iii) By amending paragraph (7) (10 DCMR 705.2(g)) to read as follows:

"(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. Water quality should be improved, and swimming, in selected areas with appropriate safety precautions, should be a goal. Pedestrian connections between the park and Kingman Island should be designed. All recreational 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 park area to minimize any adverse impact on the waterfront. Access by mass transit should be encouraged.)"

(F) Section 717 (10 DCMR 708.1) is amended to read as follows:

"The streetscape objective is to establish a clear classification of streets and sidewalks that is functionally efficient and visually coherent, enhances the pedestrian environment, and provides for the orderly movement of goods and services."

(G) Section 718 (10 DCMR 708.2) is amended as follows:

(i) By amending paragraph (6) (10 DCMR 708.2(f)) by striking the phrase ", and" at the end of the paragraph and inserting a semicolon in its place;

(ii) By amending paragraph (7) (10 DCMR 708.2(g)) by striking the period at the end of paragraph (7) and inserting a semicolon in its place;

(iii) By adding new paragraphs (8), (9), and (10) to read as follows:

"(8) Encourage the choice of unenclosed sidewalk cafes over enclosed sidewalk cafes to promote and enhance pedestrian activity while maintaining the essential unobstructed continuity of the sidewalk public space in commercial areas;

"(9) Promote design features such as storefront windows, multiple entrances to retail, and unenclosed sidewalk cafes to encourage pedestrian activity along the streets; and

"(10) Encourage the planting and maintenance of street trees as the single most important streetscape element along commercial and residential streets to provide shade, design continuity, spatial relief, and a juxtaposition of the natural and built environments."

(H) Section 721 (10 DCMR 710.1) is amended to read as follows:

"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 and renovation within or adjacent to these areas is complementary in scale and character."

(I) Section 722 (10 DCMR 710.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 710.2(b)) to read as follows:

"(2) Encourage rehabilitation, rather than demolition and redevelopment, of architecturally significant and structurally sound structures in deteriorating areas, so that these renovated structures can be initial elements that help to bring about a positive image to an area;" and

(ii) By amending paragraph (3) (10 DCMR 710.2(c)) to read as follows:

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

(J) Section 723 (10 DCMR 711.1) is amended to read as follows:

"Sec. 723. Areas in Need of New and Improved Character Objective.

"The areas in need of new and improved character objective is to encourage new development or renovation and rehabilitation of older structures in areas with vacant or underused land or buildings to secure a strong, positive physical identity."

(K) Section 724 (10 DCMR 711.2) is amended by amending the title and lead-in language to read as follows:

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

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

(L) Section 726(12) (10 DCMR 712.2(1)) is amended to read as follows:

"(12) Emphasize the activity function and visual character of corridors and centers through special signs, lighting, design, or other means which contribute to their overall identity and sense of place, but also allow for the unique identities of the individual businesses; and"

(M) Section 728(1)(C) (10 DCMR 713.2(a)(3)) is amended to read as follows:

"(C) Include community participation in the design review process;"

(8) Title VIII (10 DCMR 800 *et seq.*) ("Preservation and Historic Features Element") is amended as follows:

(A) Section 804(b) (10 DCMR 802.2) is amended by striking the phrase "on the list of Landmarks of the National Capital designated by the Joint Committee on Landmarks of the National Capital" and inserting the phrase "listed in the Inventory of Historic Sites maintained by the Historic Preservation Review Board" in its place.

(B) Section 805 (10 DCMR 803) is amended as follows:

(i) By amending subsection (g) (10 DCMR 803.7) by striking the phrase "on the list of landmarks of the National Capital designated by the Joint Committee on Landmarks" and inserting the phrase "in the Inventory of Historic Sites maintained by the Historic Preservation Review Board" in its place; and

(ii) By amending subsection (h) (10 DCMR 803.8) by striking the phrase "proposed new" wherever it appears.

(C) Section 811 (10 DCMR 808) is amended as follows:

(i) The last sentence of subsection (d) (10 DCMR 808.7) is amended by striking the phrase "Economic Recovery Tax Act of 1982, approved August 13, 1981 (95 Stat. 172 *et seq.*)" and inserting the phrase "Tax Reform Act of 1986, approved October 22, 1986 (P.L. 99-514)" in its place; and

(ii) A new subsection (f) is added to read as follows:

"(f) In the preparation of master plans and project plans for public facilities and improvements, federal and District agencies should ensure that these plans are consistent with the goals and policies in the Preservation and Historic Features Element of the Comprehensive Plan for the National Capital."

(9) Title IX (10 DCMR 900 *et seq.*) ("Downtown Plan Element") is amended as follows:

(A) By striking the phrase "Market Square" wherever it appears and inserting the phrase "Pennsylvania Quarter" in its place.

(B) Section 901 (10 DCMR 900) is amended as follows:

(i) By amending subsection (d) (10 DCMR 900.4., 900.5, and 900.6) by adding a new sentence at the end to read as follows:
"Retail uses should be targeted at the ground level of buildings, to focus activity on the street and encourage a healthy interaction among retail uses connected by pedestrian movements.";

(ii) By amending subsection (e) (10 DCMR 900.7, 900.8, 900.9, and 900.10) by adding a new sentence at the end to read as follows:

"Office development Downtown shall be used to leverage the production of housing Downtown or affordable housing throughout the District of Columbia, including Downtown.";

(iii) By amending subsection (t) (10 DCMR 900.36) to read as follows:

"(t) Economic development in all of the District is strongly supported, with a special emphasis on previously underserved commercial corridors not in the Downtown area. Major policy thrusts should be placed on encouraging jobs in the retail and hospitality sectors of the Downtown economy, on providing incentives for new residents to move to the District, and on retaining existing businesses and attracting new industries.";

(iv) By amending subsection (y) (10 DCMR 900.46 and 900.47) to read as follows:

"(y) Gallery Place should become a special area of mixed uses primarily supportive of a sports and entertainment complex, a residential development, or a Downtown shopping mall center, linking Chinatown, residential, arts, and retail corridors. 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."; and

(v) By amending subsection (gg) (10 DCMR 900.55) to read as follows:

"(gg) Downtown East should be a mixed-use area of hotel, commercial, retail, and residential development, taking advantage of its location between Capitol Hill, Downtown, and residential neighborhoods to the east, west, and north. A high density of development should be allowed as an incentive for mixed-use, especially residential and hotel uses."

(C) Section 902 (10 DCMR 901.1) is amended to read as follows:

"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, as well as new uses, ensuring an active and productive Downtown at different times of the day and night. This objective will also provide diversified, balanced economic development that will help limit the impact of economic downturns on the local economy and the tax base."

(D) Section 905 (10 DCMR 902.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 902.2(b)) to read as follows:

"(2) Develop a strong, concentrated retail core, maintaining and increasing the amount and variety of department stores, major retail outlets, and continuous retail frontages at the ground level, and targeting, but not requiring, more than one floor of retail on key squares;"

(ii) By amending paragraph (6) (10 DCMR 902.2(f)) by striking the word "and" at the end of the paragraph;

(iii) By amending paragraph (7) (10 DCMR 902.2(g)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iv) By adding a new paragraph (8) to read as follows:

"(8) Encourage investment, modernization, and maintenance of existing and new department stores located in Downtown by providing density bonuses and transferable development rights ("TDR") to all department stores, and by ensuring sufficient value of the TDR incentive by considering expansion of the TDR receiving zones to include the medium-high density commercial areas in the expanded Central Employment Area."

(E) Section 907 (10 DCMR 903.2) is amended as follows:

(i) By amending paragraph (8) (10 DCMR 903.2(h)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (9) (10 DCMR 903.2(i)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (10) to read as follows:

"(10) Maintain and encourage mixed-use and mixed income projects."

(F) Section 909 (10 DCMR 904.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 904.2(b)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (3) (10 DCMR 904.2(c)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (4) to read as follows:

"(4) Encourage the retention and development of a full range of hotels in the Downtown area, especially moderately priced hotels."

(G) Section 914 (10 DCMR 907.1) is amended by adding a new sentence at the end to read as follows:

"Cultural, recreational, and sports activities should be increasingly encouraged in the Downtown area."

(H) Section 915(2) (10 DCMR 907.2(b)) is amended to read as follows:

"(2) Support recycling of landmark federal buildings for new uses, particularly residential, arts, cultural, and retail activities;"

(I) Section 936 (10 DCMR 917.2) is amended as follows:

(i) By amending paragraph (7) (10 DCMR 917.2(g)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (8) (10 DCMR 917.2(h)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding new paragraphs (9) and (10) to read as follows:

"(9) Prohibit or restrict parking entrances directly onto pedestrian-oriented and critical vehicular access streets, and instead require or encourage access to off-street parking facilities through public alleys.

"(10) Require new development to include adequate parking, especially when new development displaces existing parking spaces."

(J) Section 939 (10 DCMR 919.1) is amended to read as follows:

"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 residents, new jobs, increased tax revenues (retail, personal, property, and business tax), minority ownership, and labor-intensive employment particularly benefiting the District."

(K) Section 951 (10 DCMR 925.1) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 925.1(b)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (3) (10 DCMR 925.1(c)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (4) to read as follows:

"(4) Retain and expand small and minority businesses throughout the Downtown area, particularly encouraging ownership by District residents."

(L) Section 952 (10 DCMR 925.2) is amended as follows:

(i) By amending paragraph (1) (10 DCMR 925.2(a)) to read as follows:

"(1) Strengthen the retail core by encouraging additional retailers to locate around existing major retail anchors, seeking to add 1 or more department stores and major retail outlets, requiring continuous retail frontage in the retail core at ground level, and seeking but not requiring more than 1 floor of retail on key squares in order to obtain a major concentration of retail space and activity;"

(ii) By amending paragraph (21) (10 DCMR 925.2(u)) by striking the word "and" at the end of the paragraph;

(iii) By amending paragraph (22) (10 DCMR 925.2(v)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iv) By adding a new paragraph (23) to read as follows:

"(23) Facilitate District and private-sector efforts to develop and market the Downtown Retail Core as an attractive shopping destination for District residents as well as tourists and suburban residents, and improve the development and promotion of Downtown as a retail alternative to suburban shopping malls, including the development in the Downtown area of a major, creatively designed shopping mall with department store anchors, specialty and food stores, movie theaters, necessary security, and convenient and reasonably priced parking facilities."

(M) Section 953 (10 DCMR 926.1) is amended to read as follows:

"Sec. 953. Gallery Place Objective.

"The Gallery Place objective is to develop Gallery Place as a focal point in the District for specialty retail marketing, arts, and cultural activities, and for a sports and entertainment complex, residential development, or a Downtown shopping mall center."

(N) Section 954 (10 DCMR 926.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 926.2(b)) to read as follows:

"(2) Achieve a continuous and substantial residential and retail usage along 7th Street, N.W., from Pennsylvania Avenue to Massachusetts Avenue;"

(ii) By amending paragraph (5) (10 DCMR 926.2(e)) to read as follows:

"(5) Encourage a major concentration of retail and hotel development and either a sports and entertainment complex or residential development near the Gallery Place Metro station;"

(iii) By amending paragraph (11) (10 DCMR 926.2(k)) to read as follows:

"(11) Support the conversion of the Tariff Building, located at 7th and F Streets, N.W., to an active museum for the arts and humanities or to residential use with related retail use;"

(iv) By amending paragraph (14) (10 DCMR 926.2(n)) to read as follows:

"(14) The squares along 7th Street, N.W., from Pennsylvania Avenue north to Massachusetts Avenue should primarily be used for residential, retail, and arts development with an emphasis on a mix of uses for each square and with residential use as the priority; and"

(v) By adding new paragraphs (15) and (16) to read as follows:

"(15) With regard to the District-owned Gallery Place site on Square 455, amend the Zoning Regulations and the urban renewal plan to permit only the following alternative uses as a matter of right:

"(A) A sports and entertainment complex, as a priority; or

"(B) Residential (whether market rate housing or low- and moderate-income housing) and residentially-supportive uses, without any permission to satisfy this residential requirement by the construction or rehabilitation of housing outside of Downtown or by the contribution of funds to housing outside of Downtown; or

"(C) A Downtown shopping mall complex that could include office uses and that shall include a substantial housing component; and

"(16) With regard to the southern half of Square 454, amend the Zoning Regulations to permit a sports and entertainment complex as a matter of right, in addition to other uses currently permitted as a matter of right."

(O) Section 956 (10 DCMR 927.2) is amended as follows:

(i) By amending paragraph (3) (10 DCMR 927.2(c)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (4) (10 DCMR 927.2(d)) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(iii) By adding new paragraphs (5), (6), (7), and (8) to read as follows:

"(5) Consider reducing or waiving parking requirements for new development of small and medium size buildings so as to encourage retail and entertainment uses and encourage a compatible scale and type of infill development;

"(6) Retain landmark buildings 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;

"(7) 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.; and

"(8) Provide design features and attractions along 7th Street, N.W., north of H Street, N.W., in order to attract visitors from a new convention center north of Mount Vernon Square to the center of Chinatown at 7th and H Streets, N.W."

(P) Section 958 (10 DCMR 928.2) is amended as follows:

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(i) By amending paragraph (4) (10 DCMR 928.2(d)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (5) (10 DCMR 928.2(e)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding new paragraph (6) to read as follows:

"(6) Encourage pedestrian movement along 9th Street, N.W., between the previously established Convention Center Area and a new convention center north of Mount Vernon Square."

(Q) Section 960(9) (10 DCMR 929.2(i)) is amended to read as follows:

"(9) Support continuing special activities and programs for Freedom Plaza and Pershing Park and coordinate improvements and activities within these areas with adjacent property owners and building occupants, including prevention of damage to the surfaces of the plaza."

(R) Section 962 (10 DCMR 930.2) is amended as follows:

(i) By amending paragraph (6) (10 DCMR 930.2(f)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (7) (10 DCMR 930.2(g)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (8) to read as follows:

"(8) Encourage residential development on the squares running along both 8th and 9th Streets, N.W., north from Pennsylvania Avenue to Massachusetts Avenue."

(S) Section 965(2) (10 DCMR 932.1(b)) is amended to read as follows:

"(2) Encourage development in the Mount Vernon Square area to take cognizance of the development of the following uses north of the square:

"(A) Local public facilities (a new convention center or public higher education facilities); or

"(B) Mixed residential and commercial uses."

(T) Section 966 (10 DCMR 932.2) is amended as follows:

(i) Paragraph (1) (10 DCMR 932.2(a)) is amended by striking the phrase "using office development as 1 device to gain residential development" and inserting the phrase "sensitive to the predominantly residential neighborhood surrounding squares 400, 401, 402, 424, 425, and 426 to the east, west, and north" in its place;

(ii) Paragraph (2) (10 DCMR 932.2(b)) is amended by striking the phrase "direct careful change from commercial to residential emphasis" and inserting the phrase "provide a transition from commercial to residential uses" in its place; and

(iii) Paragraph (7) (10 DCMR 932.2(g)) is amended to read as follows:

"(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., providing linkages and pedestrian movement between the Mount Vernon Square area and a new convention center north of Mount Vernon Square; and"

(U) Section 968 (10 DCMR 933.2) is amended as follows:

- (i) By amending paragraph (10) (10 DCMR 933.2(j)) by adding the word "and" at the end of the paragraph;
- (ii) By amending paragraph (11) (10 DCMR 933.2(k)) by striking the phrase "; and" at the end of the paragraph; and
- (iii) By repealing paragraph (12) (10 DCMR 933.2(l)).

(V) Section 969(1) (10 DCMR 934.1(a)) is amended to read as follows:

"(1) Complete development of Downtown East as a major mixed-use area, including hotel, commercial, retail, residential, and special uses."

(W) Section 970(6) (10 DCMR 934.2(f)) is amended to read as follows:

"(6) Require residential development as part of the Center Leg Freeway development."

(X) Section 982 (10 DCMR 940.2) is amended as follows:

(i) By amending paragraph (5) (10 DCMR 940.2(e)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (6) (10 DCMR 940.2(f)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (7) to read as follows:

"(7) With regard to the Downtown Development District ("DDD") regulations adopted by the Zoning Commission:

"(A) Continue to impose residential requirements for those areas within the DDD that are designated for mixed residential and commercial uses on the generalized land use map, except that the Zoning Commission shall adopt the following amendments to the DDD zoning regulations:

"(i) Permit the residential requirement on sites south of Massachusetts Avenue to be satisfied by combined lot development of the same amount of required housing anywhere within the Pennsylvania Quarter area, the Gallery Place area, or the Chinatown area;

"(ii) Except for Squares 406, 407, and 457, substantially increase, from the previously adopted level of 40 percent, to 50 percent (if there is a commitment to construct a sports and entertainment complex at Gallery Place), or to 55 percent (if at least 100 percent of the existing DDD requirement is required to be constructed at Gallery Place), or to 60 percent (if only residential and residentially supportive development is required to be constructed at Gallery Place) the percentage of residential zoning requirement south of Massachusetts Avenue that can be satisfied by the construction or rehabilitation of low- and moderate-income housing anywhere in the District, and provide other incentives (e.g., counting existing low- and moderate-income housing at 2 times its space in meeting the on-site residential requirement) for the construction or rehabilitation of low- and moderate-income housing in the DDD or in neighborhoods adjacent to the DDD; and

"(iii) If there is a commitment to construct a sports and entertainment complex at Gallery Place, add Square 491, the site of the District of Columbia Department of Employment Services, bounded

by Pennsylvania Avenue, N.W., 6th Street, N.W., C Street, N.W., and John Marshall Place, N.W., to Housing Priority Area C; and

"(B)(i) Restructure the floor area ratio requirements for preferred retail uses in the DDD to limit the minimum requirement to street-oriented ground floor frontages, but maintain and enhance incentives for the maintenance and development of preferred retail uses on more than 1 floor (particularly for specialty and department stores); and

"(ii) Provide incentives, including density bonuses and transferable development rights ("TDR"), to existing and new department stores, and ensure sufficient value of the TDR incentive by considering expansion of the TDR receiving zones to include the medium-high density commercial areas in the expanded Central Employment Area."

(10) Title X ("Human Services Element") is amended as follows:

(A) Section 1001(a) (10 DCMR 1000.1 and 1000.2) is amended to read as follows:

"(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; alcohol and drug abuse treatment and counseling; care of the mentally ill, mentally retarded, the handicapped, children (ages 0-13), youth (ages 14-21), and the elderly; provision of financial assistance and social services; vocational rehabilitation services; child care services; and veterans' services. Providing efficient and affordable human services requires intense, sustained, and sharply focused actions by the public and private sectors working together."

(B) Section 1001(d) (10 DCMR 1000.5) is amended to read as follows:

"(d) Health and social service programs should assist people toward self-sufficiency, and government services should be organized to accelerate this independence. The ultimate goal of the government should be to implement a public assistance program in the District that will help welfare recipients and their families become economically independent."

(C) Section 1003 (10 DCMR 1001.2) is amended to read as follows:

"Sec. 1003. Human Services Delivery System Objective.

"It is the human services delivery system's objective to maintain and improve the human services delivery system in the District which has been established to facilitate the maintenance and improvement of health and well-being."

(D) Section 1004 (10 DCMR 1001.3) is amended as follows:

(i) By striking the phrase "Delivery Objective" or "delivery objective", respectively, and inserting the phrase "Delivery System Objective" or "delivery system objective", respectively, in its place;

(ii) By amending paragraphs (1), (2), (3), and (4) (10 DCMR 1001.3(a), (b), (c), and (d)) to read 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, drug abuse, Acquired Immune Deficiency Syndrome (AIDS), and the availability and cost containment of services;

"(2) Increase accountability of government managed human service delivery systems, utilize computerized management information systems, and invest revenues received from federal funding in programs vital to human service delivery;

"(3) Maintain and improve services for all children and adults in 24-hour care facilities and ensure that victims of homelessness are cared for, especially when extreme weather conditions occur;

"(4) Place clients of the health care system in settings most appropriate to their needs;"

(iii) By amending paragraph (9) by striking the period at the end of the paragraph and inserting a semicolon in its place;

(iv) By amending paragraph (10) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(v) By adding new paragraphs (11) and (12) to read as follows:

"(11) Coordinate the design and implementation of all District human service programs with human service providers; and

"(12) Link District government human service programs more effectively with federally mandated and funded human service programs to obtain additional federal funding."

(E) Section 1010 (10 DCMR 1004.2) is amended as follows:

(i) By amending paragraph (8) (10 DCMR 1004.2(h)) by striking the word "and" at the end of the paragraph;

(ii) By amending paragraph (9) (10 DCMR 1004.2(i)) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place; and

(iii) By adding a new paragraph (10) to read as follows:

"(10) Empower those who are most in need to gain greater accessibility to the services of the government, greater influence on the delivery of those services, and greater control over their personal lives and communities."

(11) Title XI ("Land Use Element") is amended as follows:

(A) Section 1101 (10 DCMR 1100) is amended as follows:

(i) By amending subsection (b) (10 DCMR 1100.5, 1100.6, and 1100.7) to read as follows:

"(b) District neighborhoods are the cornerstones of the District's social and physical environments. Land use policies must ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs. These policies must also ensure that the historic, cultural, and design qualities that make neighborhoods unique and desirable are maintained and enhanced. Adequate recreational opportunities and access to cultural and educational facilities are also necessary ingredients of neighborhood vitality.

"The Land Use Element supports incentives for residential and commercial development east of the Anacostia River. In addition, it encourages a substantial amount of new housing, primarily in housing opportunity areas and near Metrorail stations, in order for the District to perform its critical role as the region's urban center providing the

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greatest density of jobs and housing. In fulfilling this role, the District relieves many of the transportation and related environmental problems of the region.";

(ii) By amending subsection (d) (10 DCMR 1100.12, 1100.13, 1100.14, and 1100.15) to read as follows:

"(d) The District's current industrial-zoned land is a diminishing resource that must perform two key functions. First, it must continue to provide essential jobs and services for District residents, with the understanding that every effort will be made to mitigate or eliminate adverse impacts on surrounding communities. Second, acknowledging the limited employment opportunities offered by many of the District's industrial land users, production and technical employment centers must be established. Office support services, including those serving the federal government, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services will be promoted in these centers. Land use and zoning changes may be required to ensure that the District's production and technical employment centers encourage growth industries and industries that have a high ratio of employees to land area occupied.";

(iii) By amending subsection (f) (10 DCMR 1100.20) to read as follows:

"(f) The District's waterfronts and shorelines are great natural assets which may be conserved and protected but which also represent exciting opportunities for the District's future development. The Land Use Element calls for the preparation of waterfront and shoreline plans to tap this recreational, cultural, housing, and commercial potential. It also calls for the identification of possible mechanisms by which the District can gain jurisdiction over waterfront land, most of which is in federal ownership.";

(iv) By amending subsection (g) (10 DCMR 1100.21) to read as follows:

"(g) Among the specialized planning mechanisms to guide the future physical development of the District are the following:

"(1) Special treatment areas are areas where uniquely tailored solutions are necessary to achieve Plan objectives. Innovative tools and programs are focused on these areas.

"(2) Development opportunity areas are areas designated to accommodate the District's major growth and development needs.

"(3) Housing opportunity areas are areas where the District expects and encourages a significant amount of new housing or rehabilitated housing.

"(4) Master and campus planning designations are applied to the District's major colleges, universities, and other large institutional land users. Within this planning and regulatory framework, procedures will be required to ensure that adjoining neighborhoods are well protected, while recognizing the special needs and opportunities provided by these large land users. To effect the goals of this special planning mechanism, the Zoning Commission shall prepare a text amendment case to define campus plans, their purpose and parameters as a planning tool, the information standards to be met within these plans, the appropriate timeframes for mandated updates to the plans, the conditions that will trigger a necessity for amendments to campus plans, and the procedures

for publication of and public access to campus plans. The text amendment case shall be properly noticed and scheduled for public hearings.

"(5) Mixed use areas that allow for different combinations of uses and intensities are defined to stimulate new housing and job opportunities and, at the same time, eliminate uses that are not appropriate in residential neighborhoods.";

(v) By amending subsection (i) (10 DCMR 1100.23) to read as follows:

"(i) Public actions necessary to implement the Plan's land use policies include the establishment of an advisory Interagency Planning Council to coordinate District agency land use actions and to assist in agency reviews of major development proposals. Other proposals include the development of a zoning and land use revision program, achieving greater effectiveness in code enforcement operations, updating the Plan every 4 years, and preparing a progress report on implementation every 4 years."; and

(vi) By amending subsection (j) (10 DCMR 1100.24) to read as follows:

"(j) Ward and small area plans represent the second and third tiers of the District's planning structure. The Plan is the instrument which guides the development of ward and small area plans. The second- and third-tier plans are more detailed than the Plan and incorporate the broadest range of planning techniques and solutions practical to achieve the District's goals and objectives. Ward plans are incorporated into the Plan as Title XII."

(B) Section 1103 (10 DCMR 1102) is amended to read as follows:

"Sec. 1103. Objectives for Residential Neighborhoods.

"The residential neighborhoods objectives are to conserve and enhance the essentially satisfactory qualities of the District's many stable residential neighborhoods including those qualities that make them unique, to enhance other neighborhoods and achieve stability, to redirect public and private initiatives to neighborhoods most in need of improvement and stability, to encourage development of adequate neighborhood shopping and support services in all sections of the District, to protect residential neighborhoods from disruptive uses, and to prevent concentrations of nonresidential uses in residential neighborhoods."

(C) Section 1104 (10 DCMR 1103) is amended as follows:

(i) By amending subsection (a)(3) (10 DCMR 1103.3) by striking the word "areas" at the end;

(ii) By amending subsection (a)(4) (10 DCMR 1103.4) to read as follows:

"(4) The high density residential land use category includes high-rise apartment buildings as the predominant use and may also include, as appropriate uses, low, moderate, and medium density housing. High density residential land use areas are generally located adjacent to the Central Employment Area, major employment centers, major arterial streets, and appropriate multi-neighborhood and regional commercial centers."; and

(iii) By amending subsection (b) (10 DCMR 1103.5) to read as follows:

"(b) These residential land use categories are generally depicted on Map 1."

(D) Section 1105 (10 DCMR 1104) is amended as follows:

(i) By amending paragraph (3) (10 DCMR 1104.1(c)) to read as follows:

"(3) Ensure a broad range of residential neighborhood options ranging from quiet, low density, park-like neighborhoods to active, high density, mixed-use urban neighborhoods;"

(ii) By amending paragraph (8) (10 DCMR 1104.1(h)) to read as follows:

"(8) Develop techniques and programs to encourage the maintenance of existing housing stock and, where appropriate, the rehabilitation and new construction of detached and row housing, apartments, and accessory apartments in single-family residences, while exercising great care to avoid undermining neighborhood quality and stability;"

(iii) By amending paragraph (10) (10 DCMR 1104.1(j)) by striking the word "medium" and inserting the word "moderate" in its place;

(iv) By amending paragraph (14) (10 DCMR 1104.1(n)) to read as follows:

"(14) Encourage the residential reuse of abandoned housing;" and

(v) By adding a new paragraph (20) to read as follows:

"(20) Prior to referring a case on a campus plan to the Board of Zoning Adjustment or the Zoning Commission, the Zoning Administrator shall verify, and notify the Board of Zoning Adjustment or the Zoning Commission of the findings, whether the proposed project is within the floor area ratio ("FAR") limit as provided in a university's campus plan by keeping a list of the FAR for each building within the campus and the total FAR to date."

(E) Section 1107 (10 DCMR 1106) is amended as follows:

(i) By amending subsection (a)(3) (10 DCMR 1106.3) by striking the phrase "a large" and inserting the phrase "the largest" in its place;

(ii) By amending paragraphs (4) and (5) of subsection (a) to read as follows:

"(4) The medium-high density commercial land use category includes shopping and service areas that generally offer, as the predominant use, the largest concentration and variety of goods and services outside the historical core of the Central Employment Area. Most customers arrive at medium-high density commercial land use areas by car, bus, or subway.

"(5) The high density commercial land use category includes a mix of employment, retail, office, cultural, and entertainment centers which serves as the business and retail heart of the District and the metropolitan area."; and

(iii) By amending subsection (b) (10 DCMR 1106.5) to read as follows

"(b) The commercial land use categories are generally depicted on Map 1."

(F) Section 1108 (10 DCMR 1107) is amended as follows:

(i) By amending the second sentence of subsection (a) (10 DCMR 1107.2) by striking the phrase "Map 3" and inserting the phrase "Map 2" in its place;

(ii) By amending subsection (b)(1) (10 DCMR 1107.3, 1107.4, and 1107.5) to read as follows:

"(b)(1) Local neighborhood centers supply sales of daily groceries, sundries, convenience goods, and personal services to neighborhood residents and workers. There is limited parking and limited or no office space. A small food and sundries store selling convenience items is usually a principal element of a local neighborhood center. Service stores such as gas stations, carryouts, barber shops, cleaners, diners, and bars also locate in local neighborhood centers. Local neighborhood centers may be further subclassified to identify new centers to be established and existing centers to be upgraded."; and

(iii) By amending subsection (b)(2) (10 DCMR 1107.6, 1107.7, and 1107.8) to read as follows:

"(2) Multi-neighborhood centers contain many of the same activities as local neighborhood centers, but in greater depth and variety. These centers generally locate at intersections, along major arterial streets, and along transit routes. Variety stores, drugstores, supermarkets, and specialty shops are usually principal elements of multi-neighborhood centers. These centers frequently have 1 or more restaurants, a hardware or paint store, and 1 or more gasoline stations. A small amount of incidental office space is generally included for doctors, dentists, lawyers, realtors, banks, savings and loan associations, and other professional and financial uses. In summary, retail use is usually the predominant commercial use in a multi-neighborhood center."

(G) Section 1109 (10 DCMR 1108) is amended as follows:

(i) By amending paragraph (1) (10 DCMR 1108.1(a)) to read as follows:

"(1) Promote appropriate commercial development, including centers for retail and office uses, to serve the needs of the economy of the District and its neighborhoods, to provide a focus for the expansion of housing and employment that the District will have to accommodate in the future because of its urban center role within the region, and to expand employment opportunities in the region for District residents;"

(ii) By amending paragraph (8) (10 DCMR 1108.1(h)) to read as follows:

"(8) Maintain heights and densities in established and proposed regional centers which are appropriate to the scale and function of development in adjoining communities, and develop buffer areas for neighborhoods exposed to new moderate, medium, and medium-high commercial densities;"

(iii) By amending paragraph (17) to read as follows:

"(17) Preserve development rights for projects in approved urban renewal plan areas when these areas become subject to zoning, in those instances where property owners purchased additional development rights from the Redevelopment Land Agency, such as the development rights for Square 536 in the Southwest "C" Urban Renewal Area; and"; and

(iv) By adding a new paragraph (18) to read as follows:

"(18) Encourage the Zoning Commission to expedite the rezoning of Square 213 to the C-4 zone district to encourage the retention and expansion of the National Association of Home Builders at this site, except for the Native American burial ground at this site, which is to be perpetual park land. Any development on that square is to respect the historical significance of this special site."

(H) Section 1111 (10 DCMR 1110) is amended as follows:

(i) By amending subsection (a)(2) (10 DCMR 1110.2(b)) by striking the word "and" at end of the subsection;

(ii) By amending subsection (a)(3) (10 DCMR 1110.2(c)) to read as follows:

"(3) Certain areas where there is sufficient land to meet the needs of production and technical employment users; and";

(iii) By adding a new subsection (a)(4) to read as follows:

"(4) Certain areas where there are viable industrial uses in operation."; and

(iv) By amending subsection (b) (10 DCMR 1110.3) to read as follows:

"(b) This category is generally depicted on Map 1."

(I) Section 1112 (10 DCMR 1111) is amended as follows:

(i) By amending paragraph (1) (10 DCMR 1111.1(a)) to read as follows:

"(1) Recognize that current viable industrial land uses which provide services, jobs, and fiscal benefits are essential and ensure that these uses are maintained and that sufficient land is reserved for production and technical employment uses through appropriate zoning and related means";

(ii) By amending paragraph (2) (10 DCMR 1111.1(b)) to read as follows:

"(2) Restructure industrial areas which are not needed for essential non-PTE type industrial uses, but which are suited to continued industrial development, into production and technical employment centers";

(iii) By amending paragraph (4) (10 DCMR 1111.1(d)) by striking the word "and" at the end of the paragraph;

(iv) By amending paragraph (5) (10 DCMR 1111.1(e)) by striking the period at the end of the paragraph and inserting a semicolon in its place; and

(v) By adding new paragraphs (6) and (7) to read as follows:

"(6) Determine the status, trends, and future needs for industrial land in the District and the value of both traditional industrial uses and production and technical employment uses to the District in terms of essential services and jobs for residents and in terms of fiscal benefits to the District; and

"(7) Develop appropriate measures to mitigate or eliminate the adverse impacts caused by industrial uses."

(J) Section 1114(b), (c), and (d) (10 DCMR 1113.2, 1113.3, and 1113.4, respectively) are amended by striking the phrase "Maps 1 and 4" wherever it appears and inserting the phrase "Map 1" in its place.

(K) Section 1115 (10 DCMR 1114) is amended as follows:

(i) By amending subsection (a)(1) (10 DCMR 1114.1 and 1114.2) to read as follows:

"(a)(1) Capital improvements include certain anticipated major new construction or rehabilitation of the following types of public facilities: recreation centers, police district stations, police and fire harbor units, health and social service centers, government support facilities, high schools, junior high schools, elementary schools, highways, and bridges. This classification includes those projects approved as part of the District's capital improvement program, which shall not be inconsistent with the public facilities plan that is required to be developed and periodically updated as set forth in the Public Facilities Element (Title VI) of this Plan."; and

(ii) By amending subsection (b) (10 DCMR 1114.5) to read as follows:

"(b) Except for capital improvement projects, the public and institutional classifications are generally depicted on Map 2."

(L) Section 1116 (10 DCMR 1115) is amended as follows:

(i) By amending paragraph (13) by striking the period at the end of the paragraph and inserting a semicolon in its place;

(ii) By amending paragraph (14) to read as follows:

"(14) Facilitate development on the the 6 squares north of Mount Vernon Square (Squares 400, 401, 402, 424, 425, and 426), except for the eastern half of Square 424, of the following uses:

"(A) Local public facilities (a new convention center or public higher educational facilities); or

"(B) Mixed residential and commercial uses; and"; and

(iii) By adding a new paragraph (15) to read as follows:

"(15) Identify possible mechanisms by which the District can gain jurisdiction over certain federally owned waterfront land in order to capitalize on the unrealized development opportunities likely to be defined in the waterfront and shoreline plan referenced in paragraph (3) of this section."

(M) Section 1118 (10 DCMR 1117) is amended by striking the phrase "Maps 1, 2, 3, and 4" and inserting the phrase "Maps 1 and 2" in its place.

(N) Section 1119 (10 DCMR 1118) is amended as follows:

(i) By amending subsection (b) (10 DCMR 1118.2) by striking the phrase "Map 1" at the end of the subsection and inserting the phrase "Map 2" in its place;

(ii) By amending subsection (c)(3) (10 DCMR 1118.5) by striking the phrase "Map 3" at the end of the paragraph and inserting the phrase "Map 2" in its place; and

(iii) By amending subsection (e) (10 DCMR 1118.9) by striking the phrase "Map 4" at the end of the subsection and inserting the phrase "Map 2" in its place.

(O) Section 1120(3) (10 DCMR 1119(c)) is amended by striking the phrase "Map 3" and inserting the phrase "Map 2" in its place.

(P) Section 1122(b) (10 DCMR 1121.2) is amended to read as follows:

"(b) The policies established for the Northeast Number 1/Eckington Yards special treatment area are as follows:

"(1) Create a physical and regulatory atmosphere to encourage nascent high technology and light industries in the area north of Florida Avenue, N.E.;

"(2) Target the area south of Florida Avenue, N.E., for a new, secondary lower rent office district;

"(3) Evaluate the need for effective design standards and targeted public improvements; and

"(4) Identify economic development strategies that can be packaged to meet development objectives."

(Q) Section 1123(b) (10 DCMR 1122.2) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 1122.2(b)) to read as follows:

"(2) Consider the WMATA site for a joint development project;" and

(ii) By amending paragraph (6) (10 DCMR 1122.2(f)) to read as follows:

"(6) Identify suitable industrial relocation sites for industrial uses, such as the New York Avenue, N.E., corridor. For large industrial uses that cannot be relocated, identify zoning and other appropriate measures to ensure their continued ability to function, modernize, and expand, and to be contributors to the District economy, with sufficient buffers to protect and preserve adjacent residential communities, provided that no expansion of the Fort Totten Transfer Station shall occur until after the Mayor conducts a public hearing on this issue; and"

(R) Section 1127(b)(2) (10 DCMR 1126.2(b)) is amended to read as follows:

"(b)(2) Utilize design review procedures and zoning to enhance the Chinese character of the area;"

(S) Section 1128a(b) is amended to read as follows:

"(b) The policies established for the Minnesota-Benning special treatment area are as follows:

"(1) Provide for medium density commercial development;

"(2) Upgrade and expand existing commercial establishments;

"(3) Encourage small business development; and

"(4) Promote community-based development, including child care, educational, and counseling facilities."

(T) Section 1128b is amended by striking the word "Metro" wherever it appears and inserting the phrase "Metrorail Station" in its place.

(U) New sections 1128c and 1128d are added to read as follows:

"Sec. 1128c. Uptown Arts Special Treatment Area.

"(a) The Uptown Arts special treatment area, extending along 14th Street, N.W., from M Street, N.W., to Florida Avenue, N.W., and along U Street, N.W., from 7th Street, N.W., to 16th Street, N.W., is designated a special treatment area.

"(b) The policies established for the Uptown Arts special treatment area are as follows:

"(1) Promote the historic character of the area, and develop design criteria toward the achievement of that character;

"(2) Promote and encourage the presence of the arts;

"(3) Encourage, promote, preserve, protect, and display the area's entertainment, arts, and architectural history;

"(4) Conserve and promote the neighborhood's African-American history;

"(5) Encourage the establishment, enhancement, and maintenance of ethnic cultural facilities and street level retail and neighborhood service uses, including restaurants, which also support office and professional uses;

"(6) Promote the development of art galleries and artists' lofts;

"(7) Encourage business incubators for entrepreneurs and facilitate a bazaar center for vendors;

"(8) Conduct special studies to address public safety, urban design, and public space issues to foster a safe, clean, and attractive environment for the encouragement of arts and businesses sensitive to residential development;

"(9) Implement an urban design study and funding for specially designed public space street architecture, including space for exhibits and performances, signage, special treatment of bus stops, and lighting which will uniquely identify the Uptown Arts special treatment area with the arts;

"(10) Provide funds and encourage continued urban studies such as the "Design DC - 14th Street Corridor Project" sponsored by the District of Columbia Commission for the Arts and Humanities, and encourage extending the project to include the entire Uptown Arts special treatment area;

"(11) Address the many narrow commercial sites that exist in the area to encourage suitable scale and massing;

"(12) Encourage and provide the development of adequate parking facilities to support other development policies;

"(13) Encourage the creation and funding for community development corporations and other similar not-for-profit entities to assist in the redevelopment of the Uptown Arts special treatment area;

"(14) Assist in the retention of existing housing stock and provide new housing opportunities; and

"(15) Encourage the retention of historic buildings.

"Sec. 1128d. Dupont Circle Special Treatment Area.

"(a) The Dupont Circle area, bounded by a line extending from 18th Street, N.W., and Florida Avenue, N.W., south on 18th Street, N.W., east on S Street, N.W., south on 15th Street, N.W., west on M Street, N.W., north on 20th Street, N.W., west on N Street, N.W., southwest on New Hampshire Avenue, N.W., west on M Street, N.W., north on 22nd Street, N.W., west on N Street, N.W., north on 23rd Street, N.W., and northeast on Florida Avenue, N.W., to 18th Street, N.W., is designated a special treatment area.

"(b) The policies established for the Dupont Circle special treatment area are as follows:

"(1) Require a scale of development consistent with the nature and character of the Dupont Circle area in height and bulk;

"(2) Ensure a general compatibility in the scale of new buildings with older low-scale buildings by restricting the maximum permitted height and floor area ratio of the new buildings to that of the underlying zone;

"(3) Preclude demolitions or partial demolitions that would lead to an increase in height and floor area ratio inappropriate to the area;

"(4) Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development; and

"(5) Ensure compatibility of development with the Comprehensive Plan."

(V) Section 1131 (10 DCMR 1130) is amended to read as follows:

"Sec. 1131. Objectives for Metrorail Station Area Development.

"The objectives for Metrorail station area development are to concentrate planning and development attention on Metrorail station areas which offer opportunities for redevelopment and new growth, particularly in those station areas that have large amounts of vacant or poorly utilized land, and to maximize development where possible, thus promoting increased ridership for the transit system, assisting the District to perform its critical role as the urban center of the region, providing a substantially increased amount of housing and jobs, and generally enhancing the District's economic development efforts."

(W) Section 1132 (10 DCMR 1131) is amended as follows:

(i) By amending subsection (a) (10 DCMR 1131.1) by striking the phrase "Maps 1, 2, 3, and 4" and inserting the phrase "Maps 1 and 2" in its place; and

(ii) By repealing subsection (b) (10 DCMR 1131.2).

(X) Section 1133(2) (10 DCMR 1132.1(b)) is amended to read as follows:

"(2) Develop detailed station area plans and joint development programs in coordination with WMATA for identified Metrorail station development areas, and identify additional areas after further study and planning; and"

(Y) Section 1135 (10 DCMR 1134) is amended as follows:

(i) By amending paragraph (2) (10 DCMR 1134.1(b)) to read as follows:

"(2) Ensure that proposed land use actions are not inconsistent with the Plan (including Title XII - Ward Plans Element), small area action plans, and other plans prepared pursuant to the Plan, and develop procedures and mechanisms to make such determinations in a timely manner;"

(ii) By amending paragraph (4) (10 DCMR 1134.1(d)) to read as follows:

"(4) Provide for increased enforcement of housing, building, and zoning code regulations and inventory known violations of housing, building, and zoning codes, which would require allocation of sufficient resources and staff for more frequent inspections and compliance monitoring;"

(iii) By amending paragraph (9) (10 DCMR 1134.1(i)) to read as follows:

"(9) Enforce the laws against prostitution and other illicit activities and ensure that hotels, inns, and other transient occupancies, do not become centers of illegal activity;"

(iv) By amending paragraph (10) by striking the word "and" at the end of the paragraph;

(v) By amending paragraph (11)(A) by striking the word "and" at the end of the paragraph;

(vi) By amending paragraph (11)(B) by striking the period at the end of the paragraph and inserting the phrase "; and" in its place;

(vii) By amending paragraph (11)(C) to read as follows:

"(C) If the Mayor finds that the issuance of a building or construction permit, which is not subject to subparagraph (A) of this paragraph solely because of insufficient commercial square footage, would be inconsistent with the Land Use Element of the Plan but consistent with zoning, the Mayor may defer the decision to issue the requested permit and, if deferred, shall propose, within 60 days, amendments to the zoning regulations or maps to eliminate any inconsistency of the zoning regulations with the Land Use Element of the Plan. This subparagraph shall apply only to the construction of new commercial buildings that are not low density commercial buildings;" and

(viii) By adding new paragraphs (12), (13), (14), (15), (16), and (17) to read as follows:

"(12) Amend the Zoning Regulations to require the production of housing or the contribution to the production of housing, particularly for low- and moderate-income households, throughout the District of Columbia when additional commercial office space is obtained from discretionary and otherwise appropriate zoning density increases in accordance with standards set forth in section 308b of the Comprehensive Plan;

"(13) Require a building permit applicant to indicate all record and tax lots of the subject property on the application;

"(14) Require a building permit applicant for construction on tax-exempt land to indicate all owners of the proposed building prior to a review of the application by any District or federal agency;

"(15) Amend the Zoning Regulations to permit religious institutions to operate programs that are part of their ministry at their places of worship as accessory uses to the religious institutional use, unless the District can demonstrate a compelling governmental interest in restricting these uses;

"(16) Require the Office of Planning, the Department of Consumer and Regulatory Affairs, the Alcoholic Beverage Control Board, and other appropriate District agencies to review definitions affecting planning, zoning, housing, and land use issues to ensure conformity; and

"(17) Require all community residence facilities and community-based residential facilities to be defined and to be subject to licensing review, approval, and inspection, based on standards appropriate to facility type."

(Z) Section 1136 (10 DCMR 1135) is amended to read as follows:

"Sec. 1136. Adoption of Generalized Land Use Maps.

"(a) Except as provided in subsections (b) and (e) of this section, the land use policies of this element are generally depicted on Map Number 1, District of Columbia Generalized Land Use Map (Corrections), dated November 1992 ("Map 1"), which is attached to this element.

"(b) Map 1 is amended as follows:

"(1) The east side of 16th Street, N.W., between Spring Place, N.W., and Spring Road, N.W., is included in the medium density residential land use category;

"(2) The frontages along the north side of Calvert Street, N.W., adjacent to District and federal parkland, and adjacent to the National Zoological Park, are included in the moderate density residential land use category;

"(3) Adams Mill Road, N.W., between Calvert Street, N.W., and Harvard Street, N.W., except for District of Columbia parkland, federal parkland, National Zoological Park, and the detached houses on the west side of Adams Mill Road, N.W., between Ontario Road and north of the Summit Place, N.W., right-of-way, are included in the medium density residential land use category;

"(4) The east side of 18th Street, N.W., between Harvard Street, N.W., and a point halfway between Harvard Street, N.W., and Summit Place, N.W., is included in the medium density residential land use category;

"(5) The west side of Sherman Avenue, N.W., between Barry Place, N.W., and a point northward in a direct line with Clifton Street, N.W., is included in the medium density residential land use category;

"(6) Square 236, bounded by 14th Street, N.W., V Street, N.W., 13th Street, N.W., and U Street, N.W., is included in the following designated land use categories:

"(A) The north side of U Street, N.W., and the east side of 14th Street, N.W., are included in the mixed-use medium density residential and medium density commercial land use category;

"(B) The west side of 13th Street, N.W., between V Street, N.W., and behind the frontages on U Street, N.W., is included in the moderate density residential land use category; and

"(C) The south side of V Street, N.W., between the mixed-use area on 14th Street, N.W., and the moderate density residential area on 13th Street, N.W., is included in the parks, recreation, and open space land use category;

"(7) (A) The west side of 15th Street, N.W., between the rear property lines of the frontages on U Street, N.W., and V Street, N.W., is included in the moderate density residential land use category;

"(B) The east side of 16th Street, N.W., between V Street, N.W., and W Street, N.W., is included in the medium density residential land use category; and

"(C) The east side of 16th Street, N.W., between U Street, N.W., and a point halfway between U Street, N.W., and V Street, N.W., is included in the medium density residential land use category;

"(8) The west side of Ontario Road, N.W., between Kalorama Road, N.W., southward to the Marie Reed Community School as extended to Ontario Road, N.W., is included in the moderate density residential land use category;

"(9) Square 235, bounded by 13th Street, N.W., 14th Street, N.W., V Street, N.W., and W Street, N.W., is included in the following land use categories:

"(A) The east side of 14th Street, N.W., between V Street, N.W., and W Street, N.W., is included in the mixed-use medium density residential and medium density commercial land use categories;

"(B) The west side of 13th Street, N.W., between V Street, N.W., and the moderate density residential area in the northeast corner of the square, is included in the local public facilities land use category; and

"(C) The area in Square 235 not described in subparagraphs (A) and (B) of this paragraph is included in the moderate density residential land use category;

"(10) (A) The east side of 18th Street, N.W., between Florida Avenue, N.W., and California Street, N.W., is included in the mixed-use moderate density residential and low density commercial land use category; and

"(B) The west side of 18th Street, N.W., between Florida Avenue, N.W., and California Street, N.W., is included in the moderate density residential and low density commercial land use category;

"(11) The west side of Connecticut Avenue, N.W., between the midpoint in Square 2528 and Wyoming Avenue, N.W., is included in the moderate density residential land use category;

"(12) The western edge of the west side frontage of 14th Street, N.W., between Monroe Street, N.W., and Spring Road, N.W., is included in the moderate density residential land use category; and

"(13) (A) The eastern edge of the east side frontage of Georgia Avenue, N.W., between Park Road, N.W., and Gresham Street, N.W., is included in the moderate density residential land use category; and

"(B) The eastern edge of the east side frontage of Georgia Avenue, N.W., between Park Road, N.W., and Otis Street, N.W., is included in the moderate density residential land use category;

"(14) The south side of U Street, N.W., between 16th Street, N.W., and 15th Street, N.W., is included in the mixed-use moderate density residential and moderate density commercial land use category;

"(15) The 3rd District police station and adjacent fire station in Square 175, bounded by 16th Street, N.W., U Street, N.W., 17th Street, N.W., and V Street, N.W., are included in the local public facilities land use category;

"(16) The south side of Euclid Street, N.W., between Sherman Avenue, N.W., and Banneker School, is included in the moderate density residential land use category;

"(17) The eastern edge of the east side frontage of 16th Street, N.W., between Meridian Place, N.W., and Spring Road, N.W., is included in the moderate density residential land use category;

"(18) Square 202, except for the 14th St., N.W., frontage, is included in the moderate density residential land use category;

"(19) The area in Square 1171 bounded by the exit ramp from the Whitehurst Freeway on the north, Rock Creek on the east, National Park Service land on the south, and 30th Street, N.W., on the west, excluding the General Services Administration facility, is included in the mixed-use moderate density residential and moderate density commercial land use category;

"(20) Square 43, bounded by 24th Street, N.W., G Street, N.W., 23rd Street, N.W., and Virginia Avenue, N.W., is included in the moderate density residential land use category;

"(21) The northeast quadrant of Square 122 at F Street, N.W., and 19th Street, N.W., is included in the high density residential land use category;

"(22) The southern half of Square 445, bounded on the north by Q Street, N.W., on the east by 6th Street, N.W., on the south by P Street, N.W., and on the west by Marion Street, N.W., is included in the moderate density residential land use category;

"(23) Square 446, bounded on the north by P Street, N.W., on the east by 6th Street, N.W., on the south by O Street, N.W., and on the west by 7th Street, N.W., is included in the parks, recreation, and open space land use category;

"(24) The "Prevocational School" site, bounded by I Street, N.W., Gonzaga High School, H Street, N.W., and New Jersey Avenue, N.W., is included in the medium-high density commercial land use category;

"(25) The area in Square 623, bounded on the east by North Capitol Street, N.W., on the south by H Street, N.W., on the west by the "Prevocational School" site, and on the north by Gonzaga High School, is included in the medium-high density commercial land use category;

"(26) Square 406, bounded by E Street, N.W., 8th Street, N.W., F Street, N.W., and 9th Street, N.W., is included in the mixed-use high density residential and high density commercial land use category;

"(27) The area along the Southwest Waterfront south of Maine Avenue, S.W., from east of the Southwest Freeway to M Street, S.W. (not including land designated parks, recreation, and open space) is included in the low density commercial land use category;

"(28) The area bounded by the Southwest Freeway, 9th Street, S.W., and Maine Avenue, S.W., encompassing the Benjamin Banneker overlook and related open space, is included in the parks, recreation, and open space land use category;

"(29) The area bounded on the north by the Southwest Freeway, on the east by 7th Street, S.W., on the south by G Street, S.W., and on the west by 9th Street, S.W., is included in the mixed-use medium density residential and institutional land use category;

"(30) The area bounded on the north by H Street, S.W., on the east by 7th Street, S.W., on the west by an extended line of 9th Street, S.W., extended on the west, and on the south by I Street, S.W., is included in the local public facilities land use category;

"(31) The area bounded on the southwest by Maine Avenue, S.W., between 9th Street, S.W., and an extended north-south line of 7th Street, S.W., on the east by an extended north-south line of 7th Street, S.W., between Maine Avenue, S.W., and I Street, S.W., on the north by an extended east-west line of I Street, S.W., between 7th Street, S.W., and an extended north-south line of 9th Street, S.W., on the northwest by an extended north-south line of 9th Street, S.W., between H Street, S.W., and an extended east-west line of I Street, S.W., and on the west by 9th Street, S.W., between H Street, S.W., and Maine Avenue, S.W., is included in the low density commercial land use category;

"(32) The area along the Southwest Waterfront on both sides of Water Street, S.W., between M Street, S.W., and the Metropolitan

Police Department Pier, excluding the site of Saint Augustine's Church, is included in the low density commercial land use category;

"(33) The area bounded on the north by M Street, S.W., on the east by South Capitol Street, S.W., on the south by O Street, S.W., and on the west by an extended north-south line of Carrollburg Place, S.W., is included in the mixed-use medium density residential and moderate density commercial land use category;

"(34) The western portion of Square 653, including the Syphax Elementary School and related recreation space, is included in the local public facilities land use category;

"(35) The area bounded by N Street, S.W., between 1st Street, S.W., and Half Street, S.W., by Half Street, S.W., between N Street, S.W., and O Street, S.W., by O Street, S.W., between Half Street, S.W., and South Capitol Street, S.W., by South Capitol Street, S.W., between O Street, S.W., and P Street, S.W., by P Street, S.W., between South Capitol Street, S.W., and Half Street, S.W., by Half Street, S.W., between P Street, S.W., and Q Street, S.W., by Q Street, S.W., between Half Street, S.W., and 1st Street, S.W., and by 1st Street, S.W., between Q Street, S.W., and N Street, S.W., is included in the medium density residential land use category;

"(36) A strip of land, not less than 50 feet wide, along the west bank of the Anacostia River, between 2nd Street, S.E., west of the Southeast Federal Center waterfront, and 2nd Street, S.W., east of Fort McNair, is included in the parks, recreation, and open space land use category;

"(37) Square 19, bounded by 25th Street, N.W., F Street, N.W., and New Hampshire Avenue, N.W., is included in the mixed-use high density residential and low density commercial land use category;

"(38) Square 58, bounded by F Street, N.W., 22nd Street, N.W., and Virginia Avenue, N.W., is included in the medium density residential land use category;

"(39) Square 31, bounded by H Street, N.W., 24th Street, N.W., G Street, N.W., Virginia Avenue, N.W., and New Hampshire Avenue, N.W., is included in the high density residential land use category;

"(40) The high density commercial area contained in the southern portion of Squares 81 and 104, along the north side of Virginia Avenue, N.W., and E Street, N.W., between 20th Street, N.W., and 22nd Street, N.W., is included in the mixed-use high density residential, medium density commercial, and institutional land use category;

"(41) The high density commercial area contained in the southern portion of Square 122, along the north side of E Street, N.W., between 19th Street, N.W., and 20th Street, N.W., is included in the mixed-use high density residential and medium density commercial land use category;

"(42) The eastern half of Square 14, bounded by 25th Street, N.W., Pennsylvania Avenue, N.W., M Street, N.W., and 26th Street, N.W., is included in the medium density residential land use category;

"(43) The southern half of Square 25, bounded by L Street, N.W., 24th Street, N.W., M Street, N.W., and 25th Street, N.W., is included in the institutional land use category;

"(44) The mixed-use high density residential and medium density commercial area in Square 38, fronting on L Street, N.W.,

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between 23rd Street, N.W., and 24th Street, N.W., fronting on 23rd Street, N.W., between L Street, N.W., and Washington Circle, N.W., and fronting on 24th Street, N.W., between L Street, N.W., and Pennsylvania Avenue, N.W., is included in the moderate density residential land use category;

"(45) The northern portion of the high density commercial area in the eastern portion of Square 73, bounded by 21st Street, N.W., K Street, N.W., L Street, N.W., and 22nd Street, N.W., is included in the mixed-use high density residential and medium density commercial land use category;

"(46) Square 53, bounded by L Street, N.W., 22nd Street, N.W., K Street, N.W., Washington Circle, N.W., and New Hampshire Avenue, N.W., is included in the mixed-use medium density residential and low density commercial land use category;

"(47) Square 483, bounded by 5th Street, N.W., K Street, N.W., 6th Street, N.W., and New York Avenue, N.W., is included in the high density commercial land use category;

"(48) The area bounded on the south by P Street, N.W., on the north by Q Street, N.W., on the west by 26th Street, N.W., and on the east by Rock Creek Park, and the area bounded on the south by Q Street, N.W., on the west by 26th Street, N.W., on the north by Mount Zion Cemetery and Rock Creek Park, and on the east by Rock Creek Park, are included in the moderate density residential land use category;

"(49) The area bounded on the east by 7th Street, N.W., on the north by N Street, N.W., on the west by 9th Street, N.W., and on the south by Mount Vernon Place, N.W., except for the eastern half of Square 424, is designated as follows:

"(A) The local public facilities area north of Mount Vernon Place, N.W., is included in the mixed-use local public facilities and high density commercial land use category;

"(B) The mixed-use high density residential and commercial land use area immediately to the north of the local public facilities area described in subparagraph (A) of this paragraph is included in the mixed-use local public facilities, high density residential and high density commercial land use category;

"(C) The high density residential area south of M Street, N.W., and north of the area described in subparagraph (B) of this paragraph, is included in the mixed-use local public facilities and high density residential land use category; and

"(D) The mixed-use medium density residential and low density commercial area north of M Street, N.W., and south of N Street, N.W., is included in the mixed-use local public facilities, medium density residential, and low density commercial land use category;

"(50) The area bounded by Florida Avenue, N.W., 18th Street, N.W., 20th Street, N.W., and S Street, N.W., is included in the moderate density residential land use category;

"(51) Square 386, bounded by Virginia Avenue, S.W., Maryland Avenue, S.W., 9th Street, S.W., and 10th Street, S.W., is included in the medium-high density commercial land use category;

"(52) Square 464, bounded by 7th Street, S.W., Virginia Avenue, S.W., D Street, S.W., and 6th Street, S.W., is included in the medium-high density commercial land use category;

"(53) Square 493, bounded by C Street, S.W., 6th Street, S.W., Virginia Avenue, S.W., D Street, S.W., and 4th Street, S.W., is included in the medium-high density commercial land use category;

"(54) Square 455, bounded by 7th Street, N.W., F Street, N.W., 6th Street, N.W., and G Street, N.W., is included in the mixed-use high density residential, high density commercial, and local public facilities land use category;

"(55) Squares 440 and 441, bounded by Florida Avenue, Wiltberger Street, S Street, and 7th Street, N.W., are included in the mixed-use moderate density residential and moderate density commercial land use category.

"(56) Squares 646, 648, and 649, bounded by South Capitol Street, S.W., Half Street, S.W., I Street, S.W., and M Street, S.W., are included in the medium-high density commercial land use category;

"(57) Square 1928, bounded on the northeast by Massachusetts Avenue, N.W., on the south by Garfield Street, N.W., and on the west by Wisconsin Avenue, N.W., is included in the parks, recreation, and open space land use category;

"(58) The area in Square 2304 fronting on the north side of Military Road, N.W., between 27th Street, N.W., and 28th Street, N.W., is included in the institutional land use category;

"(59) The area in Square 2319 bounded by Utah Avenue, N.W., from Nebraska Avenue, N.W., to a point opposite the end of Patterson Place, N.W., on the west, east along the property from that point to the rear property lines of the houses fronting on Utah Avenue, N.W., north along the rear property lines of the houses fronting on Utah Avenue, N.W., to the rear property line of the houses fronting on Rittenhouse Street, N.W., east along the rear property lines of the houses fronting on Rittenhouse Street, N.W., to the rear property lines of the houses fronting on 28th Street, N.W., south along the rear property lines of the houses fronting on 28th Street, N.W., to Nebraska Avenue, N.W., and southwest along Nebraska Avenue, N.W., to its intersection with Utah Avenue, N.W., is included in the institutional land use category.

"(60) The east side of Connecticut Avenue, N.W., between Jocelyn Street, N.W., and a point halfway between Jocelyn Street, N.W., and Jenifer Street, N.W., is included in the moderate density residential land use category;

"(61) The east side of Connecticut Avenue, N.W., between McKinley Street, N.W., and Northampton Street, N.W., is included in the local public facilities land use category;

"(62) The Chevy Chase Presbyterian Church site on the east side of Connecticut Avenue, N.W., between Oliver Street, N.W., and Patterson Street, N.W., is included in the low density residential land use category;

"(63) The west side of Connecticut Avenue, N.W., between Harrison Street, N.W., and Nebraska Avenue, N.W., is included in the medium density residential land use category;

"(64) The frontages along 29th Street, N.W., between Stephenson Place, N.W., and Tennyson Street, N.W., are included in the low density residential land use category;

"(65) The low density commercial area on the east side of Nebraska Avenue, N.W., south of Van Ness Street, N.W., and north of

Ward Circle, N.W., is included in the low density residential land use category;

"(66) The National Presbyterian Church site on the east side of Nebraska Avenue, south of Van Ness Street, N.W., is included in the institutional land use category;

"(67) The area bounded by Western Avenue, N.W., River Road, N.W., 46th Street, N.W., Fessenden Street, N.W., and 47th Street, N.W., is included in the parks, recreation and open space land use category;

"(68) The area bounded by Sandy Spring Road, N.W., Underwood Street, N.W., the railroad tracks, and Aspen Street, N.W., is included in the low density commercial land use category;

"(69) The area in Square 2727, bounded on the west by 16th Street, N.W., on the north by Rittenhouse Street, N.W., on the east by 14th Street, N.W., and on the south by Fort Stevens Drive, N.W., is included in the medium density residential land use category;

"(70) The area in Squares 2726, 2790, 2791, and 2792, bounded generally by 16th Street, N.W., on the west, Fort Stevens Drive, N.W., between 16th Street, N.W., and a point approximately three-quarters of the way to 13th Street, N.W., on the north, a line extending north from this point to the rear property lines of the houses fronting on Fort Stevens Drive, N.W., and along the rear property lines to 13th Street, N.W., also on the north, 13th Street, N.W., south of Rittenhouse Street, N.W., to Fort Stevens Drive, N.W., on the east, 13th Place, N.W., from the intersection of 13th Street, N.W., and Fort Stevens Drive, N.W., through National Park Service land on the south to Military Road (Missouri Avenue), N.W., on the southeast, Military Road, N.W., from this point to 14th Street, N.W., on the south, and the narrow strip of National Park Service land edging the north side of Military Road (Missouri Avenue), N.W., from 14th Street, N.W., to 16th Street, N.W., also on the south, is included in the moderate density residential land use category;

"(71) The area bounded on the north by Kenyon Street, N.W., on the west by Park Place, N.W., and on the south and east by Irving Street, N.W., is included in the parks, recreation, and open space land use category;

"(72) The area encompassing Parcels 124/163, 124/172, 124/179, and 124/180, which is the southwest quadrant of the Fort Totten Metrorail Station special treatment area, is included in the mixed-use medium density commercial and production and technical employment land use category;

"(73) The area within Squares 3903-2 and 3986 bounded on the northeast by Eastern Avenue, N.E., on the east by the rear property line of the properties fronting on the east side of Sargent Road, N.E., on the south by Galloway Street, N.E., on the west and northwest from the rear of the property on Sargent Road, N.E., to the alley approximately mid-block between Sargent Road, N.E., and 12th Street, N.E., north and northeast along this mid-block alley to the alley at the rear of the properties fronting on the southeast side of Hamilton Street, N.E., and on the northwest by the alley at the rear of the properties fronting on Hamilton Street, N.E., to Eastern Avenue, N.E., is included in the moderate density residential land use category;

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"(74) The area within Square 3899 fronting on 11th Street, N.E., between Emerson Street, N.E., and South Dakota Avenue, N.E., is included in the low density residential land use category;

"(75) The area within Square 3786, bounded on the north by South Dakota Avenue, N.E., on the west by Delafield Place, N.E., on the south by the alley south of South Dakota Avenue, N.E., and paralleling South Dakota Avenue, N.E., and on the east by the alley approximately mid-block between Delafield Place, N.E., and Decatur Street, N.E., is included in the low density commercial land use category;

"(76) The area in Squares 3815, 3816, 3817, 3818, 3819, 3820, and 3822, and adjacent properties bounded on the north by Taylor Street, N.E., on the east by 10th Street, N.E., on the south by Perry Place, N.E., and on the west by the alley to the west paralleling 7th Street, N.E., is included in the moderate density residential land use category;

"(77) The western half of Squares 3883 and 3884, bounded on the west by Michigan Avenue, N.E., and Bunker Hill Road, N.E., on the north by Quincy Street, N.E., east to a point approximately one-half of the way to 12th Street, N.E., on the east by a line drawn from this point south to a point on Otis Street, N.E., approximately one-half of the way from Bunker Hill Road, N.E., to 12th Street, N.E., and on the south by Otis Street, N.E., from this point to Quincy Street, N.E., is included in the moderate density residential land use category;

"(78) The area within Square 4187(1/2) bounded on the west by Michigan Avenue, N.E., on the north by Allison Street, N.E., on the east by the rear property lines of the properties fronting on the west side of 19th Place, N.E., and on the south by Webster Street, N.E., is included in the institutional land use category;

"(79) The area in Square 4187(1/2) fronting on the west side of 19th Place, N.E., between Allison Street, N.E., on the north and Webster Street, N.E., on the south is included in the low density residential land use category;

"(80) The northern half of the block bounded on the north by Bunker Hill Road, N.E., on the east by 21st Street, N.E., on the south by the alley paralleling Bunker Hill Road, N.E., between 21st Street, N.E., and 20th Street, N.E., and on the west by 20th Street, N.E., is included in the low density commercial land use category;

"(81) Squares 4163 and 4183, bounded on the northeast by Michigan Avenue, N.E., and Bunker Hill Road, N.E., on the east by 18th Street, N.E., on the south by Taylor Street, N.E., and on the southwest by South Dakota Avenue, N.E., is included in the institutional land use category;

"(82) Squares 4150 and 4202, bounded on the north by Otis Street, N.E., on the east by 20th Street, N.E., on the south by Newton Street, N.E., and on the west by 17th Street, N.E., are included in the low density residential land use category;

"(83) The triangular area in Square 4212, bounded on the west by 18th Street, N.E., on the north by Franklin Street, N.E., and on the southeast by a line extended southwest from a point approximately one-third of the way from 18th Street, N.E., to 20th Street, N.E., to the corner of 18th Street, N.E., and Evarts Street, N.E., is included in the low density residential land use category;

"(84) The squares bounded on the west by Bladensburg Road, N.E., on the north by T Street, N.E., on the east by 26th Street, N.E.,

and on the south by Seaton Place, N.E., 22nd Street, N.E., and S Street, N.E., are included in the moderate density residential land use category;

"(85) The property fronting on the north side of Mount Olivet Road, N.E., from West Virginia Avenue, N.E., to a point approximately half-way between Montello Avenue, N.E., and Trinidad Avenue, N.E., is included in the low density commercial land use category;

"(86) The properties fronting on the west side of Bladensburg Road, N.E., between Levis Street, N.E., and Morse Street, N.E., and the properties fronting on the east side of Bladensburg Road, N.E., between Mt. Olivet Road, N.E., and K Street, N.E., are included in the low density commercial land use category;

"(87) The mixed-use medium-high density commercial and production and technical employment area contained in that portion of the Northeast Number 1/Eckington Yards special treatment area generally bounded on the south by Florida Avenue, N.E., then following New York Avenue, N.E., to where New York Avenue, N.E., passes over the railroad tracks and then returning south to Florida Avenue, N.E., on the west by Eckington Place, N.E., on the north by R Street, N.E., and Penn Street, N.E., and on the east by 6th Street, N.E., Neal Place, N.E., and 4th Street, N.E., is included in the production and technical employment land use category;

"(88) The institutional area contained in that portion of the Northeast Number 1/Eckington Yards special treatment area bounded on the south by Florida Avenue, N.E., on the west by 4th Street, N.E., on the north by Neal Place, N.E., and on the east by 6th Street, N.E., is included in the production and technical employment land use category;

"(89) The area in Square 617 bounded on the north by O Street, N.W., on the east by the north-south alley running between O Street, N.W., and N Street, N.W., on the south by N Street, N.W., and on the west by a line extending from N Street, N.W., approximately half-way toward 1st Street, N.W., then north to the rear property lines of the houses on O Street, N.W., east approximately 150 feet, and then north to O Street, N.W., is included in the low density commercial land use category;

"(90) Square 555, bounded on the north by N Street, N.W., on the east by 1st Street, N.W., on the south by New York Avenue, N.W., and on the west by New Jersey Avenue, N.W., is included in the moderate density residential land use category;

"(91) The areas within the Fort Lincoln New Town are included in the mixed-use medium density residential and moderate density commercial land use category, the medium density residential land use category, and the parks, recreation, and open space land use category, as approved in the Fort Lincoln Urban Renewal Plan;

"(92) The properties fronting on 35th Street, N.E., between Bladensburg Road, N.E., and Fort Lincoln New Town, and on Bladensburg Road, N.E., south of Eastern Avenue, N.E., to Fort Lincoln New Town, are included in the low density residential land use category;

"(93) The area encompassing Parcels 124/171, 124/177, 136/110, and 136/113, which is the revised southeast quadrant of the Fort Totten Metrorail Station special treatment area, is included in the mixed-use medium density commercial and production and technical employment land use category;

"(94) Square 4364, bounded on the north by Adams Street, N.E., on the south by Ames Place, N.E., on the west by 31st Street, N.E., and on the east by 33rd Street, N.E., except for Lot 2, is included in the production and technical employment land use category;

"(95) Square 532, bounded on the north by E Street, N.W., on the east by 3rd Street, N.W., on the south by D Street, N.W., and on the west by 4th Street, N.W., is included in the local public facilities land use category;

"(96) The western half of Reservation 10, bounded on the west by the vacated right-of-way of 4th Street, N.W., on the north by C Street, N.W., on the east by a line drawn at approximately the mid-point of the reservation from C Street, N.W., to Constitution Avenue, N.W., and on the south by Constitution Avenue, N.W., is included in the federal land use category;

"(97) The Ellen Wilson site, bounded on the west by 6th Street, S.E., on the north by G Street, S.E., on the east by 7th Street, S.E., and on the south by the Southeast Freeway, is included in the medium density residential land use category;

"(98) The portion of Square 952 bounded on the west by 9th Street, S.E., on the south by Potomac Avenue, S.E., and L Street, S.E., and on the north by the Southeast Freeway is included in the parks, recreation, and open space land use category;

"(99) The area bounded on the east by 13th Street, S.E., on the south by Good Hope Road, S.E., and on the northwest by the railroad tracks which parallel the Anacostia Freeway is included in the moderate density commercial land use category;

"(100) The area within the Massachusetts Avenue, N.E., commercial strip, between 2nd Street, N.E., and 4th Street, N.E., is included in the moderate density commercial land use category;

"(101) The area within the 7th Street, S.E., commercial corridor, between North Carolina Avenue, S.E., and Pennsylvania Avenue, S.E. (within the Eastern Market area), is included in the moderate density commercial land use category;

"(102) The area within the Pennsylvania Avenue, S.E., commercial strip, between 2nd Street, S.E., and Barney Circle at 17th Street, S.E., is included in the moderate density commercial land use category;

"(103) The area within the 8th Street, S.E., commercial corridor, between Pennsylvania Avenue, S.E., and M Street, S.E., is included in the moderate density commercial land use category;

"(104) The north side of M Street, S.E., between 3rd Street, S.E., and 4th Street, S.E., is included in the medium-high density commercial land use category;

"(105) The Potomac Gardens site, located at Pennsylvania Avenue, S.E., and G Street, S.E., is included in the medium density residential land use category;

"(106) The north side of M Street, S.E., between 2nd Street, S.E., and 3rd Street, S.E., is included in the medium-high density commercial land use category;

"(107) The east side of 2nd Street, N.E., between E Street, N.E., and G Street, N.E., is included in the mixed-use moderate density residential and moderate density commercial land use category;

"(108) The property north of Lots 809 and 845 in Square 529 is included in the high density commercial land use category;

"(109) The mixed-use, medium-high density commercial and production and technical employment land use area contained in that portion of the Northeast Number 1/Eckington Yards special treatment area which is bounded on the south by G Street, N.E., and Union Station, on the west by North Capitol Street, on the north by Florida Avenue, N.E., east of North Capitol Street, and by New York Avenue, N.E., northeast of Florida Avenue, N.E., and on the east by railroad tracks north of Union Station, is included in the medium high density commercial land use category;

"(110) Square 5003, which is located at and bounded on the south by a public alley, on the north by Benning Road, N.E., on the east by 34th Street, N.E., and on the west by Anacostia Avenue, N.E., is included in the medium density commercial land use category;

"(111) Square 5021, which is located at and bounded on the north by Benning Road, N.E., on the west and south by Kenilworth Avenue, N.E., and on the east by 36th Street, N.E., is included in the medium density commercial land use category;

"(112) The area bounded on the north by Knox Place, S.E., on the east by Alabama Avenue, S.E., on the south by Irving Place, S.E., and on the west by 24th Place, S.E., extended south to Irving Place, S.E., is included in the moderate density residential land use category;

"(113) The area bounded on the north by Irving Street, S.E., on the east by Knox Street, S.E., and 28th Street, S.E., and on the south and west by Jasper Street, S.E., is included in the low density residential land use category;

"(114) The triangular area in the Anacostia Metrorail Station development opportunity area bounded on the north by Sumner Road, S.E., on the southeast by Firth Sterling Avenue, S.E., and on the west by the Anacostia Freeway, S.E., is included in the production and technical employment land use category;

"(115) Squares 5971 and 5976, and all of Square 5977 except for the frontage along Martin Luther King, Jr. Avenue, S.E., which are generally bounded on the north by Alabama Avenue, S.E., and Martin Luther King, Jr. Avenue, S.E., on the west by 4th Street, S.E., on the south by Trenton Street, S.E., and on the east by 5th Street, S.E., Savannah Street, S.E., and 6th Street, S.E., are included in the moderate density residential land use category;

"(116) The square bounded on the north by Elmira Street, S.W., on the east by Martin Luther King Jr. Avenue, S.W., and on the south and west by a line extended from 2nd Street, S.W., between Martin Luther King Jr. Avenue, S.W., and Elmira Street, S.W., is included in the institutional land use category;

"(117) The south side of Alabama Avenue, S.E., from 6th Street, S.E., to 8th Street, S.E., is included in the moderate density commercial land use category;

"(118) The map designations and legend listings for the special treatment areas, the central employment area, and the downtown arts district are removed;

"(119) The symbols for the Metrorail line between the L'Enfant Plaza, Waterfront, Navy Yard, and Anacostia stations are amended to designate existing stations that are in service; and

"(120) The legend is amended by striking the word "metro" and inserting the word "Metrorail" in its place, by striking the phrase "existing system" and inserting the phrase "station in service" in its place, and by striking the word "proposed" and inserting the phrase "future rail line" in its place.

"(c) Except as provided in subsection (d) of this section, a new Map Number 2, entitled the "District of Columbia Generalized Land Use Policies Map" ("Map 2"), is adopted as a part of this element, which shall include the generalized land use map commercial center and public and institutional classification symbols and boundaries, specialized planning areas boundaries, other symbols and depictions, and legend listings on Map 1 as set forth in subsections (a) and (b) of this section, and which also shall include classifications, depictions, and legend listings and symbols of the following specialized planning areas:

"(1) The special treatment areas and the central employment area which are depicted on the District of Columbia Generalized Land Use Map, dated November 1990, as amended by the Comprehensive Plan Amendments Act of 1994;

"(2) The housing opportunity areas which are depicted on the District of Columbia Generalized Residential Land Use Policies Map, dated November 1990;

"(3) The development opportunity areas (including Metrorail station development opportunity areas), the commercial center classifications, and the Downtown Plan area that are depicted on the District of Columbia Generalized Commercial and Production and Technical Employment (PTE) Land Use Policies Map, dated November 1990; and

"(4) The college and university master plan areas and the U.S. Capitol Master Plan Area that are depicted on the "District of Columbia Generalized Local, Public, and Institutional Land Use Policies Map" dated November 1990.

"(d) Map 2 is amended as follows:

"(1) The boundary of the central employment area is amended to conform with the definition set forth in section 2(a)(G)(ii);

"(2) The area along 14th Street, N.W., between M Street, N.W., and Florida Avenue, N.W., and the area along U Street, N.W., between 7th Street, N.W., and 16th Street, N.W., is included in the Uptown Arts special treatment area;

"(3) The area bounded by the following streets is included in the Dupont Circle special treatment area: beginning at the intersection of 18th Street, N.W., and Florida Avenue, N.W.; east on S Street, N.W.; south on 15th Street, N.W.; west on M Street, N.W.; north on 20th Street, N.W.; west on N Street, N.W.; southwest on New Hampshire Avenue, N.W.; west on M Street, N.W.; north on 22nd Street, N.W.; west on N Street, N.W.; north on 23rd Street, N.W.; and northeast on Florida Avenue, N.W., to 18th Street, N.W.;

"(4) The eastern boundary of the southeast quadrant of the Fort Totten Metrorail Station special treatment area is amended to include all of parcels 136/110 and 136/113;

"(5) The boundary of the Minnesota-Benning special treatment area is amended to include all of the mixed-use residential and commercial

use area depicted on the eastern edge of the special treatment area, and to exclude areas that are designated exclusively residential or parks, recreation, and open space use areas;

"(6) The existing local neighborhood center symbol near the intersection of 18th Street, N.W., and Columbia Road, N.W., is moved closer to that intersection, and the multi-neighborhood center symbol is removed;

"(7) A development opportunity area symbol is added for the Portal Site near the intersection of Maine Avenue, S.W., and 12th Street, S.W.;

"(8) The existing local neighborhood center symbol that is depicted north of the intersection of Connecticut Avenue, N.W., and Woodley Road, N.W., is moved southward to Connecticut Avenue, N.W., between Woodley Road, N.W., and Calvert Street, N.W.;

"(9) A Metrorail station development opportunity area symbol is added for the Benning Road Metrorail Station area at the intersection of Benning Road, N.E., and Central Avenue, N.E.;

"(10) A development opportunity area symbol is added near the intersection of Nannie Helen Burroughs Avenue, N.E., and Division Avenue, N.E.;

"(11) The existing local neighborhood center symbol in the vicinity of Pennsylvania Avenue, S.E., and Branch Avenue, S.E., is replaced with a new or upgraded local neighborhood center symbol; and

"(12) The legend is amended as follows:

"(A) The listing of special treatment areas is amended by adding the phrase ";11. Uptown Arts; 12. Dupont Circle" at the end of the listing;

"(B) The listing of development opportunity areas is amended by adding the phrase "; 24. Portal Site; 25. Benning Road Metrorail Station Area; 26. Nannie Helen Burrough and Division Avenues" at the end of the listing; and

"(C) The listing of housing opportunity areas is amended as follows:

"(i) By striking the phrase "Market Square" and inserting the phrase "Pennsylvania Quarter" in its place; and

"(ii) By adding the phrase ", S.E." after the phrase "Pennsylvania Avenue".

"(e) The Mayor shall transmit two updated generalized land use maps, accompanied by a proposed resolution, to the Council within 60 days of the effective date of the Comprehensive Plan Amendments Act of 1994. The maps shall illustrate the land use policies adopted as part of the Comprehensive Plan.

"Map 1 (Generalized Land Use) shall be printed at the scale of 1,200 feet to 1 inch, use standardized colors for planning maps, indicate generalized land use policies, and include a street grid and minor changes in format or design to improve the readability or understanding of the adopted policies. Map 2 (Generalized Land Use Policies) shall be printed in color or black and white at a scale of 1,200 feet to 1 inch, indicate specialized areas and use classification symbols and boundaries, and include a street grid and minor changes in format or design to improve the readability or understanding of the adopted policies.

"The Council shall hold a public hearing to determine if the maps transmitted under this section conform to the maps adopted in the Land

Use Element of the Comprehensive Plan. If the Council determines that a map transmitted under this section conforms to a map adopted in the Land Use Element of the Comprehensive Plan, the Council shall approve the map by resolution."

(12) Title XII ("Ward Plans Element") is amended to read as follows:

(12) Title XII ("Ward Plans Element") is amended to read as follows:

"TITLE XII - WARD PLANS ELEMENT.

"SUBTITLE 1

"SEC. 1200.100		WARD 1 PLAN
		"TABLE OF CONTENTS
"SEC. 1200.101	WARD 1	ECONOMIC DEVELOPMENT
"SEC. 1200.102	WARD 1	OBJECTIVES FOR ECONOMIC DEVELOPMENT
"SEC. 1200.103	WARD 1	POLICIES IN SUPPORT OF ECONOMIC DEVELOPMENT OBJECTIVES
"SEC. 1200.104	WARD 1	ACTIONS TO IMPLEMENT ECONOMIC DEVELOPMENT OBJECTIVES
"SEC. 1200.105	WARD 1	HOUSING
"SEC. 1200.106	WARD 1	OBJECTIVES FOR HOUSING
"SEC. 1200.107	WARD 1	POLICIES IN SUPPORT OF HOUSING OBJECTIVES
"SEC. 1200.108	WARD 1	ACTIONS TO IMPLEMENT THE HOUSING OBJECTIVES
"SEC. 1200.109	WARD 1	ENVIRONMENTAL PROTECTION
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"SEC. 1200.112	WARD 1	ACTIONS TO IMPLEMENT THE ENVIRONMENTAL PROTECTION OBJECTIVES
"SEC. 1200.113	WARD 1	TRANSPORTATION
"SEC. 1200.114	WARD 1	OBJECTIVES FOR TRANSPORTATION
"SEC. 1200.115	WARD 1	POLICIES IN SUPPORT OF TRANSPORTATION OBJECTIVES
"SEC. 1200.116	WARD 1	ACTIONS TO IMPLEMENT THE TRANSPORTATION OBJECTIVES
"SEC. 1200.117	WARD 1	PUBLIC FACILITIES
"SEC. 1200.118	WARD 1	OBJECTIVES FOR PUBLIC FACILITIES
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"SEC. 1200.120	WARD 1	ACTIONS TO IMPLEMENT THE PUBLIC FACILITIES OBJECTIVES
"SEC. 1200.121	WARD 1	URBAN DESIGN
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"SEC. 1200.123	WARD 1	POLICIES IN SUPPORT OF URBAN

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"SEC. 1200.129	WARD 1	LAND USE
"SEC. 1200.130	WARD 1	OBJECTIVES FOR LAND USE
"SEC. 1200.131	WARD 1	POLICIES IN SUPPORT OF LAND USE OBJECTIVES
"SEC. 1200.132	WARD 1	ACTIONS TO IMPLEMENT LAND USE OBJECTIVES

"SEC. 1200.101. WARD 1 ECONOMIC DEVELOPMENT.

"(a) The development and expansion of the economy of the District of Columbia ("District") is a high priority item on the District's work agenda. It is an especially complex undertaking as it requires an intensive effort in public and private cooperation to set specific objectives for a variety of economic sectors and carry out the objectives on a ward level by engaging the resources of multiple public agencies and private organizations.

"(b) The Ward 1 Plan addresses development issues that affect all levels of the ward's economy. The plan calls for restructuring the business activities of commercial and selected industrial zones and maintaining or restructuring retail and commercial centers to effectively serve the needs of the ward's neighborhoods.

"(c) Of major importance, the plan highlights the need for services and programs that strengthen the occupational skills of the resident labor force so that District residents can compete more effectively in the region's job market. Gaining access to the region's job opportunities is an important element in meeting the employment needs of less skilled workers and expanding the number of labor intensive industries that employ semi-skilled and unskilled workers.

"(d) The purpose of the ward plan is to encourage the meaningful cooperation and involvement of community development organizations and the District government in economic revitalization.

"(e) The economic development goal is to retain, expand, and attract new businesses and industries that are compatible with the adjoining residential neighborhoods, create jobs for the ward's residents, and facilitate and develop business ownership and employment advantages for the under-represented in the District's economy.

"SEC. 1200.102. WARD 1 OBJECTIVES FOR ECONOMIC DEVELOPMENT.

"The objectives for economic development are as follows:

"(1) To nurture and create suitable economic activities and employment centers that do not encroach on or adversely affect the residential communities in the commercial and mixed-use areas of Ward 1;

"(2) To encourage and promote the development of active and effective Community Development Corporations (CDCs) and other neighborhood-based economic development groups within Ward 1 and integrate the groups into the ward's overall planning for and implementation of economic development;

"(3) To focus District government attention on Neighborhood Revitalization Areas by using economic development, capital improvement funds, and other public financial assistance programs to renovate and revitalize appropriate areas within the ward, such as the now restored Lincoln Theatre, in such a way as to benefit, and not adversely affect, the neighboring residential communities; and

"(4) To expand the occupational skills and job opportunities for Ward 1 residents, particularly the unemployed, underemployed, and economically disadvantaged.

"SEC. 1200.103. WARD 1 POLICIES IN SUPPORT OF ECONOMIC DEVELOPMENT OBJECTIVES.

"The policies in support of economic development objectives are as follows:

"(1) To stimulate well-planned economic activity centers along major commercial corridors at the Shaw-Howard University, Columbia Heights, and U Street-Cardozo Metrorail Stations, at appropriate underused commercially and industrially zoned sites, and at the neighborhood level in Ward 1;

"(2) To support appropriate development of the Howard Gateway areas, including U Street, the Shaw-Howard, Columbia Heights, and U Street-Cardozo Metrorail Station areas, and lower Georgia Avenue, including initiatives to make the redevelopment efforts priority items on the working agenda of the economic development entities of Ward 1;

"(3) To implement updated plans for the Shaw and 14th Street urban renewal corridors that are consistent with the Comprehensive Plan's objectives and policies;

"(4) To consider recommending appropriate amendments to the Zoning Regulations of the District of Columbia consistent with development objectives to allow for orderly and controlled growth of appropriate economic activity in areas adjacent to residential communities;

"(5) To maximize the leverage potential of public funds to produce private sector investments and loans in target areas of Ward 1 that might be considered areas of high risk;

"(6) To give priority to Ward 1's neighborhood economic development by incorporating the participation of qualified neighborhood development organizations or CDCs;

"(7) To provide and support a variety of actions and strategies conducive to a positive climate for economic growth in Ward 1 and strengthen public safety in and around neighborhoods in the ward;

"(8) To provide for governmental participation in joint ventures and co-investment in sound economic endeavors that increase job opportunities for the residents of Ward 1;

"(9) To promote compliance, by private sector employers, with equal employment opportunity and affirmative action requirements for women, Blacks, Hispanics, and other under-represented persons in Ward 1 and seek the maximum involvement of the private sector in the design and implementation of training and job placement programs;

"(10) To encourage an increase in the participation of Howard University, the University of the District of Columbia, and other educational institutions in economic development efforts in Ward 1, which may 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;

"(11) To seek optimum involvement of the Board of Education in planning and implementing of educational skill attainment standards and the development of curricula at magnet schools and career development centers that reflect the skill needs and attainment standards set by the public and private sectors in the ward;

"(12) To use District and federal government resources to leverage private sector participation in achieving Ward 1 neighborhood development projects;

"(13) To encourage the development and retention of needed commercial and service establishments in appropriately zoned locations;

"(14) To consider revising the Zoning Regulations to ensure that commercial districts have a variety of services needed by neighborhood residents; and

"(15) To relate selective conditional regulatory relief from zoning restrictions, if appropriate, to neighborhood employment, training, education, and other community services as well as to the surrounding neighborhood.

"SEC. 1200.104. ACTIONS TO IMPLEMENT ECONOMIC DEVELOPMENT OBJECTIVES.

"The incomes of residents in Ward 1, as a whole, are among the lowest in the District. The actions to implement economic development objectives are as follows:

"(1) To increase access to industry related training schools and programs for Ward 1 residents and improve basic skills development in the local public schools;

"(2) To increase the supply of higher paying jobs within the region and ward and assist Ward 1 residents in qualifying for and attaining job placements with higher wage potential;

"(3) To increase daycare facilities for single parent and other households to encourage the entry of Ward 1 residents into the workforce;

"(4) To increase employment opportunities in commercial and industrial areas of the ward, including the Howard Gateway, Georgia Avenue, and 14th Street and U Street corridors;

"(5) To re-evaluate zoning patterns in urban renewal and industrially zoned areas in Ward 1 to improve employment opportunities at appropriate locations;

"(6) To implement the Shaw School and 14th Street Urban Renewal Plans and amend renewal plans to make them consistent with the policies of the Comprehensive Plan;

"(7) To expand training in occupational skills for Ward 1 residents;

"(8) To provide additional job market analysis, particularly about job skills that will be required in the future in the public and private sectors so that training programs are tailored to realistic needs;

"(9) To accelerate programs for the commercial revitalization of the ward, including the 14th Street corridor, the U Street corridor, Mt. Pleasant Street, and 7th Street and Florida Avenue, with special emphasis on job training and employment opportunities for area residents;

"(10) To assist Ward 1 residents in improving educational skills through the public school system, special training schools, and skill development programs associated with industries in the region;

"(11) To increase competency in English for residents who speak English as a second language;

"(12) To develop cooperative efforts between government and business in assisting Ward 1 residents in achieving maximum benefits from the redevelopment programs;

"(13) To revitalize and improve the functioning and appearance of the following areas, with emphasis on retaining small business:

"(A) Central Georgia Avenue;

"(B) 18th Street and Columbia Road;

"(C) Florida and Connecticut Avenues;

"(D) Mount Pleasant Street;

"(E) Lower Georgia Avenue;

"(F) 14th and U Streets;

"(G) Park Road and 14th Street;

"(H) 18th Street between S Street and Florida Avenue;

and

"(I) 3200 to 3400 blocks of 11th Street, N.W.;

"(14) To conduct streetscape studies, develop design standards, and create measures to assist desirable small businesses;

"(15) To encourage neighborhoods to use carefully planned neighborhood festivals of appropriate scale at appropriate locations as a means of strengthening dialogue and cooperative spirit among ward residents, if the festivals can be planned and managed in a way that does not adversely affect the health, welfare, and safety of the neighborhood;

"(16) To implement economic development objectives for Central Georgia Avenue above Euclid Street by:

"(A) Developing a marketing strategy for Georgia Avenue to encourage revitalization of existing commercial areas and establishing additional commercial activities at Columbia Road and Kenyon Street;

"(B) Utilizing the Neighborhood Commercial Revitalization Program Office to work with business owners and the community to develop a strategy to improve the mix of services;

"(C) Establishing programs and information systems designed to acquaint people with government programs and the programs of commercial banks and other organizations involved in economic development;

"(D) Providing assistance to minimize displacement of businesses and residents;

"(E) Establishing additional means of communication between businesses and residents to provide for mutual self-help and the settling of differences;

"(F) Establishing a local self-help program to encourage businesses to respond to changing markets by changing their products;

"(G) Promoting and supporting businesses that capitalize on the unique cultural and ethnic characteristics of residents in the ward;

"(H) Initiating programs to stabilize taxes to alleviate the adverse effect on business owners and residents; and

"(I) Requiring that private clubs not be permitted under residential zoning and that large scale nightclubs be restricted from locating near residential areas;

"(17) To implement economic development objectives for 18th Street and Columbia Road by:

"(A) Protecting small businesses by amending tax laws where appropriate, encouraging development of new small businesses, and providing housing above existing businesses;

"(B) Establishing a task force of representatives of the Office of Planning, the Department of Public Works, businesses, and the community to develop a comprehensive parking plan and strategy for the 18th Street and Columbia Road area, which would be compatible with the residential communities and the existing mixed-use buildings along 18th Street and Columbia Road;

"(C) Examining the feasibility of tax abatement and credit programs to encourage the retention of neighborhood services and simultaneously encouraging the development of new "incubator" space and small businesses;

"(D) Preventing concentrations of liquor-licensed establishments, fast food outlets, and convenience stores;

"(E) Promoting and supporting businesses that capitalize on the unique cultural and ethnic characteristics of residents in the area;

"(F) Encouraging the provision and retention of retail and services establishments needed by local residents, instead of a regional clientele, in appropriately-zoned locations; and

"(G) Encouraging retention of the mixed-use zoned older buildings along 18th Street and Columbia Road, and facilitating infill projects which complement them in height, scale, and design;

"(18) To implement economic development objectives for the Florida and Connecticut Avenues by:

"(A) Continuing restrictions on the expansion of hotels into residential areas and maintaining hotel use at current levels;

"(B) Managing tractor-trailer truck movement behind hotels;

"(C) Encouraging shuttle bus service to reduce parking and traffic problems and to increase patronage of shops by hotel patrons and residents of adjacent neighborhoods;

"(D) Working with the Mayor's Committee to Promote Washington to establish a marketing campaign to attract people to shops in the area;

"(E) Establishing better control of overflow traffic from special events at area hotels;

"(F) Encouraging a stronger and more active business association in the area;

"(G) Encouraging, around the area hotels, more diversified and upgraded business to mutually benefit the hotels, the neighborhood adjoining it, and the local business community; and

"(H) Enhancing existing commercial and retail structures;

Enrolled Original

"(19) To implement economic development objectives for Mount Pleasant Street by:

"(A) Maintaining and preserving the local neighborhood shopping character of Mount Pleasant Street to better serve the immediate neighborhood, including an examination of the possibility of rezoning Mount Pleasant Street;

"(B) Evaluating the security needs of the ward, including the use of more police foot patrols and encouraging police to live in the area and bring their patrol cars home with them;

"(C) Identifying ways to alleviate parking problems associated with commercial structures;

"(D) Promoting, marketing, and recruiting potential businesses to fill vacant commercial structures;

"(E) Planning, in cooperation with the community, the revitalization of commercial strips by encouraging cooperative efforts between the business community and local government;

"(F) Encouraging business people to use available programs, including facade grants and business loans offered by the Office of Business and Economic Development and the Department of Housing and Community Development;

"(G) Providing information to business people about techniques for revitalization;

"(H) Encouraging use of tax credits for historic preservation projects, where appropriate;

"(I) Encouraging the presence of desired retail stores to strengthen the business mix;

"(J) Conducting a market study to evaluate the appropriate types and mix of retail and services for Mount Pleasant Street;

"(K) Maintaining the established residential character of the Mount Pleasant neighborhood, including the existing single family and multi-family housing stock, local neighborhood services and commercial uses, and residential neighborhood traffic patterns;

"(L) Developing business plans to retain existing businesses;

"(M) Encouraging more ethnic participation in all development activities; and

"(N) Discouraging concentrations of liquor licensed establishments in Mount Pleasant;

"(20) To implement economic development objectives for lower Georgia Avenue by:

"(A) Structuring a partnership among the public, community, and business sectors to develop strategies to revitalize the Howard Gateway area;

"(B) Requiring Howard University to make boarded up structures available for housing, to include but not be limited to, the employer assisted housing program;

"(C) Requiring Howard University to pay taxes on all property not directly related to the University's educational activities; and

"(D) Supporting appropriate commercial development at Georgia and Florida Avenues by Peoples Involvement Corporation and other developers;

"(21) To implement economic development objectives for 14th and U Streets by:

"(A) Preparing a redevelopment and revitalization strategy for the 14th and U Streets area, including the promotion of the development of the 14th and U Streets multi-neighborhood commercial center to provide a full range of goods and services for the area and to take full advantage of the conveniences and amenity afforded by the Metrorail stations;

"(B) Providing incentives to retain existing desirable businesses and developing methods for attracting new businesses to serve the community;

"(C) Providing intra-government coordination of the 14th Street planning efforts in Ward 1 and other planning effects underway in adjacent wards;

"(D) Encouraging appropriate development on now vacant sites and rehabilitation of the area's high quality older buildings; and

"(E) Considering changes in the Zoning Regulations to de-emphasize the ABC license category of nightclubs as a desirable use in areas close to residential communities; and

"(22) To implement economic development objectives for Park Road and 14th Street by:

"(A) Completing streetscaping improvements delineated in the 14th Street Urban Renewal Area Plan;

"(B) Supporting appropriate private development in the area where possible.

"(C) Amending the urban renewal plan as appropriate and encouraging disposition of Redevelopment Land Agency parcels and assuring compliance with the Comprehensive Plan;

"(D) Expediting adaptive reuse of the Tivoli Theatre, keeping its facade, and providing sensitively planned residential, mixed-use residential and commercial, or commercial use behind it;

"(E) Expediting the development of the Park Road and 14th Street multi-neighborhood center in a manner that is independent of the construction of the Columbia Heights Metrorail station;

"(F) Recruiting, training, working with unions, and giving preference to, where appropriate, area residents for jobs created by Metro construction and other development at 14th and Park Road;

"(G) Encouraging use of minority contractors, suppliers, and other persons by businesses involved in development at 14th and Park Road;

"(H) Taking full advantage of the Riggs Bank and Tivoli properties, which are of high quality design and historic significance; and

"(I) Creating a multi-service center with a full range of retail and services, suited to community shopping and a broad trade area for all income levels and which includes restaurants, entertainment, cultural and arts facilities, housing, and public agency and private office space.

"SEC. 1200.105. WARD 1 HOUSING.

"(a) The housing policy in the ward addresses both the need for housing and the need for it to be located where residents have access to the other basic necessities of urban living.

"(b) Ward 1 has about 38,700 housing units, according to the 1990 census, 13 percent of the total number of 278,500 units city-wide. In 1980, housing units numbered 38,000, of which close to 33,500 were occupied (households), about 88% of the ward's units, as compared to a city-wide occupancy of 91%. The ward had close to 1,800 vacant units which were not for rent or sale. The "for rent or sale" vacancy rate was 7.6%, well above that of most wards.

"(c) Renters occupied 24,800 housing units, about 72% of the total occupied units, while the 9,800 owner-occupied units amounted to about 28% of the total. This contrasts with the city which has 61% renter-occupied and 39% owner-occupied units. For the total ward population, 31% or 23,700 people lived in owner-occupied units, while 51,400 people or 68% lived in renter-occupied units. This contrasts with the city totals of 43% or 242,500 people in owner-occupied units and 322,600 people or 57% in rental units.

"(d) As of 1991, there were approximately 30,601 occupied subsidized housing units, which constituted approximately 12% of the total occupied stock in the District. Ward 1 had approximately 3,132 occupied housing units, which represented approximately 8% of the ward's total housing units or 11% of the District's total occupied subsidized housing units.

"(e) Affordable housing remains a serious problem for large numbers of low- and moderate-income households. "Affordable" housing is traditionally defined as housing that costs no more than 30% of total household income.

"SEC. 1200.106. WARD 1 OBJECTIVES FOR HOUSING.

"The objectives for housing are as follows:

"(1) To stimulate the production of new and rehabilitated housing to meet all levels of need and demand in Ward 1 and provide incentives for the full range of housing needed at desired locations throughout the ward;

"(2) To provide for the housing needs of low- and moderate-income households, improve the ward's and District's low-rent housing program, encourage home ownership, and reduce the overall cost of housing for low- and moderate-income households in the ward;

"(3) To provide for the housing needs of elderly householders and reduce the overall cost of housing for elderly householders in the ward;

"(4) To encourage District of Columbia employees to live in Ward 1;

"(5) To encourage metropolitan police officers to live in Ward 1 and to take their cruisers home with them; and

"(6) To discourage city-owned and private housing from becoming vacant and to return vacant housing to housing use.

"SEC. 1200.107. WARD 1 POLICIES IN SUPPORT OF HOUSING OBJECTIVES.

"The policies in support of housing objectives are as follows:

"(1) To encourage the private sector to provide new housing to meet the needs of present and future Ward 1 residents at locations consistent with the ward's 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) To 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) To work with owners and community groups in Ward 1 to identify vacant housing units suitable for rehabilitation and make the restoration of vacant units a major government priority;

"(4) To target residential development opportunity areas where significant housing development can appropriately occur and encourage multi-unit housing development, including market rate and low density housing, where appropriate, near the U Street and Shaw Metrorail Stations and at locations adjacent to proposed employment centers, including the 14th and U Street corridors;

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

"(6) To expedite public programs to stimulate housing production and housing rehabilitation in the Shaw School and 14th Street Urban Renewal Areas, other publicly owned sites, and Housing Opportunity Areas, including the Columbia Heights and Howard Gateway areas;

"(7) To complete the development of urban renewal properties designated for low- and moderate-income housing and review and simplify requirements that affect the development;

"(8) To provide, as appropriate, tax and other financial incentives to developers who are prepared to build low- and moderate-income housing;

"(9) To continue to rehabilitate and improve Ward 1's publicly owned low-rent housing units and, when necessary and after appropriate accommodated units have been provided, remove units where excessive densities or other design factors make rehabilitation undesirable, and provide for a mix of income levels and household sizes in rehabilitated projects;

"(10) To improve the overall management of the ward's public housing program, including changed administrative arrangements, accelerate the effective involvement of residents in the management and maintenance of the ward'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;

"(11) To provide loans and grants to encourage homeownership by low- and moderate-income renters in Ward 1, which may be provided in connection with incentives to private developers who build housing for low- and moderate-income households at suitable locations;

"(12) To develop and encourage the use of the most energy efficient systems and methods for heating and cooling multi-unit low- and moderate-income rental housing in the ward;

"(13) To seek to provide assistance to families displaced by housing market forces throughout the ward; and

"(14) To establish, as a matter of major governmental priority, the production of housing for elderly households in the ward.

"SEC. 1200.108. WARD 1 ACTIONS TO IMPLEMENT HOUSING OBJECTIVES.

"The actions to implement housing objectives are as follows:

"(1) To make it easier for residents of Ward 1, particularly low- and moderate-income homeowners, to continue to own, operate, and maintain their homes by:

"(A) Providing loans and grants to encourage homeownership by low- and moderate-income renters and financial incentives to private developers who rehabilitate or build housing for low- and moderate-income households; and

"(B) Providing technical assistance to eligible private and neighborhood organizations and homeowners to encourage the organizations and homeowners to apply for local and federal funds for housing and neighborhood improvement projects;

"(2) To reincorporate vacant and boarded up dwelling units into the ward's and District's housing stock by:

"(A) Expediting public programs to stimulate housing production and housing rehabilitation in the ward's Urban Renewal Areas, on publicly-owned sites in Housing Opportunity Areas, and in areas designated for housing production and rehabilitation in the Lane Use Element of the Comprehensive Plan;

"(B) Identifying and compiling an inventory of vacant building units that are suitable for rehabilitation and taking appropriate action to restore the vacant units to the housing stock;

"(C) Reviewing and recommending suitable regulatory, tax, and financing incentives, under appropriate controls, to meet housing production goals, particularly for low- and moderate-income households, which may include the use of tax deferral and abatement arrangements, grants-in-aid for land purchases, and below market or tax-free financing arrangements;

"(D) Increasing housing code enforcement to ensure that marginal housing units are maintained and that the units that are not up to code standards are brought up to code standards by owners and local agencies; and

"(E) Requiring Howard University to make boarded-up structures in residential areas available for housing;

"(3) To increase the supply of low- and moderate-income residential units to address severe overcrowding and displacement, especially in Adams Morgan, Mount Pleasant, and in the Shaw School and 14th Street Urban Renewal Areas by:

"(A) Making available for housing suitably located publicly owned properties that are vacant, surplus, and unused;

"(B) Identifying and developing District-owned surplus property and public schools for housing and supportive development where appropriate;

"(C) Expediting the sale or appropriate reuse of all RLA owned land that has been designated for housing and expediting the rehabilitation of DHCD-owned houses;

"(D) Leveraging Community Development Block Grant funds with private financial institution funds to create a loan pool for rehabilitation of vacant residential units;

"(E) Reviewing the Zoning Regulations to assess the feasibility of permitting accessory apartments where appropriate; and

"(F) Increasing programs and resources that assist low-moderate-income residents in purchasing buildings;

"(4) To promote housing development and rehabilitation as needed in the areas designated as Housing Opportunity Areas in the Comprehensive Plan, including Columbia Heights, Howard Gateway, and LeDroit Park by:

"(A) Examining the feasibility of establishing a Housing Linkage Program for Housing Opportunity areas that is not at the expense of housing or other uses of appropriate height, density, and use in other areas;

"(B) Streamlining the approval process and providing special development and financial incentives to private investors to encourage the private investors to undertake housing projects in Housing Opportunity Areas; and

"(C) Using the District government's Housing Finance Agency to finance new construction and rehabilitation of boarded up and substandard rental units in Housing Opportunity Areas;

"(5) To reduce the substandard and sometimes overcrowded housing in some areas of the ward by:

"(A) Establishing a concentrated housing code enforcement program for selected areas in the ward, including Clifton Terrace Apartments, Garfield Terrace, Kelly Miller, and Howard Towers;

"(B) Encouraging restoration efforts through targeted use of assistance programs to assist owners and encouraging rehabilitation and ownership by tenants; and

"(C) Enforcing laws that apply to overcrowding of dwelling units in parts of the ward where overcrowding exists;

"(6) To increase home ownership in the ward by:

"(A) Targeting the resources of the Housing Assistance and Home Purchase Assistance Program, the Nehemiah Program, the Homesteading Program, and the program designed to encourage metropolitan police to purchase homes and reside in the city;

"(B) Targeting tax abatement areas to spur homeownership and rehabilitation;

"(C) Supporting revitalization efforts in areas around the Shaw and U Street Metrorail Stations;

"(D) Reviewing the Zoning Regulations to ensure the retention and expansion of the housing stock; and

"(E) Targeting public and private resources to establish low-density apartment and rowhouse developments for ownership by low-to moderate-income families in conjunction with the development of market rate apartments and rowhouses;

"(7) To address the erosion of the housing stock that has resulted from increasing numbers of Community-Based Residential Facilities, bed-and-breakfast inns, private clubs and clinics by enforcing existing zoning and other regulations and enacting zoning and other corrective measures to prevent the saturation of any neighborhood with

non-residential or institutional uses, or uses of large size, or incompatible facilities and services;

"(8) To increase the attention given to the housing needs of persons with disabilities by:

"(A) Requesting the Mayor's Committee on Handicapped Individuals to conduct a special study to ascertain strategies to resolve critical issues; and

"(B) Considering development of group homes for small numbers of residents that are evenly distributed at locations throughout the District, as a housing option for persons with mental retardation and other disabilities, to avoid formal institutionalized settings;

"(9) To retain housing in former industrial areas and mixed-use areas in the ward by:

"(A) Encouraging the development of appropriate neighborhood commercial support facilities in conjunction with neighborhood housing programs; and

"(B) Continuing to protect current housing, providing for the development of new housing, and encouraging small-scale business development that will not adversely affect the residential community; and

"(10) To maintain the ethnic, racial, economic, and family diversity in the ward by:

"(A) Identifying the socio-economic characteristics of the ethnic groups in the ward as a means of determining specific programs to help protect the diversity, including, the possible rehabilitation of abandoned housing, the disposal of surplus public property for housing, and assessing the feasibility of changing zoning to permit accessory units where appropriate;

"(B) Encouraging housing and business development opportunities that are designed to retain community diversity, especially in the Adams-Morgan, Mount Pleasant, Columbia Heights, and Cardozo areas; and

"(C) Encouraging, with development incentives, more market rate housing in heavily subsidized areas, including Shaw and 14th Street.

"SEC. 1200.109. WARD 1 ENVIRONMENTAL PROTECTION.

"(a) While most environmental issues are dealt with at the regional level, there are specific environmental issues that must be addressed at the ward level.

"(b) Noise pollution affects human health and can work to the disadvantage of area business. Loud speakers installed in retail establishments often interfere with human interaction. The District of Columbia Noise Control Act of 1977, should be enforced to achieve its objectives and amended to protect apartment buildings in commercial zones.

"(c) Some Ward 1 areas, including Reed-Cooke, have erosion problems. Substantive improvements have been achieved by the District government in the water quality, although extensive regional development may change this situation. Sedimentation, erosion, and sewer overflows are still major causes of ward water quality degradation. Most of the ward has good soil conditions. The Beltsville-Chillum and Sassafras-Chillum soil associations cover most of the geography of the ward. Both of the soil associations are well drained and permit urban

uses without creating erosion problems. Special attention must be given to the area along Rock Creek Park and the National Zoological Park.

"(d) Solid waste collection management needs improvement. Litter on public spaces creates a negative image and unsanitary conditions. The problem is evident in the commercial corridors, especially U Street, Columbia Road, 18th Street, Mount Pleasant Street, and 14th Street. Street cleaning must be done more often, not only to reduce unsightliness, but also to help eliminate rodents.

"(e) Strict adherence to air quality emission controls is necessary to meet established air quality standards. Special attention should also be given to stationary sources, including heating plants on old buildings, to ascertain compliance with air quality emission controls. Traffic congestion should be reduced to limit the concentration of carbon monoxide.

"SEC. 1200.110. WARD 1 OBJECTIVES FOR ENVIRONMENTAL PROTECTION.

"The objectives for environmental protection are as follows:

"(1) To promote the overall environmental quality of land in the ward by enforcing the prohibition against illegal storage and handling, controlling rodents, and eliminating rubbish pile ups on vacant property; and

"(2) To encourage the cultivation of produce gardens on public and private land in selected areas.

"SEC. 1200.111. WARD 1 POLICIES IN SUPPORT OF ENVIRONMENTAL PROTECTION OBJECTIVES.

"The policies in support of environmental protection objectives are as follows:

"(1) To promote land use patterns and transportation services that decrease reliance on automobiles for commuting and routine trips to reduce air pollution;

"(2) To ensure reliable and adequate refuse collection from residences, business establishments, and other facilities throughout the ward;

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

"(4) To practice water conservation in each District government facility and operation and promote conservation by businesses and the general public;

"(5) To eliminate leakage in the water distribution system in the ward and maintain the system in good condition;

"(6) To 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 citizens gardening efforts in the ward;

"(7) To enhance the capability of private nonprofit community gardening organizations to provide technical assistance in the organization and development of community gardens of residents of the ward; and

"(8) To encourage the Board of Education to make appropriate portions of buildings and grounds available in the ward for community gardens and use buildings and grounds for instructional programs in

science and gardening classes that prepare students for agriculture related businesses, including landscaping and restaurant produce supply, to lessen unemployment and the grocery bills of area residents.

"SEC. 1200.112. ACTIONS TO IMPLEMENT ENVIRONMENTAL PROTECTION OBJECTIVES.

"The actions to implement the environmental protection objectives are as follows:

"(1) To improve the quality of the waterways, which is affected by the District's combined storm and sanitary sewer system that services most areas in Ward 1, by:

"(A) Reducing the impact of the combined sewer overflows on the rivers and streams and investigating ways to increase the operating efficiency for the Wastewater Treatment Facility; and

"(B) Accelerating the implementation of the District's combined sewer overflow abatement program;

"(2) To address litter in commercial and residential neighborhoods and solid waste in general, which are problems that detract from the environmental quality of the ward and increase clean up costs to the District by:

"(A) Enforcing the health, sanitation, and building codes, including surveying vacant units, lots, and public spaces to ensure compliance with the litter and solid waste control programs;

"(B) Exploring opportunities to create neighborhood-based recycling centers;

"(C) Coordinating efforts with appropriate District government and community groups to become certified as a "Keep America Beautiful City";

"(D) Examining existing legislation to identify impediments to implementing the District's litter laws;

"(E) Strengthening and enforcing laws designed to ensure that property owners maintain their properties free of litter and debris and that garbage and trash are properly handled;

"(F) Expanding the "Clean It or Lean It" program to include grounds of vacant buildings;

"(G) Strengthening the anti-littering laws and enforcing the laws against all violators;

"(H) Providing a single pick-up point at the rear of properties for recyclables and non-recyclables where possible; and

"(I) Improving recycling efforts by collecting a greater variety of materials and providing for easier management by residents, such as having one collection point for all household disposables at the alley location;

"(3) To ensure that food-related commercial establishments, especially restaurants, bar-type operations, and recently renovated apartment buildings provide enough space inside buildings or on the premises to handle deliveries, trash, and garbage by:

"(A) Ensuring, through the permit and design review processes, that new buildings and renovations of existing buildings have adequate service areas and indoor trash rooms and amending regulations as necessary; and

"(B) Preventing the expansion of commercial establishments, including restaurants that seek to establish sidewalk cafes

or additional serving areas, unless the waste disposal system for current operations is adequate and can be expanded inside the building to handle the additional service;

"(4) To eliminate unoccupied and boarded up buildings that are scattered throughout the ward, which contain code violations, are infested by rats, mice, and roaches, and pose significant sanitation problems by:

"(A) Strengthening the "War on Rats" and other environmental health programs in the ward; and

"(B) Enforcing laws that apply to solid waste disposal, storage areas, and trash management for both residential and commercial owners in the ward;

"(5) To decrease the heavy dependence on automobiles and the resultant air pollution problems in the ward and in the District by:

"(A) Supporting, building, and improving a fully integrated bus, trolley, bicycle, and subway system to serve the Shaw, U Street, Adams Morgan, Woodley Park, Mount Pleasant, and Columbia Heights areas to reduce air pollution;

"(B) Improving bus service and traffic signal controls to reduce bus and automobile emissions; and

"(C) Discouraging commuter automobile traffic and encouraging mass transit to reduce commuter dependence on streets in the ward;

"(6) To decrease the health hazards and unpleasant areas that are created by human and domesticated animal excreta by:

"(A) Enforcing laws designed to control human and domesticated animal excreta; and

"(B) Providing additional, easily accessible, and well-maintained, public restrooms, in public areas and commercial establishments;

"(7) To address the fact that front and side yards of residentially used buildings are being paved over and that tree boxes and other public strips are not maintained by the District government or the owners by:

"(A) Amending the public space regulations to provide controls on front and side yards between the building restriction line and the street curb to encourage maintenance standards and enhance existing laws regarding yard and public space maintenance;

"(B) Maintaining and restoring all tree boxes in a continuous fashion; and

"(C) Enforcing penalties against property owners who do not comply with snow and ice removal requirements; and

"(8) To address the fact that industrial uses that are contiguous to schools and residential communities pose hazards to human health in some areas of the ward by:

"(A) Removing uses that generate noise, truck traffic, odors, particulates, and removing utility station operations; and

"(B) Considering the possibility of amending the Zoning Regulations to prevent uses referenced in subparagraph (A) of this paragraph in residential communities and require that the uses be located in areas where the uses can be buffered from residential communities.

"SEC. 1200.113. WARD 1 TRANSPORTATION.

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"(B) Developing regulations and legislation to allow owners to have automobiles or other vehicles obstructing access to their property or parked on their property towed immediately at any time during the twenty-four hour period when the violation occurs;

"(9) To provide a balanced transportation network, including safe pedestrian travel areas and bicycle paths where possible, in order to accommodate the various travel interests of Ward 1 residents by:

"(A) Studying ways to make bicycle travel less hazardous in Ward 1 without impeding or restricting pedestrian traffic or unduly restricting vehicular traffic flow, and providing bicycle stands;

"(B) Studying ways to make pedestrian travel more desirable and less hazardous in Ward 1;

"(C) Providing improved public space for use by pedestrians by incorporating carefully planned street furniture and planting;

"(D) Improving the median strip in the center of Sherman Avenue with trees, shrubs, grass, and flowers;

"(E) Providing additional two-way or four-way stop signs where needed, such as the corner of 19th Street and Kalorama Road and Champlain and Euclid Streets;

"(F) Considering the provision of a planted median strip along Calvert Street to Adams Mill Road similar to the median strip along Cleveland Avenue, or Adams Mill Road in Lanier Heights, which is raised in surface and alternately planted and paved; and

"(G) Providing additional traffic control signal lights where warranted, including 13th and Fairmont Streets; and

"(10) To address the severe congestion of arterial and other streets in the ward which do not have sufficient capacity to carry rush hour traffic through or around the ward by:

"(A) Retaining certain one-way streets, such as on 15th and 17th Streets, designed especially to accommodate through traffic, but do not expand the number of such one-way systems unless it is designed to improve safety and functioning of the local streets;

"(B) Encouraging the use of mass transit for commuter trips; and

"(C) Removing as feasible the rush hour restriction parking areas along streets utilized for through traffic as part of an overall effort to encourage increased use of mass transit.

"SEC. 1200.117. WARD 1 FACILITIES.

"(a) The public facilities throughout Ward 1 play an important role in serving residents and contributing to the quality of the ward's neighborhoods. These facilities include schools, parks, and recreation centers, libraries, police and fire stations, and health and cultural facilities. The following section highlights these facilities in Ward 1, some of which are designed to serve both the immediate areas and the city.

"(b) The public facilities goals of the District are 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 and residential service objectives.

"(c) A major survey of public facilities in Ward 1 is essential to determine maintenance problems and capital improvement needs. This is

"(a) The Ward's transportation system consists of a modern transit system, with subway and bus services, a comprehensive highway and street system, and special services for the elderly and handicapped. Transportation systems historically play a major role in shaping land uses.

"(b) Ward 1 is the smallest of the 8 wards, but because it is just north of central Washington and has a large population, it requires and contains extensive transportation services. The Ward 1 transportation routes serve as conduits to the Downtown retail and employment centers.

"(c) Major commuter routes in the ward include 16th Street, Rock Creek Parkway, Connecticut Avenue, Rhode Island Avenue, Massachusetts Avenue, and Georgia Avenue.

"(d) Traffic circulation west of 16th Street in Ward 1 is affected by the Rock Creek Parkway. Only Massachusetts and Connecticut Avenues, Park and Klinge Roads, and Calvert Street provide cross-park service. As a result, congestion, particularly at Calvert Street and Connecticut Avenue, is a significant problem during rush hours.

"(e) Parking restrictions that improve the flow of rush hour traffic impose a hardship on residents who live on affected streets and have few alternatives for parking. Residents on 13th, 16th, Monroe, Kenyon, Irving, and Harvard and Warder Streets, Park Place and Columbia Road are especially inconvenienced.

"(f) Public transportation is important in Ward 1. About 58% of households are without cars and, consequently, dependence on mass transportation in the ward is high. According to the 1990 census, the elderly, which comprise about 10.3% of the ward's population, are usually transit dependent. The population under 18 years, 17.5% of the ward's population, cannot drive and is considered transit dependent. Income distribution also suggests high transit dependence. Twenty percent of the 34,680 households in the ward earn less than \$5000 a year. Another 18% of the households earn \$5,000 to \$15,000 a year.

"(g) Ward 1 is served by approximately 45 Metrobus routes. About 43% of the routes operate at least 20 hours per day, and 91% offer rush hour service at least once every 15 minutes. On thoroughfares such as Connecticut Avenue, where a number of lines operate, buses come as often as once every 5 to 7 minutes.

"(h) During off-peak hours, buses usually run once every 30 minutes with some operating once every 15 to 20 minutes. Saturday and Sunday service is also frequent. Over 50% of regular weekly service extends through the weekend.

"(i) The principal defect in transit service in Ward 1 is the limited east-west service. Primary routes for east-west travel across Rock Creek Park are 1/2 to 1 mile apart. Park and Klinge Roads, Calvert Street, Connecticut Avenue, and Massachusetts Avenue are the only routes across Rock Creek Park. On the east side of the ward, the few east-west routes through the extensive Howard University/Old Soldiers Home area are Rock Creek Church Road, Irving Street, Columbia Road, and Harvard Street.

"(j) A 1981 study of small buses in District neighborhoods that was conducted by the ATE Management and Service Company found several transportation service problems in the ward. These problems are as follows:

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"(1) In Mount Pleasant, some residents complain that transit routes do not penetrate the neighborhood well. Since their community is hilly, the effort required to walk 3 to 4 blocks to bus stops discourages patronage, particularly for the large elderly population. Other residents complain that full-size buses on residential streets create excessive noise, vibration, and street congestion.

"(2) The area between Columbia Road and Rock Creek Church Road west of Georgia Avenue lacks adequate bus service. Revisions to the crosstown Route H could make service comparable to that in the rest of the ward.

"(3) Connections between residential neighborhoods and major destinations in the eastern part of the ward could be improved. Howard University Hospital and the Washington Hospital Center complex could be made more accessible.

"(k) The greatest complaint is that buses are overloaded during the peak hours. So many people use the bus in some neighborhoods, such as Adams Morgan and Mount Pleasant, that buses become full within a short distance. Passengers boarding later must ride standing. Buses traveling along 16th Street and Connecticut Avenue to Downtown from upper Northwest Washington and outlying areas in Maryland are crowded by the time they reach Ward 1.

"(l) The ATE study limited its inquiry to the need for bus routes that serve neighborhoods. Actually, one of the greatest deficiencies in the mass transportation network is the limited links for commuting from the District to suburban jobs.

"(m) Certain activities in the ward increase the demand for parking, especially around the Connecticut Avenue business area, the "embassy row" employment area, the large hotel areas, the Howard University area, and 18th Street and Columbia Road in the Adams-Morgan area.

"(n) In the summer months, the National Zoo generates visitor parking. Activities at the nearby large hotels attract on-street parking in Woodley Park. Finally, many commuters avoid commercial parking fees by parking on streets near bus or Metrorail stations and then taking public transportation. Some Ward 1 streets have Residential Permit Parking ("RPP"), which allows residents to park in their neighborhoods during the day while limiting commuter parking.

"(o) The Metrorail subway system is having the greatest positive impact on land use in the District. Rapid rail service to the ward has been a high priority since the initial proposals for a regional system. Two Metrorail stations on the Red Line, located in 2 adjacent wards, serve Ward 1: the Woodley Park-Zoo Station in Ward 3, and the Dupont Circle Station in Ward 2.

"(p) Stations at Shaw-Howard University and U Street-Cardozo have been completed. Trains began to run between U Street and Gallery Place by mid-1990 and service to Anacostia began in late 1991. Metro officials estimate that the Shaw-Howard University and U Street-Cardozo stations would be used by 18,100 and 15,100 people each day, respectively. Ward 1 anticipates full funding, construction and completion of the Columbia Heights and Georgia Avenue Metro stations.

"(q) The overall transportation goal for the District is to provide a transportation system that meets the needs of its residents, employees, and visitors and ensures the effective functioning of the District.

"SEC. 1200.114. WARD 1 OBJECTIVES FOR TRANSPORTATION.

"The objectives for transportation are as follows:

"(1) To support the District policy of preserving and improving Ward 1 neighborhoods, facilitate the commerce of the ward, and support the ward and District growth and development objectives to expand business and job opportunities;

"(2) To complete the Green Line Metrorail route in Ward 1 and promote the increased use of mass transit throughout the ward;

"(3) To reduce the ward's dependence on the private passenger automobile in order to improve air quality and reduce congestion;

"(4) To provide a system of streets and alleys to ensure access to all sections of Ward 1 and the District; and

"(5) To maintain and provide an efficient, effective transportation system in Ward 1, maximize accessibility and the movement of people and goods, and provide safe and convenient pedestrian and bicycle circulation within the ward's neighborhoods.

"SEC. 1200.115. WARD 1 POLICIES IN SUPPORT OF TRANSPORTATION OBJECTIVE.

"The policies in support of transportation are as follows:

"(1) To support land use arrangements that simplify and economize transportation services in Ward 1, including mixed-use zones that permit the co-development of residential and nonresidential uses, and encourage additional development at strategic locations, particularly near the U Street-Cardozo and Shaw-Howard University Metrorail stations;

"(2) To establish traffic management strategies in Ward 1 to separate local traffic from through traffic in residential neighborhood enclaves, if possible, and discourage commuter traffic through the ward street system;

"(3) To support the completion of the entire 103-mile Metrorail system as rapidly as possible, and accord priority to the construction of the remaining Green Line Metrorail Route with stations at Columbia Heights and New Hampshire/Georgia Avenue;

"(4) To promote the increased use of mass transit in Ward 1 and the District;

"(5) To revise the Metrobus routes within the ward to effectively capitalize on the available Metrorail service and changes in residential and shopping patterns and relocate bus stops as required to promote service efficiency;

"(6) To improve taxi service throughout the ward to provide links to Metrobus and Metrorail and explore the use of innovative transit services on key routes, not only in rush-hour periods, but also during non rush-hour periods;

"(7) To establish and enforce standards for lighting, curb cuts, ramps for the handicapped, and other amenities in the ward, and promote the development of sidewalks and pedestrian paths to complete the District's pedestrian system;

"(8) To continue to modernize Ward 1's system for traffic signal controls, install traffic system management techniques throughout the ward, improve automobile inspection procedures, and support the

District's programs for the ward's neighborhood stabilization and commercial growth and development; and

"(9) To support continuation of assistance for transit dependent groups in the ward, including the elderly, students, and persons whose situation and isolation require special services.

"SEC. 1200.116. WARD 1 ACTIONS TO IMPLEMENT TRANSPORTATION OBJECTIVES.

"The actions to implement transportation objectives are as follows:

(1) To complete the Green Line with stations at Shaw, U Street, Columbia Heights, and Georgia Avenue, and the Downtown station, to ensure that Ward 1 residents receive adequate public transportation services by:

"(A) Continuing full funding for the development of each of the two remaining Metrorail stops to be developed on the Green Line in Ward 1, including Columbia Heights and Georgia Avenue/New Hampshire Avenue; and

"(B) Providing privately financed off-street parking at appropriate sites near certain station areas to accommodate the demands generated by the stations and most of the spinoff development;

"(2) To reconcile the delivery of goods and provision of services to commercial establishments with the efficient movement of traffic and pedestrians by:

"(A) Establishing time restrictions on certain streets and alleys for goods and service deliveries to prevent impeding pedestrian and vehicular traffic within the ward;

"(B) Requiring adequate off-street loading facilities in each rehabilitated or new development;

"(C) Preventing the closing of alleys that provide off-street delivery service to commercial and residential development; and

"(D) Enforcing existing laws and regulations and amending applicable codes to provide that truck deliveries be made to premises in mixed-use and commercial districts through alleys and not by double parking on streets, and that trucks be required to make deliveries through alleys in each instance in which access by way of the alley can be made to the particular commercial establishment involved;

"(3) To promote the maintenance and improvement of efficient bus service for cross-town connections and Metro connections by:

"(A) Maintaining and improving existing bus service from Mount Pleasant to Metrorail stations on the Red Line, including Dupont Circle and Cleveland Park;

"(B) Consolidating bus stops, especially in Adams Morgan;

"(C) Considering the abandonment of the bus turnaround on Calvert Street and the use of the site for a better park entryway into Walter C. Pierce Park; and

"(D) Requiring the District government to provide reduced rate ride-on buses with circular routes from metrostops to population and commercial centers for Mount Pleasant, Adams-Morgan, and other inner-city neighborhoods not served by Metrorail;

"(4) To address the fact that streets, parks, and bridges are adversely affected by tractor trailers, trucks, and parked autos by:

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"(A) Managing public streets and bridges, including 19th Street between Florida Avenue and Columbia Road, the corner of 19th Street, T Street, and Florida Avenue, and the Ellington bridge, which are being used for tractor-trailer rig or for truck staging and delivery areas; and

"(B) Managing special event traffic at the convention hotels and traffic associated with intensive zoo use so that traffic flow will not be impeded and residents will be able to use their own streets for parking;

"(5) To eliminate the unsafe conditions for pedestrians created by narrow sidewalks by:

"(A) Widening sidewalks at the intersections of 16th and U Streets;

"(B) Eliminating the right turn lanes on 16th Street and providing sidewalks and planting areas;

"(C) Widening the sidewalk at the intersection of 18th Street and Columbia Road;

"(D) Preventing intrusions into existing public space on sidewalk areas that do not leave a minimum width of 10 feet of unencumbered paved walking area for pedestrians in commercial and mixed-use areas; and

"(E) Widening the sidewalks on the south side of the 1300 and 1400 blocks of Park Road;

"(6) To conduct small area studies to make crosswalks and signage and timing of control signals safer and simpler for pedestrian traffic, especially at 18th Street and Florida Avenue, along 18th Street from Florida Avenue to Calvert Street, at 14th Street and Park Road, and at 16th Street, New Hampshire Avenue and U Street, since the signage and timing control lights and crosswalks do not contribute to safe and comfortable pedestrian street crossing;

(7) To address the fact that parking spaces are inadequate in commercial and residential areas by:

"(A) Identifying sites and implementing strategies for potential metered or private short-term parking in neighborhood commercial areas pursuant to the Neighborhood Municipal Off-Street Parking Act of 1980;

"(B) Providing public parking facilities for both residents and customers in the 18th Street and Columbia Road, 14th Street and Park Road, and 14th and U Streets commercial areas, with the 18th and Columbia Road facility providing for approximately 300 to 350 spaces;

"(C) Selecting parking site locations and parking facility designs and size specifications so as to prevent adversely affecting nearby residential communities or parkland;

"(D) Expanding the diagonal parking program and consolidating bus stops in order to increase the number of parking spaces at selected commercial areas, such as the 18th Street and Columbia Road area; and

"(E) Removing rush hour parking restrictions in Ward 1 where feasible;

"(8) To secure better enforcement of residential parking permit restrictions, alley parking and loading restrictions by:

"(A) Expanding the parking enforcement program by providing additional equipment and staff to carry out enforcement; and

especially important in Ward 1 which has a high population density and a low level of parks, open spaces, and recreational facilities.

"SEC. 1200.118. WARD 1 OBJECTIVES FOR PUBLIC FACILITIES.

"The objectives for public facilities are as follows:

"(1) To ensure the construction, rehabilitation, and maintenance of facilities essential for public service delivery in Ward 1;

"(2) To provide for the coordinated planning of public facility construction and rehabilitation in Ward 1; and

"(3) To locate public facilities to provide optimum service and to support the land use, transportation, economic and social development, and neighborhood improvement plans throughout Ward 1.

"SEC. 1200.119. WARD 1 POLICIES IN SUPPORT OF PUBLIC FACILITIES OBJECTIVE.

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

"(1) To develop appropriate criteria, adequate information, and thorough coordination procedures to assist in establishing priorities for capital improvement projects in Ward 1;

"(2) To provide adequate funding for Ward 1's public facility maintenance, and develop alternative capital financing and public facility construction techniques, including joint development, creative leasing arrangements, and financing instruments designed to reduce long-term debt accumulations;

"(3) To develop a ward-wide public facilities plan based on the Comprehensive Plan and the agencies' facility master plans, and 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;

"(4) To review all proposals in Ward 1 for new construction, replacement, or reuse of public facilities for consistency with the objectives of the District's Comprehensive Plan elements; and

"(5) To consider the adequacy of transportation access throughout Ward 1 in locating proposed public facilities, and providing appropriate landscaping, buffering, and access for all public facilities so that undesirable community impacts in the ward are minimized.

"SEC. 1200.120. ACTIONS TO IMPLEMENT PUBLIC FACILITIES OBJECTIVES.

"The actions to implement the public facilities objectives are as follows:

"(1) To improve maintenance of public facilities throughout the ward by:

"(A) Securing regular and effective maintenance and safety at the following public areas and facilities:

"(i) 16th Street and Harvard Park;

"(ii) Parkview Park;

"(iii) Bancroft Elementary School Playground;

"(iv) New Hampshire Avenue and T Street Park;

"(v) Harrison Playground;

"(vi) 14th Street and Ogden Street Park;

"(vii) Cooke School Grounds;

"(viii) Unity Park;
"(ix) 18th Street and Columbia Road;
"(x) Warder and Newton Streets;
"(xi) Park Road and New Hampshire Avenue;
"(xii) 13th and U Streets;
"(xiii) Kenyon and Warden Streets;
"(xiv) Georgia Avenue and Newton Street;
"(xv) Georgia Avenue and Park Road;
"(xvi) Georgia Avenue and Otis Place;
"(xvii) Kalorama Park;
"(xviii) Walter C. Pierce Park;
"(xix) Small triangular parks and other street parks, especially the small park bounded by 19th Street, T Street, and Florida Avenue; and

"(xx) Lamont Street Park in Mount Pleasant; and.

"(B) Redesigning and completely renovating Unity Park with amenities that include water and a decorative fountain, eliminating the bandstand ending the use of the park by festivals to protect the new amenities and floral and evergreen landscaping, establishing rules to close the park at night and to encourage the park's use by local residents, particularly the elderly and parents with children;

"(2) To plan for new facilities and rehabilitate existing facilities to accommodate, as necessary, physically impaired individuals, since many public buildings and recreational areas are inaccessible to people with physical disabilities;

"(3) To improve library services and collections, which are inadequate for certain age and population groups in the ward by:

"(A) Expanding resources of the D.C. Public Library through utilizing public school and local college resources as well as those of its own;

"(B) Increasing, through the District of Columbia Public Library, the number of "bookmobiles" within easy walking distance of each residence; and

"(C) Considering establishment of a library in Adams Morgan;

"(4) To improve Ward 1 recreation and park facilities, some of which are understaffed and inadequately equipped by:

"(A) Retaining existing federal and District owned park and recreation centers, illustrating the boundaries of these facilities on the Comprehensive Land Use Map, and creating a zoning category for parks and open space;

"(B) Completing Phase II of the Walter C. Pierce Park, providing a small field house and staff and illustrating park boundaries on the map;

"(C) Providing improvements in Kalorama Park in such a way as to not adversely affect the adjacent residential community;

"(D) Providing parks and recreation areas, especially for children, on public land or other vacant lots in Mount Pleasant, with playground equipment and proper maintenance;

"(E) Encouraging use of parks for non-noisy, relatively small, open air events, such as non-amplified chamber music concerts or puppet shows;

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"(F) Continuing current, and developing additional, community garden programs; and

"(G) Developing small pocket parks and open space areas; and

"(5) To provide adequate full-service, in-door recreational facilities for Ward 1 youth by:

"(A) Developing a full-service, year round, youth recreational facility for Ward 1 youths at RLA Parcel 27 in the area of 14th and Irving Streets; and

"(B) Reviewing current recreational facilities and programs and targeting improvements through the regular budget cycle and the Capital Improvements Program.

"SEC. 1200.121. WARD 1 URBAN DESIGN BACKGROUND.

"(a) Ward 1 is an old part of the city with strong architectural character. Structures and design elements date to the late 19th and the early 20th centuries. The predominately low skyline is punctuated with spires, pediments, turrets, mansards, and richly carved cornices, all of which recall "period" architectural styles. Other building design elements include bay or oriel windows, carved limestone lintels, arched openings, English basements, tiled vestibules, and leaded and stained glass transoms. Large residential, commercial, and public buildings generally have limestone facades with metal or slate roofs. Smaller apartments and rowhouses consist of masonry with limestone and pressed metal detailing. Brick is the predominant building material for the Ward.

"(b) Architectural style and form differ from one major artery to the next. Connecticut Avenue has a full range of architectural styles dating from the early 1900's to the 1970's. Sixteenth Street, the former "Street of Embassies", displays the grandest of styles. "Palaces" and stately chanceries are found in great abundance. Fourteenth Street, historically the commercial strip for the area, is now a Development Opportunity Area characterized by vacant or boarded parcels awaiting development, new mid-rise apartments, public buildings built since the 1968 civil disturbances, and older rehabilitated apartment buildings. Lower Georgia Avenue's predominant character is defined by the campus of Howard University to the west, north, and south.

"(c) Eighteenth Street and Columbia Road are particularly expressive of a strong multi-ethnic, historic, and urban character. The festive ambience of both streets created by antique shops, art galleries, boutiques, ethnic restaurants, largely in restored turn-of-the-century buildings, and the cultural kaleidoscope of the area should be preserved.

"(d) U Street, the major east-west artery, and one of the former cultural centers of the Black community, today contains both rehabilitated and deteriorating buildings. Major changes are anticipated now that the U Street-Cordozo and Shaw-Howard University Metrorail stations and other major developments are completed. Residential uses between the arteries are characterized predominantly by masonry 3 and 4 story rowhouses and apartment buildings.

"(e) Urban design guidelines for Ward 1 should cover major portions of the ward, including:

"(1) Shaw School Urban Renewal Area;

"(2) 14th Street Urban Renewal Area;

"(3) Metro Station Impact Area;

- "(4) LeDroit Park Historic District;
- "(5) 16th Street Historic District;
- "(6) Mount Pleasant Historic District;
- "(7) Striver's Row Historic District;
- "(8) Massachusetts Avenue Historic District;
- "(9) Howard University Master Plan;
- "(10) Individual landmark buildings and special streets, including 16th Street, Vermont Avenue, New Hampshire, Florida and Georgia Avenues;
- "(11) Kalorama Triangle Historic District;
- "(12) Woodley Park Historic District;
- "(13) Sheridan-Kalorama Historic District;
- "(14) 18th Street and Columbia Road;
- "(15) Riggs-Tivoli area; and
- "(16) 14th Street and U Street corridors.

"SEC. 1200.122. WARD 1 OBJECTIVES FOR URBAN DESIGN.

"The objectives for urban design are as follows:

- "(1) To develop overall strategies and design philosophies that reflect Ward 1's unique neighborhood characteristics;
- "(2) To restore Ward 1's bridges to their original forms, with special emphasis on the Taft and Ellington Bridges;
- "(3) To develop programs and schedules to restore and landscape all public parks, squares and circles in the ward with special emphasis on Meridian Hill Park (Malcolm X Park), Kalorama Park, and others;
- "(4) To develop design standards that distinguish "special" streets from other streets in Ward 1 to include treatment to roadbeds, pedestrian crosswalks, curbs and gutters, tree areas and street trees, sidewalk paving, and street furniture, with special emphasis on lighting and lamp post treatment throughout the ward;
- "(5) To evaluate in Ward 1 the areas of conflict on commercial streets at the curb line, including parking, loading zones, fire hydrants, bus stops, street trees, curb cuts, street furniture, and facade treatment;
- "(6) To evaluate Ward 1's alleys serving commercial land uses for their adequacy as loading and maneuvering spaces, especially in commercial corridors;
- "(7) To evaluate increased loading and access facilities to accommodate delivery and parking functions at the rears of new commercial buildings; and
- "(8) To encourage private landscaping of public yards and spaces in Ward 1.

"SEC. 1200.123. WARD 1 POLICIES IN SUPPORT OF URBAN DESIGN OBJECTIVES.

"The policies in support of urban design objectives are as follows:

- "(1) To strengthen and enhance the physical image and symbolic qualities of Ward 1 that establish its character as an urban center in the nation's capital;
- "(2) To design new residential, commercial, and other buildings to complement or enhance Ward 1's physical character;

"(3) To design Ward 1's buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate areas;

"(4) To 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;

"(5) To enhance and maintain design emphasis on the special nature of each area of Ward 1 through distinctive landscaping and other space features, such as paving, lighting, signs, and street furniture;

"(6) To encourage the development of physical boundaries between commercial concentrations and adjacent residential areas so as to enhance the character and integrity of both sectors in Ward 1; and

"(7) To 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 in Ward 1.

"SEC. 1200.124. ACTIONS TO IMPLEMENT URBAN DESIGN OBJECTIVES.

"The actions to implement urban design objectives are as follows:

"(1) To determine appropriate height, bulk, density, and building materials so that new structures are designed to be harmonious with their surroundings by:

"(A) Developing a voluntary system of covenants requiring design review and guidelines for facade design and signage in commercial areas;

"(B) Reevaluating urban design standards in urban renewal plans in order to better ensure the appropriate design of new development on specific renewal sites;

"(C) Developing design standards to guide the District's review of development proposals for Washington Metropolitan Area Transit Authority owned sites and other sites; and

"(D) Considering changes in the Zoning Regulations as necessary to make new development compatible with existing buildings in areas where rehabilitation or moderate density development goals are primary neighborhood goals, such as Sheridan-Kalorama, Woodley Park, Adams Morgan, Mount Pleasant, the S to U Streets area, the 16th Street area, Columbia Heights, and LeDroit Park;

"(2) To eliminate unsightly billboards and provide better control of signage by:

"(A) Amending sign regulations to improve placement and size of signs;

"(B) Restricting signs by size and content above the ground floor level in mixed-use districts; and

"(C) Requiring design review of all Urban Renewal projects development plans;

"(3) To develop better control over the commercial use of public space so as to improve visual appearances, prevent distractions from the enjoyment of public space, reduce pedestrian congestion on the sidewalks, and increase the visual enjoyment of public space by:

"(A) Amending the laws and regulations on sidewalk cafes to discourage enclosed sidewalk cafes and to provide better standards for location and design of sidewalk cafes generally; and

"(B) Amending the current vending regulations as they pertain to appropriate widths of sidewalks to reduce congestion on sidewalks;

"(4) To conduct a special study of current design requirements for private and public development, undertaking streetscape studies to include such areas as 18th and Columbia Road, Mount Pleasant Street, U Street, 14th Street, 18th Street between S Street and Florida Avenue, Connecticut Avenue between Columbia Road and Florida Avenue, and Georgia Avenue;

"(5) To increase and retain street trees in residential and commercial areas in Ward 1 by:

"(A) Encouraging developers to plant and maintain trees in the public spaces adjoining developments, including such places as the 14th and U Street corridors, 7th Street and Florida Avenue, and Reed-Cooke and other areas in Adams Morgan;

"(B) Keeping treewells planted with trees, preventing owners from removing treewells; and

"(C) Developing a plan to plant and maintain street trees throughout the ward with particular attention to 16th and U Streets, 14th Street and Park Road, the median strip of Sherman Avenue, 18th Street and Columbia Road, 14th Street and Park Road, 18th Street between S Street and Columbia Road, Georgia Avenue, 14th Street, U Street, Mount Pleasant Street and the 3200 to 3400 blocks of 11th Street; and

"(6) To beautify streetscapes and widen sidewalks by:

"(A) Widening sidewalks at 14th Street near Park Road, 1300 and 1400 blocks of Park Road, 16th and U Streets, 18th Street, and Columbia Road;

"(B) Replanting and improving the median strip on Sherman Avenue; and

"(C) Considering the possibility of providing a median strip along Calvert Street between the Duke Ellington Bridge and Adams Mill Road.

"SEC. 1200.125. WARD 1 PRESERVATION AND HISTORIC FEATURES.

"(a) Ward 1, which lies just within and beyond the Old Federal City boundary, represents an important part of the District's architectural and cultural history. At the end of the 19th century, major corridors, such as Connecticut Avenue, 16th Street, and Columbia Road, were lined with mansions and nearby neighborhoods, such as Mount Pleasant, Kalorama, and LeDroit Park, located in many instances along streetcar lines, were being developed rapidly as prestigious suburban enclaves.

"(b) Natural features contributed. The escarpment lying between the old and new cities meant that the areas being rapidly developed to the north were felt to have healthier, and in summertime, cooler air. Meridian Hill, Thomas Jefferson's Meridian point, pinpoints the view down 16th Street (the Avenue of Presidents) to the White House. The two major landmark bridges, linking the developing city east and west across Rock Creek Park, were built in the early 20th century.

"(c) The area is rich in cultural history as a home to famous national figures, presidents, Supreme Court justices, congressmen. The LeDroit Park, U Street, and other midcity areas are a major focus for

black cultural history. Early black scholars, writers and artists performed, worked, and lived here in the days of segregation. Howard University was established to provide high quality education for blacks and became an important seat of learning for black scholars and professors precluded from research and teaching in "white" institutions. A new memorial honoring African American veterans of the Civil War and their white officers, to be located at the 10th and U Street Metro stop, and a related genealogical research or "heritage" center, to be located at Garnet-Patterson School, will become a focal point for this historically significant area.

"(d) Today some of this history has been recognized through the designation of historic districts and landmarks. The districts include: LeDroit Park, Kalorama Triangle, Massachusetts Avenue, Sheridan-Kalorama, Woodley Park, 16th Street, Strivers Row, and Mount Pleasant. Additional areas and sites are being studied for possible designation.

"(e) The District of Columbia Preservation Law in conjunction with federal law affords substantial protection to designated landmarks and areas. Nonetheless, development pressures and land use processes such as the Redevelopment Land Agency ("RLA") and the Zoning Commission do not work in harmony, at least all the time, with the basic purposes of the preservation laws.

"SEC. 1200.126. WARD 1 OBJECTIVES FOR PRESERVATION AND HISTORICAL FEATURES.

"The objectives for preservation and historical features are to preserve the important historic features of Ward 1 while permitting new development that is compatible with those features.

"SEC. 1200.127. WARD 1 POLICIES IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES OBJECTIVES.

"The policies in support of preservation and historic features objectives are as follows:

"(1) To protect and enhance the important historic resources of Ward 1 and the national capital;

"(2) To provide sufficient administrative flexibility throughout Ward 1 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;

"(3) To adopt in Ward 1 development controls and design review criteria that, for particular districts in the ward, reflect the existing, valuable characteristics of the particular historic district or portion thereof; and

"(4) To ensure that historic buildings in Ward 1 whose significance is embodied in their sites and settings, as well as in the buildings themselves, are physically 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.

"SEC. 1200.128. ACTIONS TO IMPLEMENT PRESERVATION AND HISTORIC FEATURES.

"The actions to implement preservation and historic features are as follows:

"(1) To designate meritorious structures and areas within Ward 1 as historic landmarks and districts and encourage the retention of existing historic and architecturally significant structures by:

"(A) Surveying potential landmarks and historic areas in Ward 1;

"(B) Developing historic preservation guidelines for use with historic districts and historic landmarks to govern the physical design, public space, alterations, and redevelopment and to ensure that new developments are compatible with the character of individual buildings and districts;

"(C) Surveying and recommending for listing potential historic preservation areas in the ward as desirable landmarks or historic districts, as appropriate, such as 13th Street, the west side of Florida Avenue from Connecticut Avenue to Massachusetts Avenue, and portions of other neighborhoods; and

"(D) Considering the possibility of designating certain new, or expanding certain existing historic districts, including Connecticut Avenue Historic District (from Florida Avenue to Calvert Street), the Strivers Row/Midway District, LeDroit Park Historic District (several blocks), the Kalorama Historic District to include Walter C. Pierce Park, and the 16th Street Historic District (northward from U Street to Spring Road);

"(2) To strengthen historic preservation laws and regulations, as well as related laws and regulations, and enforce more strongly existing laws by:

"(A) Amending laws to extend to historic districts the protection afforded proposed historic landmarks from the moment the application on a historic district is filed;

"(B) Portraying historic districts on updated maps and considering historic district zoning;

"(C) Amending the administrative procedures and notice requirements of the Historic Preservation Review Board to be compatible with those of the Zoning Commission on all actions taken through the Board; and

"(D) Enforcing existing laws prohibiting demolitions and alterations of exteriors of historically designated areas, districts, and individual properties without approval process through the Preservation Review Board;

"(3) To protect the L'Enfant Plan city and environs by:

"(A) Protecting Meridian Hill/Malcolm X Park (Thomas Jefferson's established meridian point and planned area of view from that point to the White House) and the area around it through zoning and historic preservation; and

"(B) Providing vista and height limitation within the L'Enfant Boundaries and for the escarpment at the edge of these boundaries;

"(4) To provide adaptive reuse and rehabilitation for many structures in commercial districts of Ward I suitable for adaptive reuse and rehabilitation by:

"(A) Encouraging use of programs which are of assistance in encouraging rehabilitation of properties, such as tax credits and facade easements; and

"(B) Providing information to business people about programs such as business loans offered through the federal or District governments;

"(5) To restore, protect, and maintain landmark public facilities in Ward 1, restoring the landmark Taft and Ellington Bridges to their original form, including removal of the barriers recently installed on the Ellington Bridge; and

"(6) To prevent demolition by neglect of historic landmarks or contributing buildings in historic districts by applying existing programs and creating additional legislative remedies.

"SEC. 1200.129. WARD 1 LAND USE.

"(a) Ward 1 has 1,219 acres of land, about 4% of the total land area of the District. The ward is geographically small and has less vacant land than any of the other wards. Population is about the same as the other wards, indicating that population density is much greater in Ward 1 than in the other wards that have more land.

"(b) Land use in Ward 1 is primarily residential, with the predominant pattern that of rowhouses, about 49% of the total residential land area. These houses are virtually all of masonry construction and of good quality. Very little housing is single family detached and semi-detached housing, only about 18.8%, and it is concentrated largely in the Sheridan-Kalorama area of the ward. The remainder of residential land use is low-rise, mid-rise, and medium-rise multi-family apartment houses. Not infrequently the residential land use pattern involves a mix of rowhouses and low-rise to medium-rise apartment buildings within the same block face. Many of these residential areas west of 14th street are zoned as apartment house density when, in fact, the predominant block face pattern is that of rowhouses. This represents a major problem for the ward, as do inadequate zoning controls and lax enforcement, resulting in non-residential uses usurping residential uses in residentially zoned areas.

"(c) The commercial areas of the ward tend to be strip-zoned, small business areas with little space for parking or loading, and are usually adjacent to residential neighborhoods. They amount to 14% of the total land, a substantial land allocation by comparison with other wards, and have the potential for considerable business development. They are fairly evenly distributed throughout the ward and therefore afford good access to local residents. Retail services needed by local residents are provided unevenly, however, especially in the areas to the east of 16th Street and along Mount Pleasant Street. Considerable economic activity, largely retail and restaurant, is present in the 18th Street and Columbia Road and Connecticut Avenue/Woodley Park areas, but essential and needed services may be replaced by other commercial uses bringing a greater financial return on investment. A major concern in the ward is that of retaining services needed by residents where they are provided and providing needed services where they are lacking.

"(d) Commercial areas, such as U Street, 18th Street and Columbia Road, and Mount Pleasant Street, contain housing, usually combined with commercial uses, in rowhouses, restored fire stations, or warehouses,

or in apartment houses. The housing is desirable, but there is a tendency to replace it with other uses. Because of this housing, and the proximity of residentially zoned areas, the makeup of commercial districts should be compatible with residential communities.

"(e) Industrial land occupies less than 1% of the land and is characterized by small pockets of land containing a hodge-podge of residences and commercial and industrial buildings. Most of this land is not now used for industrial purposes, but rather as commercial/retail and housing. Many of these areas contain deteriorated structures and vacant land. As these areas increasingly become a focus for redevelopment, the housing and some desirable small businesses within these areas may be lost unless provided for in revised zoning. Where they are adjacent to Howard University, these areas have become the focus of a revised campus plan. Most Ward 1 industrial areas have been rezoned in recent years.

"(f) A major goal of the ward continues to be the revitalization of the 14th and U Street corridors and neighboring communities. The situation is complicated by the combined realities of WMATA parcels, RLA plan and parcels, possible large scale public/private development consortiums, and the complicated land use mix of zones and uses, vacant and developed land, good housing stock, interesting warehouses, and outmoded structures. A carefully coordinated plan and strategy has yet to be developed which would encourage redevelopment that will not be at the expense of displacement of desirable small businesses and low-scale housing units, and which will assure that the character and density of residential neighborhoods adjacent to these corridors, as well as historic landmarks and districts, will be protected.

"(g) Areas that have undergone considerable review include the Reed-Cooke area of Adams Morgan, involving the rezoning of a mixed-use industrial area, and the area to the immediate west of Howard University, which will become part of a greater Howard University planned development, and the 14th and U Street corridors. Zoning cases are anticipated to provide additional protection for rowhouses areas.

"(h) In a ward of high land use and population density, parks and open spaces occupy only 13% of the land as compared with an average of 20.5% for the city as a whole. At the same time, the ward has some 31.2% of its land in right-of-ways, second only to Ward 2. With the smallest amount of undeveloped land, about two-thirds of the ward's 4.4% private undeveloped land is located in the Shaw and 14th Street Urban Renewal Areas. Additionally, the ward has a higher concentration than most wards (concentrated in a smaller geographical area) of community residence facilities; a more equal distribution citywide is desirable. There is not much leeway for solving land use problems when these considerations are taken into account, so selective rezonings to more desirable uses of land or to improve protection of existing land use patterns is desirable. Density in areas where density is substantial already, such as the 14th Street corridor, should not be increased beyond moderate density, and additional recreation space, open space, and parks are needed.

"(i) The ward has much land allocated to historic landmarks and historic districts, which in turn are mapped where there is little vacant land. The bulk of the land covered by these districts and landmarks is

residential. It is important that land use regulation recognize the importance of conserving these areas.

"SEC. 1200.130. WARD 1 OBJECTIVES FOR LAND USE.

"The objectives for land use are as follows:

"(1) To conserve the essentially satisfactory quality of Ward 1's stable residential neighborhoods, to encourage other neighborhoods to improve and achieve stability, to redirect public initiatives to neighborhoods most in need of improvement and stability, to encourage development of adequate neighborhood shopping and support services in all sections of Ward 1, to protect residential neighborhoods from disruptive uses, and to protect concentrations of non-residential uses in the ward's residential neighborhoods;

"(2) To promote the vitality of Ward 1's commercial areas and to provide for the continued growth and vitality of the ward's economy and employment base;

"(3) To encourage the growth of centers of high technology research and development, where compatible and with proper residential protection, and to provide for essential support services and non-polluting production throughout Ward 1;

"(4) To ensure the availability of sufficient land for Ward 1's public improvement programs and operating needs, to try to convert surplus District-owned land to productive use consistent with the Plan, to improve coordination and development of District-owned land to productive use consistent with the Plan, to improve coordination and management of District government land planning, to increase use of joint public and private development to achieve Ward 1's goals, to ensure neighborhood stability as non-governmental institutions grow, to develop up-to-date facility plans for District agencies and prepare a District wide public facilities plan, and to promote continued contributions by private institutions toward the economic and cultural vitality of Ward 1;

"(5) To concentrate planning on areas of Ward 1 that offer opportunities to accommodate new growth and development, that exhibit unique problems or characteristics that require case-specific planning actions on major public institutions, and that require detailed action plans;

"(6) To concentrate planning and development attention on Metrorail station areas (Shaw-Howard University, U Street-Cardozo, Columbia Heights, and Georgia Avenue-New Hampshire Avenue) that offer opportunities for redevelopment and new growth, thus promoting increased ridership for the transit system and enhancing Ward 1's and the District's economic development efforts; and

"(7) To coordinate governmental land use decisions with Plan provisions, to revise or eliminate obsolete land use regulations affecting Ward 1, to improve enforcement of land use regulations, to establish procedures for monitoring public and private land use actions consistent with the Plan's policies and to monitor economic and community trends that might require policy modifications.

"SEC. 1200.131. WARD 1 POLICIES IN SUPPORT OF LAND USE OBJECTIVES.

"The policies in support of land use are as follows:

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"(1) To promote the conservation, enhancement, and revitalization of Ward 1's residential neighborhoods for housing and neighborhood related uses;

"(2) To provide in Ward 1 wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources, through measures such as grants and loans for housing purchase and rehabilitation, and land use and possible zoning changes, and with the active involvement and cooperation of the business community, provide service organizations, community development corporations, and other community organizations throughout the ward;

"(3) To protect Ward 1's residential neighborhoods from generating excessive traffic, noise, litter, and other damaging environmental impacts, by promoting buffering and other techniques to provide for appropriate separation of uses which may, in some cases, suggest modification of the Zoning Regulations and street patterns and strict enforcement of traffic, anti-litter, and noise and pollution regulations;

"(4) To promote appropriate commercial development in Ward 1, including centers for retail and office uses, to expand employment opportunities for ward residents;

"(5) To promote the improvement and development of local and multi-neighborhood commercial centers in areas of Ward 1 to prevent residents from having to travel long distances for food and other shopping services, through close coordination of ward and neighborhood planning efforts with the District's economic development program, including on-going efforts to encourage large food stores to locate in these areas;

"(6) To promote the establishment and growth of residential and mixed-use commercial centers at appropriate locations to reduce automobile congestion, improve air quality, increase jobs, reduce reliance on the automobile, and ensure neighborhood stability, to encourage cooperative public and private efforts to increase the use of Metrorail and Metrobus through "park-and-shop" subsidies, shuttle buses, signs, promotional programs, and recommend more selective zoning;

"(7) To encourage joint public and private development of publicly owned or controlled land in Ward 1 to stimulate desired development and to provide an opportunity for the District government to receive monetary and non-monetary returns on public investment in Ward 1;

"(8) To develop detailed plans for specialized planning areas such as the Reed-Cooke, Howard Gateway, and Columbia Heights, setting forth objectives, policies, and implementation strategies which may include regulatory modifications, land use and recommended zoning changes, program assistance needs, required capital improvements, and impact analysis; and

"(9) To prepare Ward 1 small area action plans to guide specific development and assist areas in need of stabilization or improvement, and to stimulate short-term economic benefits can be realized through prompt, coordinated actions.

"SEC. 1200.132. ACTIONS TO IMPLEMENT LAND USE OBJECTIVES.

"The actions to implement land use objectives are as follows:

"(1) To prevent problems for adjacent residential areas associated with competition for parking spaces as commercial redevelopment proceeds by:

"(A) Surveying potential site areas to implement the Neighborhood Municipal Off-Street Parking Facilities Act of 1980;

"(B) Restricting uses in new and existing mixed-use and commercial buildings which generate substantial traffic and parking problems; and

"(C) Preventing subdivision of residential buildings without adequate parking;

"(2) To protect the character of residential neighborhoods from the encroachment of inappropriate nonresidential uses by:

"(A) Reviewing the definition of nonresidential uses permitted as a matter of right in residential zones to recommend changes needed in the Zoning Regulations; and

"(B) Reviewing non-residential uses and working toward deleting some matter-of-right uses, restructuring conditional uses, and strengthening certain requirements, such as parking; these actions will provide protection of existing housing and provide for new housing while preventing concentration of such uses as galleries, "bed and breakfast" and other transient operations, private clubs, clinics, museums, hospitals, sanitariums, lodges, fraternity houses, sorority houses, dormitories, and non-profit organizations;

"(3) To recognize that there is an insufficient supply of vacant land in suitable locations to accommodate large-scale economic development projects by:

"(A) Publishing the BZA approved Howard University campus plan and revising it further to reflect proposed uses for the cleared areas it has acquired, and its timetable for developing or disposing of these parcels;

"(B) Encouraging small scale and rehabilitation projects in existing buildings or on small infill parcels in Ward 1; and

"(C) Requiring campus plans to mandate standards, which include, but are not limited to: adequate supply of student housing on campus; timely disposal of undeveloped or vacant properties; realistic enrollment plans in relation to probable effects on local communities; and clear distinctions between economic investment projects which relate directly to the institution's educational purpose and those which do not;

"(4) To protect the character of residentially zoned row house neighborhoods by limiting the density of development and preventing intensification of use through the subdivision of structures by:

"(A) Amending the housing code to require more space per occupant per room;

"(B) Enforcing the housing regulations to prevent overcrowding within structures;

"(C) Enforcing the zoning regulations to prevent illegal units and illegal occupancies;

"(D) Amending the R4 and R5 zoning regulations to prevent intensive unit subdivision of rowhouses or rezone predominantly rowhouse areas to lower unit subdivision density where currently zoned for intensive unit subdivision; and

"(E) Sponsoring these zoning changes for rowhouse areas in Adams Morgan, the area between 14th and 16th Streets, S and U Streets, and selected areas north of U Street and East of 16th Street, and certain areas along the length of 16th Street and on Connecticut Avenue at selected locations between Florida Avenue and Calvert Street;

"(5) To establish greater control over those uses in commercial areas and in mixed-use commercial/residentially zoned neighborhoods that can bring special problems to residents, such as alcohol, drugs, prostitution, and late night noise and traffic by:

"(A) Increasing police patrols in the commercial and mixed-use commercial/residential areas in the Ward;

"(B) Reviewing the definitions of nonresidential uses to ascertain the need for changes in the Zoning Regulations to ensure that these uses are compatible with surrounding residential development;

"(C) Considering the possibility of amending the Zoning Regulations to limit concentrations of certain uses, such as convenience stores, fast food operations, late night bar operations and other establishments licensed to sell alcohol, in areas in close proximity to residential neighborhoods;

"(D) Considering the possibility of amending the Zoning Regulations to prevent late-night night club operations and other late-night public halls which draw large crowds from locating near residential areas and further clarify the definition of "public hall"; and

"(E) Amending ABC Board laws and regulations further to provide additional controls for residents of mixed-use areas and to encourage late-night club-type operations in areas where there is a limited residential population nearby;

"(6) To provide conservation and redevelopment of commercial areas with a balanced mix of uses that will attract shoppers, permit economic viability, provide services for local residents and prevent deleterious effects on nearby residential communities including: Georgia Avenue and Euclid Street; 18th Street and Columbia Road; Florida and Connecticut Avenues; Mount Pleasant Street; Lower Georgia Avenue; Florida Avenue between 7th and 2nd Streets; the 1400 block of Park Road, and U Street and 14th Street by:

"(A) Reviewing the economic and physical conditions of strip commercial corridors to ascertain if zoning and other changes are needed to support the creation of improved commercial services as follows:

"(i) On Georgia Avenue above Euclid Street: conduct studies to ascertain needed services for nearby residents and whether these services should be concentrated in certain locations or spread along the full strip; retain density, height and mix of uses; encourage small business development;

"(ii) On 18th Street and Columbia Road: retain the present mandated mix of residential and commercial uses, as well as the present height and density requirements; protect apartment buildings and apartments by providing that no commercial uses, such as hotels or other transient uses, can be substituted for the required portion of any building; prevent sexually-oriented business enterprises; encourage businesses needed by a mix of local residents who represent a diversity (ethnically, racially, economically, by age, and by family size); the priority of this area is to meet the shopping needs of local residents; prevent concentrations of liquor-licensed establishments, fast food

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outlets, and convenience stores; encourage retention of older buildings affording the neighborhood its identity and infill development compatible with them;

"(iii) On Florida and Connecticut Avenues: protect residential character along west side of Connecticut Avenue; discourage sexually oriented business enterprises; prevent expansion of hotel and commercial uses into surrounding residential areas, including the west side of Connecticut Avenue and the area on the east side behind Connecticut Avenue;

"(iv) On Mount Pleasant Street: maintain and preserve the local neighborhood shopping character of Mount Pleasant Street in order to better serve the immediate neighborhood, including an examination of a possible rezoning of Mount Pleasant Street; encourage use of tax credits for historic preservation projects where appropriate, as well as available programs such as facade grants;

"(v) On U Street from the alley behind 16th Street to 14th Street: retain existing mixed-use residential and commercial character on North and South sides of U Street between 16th Street and mid-block 14th Street and residential land use on the north side;

"(vi) On U Street at 14th and U Streets: consider mix of residential and commercial land use, adaptive reuse of the area's appealing older buildings, and infill development designed to complement the architecture of the area;

"(vii) On South of U Street from 7th Street: retain mixed-use residential/ commercial usage and density along South side of U Street;

"(viii) On 14th Street between S and Chapin Streets: provide for a mix of residential and commercial use;

"(ix) On Florida Avenue between 7th and 2nd Streets: encourage rehabilitation of rowhouses and attractive infill development; and

"(x) On 1400 block of Park Road: consider lower density zoning, such as C-2-A, on the south side of 1400 block of Park Road to act as a buffer to the higher density of 14th Street, N.W., and to recognize existing land use of the area; and

"(B) Preventing concentrations of liquor licenses and "chain-linked" fast-food operations;

"(7) To prevent concentrations of Community-Based Residential Facilities ("CBRFs") throughout Ward 1 by:

"(A) Considering changes to the Zoning Regulations to secure a more evenhanded treatment of such uses as community-based residential facilities, health care facilities, emergency shelter facilities, and similar uses by type, size, and acres of land in Ward 1;

"(B) Considering changes to the Zoning Regulations to secure a more evenhanded treatment for various zones and a more equal distribution for all the wards;

"(C) Securing a better plan for release of residents from various facilities (or in lieu of such facilities), such as St. Elizabeth's and penal institutions;

"(D) Referencing the District-wide facilities which house various sheltered and emergency shelter populations;

"(E) Improving public facilities and government rented facilities which house various sheltered and emergency shelter populations;

"(F) Considering other approaches to that of extensive de-centralized de-institutionalization;

"(G) Providing that all community based residential facilities are licensed and properly supervised;

"(H) Providing that all codes have compatible definitions, including the Zoning Regulations, Housing Regulations, Building Code, and ABC Regulations in order to facilitate proper use of land and structures; and

"(I) Requiring Community Based Residential Facilities to have community advisory boards;

(8) To determine the appropriate reuse for abandoned and vacant buildings, public and private, found throughout many areas of the ward by:

"(A) Studying the appropriate reuse for abandoned and vacant buildings;

"(B) Inventorying vacant and abandoned buildings in the ward and assisting with their rehabilitation;

"(C) Supporting planned redevelopment as sites become available; analyses, where feasible, should be conducted to determine appropriate use;

"(D) Requiring Howard University to expedite the update of its campus plan, indicate future use of its property holdings, and identify surplus properties for their rapid use or disposal;

"(E) Discouraging the demolition of buildings which can be used as an alternative to cleared land; and

"(F) Considering changes in zoning of school properties to residential to better control options for possible future use;

"(9) To encourage light industries that will provide maximum employment and good wages with minimum negative impacts at appropriate locations within the District by identifying, planning, and negotiating compatible uses for selected industrial areas, including manufacturing firms with broad metropolitan markets that are compatible with technology-oriented manufacturing and research and development firms;

"(10) To prevent inappropriate Howard University expansion which could have negative impacts on surrounding residential areas, particularly LeDroit Park by:

"(A) Updating the Howard University Campus Plan to include properties not otherwise accounted for in the plan and to provide for campus expansion west on Georgia Avenue;

"(B) Supporting modification of Zoning Regulations to require Zoning Commission approval of campus plans, with opportunity for citizen participation, in order to reduce adverse neighborhood impacts and to alleviate uncertainty over future institutional plans and activities;

"(C) Enacting legislation which will discourage universities, including Howard, from expanding dormitory or other university activities into residentially zoned areas; and

"(D) Encouraging Howard to fix up vacant residential properties for housing;

"(11) To realize the potential of the Lincoln Theater, Howard Theater, the African American Civil War Memorial and U Street corridor as important artistic and cultural attributes of the arts district by:

"(A) Identifying additional resources to assist in joint public/private initiatives to reflect the artistic/cultural potential of this area;

"(B) Designing U Street to physically link cultural and historical features; and

"(C) Utilizing the Civil War Memorial and the nearby Heritage Center at Garnet-Patterson Junior High School as major focal points for the design and revitalization of the 14th and U Streets corridors;

"(12) To provide industrial buffers in Ward 1 to ameliorate negative effects on adjoining residential areas, such as Reed-Cooke, 14th and U Streets, Georgia Avenue, Lamont Street area between Sherman Avenue and Georgia Avenue, and Georgia Avenue and V Street by:

"(A) Allowing unsuitable uses, such as public utility stations, certain garages, and gasoline stations to wither away and assist industries to relocate within the District, if possible, to a more suitable area;

"(B) Locating and structuring industrial zones in areas where they can be buffered from residential communities, have access to truck, rail, and air transit routes, have substantial acreage, and encouraging industrial uses which bring high income to workers, are stable to the economy, and have a high proportion of workers to space utilized; and

"(C) Considering zoning changes within industrial areas which are predominately residential to residential; and

"(13) To encourage appropriate height, bulk, and density so that new developments are designed to be harmonious with their surroundings by changes in the Zoning Regulations as necessary to make new development compatible with existing buildings in areas where rehabilitation or moderate density development goals are primary neighborhood goals, such as Sheridan-Kalorama, Woodley Park, Adams Morgan, Mount Pleasant, S to U Streets, 16th Street area, Columbia Heights, and LeDroit Park.

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"SEC. 1200.201. WARD 2 ECONOMIC DEVELOPMENT.

"(a) Ward 2 is located in the northwest and southwest quadrants of the city and is generally bounded by North and South Capitol streets on the east, the Potomac River on the south and west (the District boundary actually extends to the Virginia shore), Whitehaven Parkway on the west and a line extending generally along Whitehaven Parkway, Florida Avenue, N.W., and S Street, N.W., on the north. The continuing expansion of the city's economy, in terms of jobs, business development opportunities and tax revenues, is a high priority for the District government. Major efforts are underway to increase economic development throughout the city, especially in outlying commercial centers. Ward 2 is, in almost all respects, the economic engine of the city. As the center of the city and region, employment in Ward 2 is greater than in the other 7 wards.

"(b) The average number of jobs in the city in 1986 was 672,300. Over half of this total is estimated to be in Ward 2. In addition, there are probably another 30,000 employees in the self-employed and international agency categories. Many of these people also work in Ward 2. The greatest amount of development activity is concentrated in Ward 2, as described in the land use section. Major development took place in the 1980's in the Downtown area between the Capitol and the White House, with significant development also taking place in the Connecticut Avenue and K Street area and the West End. Recent development (1990-93) has been limited due to economic conditions. Development is moving eastward and future development will take place in the Ward 2 portion of Buzzard Point/Near Southeast.

"(c) Most of the future employment growth will be in office employment. Ward 2 has traditionally been the location of the "three A's" (attorneys, accountants, and associations) that make up much of the District's private sector employment. New jobs are being created in communications, finance, and "high-tech" sales. Jobs in the hospitality industry, especially hotel related jobs, are also increasing.

"(d) The employment structure in any dynamic city is constantly changing. The District's employment growth strategy must seek to retain

and increase existing jobs while also seeking to attract new types of jobs. Employment in the city, and in Ward 2, is growing fastest in the private sector.

"(e) However, it is important to retain and increase federal jobs in Ward 2. Development of the Federal Triangle Project is important to retain federal agency jobs.

"(f) In 1990, 83 percent of employed Ward 2 residents worked in the city, the highest percentage of any ward. Citywide, about 78 percent of employed residents worked in the city. One of the great advantages of living in Ward 2 is the proximity to work; most Ward 2 residents also work in Ward 2. Many Ward 2 residents can walk to work or have only a short commute by public transit. These Ward 2 residential communities need to be kept healthy and vibrant as this unique residential character in Ward 2 enhances the Central Business District.

"(g) The skill level of Ward 2 residents is not fully matched with the jobs available. In 1990, 55% of all employed residents in the ward were in managerial, professional, or technical occupations. This percentage is continuing to increase as new residents move into the ward to be near the growing office employment in the Central Employment Area. On the other hand, 1990 census data indicated that 21% of the ward's population was in poverty. These residents have low-paying jobs or are unemployed. It is important to create entry-level jobs, such as those found in the hospitality industry. Adult education and job training programs are needed to allow these residents to move up the employment ladder. A new system of welfare needs to be investigated, and where appropriate, implemented, where there are jobs tied with welfare payments ("workfare").

"(h) The improvement of neighborhood and community commercial areas has several economic development implications. Retail stores and services are an amenity that help retain and attract residents to Ward 2. To a large extent, Ward 2 residents are a captive market, and will usually buy groceries and other daily necessities in the neighborhood, thus retaining purchasing power in the community. Finally, neighborhood stores and services provide employment to Ward 2 and other District residents.

"SEC. 1200.202. WARD 2 OBJECTIVES FOR ECONOMIC DEVELOPMENT.

"The objectives for economic development are as follows:

"(1) Enhance the image of Ward 2 as a place to do business and to reside;

"(2) Maintain sound areas of the ward and rebuild and develop other areas of the ward where economic development actions are needed;

"(3) Increase total employment in the ward, especially in the Central Employment Area, and at appropriate locations and levels in other areas of the ward;

"(4) Increase employment for District residents, especially Ward 2 residents, within the Ward 2 employment base;

"(5) Spur growth of the "visitor industry" by attracting additional visitors of all types and increasing their average length of stay in Washington and by constructing a new convention center on the six squares north of Mount Vernon Square;

"(6) Retain existing businesses and develop new businesses, with special emphasis on small and minority business development; businesses located out of Downtown should be compatible with the needs of adjacent residential neighborhoods; where appropriate, encourage mixed-use residential and commercial uses;

"(7) Utilize the potential of the District's universities, especially in Ward 2, as well as existing and future museums, galleries, theaters and other cultural facilities, to create an expanded center of knowledge and learning in the center of Washington; and

"(8) Increase District tax revenues from expanded economic development activity in Ward 2 but not at the expense of residential communities in the Ward that are critical providers of revenues to the District, especially in the form of income and property taxes, and that are a source of employees to the Central Employment Area.

"SEC. 1200.203. WARD 2 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT.

"The actions in support of economic development are as follows:

"(1) Focus special economic development programs in non-residential areas;

"(2) Establish a policy framework for development of Buzzard Point/Near Southeast;

"(3) Encourage office employment growth outside residential use areas, in new development in Downtown, in other areas of the Central Employment Area, and in other Development Opportunity Areas;

"(4) Increase employment in traditional public and private sector office jobs and in new types of jobs in communications, information industries, and high-technology sales and research; special efforts are needed to increase jobs in the Central Employment Area in the face of suburban competition as follows:

"(A) Continue to implement the Downtown Plan, including strengthening arrangements for Downtown coordination and cooperation and encouraging development in other parts of the Central Employment Area;

"(B) Work with the National Capital Planning Commission (NCPC) and the General Service Administration (GSA) to increase federal employment in the ward and near the Central Employment Area; and

"(C) Require the Office of Business and Economic Development (OBED) to work with local universities, community development corporations, other community groups, and university/non-profit organization/private sector business partnerships to create economic development programs;

"(5) Encourage new retail employment in the Central Employment area, especially in Downtown.

"(6) Achieve, where appropriate, retail and service development and encourage cottage industries at the neighborhood commercial areas of the ward outside the Central Employment Area, while respecting the scale and needs of the adjacent neighborhoods by:

"(A) Taking actions to capitalize on economic opportunities near new Metrorail stations outside the Central Employment Area, including Mount Vernon Square/UDC, Shaw/Howard University, and Waterfront stations;

"(B) Requiring the Office of Business and Economic Development (OBED) to target special programs to improve neighborhood and community shopping areas, including 17th Street, N.W., 14th Street, N.W., Seventh Street, N.W., and Waterside Mall;

"(C) Working with private owners to find ways to develop permanent parking structures, where possible and appropriate, for neighborhood and community commercial areas and promoting "shared parking" between day time and night time users, where appropriate;

"(7) Increase the promotion of the ward's and the city's hospitality industry to attract additional visitors and to provide additional visitor amenities and services by:

"(A) Continuing to work with the Convention Center Board to build a new convention center on the 6 squares north of Mount Vernon Square and to improve the existing convention center; and

"(B) Working with the hospitality industry to provide information on lesser known points of interest in Ward 2.

"(8) Make special efforts to retain existing businesses and to attract new businesses, especially small and minority-owned businesses; the Minority Business Opportunity Commission (MBOC) and OBED shall continue to increase programs to return and attract small and minority businesses to Downtown and other sections of the Central Employment Area by identifying locations in neighborhood retail centers where there are small and minority business opportunities, and providing special assistance and support if required; and

"(9) Expedite the rezoning of the area designated in the high-density commercial category for the area south of Massachusetts Avenue in the Central Employment Area (CEA) in order to encourage retention and expansion of non-profit and national trade associations.

"SEC. 1200.204. WARD 2 HOUSING.

"(a) Changes in the ward's housing stock during the last several years reflect city-wide trends. Perhaps no other ward in the city has such a diverse housing stock as Ward 2. Restoration in Dupont Circle, Logan Circle, and now Shaw has helped these neighborhoods regain much of their past prominence. They are close to Downtown, Connecticut Avenue, and K Street and are well served by mass transit. Much of the neighborhoods' attraction lies in the beauty of their urbane architecture and tree-lined streets. They are also long lasting reminders of the city's growth from L'Enfant's original plan to today's international city.

"(b) Equally interesting are the Foggy Bottom and Georgetown neighborhoods. Both once contained industrial areas and included gas works, glass companies, breweries, and warehouses. Most of these buildings are gone, removed to make way for the later office, retail, and residential development. Foggy Bottom is a mix of old alley houses, such as those on Snows Court and Hughes Mews, townhouses, mid-rise apartments and condominiums as well as the headquarters of the Department of State. Georgetown, too, has retained much of its historic housing, with quaint alley dwellings and beautifully restored rowhouses.

"(c) Southwest is one of the city's more contemporary neighborhoods. Developed from a massive early 1950's urban renewal program, the Southwest housing stock combines garden apartments, townhouses and high-rise apartments. A popular place for young singles

and families, Southwest offers an attractive waterfront and green open space as well as the city's open-air seafood market.

"(d) But even with the success of restoration and new housing development, there are still housing problems. The ward has a large number of public housing units in the Southwest and the central northwest sections of the ward. Unfortunately, many of these units are in disrepair and are overcrowded. Housing for the elderly is in short supply. Many private apartments are being renovated and returned to the housing stock as upscale rental units or condominiums.

"(e) Abandoned units, particularly in the 14th Street, lower Logan Circle, and Shaw neighborhoods cause serious problems. Not only do they contribute to the shortage of affordable housing and are neighborhood eyesores, they are often havens for drug addicts and other illegal activity. The city needs to investigate a severe "use tax" to encourage the rehabilitation of private property to spur neighborhood redevelopment. Neighborhood organizations representing the Shaw Area often complain about the displacement of elderly and low-moderate income persons by renovation activities. Residents of Foggy Bottom, Georgetown, Dupont Circle, and Southwest note rising housing costs and tax assessments as problems.

"(f) Even with these problems, the ward's housing stock continues to improve. The Department of Public and Assisted Housing ("DPAH") has programmed large-scale renovations for the ward's public housing stock. Among those units that have been upgraded or are proposed for improvements are Syphax, James Creek, and Greenleaf. One Greenleaf high rise building was renovated as housing for the elderly. Various programs are available through DPAH to assist low- and moderate-income families in renting or purchasing units. The District has made a commitment to retain its publicly owned housing inventory intact, making improvements and alleviating the lack of affordable low-income housing.

"(g) Institutional growth, commercial expansion, and rising housing costs have had negative impacts on Foggy Bottom and West End neighborhoods. The Comprehensive Plan and its requirement for updated campus master plans will help limit non-residential growth that had begun to diminish the neighborhoods' housing stock. Opening of the Shaw-Howard University Metrorail Station at Seventh and R Streets, N.W., has helped to spark renewed interest in this neighborhood. Restoration has begun to revitalize the housing stock. Developers are including housing in concepts for creating a new environment at Mt. Vernon Square.

"(h) The Waterfront Metrorail Station connects Downtown with Southwest. The vast acreage in Buzzard Point south of P Street, S.W., has development potential.

"(i) Now there is a new impetus to develop Buzzard Point/Near Southeast. Concept plans include mixed office, retail, recreational, and residential space. Successful development, over the next 30 years or more, will be a major step in the revitalization of this key area of the city.

"(j) The Comprehensive Plan designated Mt. Vernon Square, Market Square (now called Pennsylvania Quarter), Greenleaf Gardens, and James Creek as Housing Opportunity Areas. A Housing Opportunity Area is one in which the District encourages new or renovated housing through public-private partnerships or other means.

"(k) Major progress has been made in creating a new residential neighborhood in Pennsylvania Quarter. Three private developments (the Lansburgh, Market Square, and the Pennsylvanian), developed under the auspices of the Pennsylvania Avenue Development Corporation, have a total of 745 units.

"(1) With renovation underway in Shaw and the potential for housing in Downtown and Buzzard Point/Near Southeast, the ward's housing stock should see a period of growth during the next five to 10 years. But perhaps more importantly, the District is committed to providing funds to help low- and moderate-income families continue to reside in Ward 2 and thereby retain its ethnic and economic diversity.

"SEC. 1200.205. WARD 2 OBJECTIVES FOR HOUSING.

"The objectives for housing are as follows:

"(1) 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;

"(2) Provide for the housing needs of low- and moderate-income households;

"(3) Improve the low-rent housing program;

"(4) Encourage home ownership;

"(5) Reduce the overall cost of housing among low- and moderate-income households; and

"(6) 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. 1200.206. WARD 2 ACTIONS IN SUPPORT OF HOUSING OBJECTIVES.

"The actions in support of housing objectives are as follows:

"(1) The District government shall 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.

"(2) The District government shall 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. Incorporate strategies to encourage the lending industry to curtail "red-lining" in Ward 2 areas targeted for housing development. Education and incentives should be used to forge cooperative relationships with local lending institutions.

"(3) The government shall also 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, with an emphasis placed on reducing regulations and easing the permit process for housing dwellings of three or fewer units.

"(4) The District government shall work with owners and community groups to identify vacant housing units suitable for rehabilitation to make restoration of vacant housing units a major government priority. The Department of Housing and Community

Development shall accelerate the return of abandoned buildings to the active residential real estate market.

"(5) The District government shall establish, as a matter of major governmental priority, the production of housing, including low- and moderate-income households in Ward 2, particularly Downtown by:

"(A) Exploring the economic feasibility of housing incentives such as tax incentives and land cost right down to encouraging housing in the Downtown area; and

"(B) Encouraging the inclusion of housing units in appropriate locations in all commercial areas with particular incentives for the central city at designated mixed-use areas and at Metrorail stops.

"(6) In order to maintain the City's housing supply, the Department of Housing and Community Development ("DHCD") shall expedite review of reported use-violations of residential properties in the Southwest Urban Renewal Area quickly issue cease and desist orders as indicated, and, as a final step in enforcement, take to Court those who do not conform to the Plan. DHCD has this responsibility. Flagrant abuse of the Plan has led to parking, traffic, and trespassing problems, as well as a reduction in the number of residential units available for citizen housing.

"(7) The ward has a high percentage of older units in its housing stock. These units must be made more energy-efficient in relation to home maintenance costs. The Building Code Advisory Commission should continue to update the codes as necessary, incorporating energy considerations for new and rehabilitated housing construction. The D.C. Energy Office shall continue to publicize programs for home energy conservation.

"(8) The District government shall improve neighborhood-level commercial services throughout the ward while at the same time protecting residential neighborhoods from disruptive uses, promote public/private business partnerships through OBED and other programs to support small neighborhood businesses, implement OBED's Neighborhood Commercial Revitalization Program concepts in the 14th Street and 7th Street corridors, and implement an education program for merchants to aid them in improving promotion and management of neighborhood commercial services.

"(9) The District government shall increase new construction and maintenance of rental housing and increase enforcement of housing codes in the ward. The city, in conjunction with non-profit organizations and private investors, shall explore ways of increasing the supply of rental housing. The Department of Consumer and Regulatory Affairs ("DCRA") shall expand housing code violation enforcement procedures and develop methods of penalizing property owners who are chronic offenders.

"(10) An important element causing housing problems has been the demolition and conversion of housing to provide commercial and institutional buildings, university dormitories, offices, classroom space, hotels, and medical clinics. In addition, current zoning regulations permit the conversion of housing stock in residential neighborhoods to medical clinics and doctors' offices. To improve the housing stock and to prevent further loss of housing through replacement of residential housing by the construction of housing that is for other than genuinely residential purposes, adjustments shall be made to existing zoning

regulations and to campus plans. In addition, the current policy allowing community based residential facilities to be overconcentrated in mixed-use zones causes the severe decline of residential neighborhoods within and adjacent to the mixed-use zones.

"SEC. 1200.207. WARD 2 ENVIRONMENTAL PROTECTION.

"(a) Environmental protection has taken on national importance during the last 15 years. Research has identified specific correlations between the quality of the environment and health. The aging process, work productivity, and mental health are among many aspects of life affected by changes in environmental quality.

"(b) Ward 2 has a variety of urban environmental conditions. Many of the ward's environmental problems are the result of its land use activity pattern. The ward is the center of the metropolitan region's employment, retail, and tourist areas. It is also the city's transit hub. The confluence of the Potomac and Anacostia rivers is at the southern end of the ward.

"(c) Due to the daily influx of vehicles in the ward - buses, taxis, cars, and trucks - exhaust emissions are a major problem, particularly in Downtown and other employment and retail areas. Poor air quality has had a negative effect on street trees and contributes to deterioration of buildings and monuments, as well as to the public health.

"(d) The ward's concentrated residential population, its large work force, and its year-round tourism result in the generation of a large amount of waste.

"(e) Noise pollution is often associated with the numerous construction sites in Downtown, West End, and Southwest. In addition, noise results from traffic and emergency vehicles and air traffic for National Airport.

"(f) The Environmental Protection Element of the Comprehensive Plan addresses the need to alleviate the adverse effects of poor environmental quality. The element contains policies directed toward improving air quality, developing safe solid waste, sludge disposal, and enforcing public health and sanitation standards. Various District government agencies such as the Department of Public Works ("DPW") and the Department of Consumer and Regulatory Affairs ("DCRA") are already implementing programs to improve the city's environmental quality. The Metropolitan Washington Council of Governments (COG) interacts with local jurisdictions to improve the region's environmental quality.

"(g) The District, Prince Georges County, Maryland, and federal governments have entered into a partnership to cleanup the Anacostia River. The river is in poor condition, with sediment and high bacteria levels making it virtually uninhabitable for aquatic life.

"(h) A computerized sewage swirl concentrator has been constructed just east of D.C. General Hospital. However, without the combined efforts of the government and area residents, the Anacostia will continue to deteriorate.

"(i) The Potomac River has been improved. Fish and plant life have made a remarkable recovery and, according to a recent Council of Government report, some sections of the river are nearly suitable for swimming. Pollution levels in the river are the lowest in several decades.

The dramatic recover of the Potomac is the result of the combined efforts of local and federal governments and area residents.

"(j) Conditions along the shorelines, however, need improvement. The Potomac shoreline from Key Bridge to Fort Leslie J. McNair has benefitted from recent developments, but the Anacostia shoreline has not received similar attention. From Buzzard Point to the Navy Yard, the Anacostia west bank is in need of improvement. Seawalls are required to secure the shoreline against erosion. Walkways, lights, benches, picnic areas, and marinas would make this section of the Anacostia an attractive addition to this city's waterfront.

"(k) There is a new commitment to upgrade the quality of the District's environment. With recovery of the Potomac River and other similar efforts, a new era of environmental improvement is beginning for the Anacostia. Proposals for both shorelines are heightening the need for better management of the city's waterfronts. The District, like other large cities, is implementing new technology for solid waste disposal. Regular and bulk trash pickup schedules have been improved, lessening debris in the ward's neighborhoods. In addition, the city's 20-year storm water abatement plan is underway. The Swirl Concentrator will reduce pollution levels in the Anacostia while helping reduce the volume of waste treated at Blue Plains.

"SEC. 1200.208. WARD 2 OBJECTIVES FOR ENVIRONMENTAL PROTECTION.

"The objectives for environmental protection are as follows:

"(1) Improve the quality of water in the rivers and streams of the District to meet public health and water quality standards, and maintain physical, chemical, and biological integrity of these watercourses for multiple uses, including recreation;

"(2) Improve the quality of the air of the District and its region so as to meet public health standards;

"(3) 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;

"(4) Improve and develop safe and effective methods of collection, management, and disposal of solid waste and sewage sludge;

"(5) Promote water conservation in order to ensure adequate supplies of potable water at all times and reduce discharges into the rivers; and

"(6) Continue to support DPW's upgrade of its street tree maintenance program.

"SEC. 1200.209. WARD 2 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION OBJECTIVES.

"The actions in support of environmental protection are as follows:

"(1) Combata pollution of the Potomac and Anacostia rivers these pollution of rivers continues to be a major environmental concern in the ward by:

"(A) Continuing support of regional and interstate efforts to limit upstream pollution from sewage, construction, and agricultural uses;

"(B) Improving regulation of houseboats and other floating structures in the Washington Channel Marina to reduce water pollution;

"(C) Encouraging the National Park Service to rebuild riverbanks to stop erosion adjacent to Rock Creek and West Potomac Parks;

"(D) Clean up industrial areas of the Anacostia West Bank, as well as cleaning up the Maine Avenue Fish Market, requiring frequent trash removal, regrading and repaving right-of-way parking and loading areas;

"(E) Encouraging the National Park Service to adopt programs for removal of trash accumulations on tidal flats adjacent to East Potomac Park;

"(F) Supporting research on positive and negative effects of hydrilla in the Potomac to satisfy conflicting public concerns;

"(G) Requiring that public space in new waterfront development be maintained contiguously along shorelines;

"(H) Working with the National Park Service to develop a water recreation center on the Anacostia's West Bank below the Navy Yard similar to Thompson's Boat House on the Potomac; and

"(I) Urging the Recreation Advisory Board to create a subcommittee for waterfront recreation;

"(2) Reduce trash and litter in outdoor spaces throughout the ward by:

"(A) Urging DPW to increase weekend trash pick-ups in congested areas.

"(B) Requiring enforceable requirements for an exterior trash removal plan as part of the business of licensing of carry out/fast food/convenience stores.

"(C) Addressing problems of dumpsters located in public space or parking areas through enforcement of existing regulations; there shall be no dumpsters located in public space fronting a building where there is an alley access, and there shall be no dumpsters located on major pedestrian walk areas;

"(D) Encouraging Advisory Neighborhood Commissions ("ANC") to develop and announce neighborhood clean-up campaigns in conjunction with the special city trash removal schedule;

"(E) Establishing a routine and adequate city trash clean-up program for grounds and public spaces in vacant public housing projects and other city-owned property; and

"(F) Requiring DCRA to require that applicants for demolition permits submit plans for cleanup, ground cover, fencing/screening, and trash removal; all vacant lots resulting from demolition activities shall be fenced and secured and the DCRA shall require the fencing to be maintained;

"(3) Reduce air pollution in the ward;

"(4) Address causes of noise pollution in the ward by:

"(A) Working with the Metropolitan Washington Airports Authority to improve airport operations and reduce noise, especially in Ward 2;

"(B) Working with Washington Metropolitan Area Transit Authority ("WMATA") to reduce bus noise for new buses, especially during acceleration;

"(C) Enforcing the prohibition on operations of intercity buses (including charter tour buses) on all city streets other than arterials and prohibiting parking or standing with motor running except while boarding or debusing passengers;

"(D) Enforcing noise limits for operations of trucks within the city, including city-owned trucks, refuse trucks, and cement trucks;

"(E) Requiring DCRA to enforce restrictions on the operation of construction equipment and any other noise-generating on-site activities through limitations on building permits to limit the hours of construction to between 7 a.m. and 5 p.m. weekdays at any location in or within 500 feet of a predominantly residential building or a residentially zoned district and by prohibiting construction operations within 500 feet of residential areas on Sundays.

"(F) Prohibiting installation or use of burglar alarms on buildings and in cars that generate an audible signal for more than 15 minutes except where police authorities or on-duty security guards have access to premises or vehicle and providing enforcement of this prohibition.

"(G) Requiring DPW to enforce restrictions on delivery and mover vehicles and on the operation of solid waste hauling equipment through limitations on vehicular operating permits to the hours of operation to between 7 a.m. and 5 p.m. weekdays and Saturdays at any location in or within 500 feet of a predominantly residential building or a residentially zoned district and by prohibiting waste hauling operations in such areas on Sundays; and

"(5) Improve natural resources planning and management within Ward 2 by:

"(A) Encouraging the Department of Recreation, working with the National Park Service, to improve existing programs that maintain and enhance Ward 2's parks and open spaces;

"(B) Requiring the Zoning Commission to establish an open space zone designation to protect the ward's privately owned parks, cemeteries, etc; and

"(C) Ensuring that street and highway planning is consistent with federal standards for permissible levels of traffic vibration, noise, and air pollution, and that streets and highway planning reduces to a minimum the impact of non-local traffic on residential streets; land use patterns and transportation planning should strive to decrease reliance on automobiles.

"SEC. 1200.210. WARD 2 TRANSPORTATION.

"(a) Transportation is a vital part of urban life. The special nature of transportation services and impacts in Ward 2 results from the location of the ward at the center of the city and region, at the focal point of the Metrorail system, bus lines, the freeway, and arterial street system. In many respects, residents of Ward 2, and employees who work in Ward 2, enjoy the best transportation access and service of any area in the city. At the same time, this location at the hub of the region's transportation system produces some adverse impacts on the quality of life in the ward.

"(b) Metrorail has been the single most important factor in improving transportation access to the center of Washington. Ward 2 is at the center of the Metrorail system, which includes the Red, Orange,

Blue, Yellow, and Green lines. Within the ward, there are now 20 Metrorail stations in operation.

"(c) These Metrorail lines bring about 250,000 riders per day into central Washington, primarily into Ward 2 (1992). Ward residents enjoy excellent Metrorail access to jobs in the Central Employment Area and for "reverse commuting" trips to outlying jobs. Since the stations are so close together at the center of the system, Metrorail also serves as a convenient neighborhood transit system for Ward 2 residents and employees.

"(d) Ward 2 is also the focal point for the Metrobus system with nearly 100 Metrobus routes running through the ward. Most of these routes converge on the Central Employment Area.

"(e) Ward 2 is also the focus of major arterial streets feeding into the Central Employment Area. Arterials such as Wisconsin, Massachusetts, Connecticut, Georgia, New York, Maryland, and Pennsylvania Avenues carry automobile and truck traffic into the center city from outlying District neighborhoods and from the Maryland suburbs. To the south, traffic from Virginia moves across the Potomac River into Ward 2 over the Key, Theodore Roosevelt, Memorial and 14th Street Bridges. Traffic from the eastern sections of the District and Maryland enters Ward 2 over the South Capitol Street, Frederick Douglass Bridge across the Anacostia River. On a typical workday, 210,500 vehicles come into the central area of the city during the peak period (6:30 to 9:30 a.m.).

"(f) Once in the city, auto and truck traffic move over two types of street systems. The first is the system of diagonal avenues with an overlay of grid streets, a pattern derived from the L'Enfant Plan. The wide avenues and streets of this system are efficient for moving traffic, but the flow is complicated by the pattern of circles and squares.

"(g) The second type of system is the freeway system, consisting of the Southwest freeway, the Center Leg Freeway, and the Whitehurst Freeway along the Georgetown Waterfront.

"(h) In the late 1960's, District citizens and the District government made a decision to limit freeway construction in favor of neighborhood preservation and Metrorail construction in order to stress urban and human values. No other freeway extensions are planned in Ward 2.

"(i) Major volumes of automobile and service traffic must pass through Ward 2 neighborhoods, primarily along arterial routes, to reach the Central Employment Area. This traffic has some adverse impacts on these neighborhoods. In addition, some neighborhoods are also adversely impacted by both commercial and private motor vehicles circling around blocks in search of drugs and prostitutes.

"(j) Parking is a problem in the Central Employment Area. Even with increased Metrorail use, parking demands arise with increased employment growth. There is a special need to provide short-term parking for retail customers, especially in Downtown.

"(k) Parking in the residential neighborhoods of Ward 2 is also a problem as the number of households increases. Since many dwellings do not have off-street parking, cars compete for limited on-street spaces. Many of the Ward 2 neighborhoods are adversely affected by spillover parking from the Central Employment Area. Some neighborhoods, such as Georgetown, Foggy Bottom, West End, and Dupont Circle, are also affected by evening visitors to restaurants, bars, and entertainment.

Spillover parking problems are only partially alleviated by the neighborhood parking program. In addition, Foggy Bottom and Georgetown are adversely affected by student parking from George Washington and Georgetown Universities.

"(l) Taxicab activity is concentrated in the central part of the city. Ward 2 residents and employees have the best taxi service in the city, but are still subject to many of the problems of current taxi operations. Improved and innovative taxi service, such as additional cabstands and better call service, could benefit Ward 2.

"(m) Pedestrian movement is the largest and most efficient means of transportation in Ward 2. Every workday, the over 400,000 employees in the ward walk hundreds of thousands of miles in the Central Employment Area and in other parts of Ward 2. Visitors and shoppers also walk many hundreds of thousands of miles in the ward; many residents can walk to shopping, entertainment, and cultural activities. Improvement of the safety and attractiveness of the pedestrian environment would encourage additional walking, a very worthwhile transportation investment. Residents would benefit from the construction of additional housing in areas adjacent to the Central Employment Area without unduly affecting the transportation system.

"(n) Commuter railroad service comes into Union Station from the Maryland suburbs. Commuter train service from Virginia began operation in 1992. More importantly, intercity Amtrak passenger service is provided from Union Station. Ward 2 residents, employees, and visitors have easy access to National Airport by way of Metrorail, taxi, and private automobile. At the same time, the noise caused by use of National Airport has an adverse impact on some Ward 2 neighborhoods, especially on Southwest, Foggy Bottom, West End, and Georgetown.

"(o) Bicycles also have considerable potential as a means of transportation in Ward 2. Bicycle use is relatively limited compared to the potential, but bicycle commuting by Ward 2 residents and others coming into the Central Employment Area is increasing. Bicycles are also heavily used by couriers in the central city area. Off-hour and weekend recreational use is probably as significant as the use of bicycles for the journey to work. Safety of bicyclists and security of parked bicycles are major concerns. Bicycles should be banned from sidewalks south of Florida Avenue, N.W., due to the residential character of the neighborhoods and the narrow sidewalks.

"(p) The D.C. Bicycle Advisory Council has recommended a Bicycle Transportation Plan for the District of Columbia (June 1987). The recommended plan proposes a network of bike routes extending through Ward 2. The plan recommends additional study of bicycle use and safety improvements in the Central Employment Area.

"(q) Other forms of transportation in the Ward include boat service on the Potomac and Anacostia rivers and limited helicopter services.

"SEC. 1200.211. WARD 2 OBJECTIVES FOR TRANSPORTATION.

"The objectives for transportation are as follows:

"(1) Increase transportation access to the Central Employment Area; and

"(2) Improve mobility within Ward 2 for residents, employees, and visitors, while minimizing adverse transportation impacts on commercial areas and residential neighborhoods.

"SEC. 1200.212. WARD 2 ACTIONS IN SUPPORT OF TRANSPORTATION OBJECTIVES

"The actions in support of transportation objectives are as follows:

"(1) Increase use of public transit and taxis by:

"(A) Strongly encouraging WMATA to make operational improvements to the Metrorail system by extending operating hours, improving lighting and directional signage in and around the stations, establishing a policy that at least one "up" escalator is operating at all times, and announce the beginning and end of rush hours; and

"(B) Encouraging the D.C. Taxicab Commission to give special attention to new taxi services, including inspection of taxi fleets to improve the safety, cleanliness, and comfort of taxis rented to drivers, thus improving service in Ward 2 and reducing the need for private automobile use in the center of the city;

"(2) Improve access to, and transportation efficiency within, the Central Employment Area and other areas where new development is occurring by:

"(A) Requiring DPW to improve circulation around the Mount Vernon Square area, the West End, and the Northwest No. 1 Urban Renewal Area to reduce adverse traffic impacts in adjacent neighborhoods;

"(B) Requiring DPW, which has completed the installation of an automate traffic control system, check the adequacy of traffic signals for pedestrian safety and efficient vehicle flow; and

"(C) In order to improve traffic flow, increasing Police/DPW enforcement of regulations for vehicles illegally blocking street lanes and increasing enforcement and removal of vehicles, especially commercial vehicles, parked on sidewalks and public space, especially in zoned residential areas;

"(3) Maintain and improve streets and freeways in Ward 2, and improve streets in major Urban Renewal areas including Downtown, Northwest One, Lower Shaw and Southwest by:

"(A) Requiring DPW to increase its program for the repair, reconstruction, and redesign of streets, alleys, and freeways, including new sidewalks, curbs, and storm drain covers, where appropriate.

"(B) Requiring DPW to undertake a special study of future street construction needs in Buzzard Point/Near Southeast; and

"(C) Encouraging the city to consider pedestrian and bicycle needs when streets are redesigned and improved;

"(4) Provide sufficient parking in the Central Employment Area and provide adequate parking in both residential and commercial areas by:

"(A) Requiring that the city and Downtown merchants adopt public/private parking management programs in the Central Employment Area where needed, in order to provide parking for short-term retail and business patrons and to discourage all-day commuter parking and develop special parking/loading programs for community commercial areas, with emphasis on problem parking areas, subject to the approval of the affected ANC;

"(B) Exploring innovative methods of providing additional parking such as leasing parking spaces at public facilities to parking

operators for evening and weekend use in areas where parking is a problem, subject to the approval of the affected ANC;

"(C) Strictly adhering to current parking requirements of the zoning regulations except in the 14th Street, N.W., Uptown Arts Overlay District and expeditiously implementing the Municipal Off-Street Parking Act; and

"(D) Requiring DPW to require parking lot owners in residential and commercial districts to maintain public space in front of lots and requiring parking lots to be screened, landscaped, fenced and locked up at night or when closed; the DPW, the Zoning Commission, and the Board of Zoning Adjustment shall provide enforcement, licensing, and license inspections for these provisions;

"(5) Increase pedestrian movement and safety and improve the pedestrian environment by:

"(A) Developing and implementing plans for streetscape and pedestrian improvements in Downtown and other sections of the Central Employment Area;

"(B) Developing adequate pedestrian walkways in areas of future development, including North Capitol Street, Buzzard Point/Near Southeast, and the Southeast Federal Center/Navy Yard.

"(C) Improving special connecting pedestrian routes such as M Street between Connecticut Avenue and Georgetown, the Monumental Core and Downtown, and pathways along waterfront areas in Georgetown and the Buzzard Point area;

"(D) Developing plans to improve pedestrian movement and safety in the Dupont Circle area;

"(E) Requiring DPW to ensure that existing pedestrian ways are maintained and requiring wider covered walkways, firmer flooring, and substantial overhead protection during the construction of new buildings or major renovation of existing buildings;

"(F) Requiring DPW to publicize, in the District of Columbia Register, its repair program for older commercial districts where sidewalks have deteriorated; and

"(G) Ensuring that the locations of licensed sidewalk vendors are on public passageways of sufficient width that such vendors and their customers do not impede pedestrian movement and safety and that locations and numbers of newspaper vending machines also do not impede pedestrian movement especially at street corners and other street crossing areas and at Metrorail and bus stops;

"(6) Implement the city's Bicycle Plan recommendations for Ward 2 and undertake additional study of bicycle use within the Central Employment area, with particular emphasis on bicycle safety, parking, and security;

"(7) Encourage innovative transportation by water;

"(8) Support land use policies that encourage better use of transportation services throughout the entire city such as concentrating employment in the Central Employment Area, locating development near Metrorail stations, and developing new housing within walking distance of the Central Employment Area;

"(9) Adopt regulations for "shared parking" between day time and night time users; and

"(10) Requiring that any proposal for rerouting traffic from principal arterial or higher category to a minor arterial or lower category street undergo a full Environmental Impact Statement (EIS).

"SEC. 1200.213. WARD 2 PUBLIC FACILITIES.

"(a) There are a number of public facilities throughout Ward 2 that make essential services available to all members of the community. These facilities include schools, parks, recreation centers, libraries, fire and police stations, and general public works.

"(b) There are presently 20 public schools in Ward 2, including 11 elementary schools, four junior high schools, one middle school, one senior high school (School Without Walls), an elementary art center, a special education school, and the Duke Ellington School for the Arts.

"(c) The University of the District of Columbia is at 7th Street and Mount Vernon Square in Ward 2. Three private universities are also located in the ward: Georgetown; George Washington; and Southeastern. Georgetown University has expanded its law school at New Jersey Avenue and G Street, N.W., and is constructing law school dormitory facilities.

"(d) The District of Columbia public library is funded by the city government and administered by an appointed Board of Trustees. Ward 2 is served by the main library, the Martin Luther King, Jr. Memorial Library, in which the nationally acclaimed King Mural is on permanent display. Branch libraries in Ward 2 include: Watha T. Daniel;, Southwest;, Georgetown;, West End; and Sursum Corda Community Libraries. The UDC - Mount Vernon Campus Library, in the old Carnegie Library building, provides limited library service.

"(e) The headquarters of the D.C. Metropolitan Police Department ("MPD") is located in Ward 2 at 300 Indiana Avenue, N.W. Ward 2 is served by 3 districts of the Metropolitan Police Department. They are the First District Station, 415 Fourth Street, S.W., the Second District Station, 3320 Idaho Avenue, N.W., and the Third District Station, 1620 V Street, N.W. The fire services are organized into 2 components-engine companies that include the basic fire-fighting apparatus, such as hoses, water connections and pumping equipment, and truck companies that provide ladder trucks and related equipment. In addition to land based fire-fighting responsibilities, the D.C. Fire Department is responsible for fire boat operations. In Ward 2 there are 10 engine companies, 2 fire boats and 5 ambulances.

"(f) The District of Columbia is served by 2 major recreation systems. One is administered by the District's Department of Recreation and Parks ("DRP") and the other by the National Park Service ("NPS"). The District's Department of Recreation and Parks operates recreational programs at 18 locations on more than 93 acres. Recreational facilities include 5 swimming pools and 14 tennis courts. The National Park Service maintains 1,188 acres that include the Mall, East Potomac Park, West Potomac Park, the Lady Bird Johnson Park, a small portion of Rock Creek Park, and numerous small parks. Ward 2 has a total of 1,281 acres of park land.

"(g) The Pennsylvania Avenue Development Corporation has created new open spaces along the Avenue between the Capitol and the White House including Pershing Park, Freedom Plaza, Navy Memorial Park, Indiana Plaza, and John Marshall Park.

"(h) Several other public facilities are operated by the D.C. Department of Human Services. These neighborhood centers offer general health care, maternal, mental health, and other community services.

"(i) The District government departments that are primarily responsible for carrying out the policies related to public facilities are the Departments of Housing and Community Development, Public and Assisted Housing, Public Works, Administrative Services, the Office of the Deputy Mayor for Finance, the Office of Business and Economic Development, and the Office of Planning.

"(j) The public facilities goal of the District is to provide adequate public facilities, support the cost-effective delivery of municipal programs and services, and support economic development and neighborhood improvement objectives.

"(k) The major tool for implementing the policies in the Public Facilities Element is the Capital Improvements Program ("CIP"). Under Mayor's Order 84-87, a Capital Program Coordinating Office was created in the Office of the Budget to prepare the Capital Budget and the Capital Improvement Plan. The Office of Planning is currently responsible for reviewing all projects recommended for inclusion in the CIP for consistency with the Comprehensive Plan.

"(l) In general, the public facility recommendations support the upgrading of certain facilities, provide for, along with other improvements, the accessibility of the handicapped, as well as better maintenance of parks, playgrounds, and recreation centers.

"SEC. 1200.214. WARD 2 OBJECTIVES FOR PUBLIC FACILITIES.

"The public facilities objectives are as follows:

"(1) Ensure the construction, rehabilitation, and maintenance of facilities essential for public service delivery to the ward's current and future population; and

"(2) Provide for coordinated planning of public facilities construction or rehabilitation.

"SEC. 1200.215. WARD 2 ACTIONS IN SUPPORT OF PUBLIC FACILITIES OBJECTIVES.

"The actions in support of public facilities objectives are as follows:

"(1) Monitor the reuse of surplus public properties to ensure reuses that are compatible with the existing character of the surrounding neighborhood;

"(2) Work with private service organizations to ensure that their locations and operations do not create negative impacts in the ward;

"(3) More adequately address fire, housing, and building code problems in Ward 2 public and private housing units; DCRA, the Fire Department, and DPAH shall identify code problems in public housing units and program improvements.

"(4) Require DCRA, the Department of Human Services ("DHS") and the Community Based Residential Facilities Office, working with the Board of Zoning Adjustment, to ensure that CBRF's are licensed and appropriately located throughout Ward 2, by requiring 500 feet minimum spacing between CBRF's regardless of zones or number of occupants to minimize adverse neighborhood impacts; increases the umbrella of CBRF's to include service providers, all to have the same spacing requirement; no action to ensure the appropriate location shall

violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 et seq.) ("Fair Housing Act") (For the purposes of this paragraph, the term 'handicap' has the same meaning as in section 802(h)) DCRA to increase its enforcement of zoning regulations related to CBRF's as part of a formal equitable distribution program involving all wards of the city;

"(5) Since access to recreational facilities is inadequate and costly for residents, particularly for the elderly, disabled, handicapped and young children. increase the supply of recreational facilities in some of the more densely populated neighborhoods throughout the ward (the northern and western sections of Ward 2) by:

"(A) Continuing efforts to develop a variety of recreational opportunities for residents of the ward;

"(B) Requiring the Department of Recreation to increase efforts to meet the needs of special population groups, including programs for juveniles and the mentally and physically disabled and other persons who have been deprived of adequate recreational resources; and

"(C) Encouraging the Department of Recreation and the National Park Service ("NPS") to continue to work together to foster use of federal park and recreational facilities in Ward 2; and

"(6) Construct a new convention center on the 6 squares north of Mount Vernon Square.

"SEC. 1200.216. WARD 2 URBAN DESIGN.

"(a) Ward 2 neighborhoods exhibit a variety of urban design characteristics. For instance, Georgetown has a very special character generally established by small-scale buildings along tree lined streets, encircled by a ring of parks. The Georgetown Waterfront, however, is an area that has undergone a significant change of character over the past 10 years.

"(b) Georgetown University, on a hill and largely removed from the activity of the city, has a number of Gothic buildings that establish an image of tradition. George Washington University, in Foggy Bottom at the edge of the Central Business District, is a much more urban campus. Fort McNair, site of the Army War College, is a cross between a campus and a military enclave.

"(c) The Southwest area has a different physical character than other sections of Ward 2, having been almost completely rebuilt under the urban renewal program of the late 1950s and 1960s. In fact, urban renewal has had a significant effect on much of Ward 2.

"(d) Some areas, such as part of the Buzzard Point/Near Southeast area, lack a strong design character, although development in the future will provide an opportunity to change this situation. The design of urban development is typically influenced by both formal and informal urban design processes. The most important formal design determinant in Washington, D.C. (and Ward 2) has been the Height Act of 1910, creating a strongly horizontal city.

"(e) Some parts of the ward receive detailed design review. The U.S. Commission of Fine Arts and the National Capital Planning Commission have long placed special emphasis on the design and development of the Monumental Core. The Architect of the Capitol has given special attention to the design of the Capitol area. Some other areas of Ward 2, adjacent to federal buildings and grounds, receive

design review from the Commission of Fine Arts under the provisions of the federal Shipstead-Luce Act. The Pennsylvania Avenue Development Corporation (PADC) administers a design and review process for the Pennsylvania Avenue Development Area. The 18 historic districts in the ward receive design review through the D.C. Historic Preservation Review Board. Development of urban renewal disposition sites receives design review from the Redevelopment Land Agency (RLA) Design Panel. WMATA also influences design on its parcels adjacent to station entrances and, of course, the Metrorail system itself influences many design decisions. However, while there is considerable design review activity in Ward 2, this review is somewhat disjointed. Some areas of the ward receive major design attention, while other areas receive almost none. Furthermore, there is no formal design plan for the entire ward, nor does there appear to be any sort of shared vision of how Ward 2 should look and function.

"(f) Urban design can also take place through informal means, through cooperative private efforts or when there is a consensus on desirable design character. The level of architectural design for individual buildings has generally improved lately as developers and their architects seem to be more concerned about the context of their buildings.

"(g) Much of Ward 2 has been redeveloped in recent years. Some sections of the ward are designated for preservation and design change in these areas will be limited. In other areas, there are opportunities to create a new design character. These opportunities exist now in the Downtown and to a lesser extent in the West End. They will exist in the future in Mount Vernon Square North and Buzzard Point/Near Southeast. The areas around two of the more recently opened (1991) Metrorail stations offer special design and development opportunities (Mount Vernon Square/UDC and Shaw).

"(h) The overall urban design goal is to promote the protection, enhancement, and enjoyment of the natural environs and to promote an environment that provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient.

"(i) Special emphasis has been placed on the urban design of Downtown. Objectives and policies dealing with the urban design of Downtown are included in the adopted Downtown Plan Element of the Comprehensive Plan.

"SEC. 1200.217. WARD 2 OBJECTIVE FOR URBAN DESIGN.

"The objective for urban design is to develop a quality urban design environment, combining old and new developments, taking maximum advantage of special design Opportunity Areas.

"SEC. 1200.218. WARD 2 ACTIONS IN SUPPORT OF THE URBAN DESIGN OBJECTIVE.

"The actions in support of the urban design objective are as follows:

"(1) Enhance the special design character and improve street design standards of the street system in Ward 2 by:

"(A) Establishing a committee to develop a uniform municipal sign system, including the review of prototypes for automobile and pedestrian directional signs to major public and private attractions;

"(B) Encouraging the choice of unenclosed sidewalk cafes over enclosed sidewalk cafes, by amending the laws and regulations if necessary, in order to encourage pedestrian activity while maintaining the essential unobstructed continuity of the public space along sidewalks in commercial areas;

"(C) Enforcing the present law on the size of public passageways and increase the minimum size of public passageways in crowded areas; and

"(D) Revising the vending regulations to reduce concentrations of sidewalk vendors and to improve the appearance and public safety considerations of sidewalk vendors;

"(2) Enhance the overall design character of Ward 2, and the special character of the different areas and neighborhoods of Ward 2, including those undergoing major redevelopment as follows:

"(A) The Office of Planning (OP) shall prepare urban design guidelines for areas within Ward 2 as part of its small area plans.

"(B) The city should include urban design guidelines as part of the planning program for Development Opportunity Areas and for other areas that will undergo major development in the future (Mount Vernon Square North, West End, and South Capitol Street/Buzzard Point).

"(C) The city, in conjunction with community groups, shall place special emphasis on maintaining and enhancing distinguishable physical qualities including open spaces and landscape features throughout Ward 2.

"(D) The city shall find ways to protect and enhance the special character of neighborhood commercial centers, such as 7th Street, N.W., 14th Street, N.W., and M Street in Georgetown.

"(E) Uniform streetscape and building design guidelines including signage standards shall be created and approved by the main "design impact group". The guidelines shall become part of the small area plans and the guidelines should not serve to overly restrict architectural creativity in design.

"(F) The 7th Street Design Plan shall be implemented. The Plan calls for streetscape improvements to all publically owned land immediately in front of the private property line, all sidewalk areas, all parkways, all curbs, and all right-of-ways on both sides of the street from 1711 17th Street, N.W., on the north, to 1500 17th Street, N.W., on the south, and the adjoining, contiguous commercial areas of R, Corcoran, Q, Church, and P Streets, N.W.

"(3) Place special emphasis on the sensitive design of areas around Metrorail stations where new development is likely to occur respecting the integrity of those areas adjacent to those sites by:

"(A) Ensuring that detailed development and urban design plans are created for Metrorail station areas within the ward where new development is likely to occur; and

"(B) Ensuring that development around and adjacent to the stations provides pedestrian amenities, ease of access, lighting, security, and signage befitting a portal to the city; in addition, adequate buffering and integration of new development into the surrounding neighborhood should be encouraged;

"(4) Emphasize superior design of new development and open space along Ward 2 waterfront areas as follows:

"(A) The city, working with the National Park Service, shall ensure that Ward 2 waterfront areas, including Georgetown, Maine Avenue, Buzzard Point and along the Anacostia River, provide public access and use.

"(B) Economic development incentives shall be used by the city to promote quality developments along waterfronts, with open space, parks for recreation and cultural programs, and street-level retail activity during the day and night.

"(C) The District government shall complete the park on District-owned Georgetown waterfront land south of K Street, with particular attention being given to lighting and security issues; and

"(5) Require strategies that will address the treatment of vacant buildings and vacant land. DCRA shall enforce the requirement that owners of property with vacant structures that remain vacant for more than 60 days shall secure them against unauthorized entry, including through windows, doors and public space, by the use of security bars, cinder blocks or security fencing as appropriate. The city shall place a lien on the property if the owner does not bring the property into compliance after the specified time period. DCRA shall develop programs that would encourage the owners of vacant building, particularly residential buildings, to sell or renovate.

"SEC. 1200.219. WARD 2 PRESERVATION AND HISTORIC FEATURES.

"(a) Ward 2 is the oldest area of the city in terms of the physical development of the District of Columbia. The earliest commercial development, the first buildings of the federal government, and the earliest residential neighborhoods are all located in Ward 2. The legacy of the L'Enfant Street plan provides a fabric of special streets, squares, circles and other open spaces. Ward 2 is therefore especially rich in landmark buildings and historic areas, which help give it a unique physical character. Historic districts comprise a considerable portion of the land area of Ward 2. Ward 2 has the largest number of individual landmark buildings of any ward in the city and has 19 historic districts.

"(b) The historic districts listed on the National Register of Historic Places are (both individual sites and areas are included):

- "(1) Dupont Circle;
- "(2) Foggy Bottom;
- "(3) Georgetown;
- "(4) Lafayette Square;
- "(5) Logan Circle;
- "(6) Massachusetts Avenue;
- "(7) Pennsylvania Avenue;
- "(8) 16th Street;
- "(9) Strivers' Section; and
- "(10) Blagden Alley-Naylor Court.

"(c) The historic districts determined to be eligible for the National Register are:

- "(1) Downtown; and
- "(2) 15th Street Financial.

"(d) Federally-owned historic districts listed on the National Register are:

- "(1) C&O Canal;

- "(2) East and West Potomac Parks;
- "(3) Ford's Theater;
- "(4) National Mall;
- "(5) President's Park South;
- "(6) Washington Monument and Grounds; and
- "(7) Anoloston Island (Roosevelt Island).

"(e) The scale and character of these historic districts vary considerably. Thus, it is important that preservation activity take into consideration the unique characteristics of each historic district.

"(f) Despite this major historic preservation presence, there is still concern about the protection and enhancement of historic resources in Ward 2. This concern focuses on the preservation of landmark buildings, the historic character of certain streets and areas, and the preservation of the fabric, small scale and remaining open space in historic districts.

"(g) Existing programs for historic preservation are carried out by the District government, the federal government, and private organizations. The Historic Preservation Office of the Department of Consumer and Regulatory Affairs, which provides technical staff support to the D.C. Historic Preservation Review Board, is responsible for administering the District's program, and functions within the regulatory framework of D.C. Law 2-144, Historic Landmark and Historic District Protection Act of 1978. The Mayor's agent for D.C. Law 2-144 has the authority to determine demolition of landmarks or buildings in historic districts for "projects of special merit" or "projects in accordance with the Act". This law needs to be changed to place the authority for demolition of landmarks or buildups in historic districts with the Historic Preservation Review Board. The Historic Preservation Office provides some technical and financial assistance. The Historic Preservation Office is undertaking surveys and special studies to identify historic buildings and areas and determine ways to retain and use these resources.

"(h) A wide variety of other District programs contribute to historic preservation, including housing programs and capital improvements. The city and its agencies (including the Zoning Commission) will place special emphasis on preserving historic district's and the buildings in them. Because of the historic federal buildings and lands in Ward 2, the federal government has a major role in protecting and enhancing the historic environment of Ward 2.

"(i) Many citizen and neighborhood groups also play a vital role in preservation activities in Ward 2. The D.C. Preservation League, the city's umbrella preservation organization, has been especially concerned with preservation activities in Ward 2, especially in Downtown. The Georgetown Citizens Association, the Foggy Bottom Association, the Logan Circle Community Association, and the Dupont Circle Conservancy have strong preservation programs.

"(j) Ward 2 has been the focus of a number of preservation struggles and many preservation victories. The preservation and reuse of the Old Post Office and the Willard Hotel are two special examples.

"(k) In terms of landmark buildings and historic districts, the preservation framework is generally established in most of Ward 2. The major exceptions are the Shaw Area and the Mount Vernon Square North Area, where additional designation of landmarks and establishment of districts may be warranted.

"(l) The issue of preserving historic streets and open spaces is somewhat more complex. The street and open space pattern in most of Ward 2 is a reflection of the L'Enfant Plan, as modified over time. The avenues, streets and related squares, circles, parks, and open spaces of Ward 2 provide a special character and help establish a special image for Washington, D.C., as a city and as the nation's capital.

"(m) The design and maintenance of these streets and squares raises issues of historic character, which are related to urban design issues. The historic character of streets and spaces is influenced by the actual physical design and by activities. Obstruction of views, movement along Special Streets, and insensitive design of sidewalk cafes in historic districts, especially those attached to landmark buildings, can detract from the character of the historic district or landmark. Georgetown has its own unique street pattern with special characteristics. This pattern is not as formal as in other areas of the ward that were parts of the L'Enfant Plan. In the case of Foggy Bottom, its historic district is enhanced by Washington's remaining 19th century alley dwellings which are virtually unique to the city.

"(n) The issue of a landmark street surfaced in the case of the 8th Street Vista through the Techworld project. The issue of historic streets and places usually involves not only historic preservation questions, but also broader questions of urban design.

"(o) Preservation provides 1 alternative view of the future, which stresses certain historical and environmental values over the "tear it down and start all over" approach. A variety of forces will shape the preservation environment over the next five to 10 years. The concept of historic preservation has achieved growing community support that seems likely to increase in future years. An improved climate for investment in central Washington has made developers willing to invest in renovation in many areas of Ward 2 (although such activity decreased during the recession in the early 1990s). This trend also is likely to continue, especially in the Shaw Area. Rising land values also bring new development and preservation conflicts.

"SEC. 1200.220. WARD 2 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES.

"The objectives in support of historic preservation and historic features are as follows:

"(1) To designate buildings and areas in Ward 2 meriting historic landmark or historic district protection;

"(2) To preserve and reuse historic landmarks and buildings in historic areas in Ward 2;

"(3) To preserve the design quality of historic and special streets and places in Ward 2; and

"(4) To preserve and protect existing buildings and small scale and open spaces in historic areas in Ward 2.

"SEC. 1200.221. WARD 2 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES OBJECTIVES.

"The actions in support of historic preservation and historic features are as follows:

(1) The District government shall:

"(A) Undertake surveys in Shaw and Mount Vernon Square to determine what additional buildings and sites should be designated as historic landmarks and what additional areas should be designated as historic districts.

"(B) Complete process of designating additional landmarks and historic districts in Ward 2.

"(B) Undertake studies of special streets and places in Ward 2, with emphasis on the major avenues, circles, and squares of the L'Enfant Plan, as well as community streets with special character.

"(2) Require DPW and the Public Space Committee shall pay particular attention to the approval, design, and character of sidewalk cafes located in historic districts or attached to historic landmark buildings.

"(3) Require DCRA shall increase awareness of and access to facilities, places and activities in order that residents and visitors gain a fuller understanding of their culture and history. DCRA should focus special attention on the numerous historical and cultural facilities within Ward 2 to inform the general public of their existence and availability.

"(4) Current residents are concerned that new historic district designations may result in displacement and neighborhood change. In Ward 2 the greatest concern is in Shaw. DCRA, DHCD, and DPAH should implement programs to assist the preservation of buildings for low- and moderate-income residents as required.

"(5) The District government shall restrict excessive sidewalk vending activities as they detract from the character of historic districts and landmarks buildings.

"(6) To ensure uniform design and preservation standards throughout the 19 historic districts in the Ward, the D.C. Historic Preservation Review Board shall, upon request of the affected ANC, review all permit applications relating to new construction, alterations, or demolition in the historic district without exception. The review shall occur on the record at a public hearing in full conformity with the provisions of D.C. Law 2-144 and shall provide affected ANCs full participation in conformity with the ANC Act, irrespective of any other design review.

"(7) To ensure consistent design and preservation standards throughout the 19 historical districts in the ward, the Mayor's agent shall issue written decisions in all protested cases in full accordance with D.C. Law 2-144 and the ANC Act.

"(8) The Office of Planning shall develop regulations which will prohibit a developer of a "Large Tract" (greater than 50,000 sq. ft. or 3 acres) from evading "Large Tract Review" by dividing the project into "stages" or "phases" which individually are less than the threshold size, but which, when aggregated, exceed it.

"(9) The Office of Planning, upon request of the affected ANC, shall apply its Large Tract Review procedures to developments involving one to three acres.

"(10) Open space traditionally associated with public and privately owned historic properties, such as yards, gardens, and large estate grounds, shall be retained whenever possible to protect the integrity of the property and its sense of setting.

"(11) DCRA shall address address the problem of "demolition by neglect" of buildings in historic districts ("demolition by neglect"

refers to buildings that are permitted to deteriorate irretrievably) by adopting enforceable regulations and providing substantial fines or property seizure for chronic offenders in any significantly contributing building within a historic district or landmark. These regulations shall be adopted and enforced within twelve (12) months of the adoption of this provision.

"SEC. 1200.222. WARD 2 HUMAN SERVICES.

"(a) The availability and efficient distribution of needed human services are especially critical in Ward 2. This stems primarily from the fact that Ward 2 has the most diverse mix of housing, shopping, and employment in the city. The metropolitan region's primary retail and office center, the core of the federal government, and neighborhoods as old as the city itself are in Ward 2. The result is a wide and varying need for human services within the ward.

"(b) Human services delivery systems must be able to meet the needs of the daily influx into the city's Central Employment Area as well as the needs of the Ward's resident population. Ward 2 has a total of 2,124 units of public housing. Social problems, including drug abuse, crime, and prostitution are prevalent in the 12th Street, 14th Street, R Street and P Street, N.W., areas, as well as other areas in Ward 2. In 1990, Ward 2 had a median family income of \$40,458 compared to a median family income of \$36,256 for the District. In 1990, 21 percent of the ward's families were in poverty as compared with 17% for the city. Ward 2 has an above average percentage of dependent population and, as a result, a greater need for human services.

"(c) The District's Department of Human Services ("DHS") is the District's primary human services agency and carries the responsibility for implementing the Human Services Element of the Comprehensive Plan. In conjunction with other District agencies and private organizations, DHS's mission includes: providing social, economic, and health support for those people who cannot otherwise secure it; ensuring that citizens with temporary needs have access to programs that help them gain and maintain independence; and contributing to the improvement of the health, well-being and quality of life for residents and visitors to the District of Columbia. To facilitate the provision of services, DHS has 6 clinics and 4 service centers in Ward 2.

"SEC. 1200.223. WARD 2 OBJECTIVES FOR HUMAN SERVICES.

"The objectives for human services are as follows:

"(1) To offer a comprehensive range of community based social services for those in need;

"(2) To promote health, environmental, and life-style conditions to strengthen the well-being of the ward's children and youth;

"(3) To promote conditions to enable persons with disabilities to participate as fully as possible in the life of the ward;

"(4) To promote programs of needed health, social services, and support levels for older adults and mentally disabled persons to enable them to maintain themselves with a sense of security, dignity, self-respect, and independence; and

"(5) To insure that services are spaced at 500-foot intervals regardless of zones or occupancy.

"SEC. 1200.224. WARD 2 ACTIONS IN SUPPORT OF HUMAN SERVICES OBJECTIVES

"The actions in support of human services objectives are as follows:

"(1) The District government shall develop ways to deliver health and social services that are indispensable to those in need throughout the ward. Particular attention should be focused on the homeless, households headed by women and the elderly. DHS should provide for the transportation of low-income families and teenagers to various educational programs, as required.

"(2) The development of the Perry School as a community services center and the reorganization and improvement of the Walker-Jones Clinic as a community health facility are important objectives.

"(3) The District government shall maintain concentrated crime-reduction programs throughout the ward. The Metropolitan Police Department ("MPD") should enforce the laws against prostitution and other illicit activities and ensure that hotels, inns, and other transient occupancies, and vacant or abandoned property do not become centers of illegal activity. MPD should increase police presence throughout the ward particularly in the areas in which illicit activities are currently concentrated, and expand ward police and community relations especially focused on community cooperation efforts on crime prevention. The District government shall strengthen the community empowerment program of community oriented policing (COP) through assignment of quality of life police officers in cars and especially on foot patrols in neighborhoods.

"(4) The District government shall distribute public information and fact sheets on public safety services to local businesses, residents, and tourists. The District should support public education programs in churches, schools and related centers to deal with drug abuse, crime, and prostitution. The District should establish better communication between the public and private sectors to publicize the availability of various educational programs in churches, schools, and related centers in the ward and other areas in the District and surrounding communities.

"(5) The District government shall expand programs to serve the unprecedented number of homeless persons as follows:

"(A) Expand cooperation with, and seek the support of, the large network of private and voluntary agencies engaged in human service activities so that adequate social services will be provided to the homeless; increase the number of programs which provide child care services for the children of homeless families; (These programs should provide the children with early childhood development opportunities, and allow the parents the freedom to get job training and seek permanent housing);

"(B) Monitor programs developed to aid the homeless in the city to ensure the highest quality of care and services possible with the limited resources available;

"(C) Increase programs for training and employment of the homeless.

"(D) Urge the Mayor's Committee on Persons with Disabilities and the Department of Human Services to develop additional support systems to assist persons who have been "deinstitutionalized"; and

ENROLLED ORIGINAL

"(E) Implement D.C. law to provide registration of homeless persons seeking shelter and provide drug and alcohol abuse counseling.

"(6) The District government shall develop strategies that will address the needs of older citizens to allow them to continue contributing to society and lead useful lives by:

"(A) Encouraging the Office on Aging to expand existing programs or develop new programs so that the elderly can continue to make a contribution to their communities;

"(B) Increasing dissemination of information in the community regarding health and social services offered by the District for the elderly; and

"(C) Expanding cooperation with, and seek the support of, the large network of private and voluntary agencies and organizations engaged in human service activities (particularly those which specialize in serving senior citizens) so that adequate social, economic, and health services will be provided to the senior citizens of the ward that complement those provided by the District.

"SEC. 1200.225. WARD 2 LAND USE.

"(a) Within Ward 2 there are wide variations in the scale, density and patterns of development. One way to conceptualize Ward 2 is to think of it as a series of concentric rings.

"(b) In the center of Ward 2 is the Monumental Core, an area of formal parklands and key national buildings and monuments, including the Capitol, the White House, the Washington Monument, and the Lincoln and Jefferson Memorials. Subareas of the Monumental Core include the U.S. Capitol, the Mall, West Potomac Park, the Federal Triangle, The Northwest Rectangle and extending south, East Potomac Park. Roosevelt and Columbia Islands in the Potomac River are both entirely federally-owned park land.

"(c) The Architect of the Capitol is responsible for planning the development of the Capitol Complex. The remaining area of the Monumental Core is the responsibility of various federal agencies, especially the National Park Service, the General Services Administration and the Smithsonian Institution, all operating within the overall planning framework established by the National Capital Planning Commission (NCPC). This area of parkland and monumental public buildings comprises much of the national and international image of Washington, and is a major attraction for the 19 million visitors to Washington each year.

"(d) The second ring is the Central Employment Area, which surrounds and includes the Monumental Core. This is the major retail, office, and hotel area of the city. This large Central Employment Area includes the commercial areas of Downtown, the Connecticut Avenue and K Street area, and the Southwest Employment Area.

"(e) Around the Central Employment Area on the north and south is a third ring of distinctive areas, primarily residential neighborhoods, but including some commercial areas. These include Foxhall, Burlieth, Georgetown, Foggy Bottom, West End, Dupont Circle, Logan Circle, Shaw, Northwest Number Urban Renewal Area, the Southwest residential areas, Fort McNair, and the Ward 2 portion of Buzzard Point/Near Southeast.

"(f) A wide range of planning programs and land use and design controls guide development in Ward 2. Federal master planning covers the Monumental Core and other major federal areas, including Fort McNair. The Architect of the Capitol has prepared a master plan for the U.S. Capitol Complex. The Pennsylvania Avenue Development Corporation, a federal development agency, guides the development of federal and private land along the north side of Pennsylvania Avenue between the White House and the Capitol. Non-public land is controlled by zoning, except in the Southwest Urban Renewal Area, where urban renewal plan controls are used. Zoning is replacing urban renewal controls in Southwest as the urban renewal controls expire. Area B in Southwest received new zoning in 1993 and zoning for Areas C and C-i will be put in place in the mid-1990s.

"(g) The ward includes all or part of 6 urban renewal areas: Southwest; Downtown; Shaw School; Northwest Number 1; and H Street. Ward 2 also has more landmark buildings than any other ward in the city, and includes 19 historic districts.

"(h) The land use patterns in Ward 2 include a diversity of uses at a wide range of densities. Some areas are essentially fully developed and will be subject to relatively little change. In other areas, change will be dramatic. The following sections describe key areas in summary terms, including the current situation, how conditions will change over time, and major development pressures, trends and opportunities.

"CENTRAL EMPLOYMENT AREA.

"Monumental Core.

"(a) Planning for the Monumental Core is the responsibility of the federal government. The development of this area of parks, monuments, museums and government buildings is relatively complete. However, there are some opportunities for additional development. These include the Holocaust Museum (which opened in 1993), the National Sculpture Garden, and the Federal Triangle Project (under construction). The Judiciary Office Building on Columbus Plaza adjacent to Union Station opened in 1992. The Master Plan for the Capitol outlines sites for additional congressional buildings, if needed, in the future.

"(b) The challenge to the District government is to plan and promote linkages between the Monumental Core and adjacent areas. For economic reasons, the District is anxious to attract visitors from the Monumental Core into adjacent areas, especially Downtown.

"Downtown.

"(a) The Downtown area between the Capitol and the White House, north of Pennsylvania Avenue, is now the major area of development in the city. This is expected to continue over the next 10 to 15 years. A new development pattern has generally been established on the western portion of Downtown. Land use objectives and policies have been outlined and adopted as part of the Downtown Element of the Comprehensive Plan. Progress in achieving office and hotel land use targets has been excellent and good progress is being made in achieving retail development. Progress on arts and residential development has been more limited, though important initial development in the Pennsylvania Quarter

neighborhood has been impressive. New Downtown development was limited in the 1990-1993 period because of economic conditions.

"(b) The public-private Downtown partnership, an organization established to help achieve a "Living Downtown," was a combined effort of the District government and private sector. Special efforts are being focused on the Retail Core, the 7th Street Arts Area, and Chinatown. Operations of the Downtown Partnership were suspended at the end of 1992 due to lack of financing.

"Connecticut Avenue and K Street.

"The development pattern in the Connecticut Avenue and K Street area, which was the major development area in the city from 1960 to the early 1980's, is now established and there will be little change over the next 5 to 15 years. There will be infill development on a few remaining sites. Opportunities for development include some additional office space, increased retail space and streetscape improvements.

"Southwest Employment Area.

"(a) The development pattern in the Southwest Employment Area, north of the Southwest Freeway, is well established. The Aeronautics and Space Administration Building, the building for the U.S. International Trade Commission and a building for NASA have been recently completed. The Portal site is the largest remaining development parcel and will continue to be developed over the next 10 years. The Portal site will include office, retail and hotel uses. The first office building has been completed.

"(b) Opportunities for improved connections with the waterfront from the Portal site and the L'Enfant Esplanade (10th Street Mall) need to be addressed.

"THE NEIGHBORHOOD RING.

"George Washington University.

"Continuing pressure from the university, resulting from the destruction of housing, the extensive construction of buildings leased for commercial use, and complete lack of construction of dormitories is of grave concern to the Foggy Bottom residential community. Intense student pressure on Foggy Bottom's housing stock outside the campus, combined with the impact of university generated traffic has had an extremely disruptive effect on residential Foggy Bottom. Additional measures will be needed, including adequate dormitory construction and the conversion of buildings leased to commercial use for dormitory use, if an acceptable urban campus environment if GWU is to be achieved.

"Georgetown.

"(a) This neighborhood includes the Georgetown waterfront area, the area south of M Street, the M Street and Wisconsin Avenue commercial strips, the small-scale residential areas east and west of Wisconsin Avenue, and Georgetown University. Georgetown is unique in Ward 2 in being almost completely encircled by parks and open space. Major mixed-use development has occurred south of M Street in the past 15 years. Completion of the long-promised waterfront park, now in the first

stage, and retention of the remaining open space along the Georgetown waterfront will add a new amenity for Georgetown and the city.

"(b) Renovation and new fill-in construction has occurred over the past decade along the M Street and Wisconsin Avenue commercial strips. New retail and eating establishments have made Georgetown one of the most active and interesting commercial areas in the city. However, there is growing concern about the impact of development and the crowds on the ambience of commercial and residential Georgetown. Public safety is an increasing concern among Georgetown residents and business people. Special efforts will still be necessary to limit the impact of the development and the crowds on adjacent areas.

"Foggy Bottom/West End.

"(a) Foggy Bottom has two types of development: mid- and high-rise residential buildings and small-scale townhouses. Mid-rise residential buildings extend along most of K Street, from 26th Street to Washington Circle, with the exception of the buildings within the Foggy Bottom Historic District along the south side of K Street, N.W., east of 25th Street, N.W., which are low-rise, while Virginia Avenue and New Hampshire Avenue are a mixture of predominantly-residential, high-rise buildings and small-scale townhouses. Columbia Plaza and Watergate, both major mixed-use, predominantly-residential complexes, are south of Virginia Avenue. The Watergate and Columbia Plaza complexes include office and retail uses. There are several hotels and office buildings in the area. In the center of the neighborhood is an area of small-scale townhouses, most of which have been renovated beginning in the 1950s. The Foggy Bottom Historical District, which was designated in 1986 and rezoned more restrictively in 1992 as the Foggy Bottom Overlay District, will provide protection for this area. The residential development pattern in Foggy Bottom is established.

"(b) The West End, just north of Foggy Bottom, is a former industrial and residential area that has been undergoing major change over the past 10 years. The area was rezoned in 1975 to encourage mixed-use development. Since that time there has been major development of office, hotel and apartment buildings. Remaining underdeveloped sites in the West End are expected to be filled in over the next 10 years. The opportunity remains to enhance the M Street corridor, connecting the Connecticut Avenue area and Georgetown through the West End.

"Dupont Circle.

"The general pattern of development in Dupont Circle is established. Commercial and residential renovation and in-fill development will continue, guided by the constraints of the Dupont Circle Historic District and the Dupont Circle Overlay District. The area is becoming increasingly attractive for in-town living as a result of the growth of Connecticut Avenue and Downtown as employment centers, and by commercial revitalization along Connecticut Avenue, 17th Street, and U Street to the north. The major pressure is the continuing erosion of residential use by office use and the displacement of local services by retail uses that attract a broader market. Restaurant and entertainment uses in the Connecticut Avenue areas are having an increasing impact on residential areas in terms of evening parking. The opportunity remains to retain and improve this unique in-town neighborhood.

"Logan Circle/Shaw.

"(a) The large area, extending from 15th Street to New Jersey Avenue, includes a wide range of residential development, from large historical mansions and townhouses around Logan Circle to small row houses west of 7th Street. High-rise apartment buildings are located in the southwest corner of the area near Downtown, and in several locations along 7th Street and 14th Street. Low-rise and garden apartment buildings also have been built on urban renewal sites east of 7th Street. The area also includes the Shaw Junior High School complex on Rhode Island Avenue, as well as numerous other public buildings and churches.

"(b) Major renovation of residential buildings in the Logan Circle area has been underway for some time, with renovation activity generally moving eastward. There is also a cluster of renovation activity along M Street east of 7th Street. Residential and commercial renovation and new construction are expected to continue over the next 10 years.

"(c) The Logan Circle/Shaw Area benefits from renovation activity moving east from Dupont Circle, the growing employment base in Downtown, and the renovation and new construction in the U Street corridor to the north. The opening of the Metrorail Green Line along 7 Street in May 1991 provided 3 new Metrorail stations in or adjacent to the area (Mount Vernon Square/UDC, Shaw/Howard University, and U Street stations). The Shaw Metrorail Station has entrances at 7th and S Streets, N.W., and 7th and R streets, N.W. The station access and the availability of attractive rowhouses are drawing new residents to the Shaw neighborhood. As renovation moves eastward, it is producing some displacement problems.

"(d) Renovation and new construction are already beginning in the 14th Street corridor from Thomas Circle to U Street, though there are still problems with prostitution, drugs and other criminal activity, and an overconcentration of Community Based Residential Facilities (CBRF's) and other service providers for the homeless.

"(e) The Office of Planning, along with area business persons, residents and other agencies, prepared a small area study of 14th Street between Thomas Circle and Florida Avenue. The study recommended creation of a multi-use, multi-neighborhood retail strip along 14th Street. Restaurants, offices, arts spaces and theaters are among the uses that could thrive in a redefined 14th Street corridor. Zoning to implement the study has been adopted.

"Mount Vernon Square North.

"(a) Mount Vernon Square North is a triangular area bounded by Massachusetts Avenue, M Street and Third Street, N.W. It is located north of Downtown and south of the Logan Circle/Shaw area. It is one of the major Development Opportunity Areas in Ward 2. The pattern in the western edge of the area is established with a number of existing apartment buildings along Massachusetts Avenue. The northwest corner of the area is also established with the recently completed Paradise Gardens housing development and row house renovation, centered on M Street between 7th and 4th Streets. Much of the rest of the remaining area is subject to change, being either vacant or under-utilized land. The Comprehensive Plan indicates mixed-use and high-density residential development. The Mount Vernon Square Area is designated as a Housing Opportunity Area.

"(b) The District government controls two key properties, the Mount Vernon Square/UDC campus site (four squares) and the remainder of the "Wax Museum" site (Urban Renewal Parcel 1). It is anticipated that much of the Mount Vernon Square North area will be rebuilt over the next 10 to 15 years. This will create an attractive mixed-use neighborhood north of Downtown.

"(c) The District government should develop a new convention center on the six squares north of Mount Vernon Square, between 7th and 9th Streets, N.W., extending north to N Street N.W., design the convention center to relate to the adjacent areas, and prepare land use and urban design plans to accommodate appropriate convention center related development, especially along Massachusetts and New York Avenues, N.W.

"North Capitol Street.

"The area west of North Capitol Street (Northwest 1 Urban Renewal Area) is generally built up. It includes high-rise apartments, townhouses, schools, churches, the Gonzaga High School complex, and a new office building. Only limited development possibilities remain. The southern part of Northwest 1 is occupied by the Government Printing Office ("GPO"), which is to expand south to Massachusetts Avenue. Establishing an appropriate relationship of the new GPO development to Massachusetts Avenue, assuring community benefits from the development of the Prevocational School site and other sites within and to the east of the area and minimizing the traffic impact on the Northwest 1 area from commercial developments within and around the area including the commercial area of Northeast Number 1/Eckington Yards are especially important issue.

"Southwest.

"(a) Southwest was completely rebuilt in the 1960's as one of the country's first Urban Renewal Projects. The area is primarily residential, but includes restaurants and commercial buildings along Maine Avenue, the Arena Stage, and Waterside Mall, plus a variety of public facilities near South Capitol Street. Fort McNair is located south of P Street. Southwest is adjacent to the Central Employment Area. Accessibility was improved when the Green Line Waterfront Metrorail Station opened in late 1991.

"(b) Forty years after urban renewal began, Southwest provides a mature and pleasant environment. Appropriate steps are needed to protect the character of the area, including resolving the issue of zoning as the Southwest Urban Renewal Plan controls expire in the 1990s. Zoning for Area B was completed in 1992. Major new development is not anticipated but attention needs to be directed to key problems in the area, including improving retail services at Waterside Mall, improving the attractiveness and amenities along the Maine Avenue waterfront, and improving housing maintenance in the Greenleaf Gardens and James Creek public housing projects.

"Major Land Use Themes for Ward 2.

"The development pattern of Ward 2 is varied and complex. A review of the different areas of the ward indicates 11 broad land-use

themes or issues that need special attention. The themes or issues are as follows:

"(1) Maintain Existing Residential Neighborhoods.

"(A) Most of the major residential neighborhoods of Ward 2 (Georgetown, Foggy Bottom, Dupont Circle, Logan Circle, Mount Vernon Square North, Shaw, Northwest Number 1 and Southwest are arranged like parts of a pinwheel around the Central Employment Area. (Foxhall and Burleith are farther west.) A residential neighborhood is under development Downtown. At present, the Downtown residential community is small, fragmented, and a reminder of the past rather than a hope for the future unless the government intervenes.

"(B) The overriding issues for Ward 2 neighborhoods are the threat of commercial encroachment (including hotels and medical clinics/doctors' offices), the impact from uses such as community based residential facilities, university expansions, chanceries, and numerous parking and traffic problems.

"(C) Commercial development in Dupont Circle has had a major impact on adjacent area residents where loss of the housing stock is a critical issue. Loss of the housing stock is also a critical problem in Foggy Bottom/West End, aggravated by the lack of dormitory construction on the GWU campus, a lack of construction of new housing, and the attractiveness of the area to non-residential users. Conversions of housing units, particularly apartments, to transient use (hotel, defacto hotels, and corporate apartments), to university dormitories and offices, and to medical offices/clinics is a major cause of the depletion of the housing stock. Moreover, continued commercial, hotel, and institutional expansion has caused major traffic and parking problems, thus adding to the disruption of residential life. The Shaw and Logan Circle areas are experiencing some displacement due to commercial and residential renovations and are affected by commercial development. An overconcentration of community-based residential facilities threatens neighborhood stability in some areas, especially at Logan Circle, Thomas Circle, and the Shaw area.

"(2) Development of the central employment area.

"The Central Employment Area is the business and retail heart of the District and the metropolitan area. Office use, in terms of square footage, is the largest commercial use in the Central Employment Area. The Central Employment Area also contains the largest amount of retail floor space and the greatest sales volume in the metropolitan area. It contains the major department stores and leading specialty shops of the region. The Central Employment Area also has numerous boutiques and restaurants and the largest number of hotels in the District. The term "Central Employment Area" is defined in section 107(5) of the Comprehensive Plan. It is 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., First Street, N.W., Pennsylvania Avenue, N.W., 22nd Street, N.W., and New Hampshire Avenue, N.W., on the west. Except for a small section east of the Capitol, all of the Central Employment Area is in Ward 2. Some adjacent commercial areas are closely related to this area. Continued coordinated development and revitalization of the Central Employment Area

is vital to Ward 2, and to the entire city. Linkages between the commercial areas and the Monumental Core are also important.

"(3) Creation of a Living Downtown.

"(A) Downtown Washington is the area between the Capitol and the White House, north of Pennsylvania Avenue to Massachusetts Avenue. This was the original commercial area of Washington. Beginning in the 1950s, development began to shift to the west and simultaneously the Downtown began to deteriorate.

"(B) Today, efforts to revitalize Downtown are being realized. The city is promoting a "Living Downtown". This means a mix of land uses producing activity during the day, in the evening, and on the weekends. It also means a mix of new and old buildings to achieve a special design character for different areas of Downtown.

"(C) The Mayor's Downtown Committee outlined recommendations for Downtown in 1982. Those recommended policies and objectives were adopted as the Downtown Element of the Comprehensive Plan. The D.C. Downtown Partnership was established in 1984 to implement the Downtown Plan.

"(D) The revitalization of Downtown now underway has important implications for the ward, especially adjacent areas such as Mount Vernon Square North, Northwest Number 1, Shaw, and Logan Circle. Major progress has been made towards achieving the land use targets outlined in the Downtown Plan. Progress is most evident in office, retail and hotel development but action is needed to achieve housing in Downtown and adjacent areas to the north.

"(4) Office development.

"(A) The need for office space to house public and private sector employment is the major "driver" of other development in the ward. Much of the new development to the year 2000 in the center of Ward 2, and in the Development Opportunity Areas, will be new office construction. It is important to achieve continuing office development in the District in the face of suburban competition. Office development in Downtown is strong, but stopped almost completely in the 1990-1992 period. Most Downtown sites will be developed by the year 2010. Therefore, it is important to provide new sites for office development in the Development Opportunity Areas, especially in the North Capitol Street and Buzzard Point/Near Southeast areas. An appropriate office environment must be created that meets the challenge of suburban office parks.

"(B) Emphasis on office development tends to focus on private office development. However, it is also important to obtain additional federal office space construction.

"(5) Hotel development.

"(A) Hotels are a key element of the economic development of Washington and are important activity generators. Ward 2 is the hotel center of the city. At the end of 1992, Ward 2 accounted for 77 of the 87 hotels and 18,804 of the 22,106 hotel rooms in the city. Hotels in Ward 2 are primarily concentrated in Downtown, the Connecticut Avenue area, and the West End, with smaller clusters in Dupont Circle and Southwest.

"(B) Major progress has been made in achieving hotel construction goals, but efforts are still necessary to reach, and if possible exceed, the target of 12,000 new rooms in the city in the

1980-2000 period. Approximately 11,000 of these new hotel rooms would be in Ward 2. From 1980 to 1992, 8,850 new hotel rooms have been built in Ward 2. Locating hotels in strategic areas, such as south of the Washington Convention Center is especially important.

"(C) Since many new hotel rooms have come on the market in a short period, there seems to be a temporary over-supply. However, over the long term, additional hotels will be built to fulfill increased demand from visitors, tourists, business people, and conventioners.

"(D) Some citizen groups are concerned about the impact of hotel development on nearby residential areas, especially along Massachusetts Avenue north of Downtown, in Foggy Bottom, the West End, and in Southwest. The Office of Planning recognizes these concerns and believes that the location and development of new hotels must be carefully coordinated to avoid adverse neighborhood impacts.

"(E) The District government should encourage the development of new hotels at appropriate locations near the proposed new convention center north of Mount Vernon Square.

"(6) Arts, culture, and educational uses.

Washington, D.C. is becoming one of the great arts and cultural/educational centers of the world. Many of these cultural and educational resources are located in or adjacent to Ward 2. Although these resources are available to all residents of the city and region, Ward 2 residents have a special advantage because of their proximity to these resources.

"(7) Development Opportunity Areas.

"(A) Downtown is the current area of major development in Ward 2. Development of Downtown should be largely completed over the next 10 to 15 years. The Comprehensive Plan Identifies the following 3 Development Opportunity Areas in Ward 2:

"(i) Portal site;

"(ii) Buzzard Point/Near Southeast; and

"(iii) Mount Vernon Square.

"(B) The areas of Ward 2 enumerated in subparagraphs (A)(i)-(iii) are where major development will take place in the future especially as major rebuilding of Downtown is completed.

"(C) The Buzzard Point/Near Southeast area now contains deteriorated public housing, light industry, marginal small businesses, a military installation, federal buildings, and vacant sites, but has the potential for becoming a prime waterfront site and southern gateway into the city.

"(D) The Mount Vernon Square area has potential for major development, including significant residential and hotel development, because of its proximity to Downtown and the construction of the new convention center on the District owned site north of Mount Vernon Square.

"(8) Major institutional complexes.

"(A) Ward 2 has 2 types of major institutional complexes. Federal areas comprise the first type and large university campuses are the second type. There are three major federal areas in the ward: Monumental Core (including West Potomac Park); the Capitol Complex; and Fort McNair. The linkages and relationships of these federal areas to the adjacent commercial and residential areas are especially important. Planning of these areas is within the overall planning framework

established by the National Capital Planning Commission and carried out by the General Services Administration.

"(B) These federal areas need to relate to the adjacent commercial and residential areas of Ward 2. The Monumental Core and the Capitol complexes are especially important because they comprise large areas of the center of Ward 2, are the focus of visitor attention, and provide cultural attractions for city residents.

"(C) Two university campuses, George Washington and Georgetown, are located in Ward 2. The future development plans of these universities should not adversely impact surrounding, adjacent residential areas.

"(9) Community and neighborhood shopping areas.

"(A) Community and neighborhood shopping areas are essential parts of the convenience and character of the residential neighborhoods of Ward 2. In size and shape, they include corner stores, small clusters of stores, the major retail strips (Connecticut Avenue and 14th Street) and a mall (Waterside Mall). Some neighborhoods in Ward 2 do not have adequate commercial and service establishments. In others, too much development is adversely affecting adjacent residential areas. In some areas, needed lower cost stores and service establishments are being displaced by higher price "upscale" establishments. Certain kinds of commercial activity, such as fast food restaurants, can cause problems in residential neighborhoods. The impacts of fast food restaurants and liquor-licensed restaurants have been concerns in some neighborhoods.

"(B) The Waterside Mall in Southwest has not become a vital commercial center due to high rents and poor marketing. The opening of the Waterfront Metrorail Station may allow the mall to operate at least as a multi-neighborhood shopping center.

"(10) Waterfront development.

"Waterfront land is a great asset in the District of Columbia. Waterfront land may best be used as parkland, while adjoining sections may be used for mixed-use developments. A substantial amount of shoreline is in public ownership. Much of it is parkland administered by the National Park Service and accessible to the public. There are problems and opportunities all along the Ward 2 waterfront.

"(A) The Georgetown waterfront area is emerging as a major activity center, with new parkland west of the Washington Harbor complex. Additional improvements in the form of landscaping and open space are needed. There is a considerable unmet demand for nonmotorized boating facilities along this waterfront. Additional boathouses for nonmotorized vehicles are needed west of the Washington Harbour complex; these facilities shall be sited to also allow for public fishing.

"(B) Encourage the National Park Service ("NPS") to make improvements in NPS-controlled waterfront areas. A continuous, landscaped, safe and secure walkway-bikeway connection between the National Park Service areas and the Georgetown waterfront area will greatly enhance the Ward 2 waterfront's value as an urban amenity and recreational resource. An updated plan for the Georgetown waterfront should be prepared to include an enhanced pedestrian/bikeway circulation system.

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"(C) Thompson's Boat House is in need of major structural repairs. The tidal flats next to East Potomac Park need to be cleaned up.

"(D) Southwest waterfront remains relatively inaccessible and underused while the adjacent fish market, in need of physical improvements, continues to be supported by throngs of patrons.

"(E) The Fort McNair waterfront is relatively restricted to the public.

"(F) The Buzzard Point waterfront represents a vast untapped resource.

"(G) At present, there is no clearly articulated vision of how the waterfront areas in Ward 2 can be better used and how they relate to adjacent areas.

"(11) Metro station development.

"Ward 2 is the focus of the Metrorail system, the place where the Red, Orange, Blue, Yellow, and Green lines converge. Ward 2 has 20 Metrorail stations. In addition, the U Street/Cardoza, Judiciary Square, Union Station, Navy Yard, and Capitol South Stations are nearby. Consequently, Ward 2 has the best Metrorail service and access of any area of the city and region. Despite these advantages, development around the Metrorail stations in Ward 2 is uneven. At some stations, such as Farragut North and L'Enfant Plaza, the development pattern is essentially established. At other stations, such as Gallery Place and Union Station, there are still opportunities for development.

"SEC. 1200.226. WARD 2 OBJECTIVES FOR RESIDENTIAL LAND USE.

"The objectives for land use are as follows:

"(1) To conserve and enhance existing residential neighborhoods in Ward 2;

"(2) To create new residential neighborhoods; and

"(3) To maintain existing park land.

"SEC. 1200.227. WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES.

"The actions in support of land use objectives are as follows:

"(1) The District government should:

"(A) Maintain and enhance older established residential neighborhoods and areas, including Foxhall, Burleith, Georgetown, Foggy Bottom, West End, Logan Circle, Shaw, and Dupont Circle;

"(B) Maintained as a residential area to promote the retention and expansion of current residential uses, and discourage the expansion of commercial uses, the Dupont Circle area north of Massachusetts Avenue, N.W., and east of Connecticut Avenue, between 15th Street on the east and Florida Avenue on the north; and south of Massachusetts Avenue, west of Connecticut Avenue, N.W., to 23rd St., N.W., (Rock Creek Park) and north of N Street, N.W.;

"(C) Protect and enhance new residential neighborhoods and areas, including Northwest Number 1 and Southwest; and

"(D) Complete residential (non-hotel) development in the West End.

"(2) Because of the considerable number of GWU development projects now being proposed, GWU should reexamine its campus plan in

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consultation with the Foggy Bottom community. At a minimum, GWU should include dormitory construction (the design of which reflects the current living space preferences of GWU students and the price of which is competitive with housing units in Foggy Bottom) not only to meet the needs of additional enrollments but also to correct the over-intrusion of parts of the student body into the housing stock outside the campus area. This intrusion has been a detriment to the older, established residential neighborhood of Foggy Bottom, a community which contributes income and property taxes as well as a labor force to the Downtown.

"(3) The District government should:

"(A) Develop a major new urban residential community in the Pennsylvania Quarter area of Downtown (Housing Opportunity Area);

"(B) Retain existing residential development in Downtown and develop new housing in Downtown in the area extending north of Pennsylvania Avenue through Gallery Place, Chinatown, and portions of Judiciary Square;

"(C) Develop a major new residential community in the Mount Vernon Square North area (North of Massachusetts Avenue, N.W.), with commercial buildings on sites designated for high density commercial on the Generalized Land Use Map;

"(D) Undertake special housing improvement programs in the housing areas of Greenleaf Gardens and to Syphax Gardens;.

"(E) Develop a major new residential community as part of a mixed-use development in the Buzzard Point/Near Southeast area;.

"(F) Urge the Office of Planning to conduct small area studies, including market analyses and site development plans for new Ward 2 neighborhoods; this is especially important in the Mount Vernon Square North area and the Buzzard Point/Near Southeast area; and

"(G) Encourage the Department of Recreation to undertake detailed, specific analyses of the potential need for more recreational facilities in Shaw.

"(4)(A) The District government should insist that the Department of Consumer and Regulatory Affairs ("DCRA") and the Department of Human Services ("DHS") shall enforce zoning-based ordinance requirements concerning distance between community based residential facilities, to include Community Residence Facilities ("CRF") and homeless service providers, and evaluate impacts to date on neighborhood stability;

"(B) Require that all community based residential facilities, to include Community Residence Facilities (CRF's) and homeless service providers, be registered with the District of Columbia;

"(C) Establish a moratorium on future community based residential facilities to include Community Residence Facilities (CRF's) and homeless service providers in neighborhoods where the over-concentration of CBRFs has had negative neighborhood impacts, except that the moratorium shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 *et seq.*) ("Fair Housing Act") (For the purposes of this paragraph, the term 'handicap' has the same meaning as in section 802(h) of the Fair Housing Act (42 U.S.C. 3602(h))).

"(5) The Southwest Urban Renewal Plan ("SWURP") serves in lieu of zoning. Zoning must be phased in immediately upon termination

of Section C-1 in 1995 and Section C in 1996. Zoning for Section B was completed in late 1992. During development of the zoning plans, no major changes in the SWURP should be considered. Further, RLA shall seek out qualified developers for the underdeveloped parcels of the SWURP as soon as possible.

"(6) To carry out the policy in the Comprehensive Plan of "conserving and maintaining the District's sound, established neighborhoods through the strict application and enforcement of housing, building and zoning codes and maintenance of the general level of existing residential uses, densities, and heights," the city should continue to enforce the zoning regulations and recommendations of the Comprehensive Plan with respect to negative neighborhood impacts, especially of commercial expansion and the overconcentration of CBRF's.

"(7) The District government should coordinate the management of various promotional activities in Ward 2, such as street festivals in order to maintain the integrity and function of adjacent residential areas.

"(8) The Zoning Commission should place hotels, medical clinics, and doctors' offices in a category other than "residential", given their extremely negative impact on residential neighborhoods.

"(9) Existing park land between 26th Street, N.W., and 29th Street, N.W., shall not be zoned unless a new zone is created which is limited to parks.

"(10) A substantial part of the amenities provided in proposed Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact.

"(11) The District government should:

"(A) Develop the 7th Street Corridor from Mount Vernon Square north to Florida Avenue, including new infill development and renovation;

"(B) Allow general office use in the Central Employment Area (CEA) south of Massachusetts Avenue in the area designated in the high-density commercial category and require the Zoning Commission to change the zoning in these areas to be consistent with the Land Use Map; particular attention should be given to those non-profit and other national associations' need in the CEA to encourage their retention and expansion in the CEA; and

"(C2) Ensure that uses of SP-zoned buildings shall:

"(i) Be in harmony with the surrounding residential neighborhood; and

"(ii) Shall include residential use for not less than 50 percent of their floor area ratio.

"SEC. 1200.228. WARD 2 OBJECTIVES FOR OFFICE DEVELOPMENT.

"The objectives for office development are as follows:

"(1) To encourage development of office buildings in appropriate locations in Ward 2, especially in the Central Employment Area and in Development Opportunity Areas; and

"(2) To retain and increase federal employment in Ward 2 in new federal buildings and in leased space.

"SEC. 1200.229. WARD 2 ACTIONS IN SUPPORT OF OFFICE DEVELOPMENT OBJECTIVES.

"The actions in support of office development are as follows:

"(1) Give special attention to development of new office areas in Downtown and in the Development Opportunity Areas; and

"(2) Work with the federal government, especially GSA, to locate federal employment at strategic locations such as Downtown, the Federal Triangle, and in the Buzzard Point/Near Southeast area.

"SEC. 1200.230. WARD 2 OBJECTIVE FOR HOTEL DEVELOPMENT.

"To obtain a major increase in rooms in new hotels at appropriate locations in Ward 2, in order to add approximately 3,400 additional hotel rooms by the year 2000.

"SEC. 1200.231. WARD 2 ACTIONS IN SUPPORT OF THE HOTEL DEVELOPMENT OBJECTIVE.

"The actions in support of hotel development are as follows:

"(1) The District government should:

"(A) Encourage continued improvement of existing hotels;

"(B) Increase the number of moderate-priced hotels in Downtown;

"(C) Encourage new hotels to locate in the Development Opportunity Areas;

"(D) Limit hotel development in areas where it would have an adverse impact on residential areas; and

"(E) Encourage the development of new hotels at appropriate locations near the proposed new convention center north of Mount Vernon Square.

"(2) Conversions of housing units, particularly apartments, to transient use (hotels, de facto hotels, and corporate apartments) should be avoided because it depletes the housing stock, decreases the tax base, and reduces the number of potential employees near the Central Employment Area.

"SEC. 1200.232. WARD 2 OBJECTIVE FOR ARTS, CULTURAL, AND EDUCATIONAL USE.

"To develop an overall combination of existing and new arts, cultural and educational facilities in Ward 2 in order to make the ward a special cultural and educational center.

"SEC. 1200.233. WARD 2 ACTIONS IN SUPPORT OF THE ARTS, CULTURE AND EDUCATIONAL USE OBJECTIVE.

"The actions in support of the artistic, cultural, and educational land use are as follows:

"(1) Implement the adopted policies for the Downtown Arts District, with emphasis on the E Street Theater Spine and the 7th Street Arts Walk, and encourage arts uses in other sections of Downtown and Ward 2;

"(2) Encourage development of a second tier of museums and cultural facilities extending west from Union Station to Kennedy Center;

"(3) Encourage existing and new arts activities along 14th Street between Thomas Circle and U Street in an effort to link the arts facilities along the U Street corridor in Ward 1 to the Howard Theater at 7th Street;

"(4) Encourage existing and new arts and cultural facilities and activities in the Dupont Circle, Logan Circle and the 14th Street Uptown Arts District areas, linking with arts and cultural institutions in Ward 1;

"(5) Strengthen Ward 2 libraries, schools and community learning centers;

"(6) Improve the facilities and programs of the University of the District of Columbia ("UDC") in Downtown and in the Mount Vernon Square area.

"(7) Develop new cultural facilities in the Development Opportunity Areas, especially in the Portal site and the Buzzard Point/Near Southeast area;

"(8) Encourage the federal government to develop new cultural and educational resources in the Monumental Core, with special emphasis on increased enrichment and cultural use in the Federal Triangle; encourage expansion of Smithsonian Institution activities in the area of Gallery Place, especially in the Tariff Building;

"(9) Designate the Downtown Arts District as a specialized planning area, especially the 7th Street corridor from Pennsylvania Avenue north to approximately H Street; special incentives should be applied to this area in order to encourage the preservation and enhancement of arts uses in the area as well as important ancillary activities such as restaurants and cafes; and

"(10) Develop information systems to provide ward residents and others with increased knowledge about Ward 2 educational and cultural facilities and access to them.

"SEC. 1200.234. WARD 2 OBJECTIVES FOR DEVELOPMENT OPPORTUNITY AREAS.

"The objectives for development opportunity areas are as follows:

"(1) To undertake imaginative and comprehensive development programs in the 3 key Development Opportunity Areas over the next 10 to 15 years; and

"(2) To develop programs to reuse outmoded public and semi-public buildings in a manner which is in keeping with the character of the surrounding area.

"SEC. 1200.235. WARD 2 ACTIONS IN SUPPORT OF DEVELOPMENT OPPORTUNITY AREAS OBJECTIVES.

"The actions in support of the objectives for development opportunity areas are as follows:

"(1) Undertake coordinated development of the Buzzard Point/Near Southeast area;

"(2) Develop a major new residential mixed-use community, including hotels, in the Mount Vernon Square area, with special emphasis on development of a new convention center on the District-owned site north of Mount Vernon Square and development of housing on the Wax Museum site;

"(3) Complete the Portial Site development;

"(4) Coordinate new development and rehabilitation along the 14th Street cooridor from Thomas Circle to S Street (and continuing to Florida Avenue in Ward 1); because of the overconcentration of CBRFs, there shall not be further expansion of existing CBRFs or new CBRFs,

in this area, from Thomas Circle to S Street, N.W., except that this prohibition shall not violate the Fair Housing Amendments Act (102 Stat. 1619; 42 U.S.C. 3601 *et seq.*).

"SEC. 1200.236. WARD 2 OBJECTIVE FOR MAJOR INSTITUTIONAL COMPLEXES.

"The objective for major institutional complexes is to undertake coordinated planning for the continued, reasonable development of the major institutional complexes in Ward 2.

"SEC. 1200.237. WARD 2 ACTIONS IN SUPPORT OF THE MAJOR INSTITUTIONAL COMPLEXES OBJECTIVE.

"The actions in support of the objective for major institutional complexes are as follows:

"(1) Continue the use of existing regulatory controls and criteria for Campus Master Plan requirements and add new review procedures which will provide additional protection for the adjacent neighborhoods;

"(2) Update campus plans for George Washington University and Georgetown University; as part of the campus plan development and approval process, George Washington University should provide written justification for non-dormitory development projects in lieu of providing additional on-campus dormitory accommodations for its undergraduate student; GWU should also provide adequate on-campus parking and take account of the residential and historic district status of Foggy Bottom in any future development; enforce Georgetown University's commitment to the surrounding neighborhood to move student residences and university offices out of the local community and onto the campus;

"(3) Consider the impacts of Howard University "(Ward 1) and its campus plan on the Howard Gateway area and the nearby areas of Ward 2;

"(4) Coordinate with National Capital Planning Commission, other federal agencies and the Architect of the Capitol to address planning issues and opportunities involving federal lands and adjacent areas including the Monumental Core, Fort McNair, and the Capitol Complex; and

"(5) Require the developer of the area bounded by Canal, 2nd, and Q Streets, S.W. (former Tempo C site) to make a bona fide "best effort" attempt to address and resolve the security concerns raised by the National Capital Planning Commission and the Department of the Army regarding Fort McNair.

"SEC. 1200.238. WARD 2 OBJECTIVES FOR NEIGHBORHOOD SHOPPING AREAS.

"The objectives for neighborhood shopping areas are as follows:

"(1) To protect and enhance the vitality of neighborhood and commercial areas, to provide economic development benefits and adjacent retail services to residents of adjacent neighborhoods;

"(2) To develop new neighborhood shopping services in areas that are unserved or underserved; and

"(3) To allow appropriate mixed-use development in the interior portion of Blagden Alley, a residentially-zoned square with historic structures such as carriage houses, unused garages and

warehouses that are found to be suitable for adaptive reuse, with appropriate planning and regulatory requirements to safeguard surrounding existing residential uses.

"SEC. 1200.239. WARD 2 ACTIONS IN SUPPORT OF NEIGHBORHOOD SHOPPING AREAS OBJECTIVES.

"The actions in support of the neighborhood shopping objective areas are as follows:

"(1) Use economic, regulatory, and capital improvement programs to spur improvements in existing community and neighborhood shopping areas;

"(2) Develop new commercial areas to serve neighborhood needs in the Pennsylvania Quarter area (Pennsylvania Avenue and Seventh Streets, N.W.), the Mount Vernon Square North area, the Northwest Number 1 Urban Renewal Area, and the Buzzard Point/Near Southeast community.

"(3) Improve Waterside Mall in Southwest to ensure that new businesses will service the adjacent residential neighborhood;

"(4) Protect residential communities from the destabilizing impact of new commercial uses or these commercial uses that have undergone substantial changes since the adoption of the District's land use regulations by better control of the negative impact of fast food restaurants, video arcades, sexually-oriented businesses, gasoline stations, convenience stores, and similar establishments;

"(5) Retain existing and encourage new uses of gasoline service stations in appropriate locations, such as drop-off recycling centers;

"(6) Discourage undue concentrations of liquor licensed establishments and public halls in the ward, especially in the Georgetown area; the city should review and enforce the alcohol and beverage control laws, establish procedures that would require the ABC board to comply with ward plan objectives for maintaining neighborhood stability, and to suspend or discontinue existing licenses found to be adverse to the integrity of the neighborhood; and

"(7) Return existing carriage houses, unused garages, and warehouses located within historic Blagden Alley to commercial and residential use under appropriate planning and regulatory controls designed to safeguard surrounding existing residential uses.

"SEC. 1200.240. WARD 2 OBJECTIVE FOR WATERFRONT DEVELOPMENT.

"The objective for waterfront development is to realize the full potential of Ward 2 waterfront areas in terms of public access to the waterfront, recreation space, and adjacent mixed-use development.

"SEC. 1200.241. WARD 2 ACTIONS IN SUPPORT OF THE WATERFRONT DEVELOPMENT OBJECTIVE.

"The actions in support of the waterfront development objective are as follows:

"(1) Complete improvement of the Georgetown waterfront with park space along the river; encourage the development of nonmotorized boating facilities at appropriate locations along the Georgetown waterfront west of the Washington Harbour complex to meet the increasing demand

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for nonmotorized boating and as a component of a program to increase public access to the river for recreation purposes, to include fishing;

"(2) Work with the National Park Service to identify improvements in park land waterfront areas in the Monumental Core and East Potomac Park, to implement jointly a well-designed, well-landscaped, well-lighted, safe and secure walkway-bikeway connection between the National Park Service area and the Georgetown waterfront area that is one of the major missing pieces along the Ward 2 waterfront, and to maintain the parkland between Rock Creek Parkway and the Potomac River;

"(3) Improve the Southwest Waterfront to make it more attractive and accessible;

"(4) Work with the Defense Department to make the Fort McNair Waterfront more attractive and accessible, to the extent security considerations will permit;

"(5) Develop a major mixed-use community along the Buzzard Point waterfront, providing waterfront access and connections from adjacent areas, to the extent security concerns will permit;

"(6) Prepare a coordinated plan for the entire waterfront area from the Southwest Fish Market through Fort McNair and Buzzard Point, connecting the waterfront areas to the east in Ward 6; and

"(7) Connect the Ward 2 waterfront areas with a series of well-designed, well-landscaped, well-lighted, safe and secure bike trails and walkways.

"SEC. 1200.242. WARD 2 OBJECTIVE FOR METRORAIL STATION DEVELOPMENT.

"The objective for Metrorail station development is to achieve the optimum development of Metrorail station areas in terms of land use, transportation and urban design, related to the development of the surrounding area.

"SEC. 1200.243. WARD 2 ACTIONS IN SUPPORT OF THE METRORAIL STATION DEVELOPMENT OBJECTIVE.

"The actions in support of the Metrorail station development objective are as follows:

"(1) Continue to improve the land use mix and urban design qualities of operating Metrorail stations Downtown where the development pattern is essentially established (Farragut North, Foggy Bottom, Farragut West, McPherson, Smithsonian and L'Enfant Plaza); the Dupont Circle Metrorail station's Q street entrance should be maintained as a plaza to be compatible with the adjacent residential neighborhood;

"(2) Undertake additional efforts to improve the land use mix and urban design qualities of operating Metrorail stations when the development pattern is not yet fully established (Metro Center, Gallery Place, Chinatown, Judiciary Square, Union Station, Federal Triangle, Federal Center-Southwest, and Archives/Navy Memorial);

"(3) Undertake special efforts to plan the land use mix and urban design character for the area where recently completed Metrorail stations (Mount Vernon Square/UDC and Shaw) have special opportunities;

"(4) Undertake coordinated planning for nearby Metrorail stations (Capitol South, Navy Yard and U Street); the Office of Planning

shall submit to the Zoning Commission necessary zoning changes, program capital improvements, and take other actions in accord with small area plans (Uses, density, and height limits should be generally compatible with existing adjacent land uses or in accordance with small area plans)).

"(5) Encourage WMATA and DPW to improve information and directional signs to Metrorail station areas (Providing maps and signs at Metrorail stations in Ward 2 is especially important because of the large volume of visitors in the area who do not know the city);

"(6) Develop a special character ("Metro Place") at Metrorail stations through the design of new development, retention of historic buildings, landscaping, art works, and special activities.

"SUBTITLE 3

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"SEC. 1200.300 WARD 3 PLAN

"SEC. 1200.301 GENERAL PROVISIONS

"(a) *This plan for Ward 3 has been developed with 3 guiding principles.*

"(1) The ward plan should focus on issues unique to Ward 3. If a planning issue is applicable to the ward only because of its citywide import, then it more likely belongs in another element of the Comprehensive Plan and not the ward plan.

"(2) This ward plan follows the format of the first 11 elements of the Comprehensive Plan. It supplements the Plan and, for the most part, interprets the Comprehensive Plan's more general objectives and policies. The ward plan attempts to apply the first 11 elements to the ward. In some instances there is no statement in the ward plan corresponding to a statement (or even a subsection) in the Comprehensive Plan; this omission most likely means that the Comprehensive Plan statement is applicable without qualification to the ward.

"(3) Generally, the ward plan should contain answers, not merely state issues.

"(b) *Major Themes For Ward 3.*

"(1) *Protecting the Ward's residential neighborhoods.* Ward 3's most outstanding characteristic is its low density, stable residential neighborhoods. Although the ward's communities retain individual and distinctive identities, a shared concern from American University Park to Woodley Park and throughout is one of pride and commitment to neighborhood and home. Residents seek to ensure that stability is maintained. Accordingly, no significant land use changes have been indicated in the first 11 elements of the Comprehensive Plan, and it is a major theme of this ward plan to protect and maintain the low-density, high-quality character of the ward.

"(2) *Controlling redevelopment.* Ward 3--its residents, businesses, and institutional establishments--are significant contributors to the District's total economy. While the people of the ward recognize and generally take pride in this contribution, their single greatest concern is the possibility of unrestrained development diminishing the quality of life. With 2 of the city's longest and busiest commercial corridors, Connecticut and Wisconsin Avenues, this sentiment is justified historically. The last 2 decades have witnessed major redevelopment in

Friendship Heights, Tenley Circle, Spring Valley, Van Ness (at Connecticut), Wesley Heights, and Woodley Park, and unsuccessful redevelopment efforts in Cleveland Park, Glover Park, and McLean Gardens. Major redevelopment is often accompanied by undesirable effects, particularly increased traffic. This presents problems for small businesses (e.g., loss of parking, higher rents) and has spillover effects penetrating nearby residential neighborhoods.

"The economic development goals for Ward 3 differ from those in other wards. The Economic Development Element of the Comprehensive Plan is principally concerned with the generally agreed upon need to stimulate more economic development overall in the District. From the point of view of the District as a whole and the ward in particular, this need does not apply to Ward 3. Rather, the issue in Ward 3 is how to channel the very strong momentum of economic development that exists while protecting and enhancing the primarily residential nature of the ward--a quality of life that in turn attracts additional economic pressures for development.

"The economic development called for in the Comprehensive Plan will be of greatest benefit and viability to the District as a whole if two conditions are present: (i) growth is targeted where most needed as reflected in the overall plan for the city; and (ii) strong residential areas are maintained throughout the city (which makes the District more attractive to the types of organizations that the District considers desirable). Without such areas, many organizations may prefer to locate outside the District.

"(3) *Preserving and promoting cultural and natural amenities.* The combination of development pressure and environmental awareness has led to an increased appreciation of the ward's natural resources. These resources include Rock Creek Park, Glover Archbold Park, Battery Kimble Park, and Fort Reno Park, as well as numerous smaller parks, recreation centers, playgrounds, and open spaces. Many of the ward's larger parks and natural recreation areas function as resources for the entire city, as well as ward residents. The loss of open space and natural areas is an important concern. So, too, is the potential disposal of land owned by the federal government -- much of which is undeveloped or borders park lands. Development on or near park borders is another threat to the ward's natural resources. Thus, it is a major theme of this ward plan that the integrity of park lands be maintained and improved wherever necessary.

"Ward 3 has a variety of cultural resources, including colleges and universities, religious institutions, community centers, and other public and private facilities. In this regard there is sometimes tension between protecting or promoting these resources on the one hand and limiting their potential for adverse impacts on the other. One example is the Washington National Cathedral, a great tourist attraction. It should be protected from nearby dense development that would despoil its setting. But its attractiveness generates tourist traffic that often clogs nearby roads. Another example is the presence of major universities which have vast cultural and educational resources available to local residents. Yet ward residents are concerned that the growth of these institutions will be incompatible with overall community goals and objectives. It is a major theme of this ward plan that there be a balancing between promoting and limiting these resources and their potential.

"(4) *Preserving the historic character of the ward.* Although the buildings in Ward 3 are relatively new compared to the average age of structures in the older parts of the city, there are numerous historic sites, structures, and districts throughout the ward. It is a major theme of this ward plan that qualifying landmarks throughout the ward be respected and preserved.

"(5) *Sharing the burden.* Residents of Ward 3 feel anguish at the unrelenting problems, such as homelessness and hunger, facing the less fortunate throughout the city. There is no question that the ward must share in the social challenges of the city, but sometimes an issue has arisen in terms of scale, such as how large a facility should be. This is in keeping with the low-density quality of the ward. There is strong support in the ward for scattering small-scale homeless shelters throughout the ward (which is being actively promoted in churches), providing counseling and referral facilities on the commercial corridors, and accepting small community residence facilities within the single family neighborhoods of the ward. It is a major theme of this ward plan that such efforts, in compatible scale and scattered throughout, continue as appropriate.

"SEC. 1200.302 ECONOMIC DEVELOPMENT

"(a) *PREFACE.* Like many other areas, Ward 3 is primarily a residential sector of the District, rather than a center for commercial or industrial activity. Because of this, Ward 3's role in contributing to the District's economic development is limited to: (1) maintaining existing commercial and institutional uses; (2) maintaining and expanding the residential component; and (3) carefully controlling infill development.

"The primary economic development issue for Ward 3 is not whether to stimulate more development, but rather how to control the strong development pressures that already exist. These pressures arise largely from the relative affluence of the ward's population, lower costs for commercial land, excellent transportation, and perceived public safety. Managing economic development in the ward can benefit both the ward and the city as a whole: by maintaining the ward's qualities while redirecting development to other, more desirable, areas of the city.

"As with every ward, there is a need to ensure that any new non-residential development is sensitive to, and avoids adversely affecting, proximate residential areas. For Ward 3, any new development also must be physically compatible with the predominantly low- and moderate-density character of the ward. Since most of the ward's commercial areas are designated low density in the Land Use Element, with many also designated as local neighborhood centers, new commercial development in those areas should be of the type that provides a range of goods and services necessary to support the household needs of the ward's residents.

"In these low density or local neighborhood centers, the need to provide a variety of retail services is important. The concentration of uses (e.g., bars and restaurants) should be avoided. Office space should be limited and be incidental. Ward 3 already provides an important economic base to the District; yet, it offers some further economic opportunities. Those opportunities can be enhanced by a variety of actions such as parking and loading studies, streetscape plans, transportation system management measures, and more efficient solid

waste management. However, the wards need for public actions is not as great as other ward's; the Comprehensive Plan's policies for joint public-private ventures and community development corporations are necessarily focused elsewhere.

"(b) RELATION OF WARD 3 TO THE DECLARATION OF MAJOR POLICIES IN THE ECONOMIC DEVELOPMENT ELEMENT OF THE COMPREHENSIVE PLAN.

"(1) The ward can play a role in the District's function as the National Capital and economic center of the region.

"(2) The ward is host to public sector activities such as the Naval Observatory, Vice President's house, U.S. Naval Security Station, Dalecarlia Water Treatment Plant, and the National Zoo.

"(3) The ward is host to major institutional activities such as the Washington National Cathedral, the National Presbyterian Center, Sibley Memorial Hospital, the Army Distaff Foundation (Knollwood), and Youth For Understanding. Major educational institutions include The American University, the University of the District of Columbia, the Howard University Law School, Mount Vernon College, Wesley Theological Seminary, the Washington School of Ballet, and numerous public and private primary and secondary schools.

"(4) The ward is host to several major corporations including the Federal National Mortgage Association and 4 commercial television stations serving the region: WRC/NBC; WTTG/FOX; WJLA/ABC; and WUSA/CBS.

"(5) The ward is host to international activities such as the International Center, INTELSAT, the chancery complex for Russia, and numerous embassies.

"(6) The ward hosts significant convention facilities at the Washington Sheraton and the Omni Shoreham hotels.

"(7) The ward has regional and multi-neighborhood retail centers at Friendship Heights, Tenleytown, and Connecticut/Van Ness.

"(c) ECONOMIC DEVELOPMENT AND GROWTH GOALS.

"(1) Residential Development:

Ward 3 can contribute to the economic viability of the District through the protection and promotion of its residential character. This residential sector contributes significantly to the District's population and also to the District's tax base through substantial property, income, and other tax revenues.

"(2) Commercial Development:

The defined commercial areas within Ward 3 are already established but do present limited opportunities for infill development. This commercial economic development must be tempered with the overall residential nature of the ward. Commercial development should be strictly limited to areas currently zoned for commercial activity and not be allowed to extend into areas currently zoned as residential. Any new development should contribute foremost to the range of retail goods and services that are necessary to support the household needs of Ward 3 residents.

"(3) There is no opportunity for industrial economic development in Ward 3.

"(4) Any new economic development in Ward 3, because of the stable and overwhelmingly residential nature of the ward, must be evaluated in terms of compatibility and potential adverse impacts on neighborhoods.

"(d) **EFFECTIVE ECONOMIC DEVELOPMENT AND GROWTH OBJECTIVE AND POLICIES.** Economic development and growth in Ward 3 can be achieved without resort to the joint public and private economic development entity called for in the Economic Development Element.

"(e) **DISTRICT PROMOTION OBJECTIVE AND POLICIES.** Ward 3 can contribute to the District's promotion objective in two ways:

"(1) Enhancing tourist attractions such as the Washington National Cathedral, National Zoo, Rock Creek Park, C & O Canal, and the Fort Circle Park System; and encouraging potential attractions such as the Naval Observatory. For those that are federal sites, the District can promote improvements to adjacent public and privately owned land.

"(2) Ensuring that major gateways into the District, in Ward 3, are attractive in a manner consistent with the McMillan park-like objectives of the city.

"(f) **STIMULATING PRIVATE SECTOR GROWTH OBJECTIVES AND POLICIES.**

"(1) The ward's economic development is dependent on private sector initiatives, which have been stimulated by the economic characteristics of the ward and without the substantive governmental action suggested in the Economic Development Element. For Ward 3, unlike some other areas of the city, public action is needed less to stimulate private sector initiatives than to control them.

"(2) The priority for stimulating and facilitating a variety of commercial, retail, and residential development investments appropriate to selected Metrorail station areas outside the Central Employment Area should be consistent with the Land Use Element and accompanying maps.

"(g) **ECONOMIC DEVELOPMENT OUTSIDE THE CENTRAL EMPLOYMENT AREA OBJECTIVE AND POLICIES.** Ward 3 presents the opportunity for discrete, highly-focused economic activity at specific locations:

"(1) Development of housing, with some retail and limited office space, at Tenleytown on the east side of Wisconsin Avenue between Albemarle and Brandywine streets.

"(2) Development of housing at Friendship Heights, particularly in the extant, large parking lots (Lord & Taylor and Metro).

"(3) Chancery, institutional, and office infill development in the Connecticut and Van Ness area.

"(4) Infill low density neighborhood-serving commercial at the local neighborhood centers identified in the Land Use Element.

"(5) Development of single family housing at the "Miller Tract" to the west of Massachusetts Avenue near Westmoreland Circle.

"(6) Development of multi-family housing on Wisconsin and Connecticut avenues consistent with the land use designations in the Land Use Element.

"(h) **NEIGHBORHOOD AND MULTI-NEIGHBORHOOD RETAIL AND COMMERCIAL CENTERS OBJECTIVE AND POLICIES.** Economic development and growth in Ward 3 can be achieved without resorting to community development corporations ("CDC"), co-venturing, and public resource leveraging called for in the Economic Development Element.

"(i) **PUBLIC ACTION OBJECTIVE AND POLICIES.** The Office of Planning should develop a unified streetscape plan for Ward 3, including guidelines for the type of amenities which new developments must include

in order to be approved, and an enforcement plan which includes penalties adequate to promote compliance.

"SEC. 1200.303 HOUSING

"(a) *PREFACE.* Ward 3's existing housing stock ranges from low density to high density. There are several large estates of historic significance; there are a number of neighborhoods almost entirely comprised of detached single-family homes; there are several neighborhoods distinguished by semi-detached homes and row houses; and there are apartment buildings of every size along the avenues. Two characteristics -- the prevalence of detached single-family housing and the concentration of medium and high density housing on 3 major avenues -- distinguish Ward 3 from the other wards.

The overall demand for housing in Ward 3 has remained strong over the years, including times of recession. Between 1970 and 1980, and again between 1980 and 1990, the number of occupied housing units increased in Ward 3 -- in both decades going against the city-wide trend toward a net loss of units. This growth in Ward 3 has resulted from the relative safety in terms of crime, an acceptable balance between population size and accessible, neighborhood-serving goods and services, public schools that operate well with strong parental support, and from the general stability of the ward's neighborhoods in spite of sometimes intense pressure for redevelopment.

The ward's housing supply is in generally good condition, in large part a reflection of economic demand. Sales and rental prices are among the highest in the city, and the ward continues to be an attractive residential choice for a relatively affluent population. These two characteristics -- stability and affluence -- doubly benefit the city by significantly contributing to the tax base while requiring minimal social services.

One public policy issue is the need for "affordable" housing. There is one public housing site in the ward, the 160 unit Regency House for senior citizens on upper Connecticut Avenue. The relative dearth of low- and moderate-income housing in the ward is in large part attributable to development pressures. These pressures have caused the conversion of thousands of moderate-income rental stock to more upscale condominiums or, along Wisconsin and Connecticut Avenues, to office space. The conversion or replacement of older housing stock has particularly disadvantaged the elderly, low- and moderate-income renters, and young workers just entering the job market. On the other hand, the large number of conversions of rental apartments to condominium units has enabled the ward to continue providing ownership opportunities to individuals and families otherwise priced out of the housing market.

To some extent Ward 3 is a victim of its own success. Its success is reflected in property assessments. As assessments escalate, those residents unable to afford the higher housing costs face displacement -- particularly retired people on fixed incomes who purchased their homes long ago.

Thus, the major public policy issue confronting the ward is the prevention of further displacement of residents, particularly those with low- and moderate-income, as a result of redevelopment, conversions, and escalating taxes.

There is little vacant property available for development. The vacant parcels that do exist are small in size (available for what planners term "infill" development), and even in the aggregate are not suitable for significant development of new housing in the ward. However, there is underutilized land in the ward that should be the focus for the development of new housing; these areas have been designated in the Land Use Element as housing opportunity areas.

While new housing is needed, all development proposals must be evaluated to avoid adverse impacts on neighborhood stability, traffic, parking, and environmental quality.

"(b) RELATION OF WARD 3 TO THE DECLARATION OF MAJOR POLICIES IN THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN.

"(1) Ward 3 can meet the housing needs of many current and future residents. It is a predominantly residential ward with only about 5% of its zoned land in non-residential use. The Land Use Element designates several housing opportunity areas in the ward -- reflecting the ability of the ward to provide new housing.

"(2) Ward 3's housing stock is generally sound and the ward has been a leader in the city's production of new units. The ward exceeds the city-wide average in percentage of owner-occupied units. Much of the ward's housing stock is benefitting from downzonings and zoning overlays adopted between 1986 and 1994 and from historic landmark and historic district protections under D.C. Law 2-144.

"(3) The ward also provides a significant share of the city's rental housing. Tenant associations have increasingly organized to further the policy of maintaining reasonably priced rental stock.

"(4) The ward's land use policies, as stated in the Land Use Element, have been developed to provide the greatest housing densities on those corridors that have the best access to transportation and shopping. Two of the ward's housing opportunity areas are designated at Metrorail stations; development potential (if any) should favor housing over commercial at the ward's other 3 Metrorail station areas.

"(5) Ward 3 must be particularly sensitive to the needs of its elderly population, which comprises 17% of the ward and is proportionately the highest in the city. Housing for the elderly must be maintained and increased, especially along the major transportation and commercial corridors of Connecticut and Wisconsin Avenues.

"(c) GENERAL HOUSING OBJECTIVES FOR WARD 3.

"(1) In light of the history of displacement described in the preface to this section, general development pressures throughout the ward should not be promoted, but must be controlled. Existing housing should be maintained and improved for current and future residents.

"(2) Where new development is permitted or is prescribed in the Land Use Element, use such development to provide additional housing, particularly for the elderly and low-to moderate-income populations. Encourage a mix of populations within new or renovated multi-family structures, with up to 20% of the units set aside for low- and moderate-income residents.

"(d) POLICIES IN SUPPORT OF THE GENERAL HOUSING OBJECTIVES.

The District government should:

"(1) Work with the private sector (both owners and community groups) to identify sites and increase housing development opportunities in appropriate locations designated in the Land Use Element;

"(2) Expand housing opportunities for the elderly, especially along the major transportation corridors and in the Friendship Heights and Tenleytown Housing Opportunity Areas;

"(3) Provide zoning flexibility for the production of new housing, especially for the elderly and for low- and moderate-income households, through the following mechanisms:

"(A) Permitting increased residential densities (consistent with design scale and infrastructure capacity) in exchange for incorporating low- and moderate-income or elderly housing in development projects;

"(B) Considering the provision of elderly and low- and moderate-income housing, when it is a substantial portion of a project, as an important amenity in Planned Unit Developments, provided that such housing shall be on site (given the need for affordable housing in Ward 3, off-site housing shall be disfavored);

"(C) Restricting major commercial development in the Friendship Heights and Tenleytown housing opportunity areas;

"(D) Tying the provision of housing into commercial developments when rezoning or other zoning benefits are sought; mixed-use developments should be encouraged in commercial zone districts; and

"(E) Giving zoning preference to projects that include housing near each of the ward's Metrorail stations;

"(4) Use the Large Tract Review process (10 DCMR 2300) and other approval mechanisms to encourage housing;

"(5) Use municipal bond financing for projects with 20 percent set asides for the elderly or low- and moderate-income residents;

"(6) Do not consider hotels or other transient uses as meeting the housing objectives for Ward 3;

"(7) Discourage encroachment of nonresidential uses into residential areas;

"(8) Provide more stock by encouraging the inclusion of housing in local neighborhood commercial centers; and

"(9)(A) Permit congregate housing while providing adequate regulation to minimize and eliminate adverse effects on surrounding residences; congregate housing is a means to meet the housing needs of the ward's student population as well as young wage earners and others desiring group living; and

"(B) Require that the ward's universities and colleges provide adequate housing for -- and promote its use by -- their student populations.

"(e) **PUBLIC ACTION OBJECTIVE AND POLICIES.**

"(1) Review recent regulations permitting accessory apartments in single family dwellings to ensure the optimum balance between the purposes of lower-density residential zoning and the public policy to provide more housing opportunities.

"(2) Develop an outreach program, within the Department of Housing and Community Development, to acquaint residents with existing housing assistance programs that are available in Ward 3.

"(3) Revise the real property tax code to mitigate the impact of substantial tax increases on Class 1 property owners with limited or fixed income.

"(4) Revise the Planned Unit Development regulations, and treat housing, when consistent with this ward plan and when for low, moderate, or fixed-income households, as an important public amenity.

"SEC. 1200.304 ENVIRONMENT

"(a) *PREFACE*. The quality of the total environment -- both natural and human -- reflects the interplay of a myriad of District activities and programs, and depends on the ways in which environmental protection efforts are discharged and how they relate to other District activities and programs. The environmental issues confronting Ward 3 in large part affect other wards, too. There is a general need for improved planning for, and management of, the ward's natural resources. The ward shares the city's need for improved air and water quality, solid waste management, quality of land, environmental health and sanitation, water and energy conservation, food production and urban gardens, and reducing the impact of aircraft noise. Ward 3, unlike most of the city's other wards, is characterized by open spaces, an abundance of greenery, and a predominantly low density built environment. The ward covers 5,986 acres (excluding public rights-of-way) of which about half is park land (including Rock Creek Park (and tributary valleys), Zoological Park, Glover Parkway and Children's Playground, Whitehaven Parkway, Battery Kemble, and the C & O Canal). Ward 3 has the lowest population density in the city: 16 persons per acre for the ward as a whole and 28 persons per acre in residential areas. The categorization of environmental issues in this Ward 3 Plan follows the organization of the Environmental Protection Element of the Comprehensive Plan, and therefore certain issues may not be found easily. For instance, the need to protect park land from incompatible development adjacent to park borders is discussed under the objective for water quality and the need to promote tree landscaping is discussed in part under the objectives for air quality and energy conservation. It is essential that future growth and change be sensitive to the protection and enhancement of the total environment. The existing environment should not just be maintained, but must be improved.

"(b) *RELATION OF WARD 3 TO THE DECLARATION OF MAJOR POLICIES IN THE ENVIRONMENTAL PROTECTION ELEMENT OF THE COMPREHENSIVE PLAN*.

"Because the Comprehensive Plan does not contemplate substantial economic development in Ward 3, the environmental policies of this ward plan are less a response to planned growth, change, and renewal, and are more a direction for improving the environmental quality of an already-built ward.

"(c) *ENVIRONMENTAL PROTECTION GOALS*. "The preservation and improvement of the environmental qualities of Ward 3 -- including maintenance and enhancement of its park and open space system, protection of its healthful verdancy, and encouragement of design solutions that promote both conservation and improvement of the ward's resources -- are the primary environmental goals for Ward 3.

"(d) *IMPROVING WATER QUALITY OBJECTIVE AND POLICIES*. "The District government should:

"(1) Separate combined sewers located in park lands; the combined sewer in Glover Archbold Park may be the largest in the ward; separating it -- or at least removing Foundry Branch from the sewer -- would have the dual benefits of reducing current burdens on the city's sewerage system and significantly improving the environmental quality of this park;

"(2) Require strict controls in connection with construction to prevent soil erosion that may directly or indirectly (via storm sewers) cause sedimentation of the ward's streams; such controls could often include sedimentation ponds, which may need to be permanent;

"(3)(A) Promote an increase in plantings (particularly trees but also shrubbery), and encourage the use of permeable surfaces for parking lots, driveways, etc. to reduce storm runoff;

"(B) Map the Tree & Slope Protection overlay (11 DCMR 1511) in hilly areas throughout the ward in addition to Woodland-Normanstone; and

"(C) Evaluate storm water outfalls into the ward's stream valleys; link the approval of development projects to the improvement of affected outfalls, with the objective of improving, not just maintaining, the quality of water runoff; and

"(4) Identify and protect wetlands areas on private land, usually to be found proximate to the ward's stream valley parks; not only should this be accomplished by an official survey of the ward when government resources permit, but this must be an application requirement for individual development proposals.

"(e) **IMPROVING AIR QUALITY OBJECTIVE AND POLICIES.**

"(1) The District government should:

"(A) Minimize unnecessary automobile idling by synchronizing traffic signals and, between midnight and 6:00 a.m., by operating most traffic signals other than on Wisconsin and Connecticut Avenues as flashing amber or red;

"(B) Evaluate tour bus needs to reduce idling; facilities that attract tour buses and require discretionary governmental approvals should, when possible, be subject to conditions to mitigate excessive idling; and

"(C) Encourage institutional and large corporate residents to promote public transit usage and discourage employee reliance on single-occupant vehicles; this should be a condition when possible in connection with discretionary governmental approvals.

"(2)(A) The Land Use Element is drafted in part to minimize reliance on automobiles and instead promote pedestrian transit and public transportation.

"(B) Industrial-type facilities are likely to have a negative effect on the ward's air quality. The ward is not zoned for industrial use, and therefore any such use could only exist in connection with a large self-supporting institution. Any industrial-type facility, including a power generating plant, should be strictly limited to the needs of the host institution.

"(3) There must be an aggressive policy to replace trees (both public and private) and to plant additional trees. A healthy, verdant urban forest provides numerous environmental benefits, including better climate and air quality that result from the cleansing of automobile exhaust and the production of oxygen through photosynthesis.

"(f) SOLID WASTE MANAGEMENT OBJECTIVE AND POLICIES.

"Residents of Ward 3 have shown strong support for the District's fledgling recycling program. Indeed, the ward has thus far offered one of the few locations in the entire city for the collection of household hazardous waste. With little effort the government could maximize recycling in this ward; at a minimum, the District should maintain its one recycling drop-off site at Guy Mason, or move it to another, more central, location.

"(g) PROTECTING THE QUALITY OF THE LAND AREAS OBJECTIVE AND POLICIES.

"(1) The overall environmental quality of the ward's land areas can be protected by:

"(A) Requiring that any construction preserve natural features;

"(B) Promoting extensive planting, especially of trees; if the plantings are a condition to a permit, then there shall be a proviso to include a reasonable requirement for landscape maintenance; and

"(C) Minimizing any development adjacent or proximate to the ward's stream valley parks (e.g., Rock Creek Park and Glover Archbold Park) that infringes on views from the park, creates erosion or sedimentation problems, adversely affects or is plausibly suspected to adversely affect flora or fauna, or that has any negative impact on the park land.

"(2) All discretionary construction approvals should be conditioned on an affirmative answer to the question: does the proposed project provide a net gain for the ward environmentally?

"(h) Reserved

"(i) Reserved

"(j) CONSERVING ENERGY OBJECTIVE AND POLICIES.

"Two of the policies in support of other environmental objectives for Ward 3 also further the conserving energy objective for the ward: (i) an aggressive campaign to protect trees and promote new plantings; and (ii) encouraging the use of permeable surfaces for parking lots, driveways, etc. (because permeable surfaces maintain water tables and, depending on design, may allow ground cover such as grass to grow upon it). A healthy urban forest mitigates heat island effect and reduces energy demand such as for indoor air conditioning.

"(k) FOOD PRODUCTION AND URBAN GARDENS OBJECTIVE AND POLICIES.

"The ward currently hosts a number of community gardens in areas including Glover Park (near 42nd Street and Tunlaw Road), McLean Gardens (at 39th and Newark Streets), Tilden Gardens (on Sedgwick Street near Connecticut Avenue), and 45th and Warren streets. Existing gardens should receive basic city support services, and new community garden sites should be encouraged.

"(l) REDUCING THE IMPACT OF AIRCRAFT NOISE OBJECTIVE AND POLICIES.

"Ward 3 residents, particularly along the Potomac Palisades, are heavily impacted by noise from air traffic utilizing Washington National Airport. To eliminate adverse noise impacts on Ward 3 (and other District) residents, this ward plan reiterates plan policies that the Metropolitan Washington Airports Authority and the Federal Aviation Administration be encouraged to: (i) prevent the introduction of

wide-body jets; (ii) maintain or reduce the number of hourly commercial aircraft operations ("landing slots") at Washington National Airport; (iii) reconsider "scattered flight" take off and landing patterns for this airport; (iv) consider stricter day-time restrictions on decibel levels; and (v) consider a night-time curfew from 10:00 p.m. to 6:00 a.m. on commercial aircraft operations.

"(m) ADDITIONAL PUBLIC ACTIONS.

"(1)(A) Actions by the Zoning Commission and Board of Zoning Adjustment must include consideration of limits on light pollution that affects one of Ward 3's important occupants: the U.S. Naval Observatory.

"(B) District government officials should review applicable regulations to ensure that light pollution does not affect the Naval Observatory unnecessarily.

"(2) Graffiti is a major source of visual pollution that cannot be tolerated, and its elimination must be a priority.

"(3) District government officials must exercise flexibility in the standards required for street/gutter/curb/sidewalk improvements. This flexibility should meet the need for such improvements while respecting the environment (as opposed to inflexibility that only meets the standards without regard to environmental effects). For instance: design standards for rights-of-way adjacent to park land may have to be adapted to preserve open space and natural surfaces; and street resurfacing must include every effort to protect and revitalize public space trees whose roots and trunks could be cut or damaged.

"(4) It is reasonable to conclude that reducing exposure to electromagnetic fields ("EMF") at all points on the spectrum increases public safety. Doing nothing, while waiting for conclusive evidence about human health effects, is not a reasonable response to the potential risks associated with EMFs. Because the vast majority of the ward's land is zoned residential or is natural park land, District government officials must incorporate prudent avoidance in decisions regarding the approval, location or routing, and intensity of EMF generating facilities such as generators, power lines, and antennas in Ward 3. Facilities should be located in the ward only when and where necessary, based on the local service needs of the ward's property owners, and facilities should be designed using methods to mitigate, to the greatest extent practicable, involuntary exposures to the public and adverse effects on park land, public space, and private property.

"SEC. 1200.305 TRANSPORTATION

"(a) PREFACE. Except for the provision of bikeways, the transportation system is essentially in place in Ward 3. Improvements to both the physical infrastructure and the general functioning of the system are the issues of greatest concern and importance to residents and the District government. Traffic patterns in Ward 3 can be classified into two major categories: commuting to employment centers and travel within the ward. Commuter traffic originates both within the ward and in the suburbs to the north and west of the city. Radial streets are the primary commuter arteries; the major routes are Connecticut, Wisconsin and Massachusetts avenues, MacArthur Boulevard, and Canal Road. Much of the intra-ward traffic is either school-related (drop off and pick up of children) or shopping (e.g., Saturday congestion on Wisconsin Avenue). This intra-ward traffic explains why counterflow volume on

Wisconsin Avenue, unlike other typical commuter arteries, is high during peak periods. An important characteristic of the street system is that all but one of the streets are residential; the exception is Wisconsin Avenue which is substantially (but not entirely) commercial. Commercial land use is largely located on the arterials. Moreover, throughout the ward commercial uses tend to be small business/neighborhood shops, and, except for Wisconsin Avenue, the commercial uses are concentrated in nodes separated by long segments of residential use. These facts complicate transportation planning: major changes to facilitate traffic adversely affect either nearby residents or small businesses. The transportation system includes a segment of the Metrorail system (Red Line) which traverses the ward following a route running under portions of Connecticut and Wisconsin Avenues. The 5 Ward 3 stations are: Woodley Park/Zoo, Cleveland Park, Van Ness/UDC, Tenleytown/AU, and Friendship Heights. Metrobus connections with Metrorail appear generally acceptable. However, the frequency of Metrobus service is an issue of importance, especially to the many elderly residents. Bikeways comprise a small component of Ward 3's transportation system. A plan to promote the use of bicycles in the city was prepared in 1976 and revised in 1987. It was based on 3 goals: to improve bicycle accessibility to major activity centers; to promote bicycle safety; and to improve bicycle parking facilities. At the present time the bikeway network in Ward 3 includes off-street routes bisecting the ward from north to south, 1 connecting the northern part of the ward to Rock Creek Park, and another on Beach Drive in Rock Creek Park. Increased traffic and inadequate parking are intrinsic to most planning and development issues in Ward 3. Very few of the streets were designed or built to efficiently handle the current, heavy traffic volumes, and the results are congestion and spillover of traffic onto local and secondary feeder streets. To facilitate traffic flow, on-street parking is removed, even though there already is a lack of adequate parking in some commercial areas. A result is commercial parking spillover onto residential streets. These spillovers threaten the quality of residential life in the ward. As new and larger structures replace older and smaller ones through the redevelopment process, existing traffic problems are exacerbated. The 1986 Wisconsin Avenue Corridor Study offers some indication as to how traffic problems along major arteries in the ward may be addressed. For Wisconsin Avenue, the study suggested a number of zoning changes to reduce the potential increases in traffic from commercial development. The Land Use Element recognizes the ward as an already built environment, in part because the surface transportation infrastructure cannot handle substantial increases in land use density. Parking accommodations are another problem. A major success is the residential permit parking program. However, the need for parking facilities near some of the ward's Metrorail stations needs to be examined. The illegal parking of tour busses and other vehicles in residential areas and on bridges needs to be eliminated. While adequate parking must be provided with all new structures, authorities must recognize that many individuals avoid garages; garage designs should seek to overcome this aversion.

"(b) RELATION OF WARD 3 TO THE DECLARATION OF MAJOR POLICIES IN THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

"(1) The ward's transportation network meets the diverse needs of those who reside in, work in, or visit the District, but this network can and should be improved, particularly through increased Metrobus frequencies and better transportation management. The ward's bikeways are inadequate and must be improved as a commuter alternative to the automobile.

"(2) Ward 3 mostly meets the District's need for land set aside for transportation-related uses. The ward has a completed highway system for motor vehicle traffic. It has 5 Metrorail stations, Metrobus terminals at Van Ness/UDC and at Chevy Chase Circle, and the Friendship Heights Metrobus garage. However, land use needs include better parking facilities at certain commercial nodes and at some Metrorail stations.

"(3) The transportation system (e.g., Metrobus service) should be improved for the ward's elderly population. Automobile transit is not at an acceptable standard in terms of providing smooth flow, having adequate parking (commercial especially), and not impacting residential streets.

"(4) Providing "amenities" by meeting the needs of pedestrians and encouraging bicyclists is particularly important for Ward 3.

"(5) Ward 3 is directly affected by the District's commitment to finding regional solutions to transit-related issues. Inter-jurisdictional cooperation needs to be improved for issues relating to Friendship Heights.

"(6) Ward 3 is primarily a residential ward, and is not targeted in the Comprehensive Plan as a location for significant economic development (except for 3 housing opportunity areas). Because of this, and because of the already-built nature of the ward's transportation system, transportation impacts must be a critical factor in the review of development plans and approval of building permits.

"(7) Improving the level of service at street intersections to "B", or "C" at worst, is important for the protection and improvement of the quality of life, air quality, and residential character of the ward.

"(c) GENERAL OBJECTIVES AND POLICIES FOR TRANSPORTATION.

"(1) The District government should:

"(A) Implement appropriate land use arrangements in Ward 3 that simplify and economize transportation services such as: (i) More dense commercial use (where designated in the Land Use Element) should be within one-half mile of a Metrorail station; and (ii) medium and high density residential uses (where designated in the Land Use element) should be limited to the major arterials well-served by either Metrorail or Metrobus;

"(B) Expand the residential parking permit program, and develop parking controls for areas heavily impacted by visitors (such as near the Washington Sheraton and Omni Shoreham hotels, American University and the University of the District of Columbia, the National Zoo, and the Washington National Cathedral); and

"(C) Provide adequate short-term parking, either on or off street as appropriate, to serve the ward's 17 local, multi-neighborhood, and regional commercial centers.

"(2)(A) Traffic mitigation strategies should avoid removal of parking which serves residents or retail customers. The strategies

should also avoid the completion of the highway plan where the new construction will disrupt existing green space.

"(B) Traffic mitigation strategies must include measures enabling pedestrian movement, such as by making crosswalks safe, well marked, and with adequate time for crossing (especially in areas with concentrated populations of the elderly).

"(C) For all major projects, including Planned Unit Developments, special exceptions, and Large Tract Review projects of moderate and greater density and for major chancery expansions, the government should require traffic mitigation studies (e.g., as required for Square 1661 in Zoning Commission orders 517, 519, and 528).

"(3) The District government should require that all off-street loading for new major commercial and residential buildings utilize private space to the greatest extent possible (i.e., to avoid an impact on public space, including dedicated but unbuilt streets) and encourage the use of below-grade, through-block connectors (e.g., as at Square 1661) as an amenity for large commercial or mixed-use development projects.

"(4)(A) Public parking should be expanded -- through options such as (i) public garages or (ii) easements with private developers for the construction of public parking in private buildings -- for the Glover Park and Wisconsin/Van Ness commercial districts. On-street public parking should not be diminished at any of the ward's commercial districts.

"(B) The increase in off-street parking lot variances in residential zones where the lots serve nearby commercial establishments should be discouraged.

"(5) The expansion of public parking -- through options such as (i) public garages or (ii) easements with private developers for the construction of public parking in private buildings -- and the provision of reliable bicycle storage facilities at all of the ward's Metrorail station areas would enhance the District's policy for an intermodal transportation system.

"(6) For all major development projects, including Planned Unit Developments, special exceptions, and Large Tract Review projects of moderate and greater density (10 DCMR 2300), and for major chancery expansions, the government should require a transportation system management ("TSM") program that shall prevent any deterioration in the level of service of affected intersections below "C" and that may, as a project amenity, improve existing levels of service at these intersections.

"(7) For all major development projects, including Planned Unit Developments, special exceptions, and Large Tract Review projects of moderate and greater density (10 DCMR 2300), and for major chancery expansions, the government should require: (i) the provision of facilities for people choosing to bicycle to and from work; and either: (ii) an employee transportation management program (for commercial projects only), to include, at a minimum, public transit incentives; or (iii) a shuttle service program for elderly or disabled groups (residential and institutional projects).

"(d) **OBJECTIVES AND POLICIES FOR MASS TRANSIT.**

"(1) The District government should require public transit incentives for Planned Unit Developments, Large Tract Review projects, and any other projects of moderate or greater density in the ward. This policy is intended to dovetail with the Ward 3 plan's objective that

moderate and medium density land usage is located where public transit is most accessible.

"(2) The existing Metrobus routes within the ward are generally desirable. An improvement would be to expand the Connecticut Avenue "L" route service frequency to and from Chevy Chase Circle. This would eliminate the multi-modal trips which are particularly difficult for the elderly residents concentrated along this corridor. Bus service should also be improved along MacArthur Boulevard, and attention should be given to providing more buses on the "D" bus routes.

"(3) The District government should institute shuttle and minibus service, with a focus on serving the elderly population which is concentrated along the Connecticut Avenue and Cathedral Avenue corridors.

"(e) OBJECTIVES AND POLICIES FOR PRIVATE PASSENGER AUTOMOBILES (INCLUDING ALTERNATIVE MODES).

"(1) Improve levels of service at intersections to "C" or better.

"(2)(A) Provide secure bicycle lockers or racks at each of the ward's Metrorail stations as a means of encouraging residents to bicycle rather than drive to the stations.

"(B) Provide bicycle lanes on Connecticut, Wisconsin, and Massachusetts Avenues, and on MacArthur Boulevard.

"(C) Improve bicycle access to Rock Creek Park, especially at the Calvert/Shoreham hill.

"(f) OBJECTIVES AND POLICIES IN SUPPORT OF STREETS AND ALLEYS.

"(1) The preference for dedicated but unimproved rights-of-way in Ward 3 is that they be used as park land.

"(2) Use affirmative signage to direct trucks and buses; in addition to the traditional "Do Not Enter" signs, use "Truck Route" signs and the like to direct commercial traffic in certain areas such as around the Sheraton and Shoreham hotels and the Washington National Cathedral. Limit tour buses to arterials and some minor arterials; discourage them from using local streets.

"(3) Synchronize traffic signals -- and post the optimal speed -- on Wisconsin Avenue (favoring the peak and counterflow simultaneously), and the other arterials (favoring the peak flow) -- both to facilitate traffic and to minimize the deleterious environmental effects of idling motor vehicles on adjacent residential areas.

"(4) Between midnight and 6:00 a.m., most traffic signals other than on Wisconsin and Connecticut avenues should be flashing amber or red.

"(5) Adequate measures should be taken at the local, multi-neighborhood, and regional centers to facilitate pedestrian crossings: diagonal pavement striping, audible indicators (particularly at Wisconsin/Newark, Tenleytown, Connecticut/Van Ness, Connecticut/Nebraska, and Connecticut/Chevy Chase, which are near concentrations of elderly people), signage, signal timing, etc.

"(6) The Department of Public Works street classification scheme for arterials, minor arterials, collectors, and feeder streets shall be depicted by the Department on a map of the ward that shall be made available to the public.

"(7) The existing "tear drop" pendant-globe street lamps should be retained (except on those streets in Woodley Park utilizing the "Washington Globe" lamp) and low-pressure sodium lighting should be reconsidered for use -- both for aesthetics and to minimize light pollution affecting the U.S. Naval Observatory.

"(8) Minimize traffic congestion, with its concomitant adverse environmental effects including noise and air pollution; levels of service should be "C" or better.

"(9) The Department of Public Works should try innovative techniques to control speeding on collector and local streets: consider "Seattle Circles," rumble strips, speed bumps, median "islands," etc.

"(g) reserved

"(h) **OBJECTIVES AND POLICIES FOR WATERFRONT TRANSPORTATION.** The old railroad right-of-way formerly owned by CSX which traverses the Palisades should be developed and maintained for recreation purposes, excluding rail.

"(i) **OBJECTIVES AND POLICIES FOR PUBLIC ACTION.**

"(1) Identify all dedicated but unbuilt public rights-of-way in Ward.

"(2) Create a Maryland/District inter-jurisdictional task force to review and coordinate land use and transportation system decision-making in the Friendship Heights area.

"(3) Identify locations for taxicab stands (in addition to being near or at hotels) to promote the taxicab policies of the Comprehensive Plan.

"(4) Consult with neighborhood organizations to identify and analyze cut-through problems; then implement appropriate mitigating measures such as diverters, restricted access, etc.

"(5) Monitor the changes made along Reno Road/34th Street as a result of a 1983 DPW-commissioned study and recent additional changes, and determine whether further or different measures are needed.

"(6) Update the Wisconsin and Connecticut corridor studies (done by the Office of Planning in 1986 and 1987).

"(7) Prepare or obtain transportation studies for each of the ward's 17 local, multi-neighborhood, and regional commercial centers.

"(8) Include as a standard aspect of any street improvement project in Ward 3 an analysis of the need for, and the best way to provide for, bicycle transportation (e.g., by pavement markings, signage, or pavement widening).

"(9) Evaluate the feasibility of establishing HOV (high occupancy vehicle) lanes on Connecticut, Massachusetts, and Wisconsin avenues.

"SEC. 1200.306 PUBLIC FACILITIES

"(a) **PREFACE.** The public facilities in the ward enable essential services to be available to all members of the community. These facilities include public schools, recreation centers, libraries, police and fire stations, and general public works such as the storm and sanitary sewer system, the Dalecarlia Reservoir and Filtration Plant, and the Fort Reno Reservoir.

"There are 11 public schools in Ward 3, all relatively old buildings. The 1992-93 student occupancy figures (according to the Committee on

Public Education) are: Eaton Elementary School (103%); Hearst Elementary School (107%); Janney Elementary School (98%); Key Elementary School (92%); Lafayette Elementary School (112%); Mann Elementary School (121%); Murch Elementary School (87%); Oyster Elementary School (116%); Stoddert Elementary School (127%); Deal Junior High School (93%); and Wilson Senior High School (107%). The Public School System states that its official capacity figures may be high, and therefore a school with student occupancy 80 percent or greater is considered fully utilized.

"The ward hosts the University of the District of Columbia, established in 1977. The UDC/Van Ness campus serves students from throughout the city and is located adjacent to the Van Ness Metrorail station on Connecticut Avenue. The ward, like the city, is served by a dual recreation system, the bulk of which is owned and managed by the National Park Service, and a portion owned and managed by the D.C. Department of Recreation and Parks. The federal system's parks comprise approximately half of the ward's acreage and include: Rock Creek Park (and tributary valleys such as Normanstone Parkway, Klinge Valley, Melvin C. Hazen Park, Soapstone Valley Park, and Pinehurst Parkway); Zoological Park, Glover Parkway and Children's Playground (commonly known as Glover-Archbold Park); Whitehaven Parkway, Battery-Kemble Park, the C & O Canal, and Fort Bayard. Several of these parks are components of the Fort Circle Park system. In contrast, the District's recreational park system includes some 134 acres in Ward 3, out of a city-wide total of 1,337 acres.

"The Department of Recreation and Parks' facilities include: 1 community center (Chevy Chase Community Center on Connecticut Avenue at McKinley Street); 1 indoor pool at Wilson Senior High School; 1 senior citizen center (Regency House on Connecticut Avenue at Chevy Chase Parkway); 8 recreation centers (Chevy Chase Playground at 41st and Livingston Streets; Friendship Recreation Center at 45th Street and Massachusetts Avenue; Guy Mason Recreation Center at Wisconsin Avenue and Calvert Street; Hearst Recreation Center at 37th and Quebec Streets; Lafayette Recreation Center at 33rd and Patterson Streets; Macomb Playground at 34th and Macomb Streets; Palisades Recreation Center at Sherier Place and Dana Place; and Stoddert Playground at 39th and Calvert Streets); and playgrounds or tennis courts in Forest Hills (32nd and Brandywine Streets), McLean Gardens (39th and Newark Streets) and at Fort Reno (41st and Chesapeake Streets). There is one regional public library (Chevy Chase) and three branch public libraries (Cleveland Park, Palisades, and Tenley Friendship). The headquarters for the Second District of the Metropolitan Police Department is located on Idaho Avenue at Newark Street; it was built in 1974. The Second District includes not only all of the ward but portions of wards 1 and 2 as well. There are four fire stations located in Ward 3: Cleveland Park (Connecticut Avenue near Porter Street); Forest Hills (Connecticut Avenue and Ellicott Street); Tenley Circle (Wisconsin Avenue and Warren Street); and Palisades (MacArthur Blvd. at Reservoir Road. Each station has an engine company. All but Forest Hills has a truck company (aerial ladder truck). Tenley Circle has an ambulance (basic life support unit), and Forest Hills an advanced life support unit as well as Rescue Squad No. 4 (a rescue truck). For Ward 3 the major issues regarding public facilities focus on the continuing need for rehabilitation and maintenance

of the facilities, the need to improve accessibility for the elderly and the disabled; and the desire for general improvement.

"(b) RELATION OF WARD 3 TO THE DECLARATION OF MAJOR POLICIES IN THE PUBLIC FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN.

"(1) Ward 3 shares in the city-wide need for improvements to its public facilities:

"(A) an aging infrastructure of water and sewer mains, storm sewers, highways, and bridges;

"(B) stormwater management projects that can improve the Ward 3 environment, particularly the quality of its park lands; and

"(C) several fire stations that need renovation or enlargement (that must be sensitive to existing architectural qualities).

"(2) Public facilities planning for Ward 3 does not require the same degree of attention to economic development objectives as may be desired for other wards, since substantial new economic development is not a planning goal for the ward. However, attention to the neighborhood improvement objective is critical; a case in point is the ongoing failure of the public schools to provide adequate classroom capacity.

"(c) PUBLIC FACILITIES GOALS.

"(1) The Ward 3 public facilities goal is to provide adequate public facilities in good condition to support low-cost delivery of municipal programs and services.

"(2) Public facilities planning for Ward 3 must be sensitive to the retention of green space, compatible in use and scale, respect architectural qualities, including historic district and landmark protections, and be consistent with the Comprehensive Plan.

"(d) OBJECTIVES AND POLICIES FOR ADEQUATE SERVICE DELIVERY.

"In addition to the city-wide objective and policies stated in the Public Facilities Element:

"(1) Given the development pressures in the ward, and the absence of need for the city to provide development incentives in Ward 3, the burden for financing infrastructure improvement should be placed whenever possible on the developer or project necessitating the improvements.

"(2) Existing public facilities should be improved.

"(A) Public schools require improved maintenance (both corrective and preventative) and physical capacity must be increased to meet student demand.

"(B) The public libraries require physical renovation, improved resources to expand their collections, and should have expanded hours of operation.

"(C) Recreation centers should have expanded hours of staffing. Where appropriate, and without neighborhood objection, improve lighting and make other provision for nighttime activities. All recreation centers should have functioning lavatories and drinking fountains.

"(D) Recreational grounds should be created or expanded physically where and when feasible to accommodate demand for field games such as soccer, softball, etc. (There is no field available for regulation

baseball.) This policy should not be accomplished through the conversion of existing natural park land.

"(E) The ward's public pool facilities are inadequate. The one indoor pool is usually in some state of disrepair. An outdoor pool should be established for children's summer enjoyment.

"(F) Police service delivery should be expanded, recognizing that while the ward has a low violent crime rate relative to other wards its level of property crime is the highest in the city; inadequate law enforcement unnecessarily increases the cost of living (e.g., insurance, property protection devices, etc.) for residents.

"(G) The renovation or upgrading of fire and emergency service facilities should occur on-site or on adjacent land acquired for this purpose (and must be sensitive to existing architectural qualities).

"(H) All storm and sanitary sewers should be separated. Particular care should be taken to minimize environmental damage. Foundry Branch (in Glover-Archbold Park) should be restored to its natural stream bed.

"(e) **OBJECTIVE AND POLICIES IN SUPPORT OF ADEQUATE PLANNING FOR PUBLIC FACILITIES.**

"(1) There should be a Ward 3 component of the District-wide public facilities plan that is to be developed.

"(2) The Ward 3 public facilities plan shall ensure an adequate correlation between public facilities and the service delivery needs of the ward's population -- including the significant elderly population.

"(f) Reserved

"(g) **OBJECTIVE AND POLICIES STIMULATING DEVELOPMENT.**

"While the ward, of course, needs adequate public facilities to ensure an acceptable level of delivery of municipal programs and services, the ward is sufficiently built and stable, and therefore the District does not need to consider stimulating development as a factor in providing public facilities in the ward.

"(h) **OBJECTIVE AND POLICIES FOR THE LOCATION OF PUBLIC FACILITIES.**

"(1) In the decision-making to locate public facilities, there shall be a presumption that open space land should be retained or increased for park or recreational purposes. Park land that is in natural condition should not be built upon, even for recreational purposes.

"(2) All proposals for new construction, replacement, or reuse of public facilities shall be consistent with the Comprehensive Plan.

"SEC. 1200.307 URBAN DESIGN

"(a) **PREFACE.** Urban design is an aspect of public and private activity that can significantly contribute to the quality of life in the urban environment. Urban design takes many forms: building architecture (e.g., design compatibility and sensitivity of scale); treatment of public space such as sidewalk materials (e.g., brick or concrete), location of utility lines, street light styles, signage, and the selection of street furniture; treatment of parks and open spaces; maintenance of environmental quality; and transition of land uses between geographical areas. The importance of these factors on quality of life means urban design must be included in decision making. Ward 3 has numerous features which fix its character. Of particular note are the 10 special streets (designated pursuant to the Historic Preservation Element, they

are: Beach Drive, Broad Branch Road, Canal Road, Chain Bridge, Connecticut Avenue, MacArthur Boulevard, Massachusetts Avenue, Rock Creek and Potomac parkways, Western Avenue, and Wisconsin Avenue), the two Historic Districts (Cleveland Park and Old Woodley Park), the 17 commercial centers designated in the Land Use Element (including a regional center at Friendship Heights, multi-neighborhood centers at Connecticut/Van Ness and Wisconsin/Albemarle, and 14 local neighborhood centers -- 5 on Connecticut Avenue, 4 on Wisconsin Avenue, 3 on MacArthur Boulevard, and 1 each on Massachusetts and New Mexico Avenues), the few large estates remaining from earlier eras (such as 18th century Rosedale, 19th century Twin Oaks, and early 20th century Tregaron in Cleveland Park), and a substantial park system (including Rock Creek Park (and tributary valleys such as Normanstone Parkway, Klinge Valley, Melvin C. Hazen Park, Soapstone Valley Park, and Pinehurst Parkway), Zoological Park, Glover Parkway and Children's Playground (commonly known as Glover Archbold Park), Whitehaven Parkway, Battery-Kemble Park, the C & O Canal, and Fort Bayard). Continuing development in Ward 3 requires conscious consideration of urban design to ensure that the quality of life is maintained or improved. Factors such as pedestrian amenities, streetscape design, compatibility and sensitivity to the scale of existing buildings, maintenance of environmental quality, integration of new development with existing area or neighborhood character, and transitions between land uses are all areas of concern in Ward 3.

"(b) RELATION OF WARD 3 TO THE DECLARATION OF MAJOR POLICIES IN THE URBAN DESIGN ELEMENT OF THE COMPREHENSIVE PLAN.

"(1) Areas of Ward 3 that deserve special attention to urban design issues include: the special streets, historic districts, the immediate environs of the numerous individual historic landmarks and sites, the commercial centers, and any areas with significant environmental or topographical features including the Palisades, Woodland-Normanstone, Tenleytown and Fort Reno, and Forest Hills.

"(2) Ward 3 includes significant waterfront along the Potomac palisades. Yet "future design and development" of this waterfront should essentially be no more than the maintenance (and possible expansion) of this existing natural park land, which includes a limited number of hiking and biking trails.

"(3) Many of the Ward's distinct neighborhoods -- e.g., American University Park, Cathedral Heights, Chevy Chase, Cleveland Park, Forest Hills, Fort Gaines, Foxhall, Friendship Heights, Glover Park, Kent, Massachusetts Avenue Heights, McLean Gardens, Observatory, Palisades, Spring Valley, Wesley Heights, Woodland-Normanstone, and Woodley Park -- embody architectural features which deserve protection and design assistance to ensure that the maintenance of these neighborhoods preserves their identity and contribution to the National Capital environment.

"(4) Land use and future development must be carefully controlled to protect the existing scale and low density character, and to enhance the maintenance and improvement of existing natural open spaces and other qualities of the ward.

"(c) URBAN DESIGN GOAL.

"It is the urban design goal of this ward plan to promote the protection, enhancement, and enjoyment of the natural environs and to ensure that the artificial environment provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient. The efficient and sensitive use of land will capitalize upon and amplify the ward's best features.

"(d) **URBAN DESIGN OBJECTIVE AND POLICIES.**

"The policy established in support of the urban design objectives is to: (i) strengthen and enhance the ward's character as a residential base of the city with neighborhood-serving commercial centers; (ii) protect and enhance the distinguishable physical qualities of Ward 3 neighborhoods; (iii) respect natural features, and maintain and expand open spaces and park land; and (iv) enhance the several national and international attractions within the ward.

"(e) **OBJECTIVE AND POLICIES FOR THE NATURAL ENVIRONMENT, AREAS WITH SEVERE BUILDING RESTRAINTS, AND STREAMS AND STREAM VALLEYS.**

"(1) Areas in Ward 3 that are environmentally valuable and sensitive to urban development include the following.

"(A) Fort Reno and Tenleytown: the highest point of land in the western part of the city, this area is topographically significant and therefore all building designs should be carefully considered in terms of vistas of and from this area.

"(B) The palisades: rising above the Potomac River, the palisades are an important feature both topographically and as a largely wooded area with low density residential above the canal. Urban design should respect and perpetuate the low density, wooded character of the built area, and avoid detrimental impact on the natural park land.

"(C) Dalecarlia Reservoir grounds: a heavily wooded tract that is environmentally important because of its large land area and proximity to the Potomac River. It is unlikely to see development, which is consistent with the goals and objectives of this plan.

"(D) U.S. Naval Observatory grounds: an area with much open space and some woods, which is proximate to park land (Normanstone Parkway and Dumbarton Oaks Park) is an environmentally valuable area. The Observatory is particularly vulnerable to development in the ward: nearby development creates heat which atmospherically distorts observations; and development even somewhat distant creates light pollution that artificially clouds astrometrical observation. Urban design must respect and not exacerbate these problems.

"(E) Stream valleys, which include Rock Creek Park (and its tributaries) and Glover Archbold Park. Development adjacent to these parks must be low density and shall be further restricted where advisable to protect unstable soils, eliminate runoff potential, and promote a green buffer between the built environment and these natural settings. Development of border areas must avoid any adverse effect (known or plausibly suspected) on these stream valley parks, including the water quality, flora, and fauna, and should minimize any intrusion on views from these parks.

"(F) Neighborhoods developed over hilly terrain or near stream valleys (such as Barnaby Woods, Forest Hills, Hawthorne, Palisades, Spring Valley, and Woodland-Normanstone). Urban design

should respect and perpetuate the natural features, low density, and usually wooded character of these built areas.

"(G) The Ward 3 portions of the Fort Circle Park System, and other park land such as Whitehaven Parkway, are environmentally valuable and sensitive areas that must be protected and enhanced through sensitive urban design.

"(2) Appropriate design solutions include:

"(A) Limit density of development adjacent to natural areas, areas with severe building restraints, or stream valleys; maintain park-like settings on streets and lands adjacent to the natural areas and stream valleys; and require ample building set-backs;

"(B) Permit design flexibility to allow the clustering or concentration of housing which, in turn, allows other areas to remain natural with no overall increase in density;

"(C) Commercial use should not be introduced to areas where none is now present;

"(D) For park land, restrict on-site development; there should be very little building of structures (e.g., recreational facilities such as offices, amphitheaters, athletic courts) on natural park land;

"(E) Encourage retention of natural growth and grades; minimize regrading or the removal of topsoil and vegetation; and establish new vegetation, especially trees; and

"(F) Minimize the construction of impervious surfaces; promote permeable materials for driveways, walkways, parking lots, and the like;

"(G) No streams in the ward should be channeled or culverted. Separate the combined sewer in Glover Archbold Park; removing Foundry Branch from the sewer would significantly improve the environmental quality of this park.

"(f) Reserved

"(g) Reserved

"(h) **OBJECTIVE AND POLICIES FOR STREETScape.**

"(1) Strengthen the image and design cohesiveness of the ward's commercial nodes, particularly along Connecticut and Wisconsin Avenues, and MacArthur Boulevard. This can be done by direct government action, but is more likely to be accomplished if the government encourages, sanctions, and supports streetscape plans developed for each node by community organizations (which may be local business associations, civic groups, ANCs, etc.). Streetscape plans may include building design standards, should include beautification (i.e., landscaping), and should provide that signage and furniture are compatible with the architectural character of the locale.

"(2) Governmental actions must ensure that pedestrian movement is easy, especially at those commercial nodes serving the ward's significant elderly population. Pedestrian movement may be impeded by the placement of street furniture, a concentration of street vendors, a large sidewalk cafe that leaves inadequate sidewalk space, and so forth.

"(3) The design of sidewalk cafes must be compatible with the architectural qualities of the commercial node. Given the low-density character of Ward 3, new sidewalk cafes should be unenclosed and their furniture must be removed during the colder months when the cafes are unlikely to operate.

"(4) The "tear drop" style streetlight luminaires should be retained on the ward's residential streets, and restored where possible on those local streets where they have been removed since 1990.

"(5) Development or redevelopment at any of the ward's commercial areas must be oriented toward the street, with off-street parking to be provided in the rear or below grade but not between the structure and the street.

"(i) OBJECTIVES AND POLICIES FOR AREAS OF STRONG ARCHITECTURAL CHARACTER OF STABLE CHARACTER.

"(1) The following design guidelines are the policy for Ward 3.

"(A) Height: Relate the overall height of new construction (including additions) to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings. Avoid new construction which greatly varies in height (too high or too low) from older buildings in the vicinity.

"(B) Scale: Relate the size and proportions of new construction to the scale of adjacent buildings. New construction should maintain the scale of existing buildings, regardless of size. Avoid new construction which in height, width, or massing violates the existing scale of the area.

"(C) Massing: Break up uninteresting box-like forms into smaller, varied masses. Variety of form and massing are elements essential to the character of the streetscape. Avoid single, monolithic forms which are not relieved by variations in massing. Box-like facades and forms are intrusive when placed in a streetscape of older buildings which have varied massing and facade articulation.

"(D) Directional expression: Relate the vertical, horizontal, or non-directional facade character of new construction to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses which conform to the primary expression of the streetscape. Avoid strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area.

"(E) Setback: Maintain the historic facade lines of streetscapes by locating front walls of new construction in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns. Avoid violating the existing setback pattern by placing new construction in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if proper setback is maintained.

"(F) Roof shapes: Relate the roof forms of new construction to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches and materials on new construction is one way of making new structures more visually compatible. Avoid introducing roof shapes, pitches, or materials not traditionally used in the area.

"(G) Rhythm of openings: Respect the recurrent alternation of wall areas with door and window elements in the facade.

Also consider the width-to-height ratio of any bays. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied. Avoid introducing incompatible facade patterns which upset the rhythm of openings established in surrounding structures.

"(H) Material:

"(1) Use building materials that match or harmonize with the materials predominant in the area or adjacent structures.

"(2) Commercial development and high density residential adjacent to residential districts, particularly low-density, must provide buffers to mitigate adverse effects (which may include the shadows, noise, odors, traffic congestion, etc.).

"(3) Encourage the renovation and adaptive re-use of existing structures rather than demolition in Ward 3.

"(4) As a general rule it is inappropriate to erect fences or walls in front yards. The residential neighborhoods of Ward 3 are characterized by open spaces and building set backs.

"(5) Superior design is a prerequisite amenity for all development projects in the ward that are reviewed through the Planned Unit Development or R-5-A processes of the Zoning Regulations or through the Large Tract Review (10 DCMR 2300).

"(6) The Historic Preservation Review Board may review and make recommendations on the design of new development in local neighborhood centers adjacent to one of the ward's historic districts.

"(j) Reserved

"(k) Reserved

"(1) **ADDITIONAL PUBLIC ACTIONS.**

"(1) The Office of Planning should consider zoning techniques that might break up the generally continuous commercial appearance of Wisconsin Avenue and create a greater sense of the commercial areas being distinct nodes, as is the case on the other major avenues in Ward 3.

"(2) The Shipstead-Luce Act should be amended to permit review by the Commission of Fine Arts of development adjacent to Glover Archbold Park.

"(3) District government officials must exercise flexibility in the standards required for street/gutter/curb/sidewalk improvements. Such flexibility should meet the need for such improvements while respecting the environment (as opposed to inflexibility that only meets the standards without regard to environmental effects). For instance: design standards for rights-of-way adjacent to park land may have to be adapted to preserve open space and natural surfaces; street resurfacing must include every effort to protect and revitalize public space trees whose roots and trunks could be cut or damaged.

"(4) Map the Tree & Slope Protection overlay (11 DCMR 1511) in hilly areas throughout the ward in addition to Woodland-Normanstone.

"(5) Reevaluate the types of trees specified for public space along the major arterial streets of the ward; slow growing species may not be optimal for these heavily trafficked highways. Maintenance of public space trees and prompt disease removal must be improved.

"(6) Ensure that master plans, project plans, public facilities, and capital improvements for Ward 3 are consistent with the policies with the Urban Design Element and this ward plan.

"SEC. 1200.308 PRESERVATION AND HISTORIC FEATURES

"(a) PREFACE. Parts of what is now Ward 3 grew outward from the city of Georgetown in the late 18th century. Settlements grew along the roads that were built between farms and the port. One of the first settlements was at the juncture of Georgetown Pike (now Wisconsin Avenue) and River Road, where there was a toll station. Around 1790, John Tennally opened a tavern at the intersection, giving his name to the area we now call Tenleytown. Farming dominated the area until the beginning of the 20th century. One major land owner, Colonel Joseph Belt, named his estate Chevy Chase. The area just north of Tenleytown and adjacent to Fort Reno was occupied primarily by former slaves who came north after the Civil War in search of homes and land. Dubbed Reno City, it remained a predominantly black community until 1928, when the National Park Service bought the land around Fort Reno for a new water reservoir. In 1931-35 the District acquired some of the land for Deal Junior High School and Wilson Senior High School. Most of the houses were razed by 1939. Construction of a bridge over the Rock Creek Valley enabled Connecticut Avenue to be extended and, therefore, much of what is Ward 3 to be developed as suburb to the city of Washington. In 1890, Senators William Steward and Francis Newlands founded the Chevy Chase Land Company. The company was responsible for extending Connecticut Avenue into Montgomery County, building a trolley line, and developing Chevy Chase into a residential community. A transportation route also led to development in the area adjacent to the Potomac River. The C & O Canal was completed in 1843, providing transport between Georgetown and Harper's Ferry. A parallel roadway, Conduit Road (now MacArthur Boulevard) led to the city's Potomac River water intake near Great Falls, and stimulated the gradual development of residential estates along the palisades. Structures throughout Ward 3 are relatively new compared to the average age of structures in the original city of Washington. There are, however, a number of old and historic structures, as well as classes of structures such as apartment buildings and bridges, that have been designated or present possibilities for historic designation. Historic areas or features in Ward 3 include: Rock Creek Park, Glover Archbold Park, the Chesapeake and Ohio Canal the Fort Circle Park System, the bridges over Rock Creek valley (Glover, Taft, and Ellington), the Washington National Cathedral, the Twin Oaks, Tregaron, and Rosedale estates in Cleveland Park, the Carnegie Department of Terrestrial Magnetism on Broad Branch Road, the Babcock-Macomb House on Massachusetts Avenue, the Pine Crest/Greystone/Klingbe Mansion cluster of houses near Rock Creek, the Cathedral Mansions, Kennedy-Warren, Ponce de Leon, and Alban Towers apartment buildings, the Chevy Chase arcade, and the Spring Valley Shopping Center. The Cleveland Park historic district was listed on the National Register of Historic Places on May 8, 1987. The Old Woodley Park historic district was listed on the National Register of Historic Places on June 15, 1990. Preservation of the ward's historic resources -- landmarks, districts, and places, whether or not officially designated -- strengthens the historic integrity of the ward, maintains the ward's existing character, and preserves Ward 3 as an attractive and desirable part of the city in which to live.

"(b) PRESERVATION AND HISTORIC FEATURES GOAL. "The goal of historic preservation in Ward 3 is to preserve important historic

features, especially (but not exclusively) those that have been registered under local or federal preservation laws, while ensuring that any new development that may occur in the ward is responsive, sensitive, and compatible with these features.

"(c) RELATION OF WARD 3 TO THE OBJECTIVES AND POLICIES OF THE PRESERVATION AND HISTORIC FEATURES ELEMENT OF THE COMPREHENSIVE PLAN.

"(1) Ensuring the designation, protection, and enhancement of historic resources throughout Ward 3 can be accomplished by providing sustained regulatory, enforcement, and financial leadership. Coordinated public and private efforts can effectively respond to historic preservation issues in ways that will assure the continuity of the ward's architectural and cultural history and the protection of those properties which contribute to the historic value of the area.

"(2) Both the public sector (including the District government and the advisory neighborhood commissions) and private sector (including historical societies, business, and civic groups) should:

"(A) ensure the identification and designation, of Ward 3's historic resources;

"(B) protect and enhance the architectural qualities and historic character of residential neighborhoods and designated commercial centers in Ward 3;

"(C) foster broad community participation in historic preservation; increase awareness of the ward's history and its historic resources; develop literature and activities to accomplish this; encourage organizations and individuals to undertake preservation by private means;

"(D) seek ways and means to provide regulatory, technical, and financial support and encouragement to owners of historic properties to ensure the retention and maintenance of such properties and sites; seek to make changes in regulations or public policies which may impede historic preservation efforts;

"(E) monitor new construction and alteration of structures and the use, modification, or proposed demolition of landmarks, to ensure preservation and compatibility with historic resources in Ward 3;

"(F) evaluate development proposals within or adjacent to an historic landmark or district to ensure that design is compatible with, and that there are no adverse impacts upon, the affected historic landmark or district; development must respect the character of a landmark or district through the appropriate use of materials, building scale, architectural detail, and other design characteristics; and

"(G) evaluate development proposals within or adjacent to an historic landmark or district to ensure compliance with the urban design policies of this ward plan (see, especially, section 1200.307 (i)).

"(3) Development adjacent to parks which are designated landmarks must be low density and shall be further restricted where advisable to protect unstable soils, eliminate runoff potential, and promote a green buffer between the built environment and these natural settings; development must avoid any adverse effect (known or plausibly suspected) on these landmarks, including the water quality, flora, and fauna, and should minimize any intrusion on views from these parks.

"(4) Many of the apartment buildings along Connecticut Avenue, such as Cathedral Mansions, the Kennedy-Warren, and the

Broadmoor, were built with great swaths of green space in front or large interior open spaces as a response to building style and the zoning regulations in the 1920s; where these open spaces are recognized to contribute to the integrity of the site or structure, stringent protection from inappropriate infill shall be maintained.

"(5) Development upon, or redevelopment of the historic estates in Ward 3 shall be discouraged; ensure that the future use of these sites is compatible with these landmarks, respects and protects their historic integrity, and is consistent with their designation as historic landmarks.

"(6) The District government must maintain the ward's historic bridges, including the special design features that characterize these structures (e.g., statuary, original style of fences or rails, lights and lighting, iron, and masonry work). Safety improvements should be strictly scrutinized for need, compatibility, and effect on the structure's historic integrity.

"(d) PUBLIC ACTION OBJECTIVE AND POLICIES.

"(1) Protection of Ward 3's existing historic features, regardless of whether officially designated, from incompatible development is essential. The strengthening of protective measures must be explored.

"(2) Enforcement of preservation laws must be improved through increased inspections, the imposition of fines and, where warranted, prosecution, and an increase in penalties.

"(3) The Office of Planning must monitor development proposals and construction permits to ensure preservation of the integrity of the ward's historic resources.

"(4) The Zoning Commission and the Board of Zoning Adjustment shall consider the effects of a pending application on the ward's historic landmarks and districts, and shall consider any negative effects to constitute an adverse or detrimental impact.

"(5) The District government should develop and publicize assistance programs and techniques to help lower- and fixed-income residents (especially the ward's significant elderly population) maintain their property in accordance with historic district guidelines and standards.

"(6) The Main Street program should be promoted as a means to enhance Ward 3's local- and multi-neighborhood commercial centers.

"(7) A comprehensive survey of Ward 3 historic resources is needed as a basis on which to expand historic preservation efforts and initiate appropriate actions to strengthen the historic integrity of the ward.

"(8) The District government and the National Capital Planning Commission should consider designating Dalecarlia Parkway and Nebraska Avenue as Special Streets.

SEC. 1200.309 HUMAN SERVICES

"(a) **PREFACE.** Historically, publicly-funded social services delivery programs have been targeted to the ward's elderly population. Seventeen percent are age 65 or older -- a decline from the 1980 census and now the second highest proportion in any ward of the city. Special attention, therefore, must be focused on the needs of the elderly. The service delivery programs of the District's Office on Aging are especially important in Ward 3. Providing efficient and affordable human services

requires intense, sustained, and sharply focused actions by the public and private sectors working closely together.

"Because of the ward's socio-economic characteristics, many other human service programs are directed much more intensively in other wards than in Ward 3. For example, food stamp program recipients in Ward 3 account for less than one percent of the District total. The Ward also accounts for a very small proportion of the city's Aid to Families with Dependent Children (AFDC) and General Public Assistance cases (approximately 3% and 6%, respectively). Only six percent of the ward's households are classified as in poverty; citywide the figure is 15%.

"According to the records of the CBRF database, the only community-based residential facilities in Ward 3 include six health care facilities and 21 community residential facilities. Residents and religious institutions in the ward have in recent years established a number of small shelters for the ward's homeless population, and the ward's Community Council for the Homeless has employed a social worker to identify and work with this needy population. Other CBRF categories, such as youth care homes, youth and adult rehabilitation homes, and homes for substance abuse are non-existent in Ward 3. There are no mental health facilities in Ward 3. Instead, the ward is served by the Area A Community Health Center located in Georgetown. The District's Department of Human Services (DHS) is the primary human service delivery agency and has the primary responsibility for implementing the Human Services Element of the Comprehensive Plan. DHS works in conjunction with other District agencies and private organizations to provide social, economic, and health support for people who cannot otherwise secure them. DHS has a geriatric health clinic at Regency House, 5201 Connecticut Avenue. Iona Services, located in Ward 3, plays a major role for the ward's elderly population. Sibley Memorial Hospital, the Psychiatric Institute of Washington, the Washington Clinic, the Wisconsin Avenue Nursing Home, the Washington Home, the Methodist Home, the Lisner-Louise Home, Knollwood (formerly Distaff Hall), and Friendship Terrace are other primary private providers of human services. The active involvement of community leaders and agencies, providers, and consumers is necessary to ensure that high quality, efficient, and affordable human services are provided. It is essential that programs and actions continue to respond to identified community needs in Ward 3. The human services recommendations address the on-going need for the responsive and timely provision of health and social services to all those in need in Ward 3. The public and private sectors must continue to focus attention on and improve social service programs and assistance in the ward.

"(b) HUMAN SERVICES DELIVERY SYSTEM OBJECTIVES.

"(1) To improve, as necessary, the overall human services delivery system in Ward 3, with particular attention to the elderly and the mentally and physically disabled.

"(2) To foster self-sufficiency for all Ward 3 residents receiving public assistance.

"(c) POLICIES IN SUPPORT OF HUMAN SERVICES DELIVERY.

"(1) Provide additional services for the elderly, including multi-purpose senior centers in areas with high elderly populations.

"(2) Improve transit service for the elderly and disabled populations to better enable their travel to and from senior centers and local retail stores.

"(3) Expand and provide interactive, non-passive programs (such as hot lines) to deal with the problem of suicides off the high bridges located in or adjacent to the ward.

"(4) Provide food and shelter to needy populations, but of a size or in settings that avoid adverse effects on surrounding property use. The ward can host numerous facilities without impact if those facilities are consistent with the area's low density character.

"(d) **PUBLIC ACTION OBJECTIVE AND POLICIES.**

"(1) Ensure that the facility or facilities providing employment services, food stamps, income maintenance, and other human services are located so as to be easily accessible to Ward 3 residents by public transit.

"(2) Facilitate the acquisition of adequate space for possibly one multi-purpose senior center (in addition to the center being located at the former precinct station at Albemarle and 42nd streets). Give priority for this with public facilities that are or become vacant. The site selected should be easily accessible by public and private transit.

"(3) Aggressively assist the ward's religious institutions to host small shelters to provide for the local homeless population. Assistance should include issues of liability, security, adequacy of facilities, etc.

"SEC. 1200.310 LAND USE

"(a) **PREFACE.** The overall protection and enhancement of established residential and commercial areas are the primary objectives of the District's land use policy for Ward 3. The effects of nonresidential development on the ward's residential neighborhoods, and of non-neighborhood-serving redevelopment on the ward's commercial areas, must be carefully controlled and limited.

The predominant land use in Ward 3 is residential, ranging from low-density large estates to moderate density row houses and garden apartments, to high-density multi-storied apartment buildings on several of the major avenues. The Generalized Land Use Map of the Land Use Element designates most of the ward in the low-density residential land use category. Ward 3 has the lowest population density in the city: 16 persons per acre for the ward as a whole and 28 persons per acre in residential areas.

Parks, recreation, and open space comprise the second largest land use in Ward 3. About half of the ward's 5,986 acres (excluding public rights-of-way) is park land (including Rock Creek Park (and tributary valleys), Zoological Park, Glover Parkway and Children's Playground (commonly known as Glover Archbold Park), Whitehaven Parkway, Battery Kemble Park, and the C & O Canal). This mostly wilderness, natural resource has a significant influence on quality of life in Ward 3.

A distinctive feature of Ward 3 is the clustering of retail nodes at regular intervals along major arteries. Commercial land uses cover only some 183 acres, about 3 percent of the ward's total land area (excluding public rights-of-way). They are located mostly on the major arterials. Except for portions of Wisconsin Avenue, the commercial nodes are generally separated by long segments of residential development, primarily apartment buildings. All of the commercial areas (except

perhaps, Friendship Heights) are neighborhood-serving, and the uses tend to be small businesses. The generalized commercial land use map of the Land Use Element designates 1 regional center (Friendship Heights at Wisconsin and Western Avenues), 2 multi-neighborhood centers (Tenleytown at Wisconsin Avenue and Albemarle Street, and Forest Hills at Connecticut Avenue and Van Ness Street), and 14 local neighborhood centers: 5 on Connecticut Avenue (Chevy Chase in the vicinity of Morrison Street, Forest Hills south of Nebraska Avenue, Cleveland Park in the vicinity of Ordway Street, Woodley Park opposite the Zoo, and Woodley Park north of Calvert Street), 4 on Wisconsin Avenue (Friendship Heights south of Fessenden Street, North Cleveland Park in the vicinity of Van Ness Street, Cleveland Park/Cathedral Heights in the vicinity of Newark Street, and Glover Park south of Calvert Street), 3 on MacArthur Boulevard (in the vicinities of Cathedral Avenue, Dana Place, and 49th Place), 1 on New Mexico Avenue (in the vicinity of Lowell Street), and 1 on Massachusetts Avenue (southeast of 49th Street).

Much of the land use activity over the last several decades has focused on attempts to redevelop these commercial nodes and intensify the nonresidential uses, usually with office space. Because of the ward's attractiveness and stability such redevelopment pressures are likely to continue -- especially in the areas around the five Metrorail stations. The Comprehensive Plan and this ward plan recognize that Ward 3's commercial areas are established, and that redevelopment pressures must be strictly limited and redirected to other areas of the city specified in the Comprehensive Plan for new economic development.

There are a large number of institutional uses in Ward 3. These include religious, medical, educational, recreational, or public service uses as well as embassies and chanceries, museums, libraries, and galleries. Examples are the Washington National Cathedral, the National Presbyterian Center, Sibley Memorial Hospital, the Army Distaff Foundations (Knollwood), The American University, the University of the District of Columbia, the Howard University Law School, Mount Vernon College, Wesley Theological Seminary, the Washington School of Ballet, Sidwell Friends School, St. Albans, and the National Cathedral School of the Cathedral close, St. John's College High School, the International Center, INTELSAT, the chancery complex for Russia, the National Zoo, and the Hillwood and Kreeger museums. Many of these facilities have structures that are an exception to the neighborhood's land use or that do not conform to the underlying zoning. The compatibility of these uses must be maintained, expansion carefully controlled, changes to neighborhood-related uses encouraged, and conversion to other nonconforming uses prevented.

There is no industrial land (zoned or in use) in Ward 3. The former CSX rail right-of-way in the palisades has been discontinued and will be a hiker/biker trail under the jurisdiction of the National Park Service.

The current land use character of the ward -- which is reflected in the Comprehensive Plan without change -- has created a value in the land and attracted an affluence in population that contributes substantially to the District's tax base. This, in turn, enables the District to provide programs necessary for its entire population, and maintains the District as a preferred location for many types of organizations and business activities.

"(b) RELATION OF WARD 3 TO THE DECLARATION OF MAJOR POLICIES IN THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN.

"The objectives and policies for land use/zoning in Ward 3 are:

"(A) maintain the existing land use character of the ward;

"(B) protect existing residential neighborhoods and enhance their qualities;

"(C) maintain and improve the physical condition of the community through the provision of functional, efficient, and attractive residential, commercial, and open space environments;

"(D) eliminate existing and potential conflicts between land uses and transportation facilities and functions;

"(E) protect existing low-scale neighborhood commercial centers from office and non-neighborhood-serving redevelopment, and retain existing retail services;

"(F) encourage redevelopment only in accordance with the relevant sections (e.g., economic development and housing) of this ward plan (which reflect and interpret the first eleven elements of the Comprehensive Plan);

"(G) correct or prevent inconsistencies between zoning and land uses designated in the Comprehensive Plan, and between building permit issuances and the Comprehensive Plan;

"(H) ensure that if development of institutional holdings and large estates or other parcels occurs it is compatible with the physical character of the ward, has no adverse effects on surrounding areas, and is consistent with the Comprehensive Plan;

"(I) maintain and improve viable residential areas and eliminate incompatible and nonconforming land uses in or proximate to residential areas;

"(J) maintain and enhance viable commercial areas at a scale appropriate to the surrounding areas;

"(K) maintain and expand the existing housing stock, where feasible and consistent with the Comprehensive Plan to ensure a greater variety of housing types, opportunities, and choices;

"(L) Ensure that land use does not exceed the capacity of the ward's infrastructure (i.e., public facilities); and

"(M) Increase the supply of child care facilities in commercial areas within the ward.

"(c) Reserved

"(d) RESIDENTIAL NEIGHBORHOOD OBJECTIVES, POLICIES, AND ACTIONS.

"(1) The Land Use Element designates four housing opportunity areas in Ward 3 (Miller Tract in Spring Valley, Tenleytown Metro Station Area, Whitehaven Woods along Foxhall Road, and Friendship Heights at Wisconsin and Western avenues). Infill development and future breakup of the few remaining large estates present the only other important potentials for residential development in the ward. Much of this is likely to be controversial -- a reason to: (i) encourage interest in and direct development to the housing opportunity areas; (ii) carefully control development elsewhere; and (iii) ensure stringent protection against infill at inappropriate locations.

"(A) Careful controls include ensuring consistency with policies in the Comprehensive Plan including the environment,

transportation, urban design, and preservation and historic features sections of this ward plan -- avoiding adverse effects and promoting desirable amenities.

"(B) Examples of inappropriate infill locations include: the swaths of green space fronting many apartment buildings, particularly along Connecticut Avenue (such as Cathedral Mansions, the Kennedy-Warren, and the Broadmoor); the few large interior spaces of certain blocks, such as those behind some apartment buildings on Connecticut Avenue; and on very large lots in single-family neighborhoods.

"(2) Several areas in the ward, because of their existing low density and "park-like" setting, require land use controls in addition to the requirements of R-1 zoning (the most restrictive zone district).

"(A) The Woodland-Normanstone area has been mapped with the Tree & Slope Protection overlay (11 DCMR 1511); this action should be monitored to ensure that the overlay, as drafted, accomplishes its stated purposes.

"(B) This Tree & Slope Protection overlay should be considered and adapted for other park-like, hilly areas such as the Potomac palisades and the portions of the Forest Hills and Barnaby Woods neighborhoods adjacent to Rock Creek Park.

"(C) An overlay or other land use controls should be considered and adopted for the Wesley Heights neighborhood to limit infill that is out of keeping with existing house sizes, traditional setbacks, and extensive mature greenery.

"(3) Where the production of new housing is desirable per this plan, zoning flexibility should be considered, especially for the elderly and for low- and moderate-income populations.

"(A) Consider increased residential densities (consistent with design scale and infrastructure capacity) in exchange for incorporating low- and moderate-income or elderly housing in development projects.

"(B) Consider the provision of elderly and low/moderate income housing, when it is a substantial portion of a project, as an important amenity in Planned Unit Developments, provided that such housing shall be on site (given the need for affordable housing in Ward 3, off-site housing shall be disfavored).

"(C) Restrict major commercial development in the Friendship Heights and Tenleytown housing opportunity areas.

"(D) Tie the provision of housing into commercial developments where rezoning or other zoning benefits are sought. Mixed use developments should be encouraged in commercial zone districts.

"(E) Give zoning preference to projects which include housing near each of the ward's Metrorail stations.

"(4) The conversion of existing housing stock (such as in moderate-rent multi-family buildings near or in commercial areas) should be aggressively discouraged. Transient uses do not meet the housing objectives of this plan.

"(e) **COMMERCIAL AREAS OBJECTIVES, POLICIES, AND ACTIONS.**

"(1) The ward's commercial zoning is a legacy of 1950s population projections and the extensive freeway system then planned for the District, even though several map cases imposed overlays or downzoned portions along Wisconsin and Connecticut avenues between

1986 and 1992. There are still about 50 acres of C-3-A and C-3-B zoning, which allows medium density business and employment buildings from 65 to 90 feet high with a maximum FAR of 4.0 to 6.5, in Friendship Heights, at the Tenleytown Metrorail station, and on Connecticut Avenue in the vicinity of Van Ness Street. Given the policies and land use designations of the Comprehensive Plan, including this ward plan, much of this medium density zoning must be downzoned.

"(A) Tenleytown is designated as a housing opportunity area with mixed use medium density residential and moderate density commercial uses. Without rezoning, this area is likely to see redevelopment with primarily medium density office space -- threatening its multi-neighborhood retail services and the opportunity for significant new housing.

"(B) The Connecticut and Van Ness area is designated in the Land Use Element as moderate density commercial; C-3 zoning is inconsistent. This area also has overloaded, and therefore poorly functioning, intersections. Zoning review for plan consistency is essential.

"(2) The remaining commercial areas of the ward are designated in the Land Use Element for low density. C-1 is a corresponding low density zone category. However, many of these areas remain zoned C-2-A or C-2-B. C-2-A may be appropriate in some places except where parcels could be large or deep and therefore capable of being developed with large buildings that will contain office space and little if any neighborhood-serving retail. Some of these areas have been rezoned to C-1, have a neighborhood commercial overlay (e.g., 11 DCMR 1300), or have been designated historic landmarks (which somewhat inhibits redevelopment potential). Given the policies and land use designations of the Comprehensive Plan, including this ward plan, much of the ward's existing commercial zoning must be further refined.

"(A) In October 1986 the Mayor recommended that the Spring Valley Shopping Center (Massachusetts Avenue by 49th Street) be downzoned to C-1. The existing C-2-A zoning for this area would allow changes in height, density, and use that are inconsistent with the Comprehensive Plan and the area's historic character, and that may be incompatible with the adjacent residential communities. This commercial district must be rezoned (C-1 and/or overlay) to ensure continued consistency between land use and the Comprehensive Plan.

"(B) Many of the other commercial nodes or strips remain zoned C-2-A (e.g., Wisconsin Avenue in Glover Park and Wisconsin Avenue in the vicinity of Ellicott and Fessenden streets). Because C-2-A allows greater commercial FAR than the 1.0 generally provided in local neighborhood serving retail areas, all of the ward's C-2-A areas must be evaluated in terms of: (i) the heights, densities, and commercial uses that could occur; (ii) the likelihood of such redevelopment occurring in a healthy economy; and (iii) the resulting impacts from such redevelopment. Where warranted on the basis of these evaluations, further rezoning (C-1 and/or overlay) must be implemented.

"(3) The Office of Planning should consider zoning techniques that might break up the generally continuous commercial appearance of Wisconsin Avenue and create a greater sense of the commercial areas being distinct nodes, as is the case on the other major avenues in Ward 3.

"(4) Zoning amendments adopted around 1979 strictly limit hotel expansion in residential districts. The two large hotel/convention facilities in Ward 3 -- the Sheraton-Washington and Omni-Shoreham hotels in Woodley Park -- must be carefully controlled to prevent adverse effects on the adjacent residential community.

"(5) Where applicable, buffers must be provided with new construction to mitigate the sharp transition between some residential and commercial districts. Buffers may be landscaping, fences, or other barriers, or architectural techniques that attempt to eliminate conflicts and adverse impacts (including aesthetics, vistas, shadows, privacy, noise, odors, traffic, parking, and litter).

"(6) Commercial uses should not be introduced to areas where none is now present, and commercial zone districts should not be enlarged in the ward.

"(7) District government agencies and officials must develop better working relationships with Montgomery County and State of Maryland officials to coordinate commercial land use policies for both jurisdictions and to be sensitive to the residential neighborhoods of Ward 3 adjacent to the District's border.

"(f) Reserved

"(g) **PUBLIC AND INSTITUTIONAL LAND USE OBJECTIVES, POLICIES, AND ACTIONS.**

"(1) Land use in Ward 3 must be sensitive to the retention of green space, compatible in use and scale, and respect the environmental qualities of public lands. In the decision-making to approve development proposals, there shall be a presumption that open space land should be provided. Existing park and recreational open space must be protected, and increased if possible. Park land that is unimproved should not be built upon, even for "public benefit" such as new roads, parking lots, or recreational buildings.

"(2)(A) The Office of Planning should prepare a comprehensive analysis of land use and development activities by educational institutions in Ward 3 to evaluate the adverse effects these institutions may have on surrounding neighborhoods. Such effects include excessive noise, light, traffic, parking, off-campus student housing, and so forth. The analysis should include recommendations for eliminating the adverse effects.

"(B) Because larger institutions in the ward have sought to remove uses that are substantial components of their approved campus plans, and because this then leaves a void in the campus plan, the Zoning Commission shall amend its regulations to the effect that: any substantial change to an approved campus plan, including but not limited to the relocation of a college, building, or major activity from on campus to off campus, shall be submitted to the Board of Zoning Adjustment together with revisions to the campus plan. Such change, including relocation, shall not be permitted until the Board has approved a revised campus plan (that may not include the relocation if off campus but shall provide for what use or structure is to take its place on campus), even though the relocation may be to a district other than a residence district.

"(3) The Zoning Commission must establish an open space zone district to include cemeteries, gardens, and parks. Although the ward is not characterized by the presence of cemeteries, there are at least two: Holy Rood Cemetery at Wisconsin Avenue and 35th Street, and Eldbrooke

United Methodist Church on River Road near Wisconsin Avenue. In addition, the ward currently hosts a number of community gardens in areas including Glover Park (near 42nd Street and Tunlaw Road), McLean Gardens (at 39th and Newark streets), Tilden Gardens (on Sedgwick Street near Connecticut Avenue), and 45th and Warren streets. Most of the ward's open space gardens are on park land. The ward's large parks, because they are federally owned, are not currently zoned. All of these uses -- cemeteries, community gardens, and parks -- are open spaces that should be zoned as such; for the cemeteries in particular this would discourage redevelopment interest.

"(h) ADDITIONAL LAND USE OBJECTIVES, POLICIES, AND ACTIONS.

"(1) Actions by the Zoning Commission and Board of Zoning Adjustment must include consideration of the effects of light, heat, and security on one of Ward 3's important occupants -- the U.S. Naval Observatory and Admiral's House -- and must limit these effects where adverse. The establishment of the Naval Observatory Precinct District (11 DCMR 1531) should be monitored to ensure that the overlay, as drafted, accomplishes its stated purposes.

"(2) The density of new development shall be consistent with the Comprehensive Plan, which for commercial and residential use are outlined in the Report of the Committee of the Whole of the Council of the District of Columbia accompanying Bill 8-2, the District of Columbia Comprehensive Plan Amendments Act of 1989.

"(3) Discretionary zoning approvals, such as Planned Unit Developments, affecting Ward 3 shall:

"(A) Require traffic mitigation studies, and make recommendations for traffic management (consistent with the Comprehensive Plan including the transportation section of this ward plan) a condition of approval;

"(B) Require that an adequate municipal infrastructure (such as , road, and public facilities) be in place; if the infrastructure is inadequate, the approval shall include a determination whether the improvements shall be publicly financed or be required of the development applicant as a condition for project approval;

"(C) Treat "amenities" such as tax revenue and first-source employment as requirements; and

"(D) Conform to the goals, objectives, and policies of the Comprehensive Plan, including this ward plan.

"SUBTITLE 4

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"SEC. 1200.419	WARD 4 PRESERVATION AND HISTORIC FEATURES
"SEC. 1200.420	WARD 4 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES
"SEC. 1200.421	WARD 4 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES
"SEC. 1200.422	WARD 4 HUMAN SERVICES
"SEC. 1200.423	WARD 4 OBJECTIVES FOR HUMAN SERVICES
"SEC. 1200.424	WARD 4 ACTIONS IN SUPPORT OF HUMAN SERVICES
"SEC. 1200.425	WARD 4 LAND USE/ZONING
"SEC. 1200.426	WARD 4 OBJECTIVES FOR LAND USE/ZONING
"SEC. 1200.427	WARD 4 ACTIONS IN SUPPORT OF LAND USE/ZONING
"SEC. 1200.400.1	WARD 4 PLAN INTRODUCTION
"SEC. 1200.400.2	VISION FOR WARD 4

"(a) This plan is based on a vision of the future of Ward 4 over the next five years. Because Ward 4 is primarily a stable, residential neighborhood, city officials and ward residents envision few major changes in the overall character of the ward. The vision underscores ensuring that the ward's many existing qualities are protected and enhanced and that Ward 4 continues to be an attractive and secure place to work and raise a family.

"(b) People who live in the ward will want to stay because of its solid neighborhoods and park-like quality. Neighborhoods like Crestwood, Brightwood, Colonial Estates and Petworth have a strong sense of community and visual identity. Overall, residential communities will be protected from noise, litter and congestion caused by nonresidential uses. Places of historical significance, gateways and parks and open spaces will continue to provide an attractive setting and quiet refuge for daily living.

"(c) The ward will have additional cultural, recreational and community outreach opportunities. Activities like the "Georgia Avenue Day" celebration and special programs for the youth and elderly residents will reinforce the Ward 4 community spirit.

"(d) The ward's neighborhoods will be well-served by improved commercial and industrial centers, employment centers and a transportation network to meet the needs of its residents, businesses and property owners. Neighborhood-serving commercial areas already have a strong presence in the ward. Georgia Avenue and Kennedy Street, the primary commercial areas, contain a mix of retail, office and residential uses. These areas should be developed with strengthened nodes of commercial/retail services; sufficient parking to meet employment and customers' needs; adequate lighting, facade and street improvements; and mini-parks and trees.

"(e) The transportation system should be designed to enable residents to travel to employment centers in the ward, the rest of the city and surrounding suburbs. Metrorail Green Line stations at Fort Totten and Georgia Avenue/Petworth will provide convenient transit services and improved bicycle routes will offer safe and convenient travel alternatives.

"(f) The vision also includes improving housing choices and making more efficient use of the existing housing. The increasing elderly population in Ward 4 will require housing options such as condominiums or senior citizens group housing. New and rehabilitated housing for low- and moderate-income persons should be developed. These housing options, along with the other features of the ward, will attract a diverse, productive population to Ward 4, ensuring that it remains a vital community.

"SEC. 1200.400.3 WARD 4 PLANNING FOCUS

"The focus of the Ward 4 Plan is to:

"(1) Give priority to the protection, rehabilitation and improvement of neighborhoods through code enforcement and neighborhood conservation programs;

"(2) Emphasize those measures that contribute to an orderly process of neighborhood stabilization;

"(3) Encourage the provision of new job opportunities and the effective use of the inventory of commercial land;

"(4) Capitalize on Metrorail station areas as focal points for retail services, office and community activities;

"(5) Give priority to upgrading existing public services and facilities;

"(6) Suggest ways of using public investments in the maintenance and location of capital improvement projects to stimulate privately funded renovation of existing residential, commercial and industrial properties;

"(7) Discourage the extension of strip commercial areas through the designation of appropriate development sites and the location and design of commercial clusters; and

"(8) Encourage the development of new employment areas that are located and designed to avoid and minimize adverse impacts on adjoining land uses, particularly nearby residential areas.

"SEC. 1200.400.4 WARD 4 HISTORY

"(a) Early development of Ward 4 was influenced by two factors a water source called Crystal Springs and horse racing. Historians indicate that a tavern, farm or estate probably developed near Crystal Springs which was later called Brightwood. This area grew slowly until horse racing emerged as a major recreational activity in the mid-1800s. Patrons of the races traveled to the area along Brightwood Turnpike built in 1819. The turnpike, which today is Georgia Avenue, ran between the old city boundary (now Florida Avenue) and Eastern Avenue. It led to the development of permanent residences in the area.

"(b) Because of the topography, during the Civil War three military forts were established in the Crystal Springs area: Fort Totten, Fort Slocum and Fort Stevens. President Lincoln observed a skirmish between Union and Confederate forces at Fort Stevens. These sites are now part of the historic Fort Circle Park System. Development in the area increased after the Civil War, with new growth occurring along the Brightwood Turnpike (Georgia Avenue) to Maryland, and along Military Road which connected with streets leading to the docks in Georgetown.

"(c) Principally farms, estates and summer homes were developed in the territory from Silver Spring in Maryland, south to Rock Creek Church Road and west from Chillum to Rock Creek Park. Toward the end of the 19th century, Brightwood became a suburban village where affluent families lived on large estates. As further development occurred, Brightwood was subdivided into the neighborhoods that we know today as Petworth, Brightwood Park, Brightwood and Lamond.

"(d) Takoma Park, another historic neighborhood in Ward 4, was founded by Benjamin Gilbert in the early 1880s. It developed along the Brightwood Railroad Station, near Fourth Street and Blair Road. The Brightwood Railroad Station, renamed Takoma Park in the mid-1880s, is now the location of the Takoma Park Metro Station. The U.S. Soldier's Home, built in 1851 near Rock Creek Church Road, and the Walter Reed Army Hospital, built in 1909 on Georgia Avenue, sparked residential and commercial development in surrounding areas. These early subdivisions and transportation routes shaped Ward 4's land use patterns.

"(e) Sixteenth Street, Georgia Avenue and Military Road stimulated residential and related commercial development in the late 1800s and early 20th century. These streets remain significant today as major transportation routes, providing primary access to the neighborhoods in

Ward 4, between the ward and the rest of the city, and to the Maryland suburbs.

"(f) Until the 1950s, the area had a predominantly middle- to upper-income white population. Most of the white population moved to areas west of Rock Creek Park and to Maryland suburban communities in the 1950s and 1960s. They were replaced largely by middle-income professional black families and individuals. Between 1964 and 1980, the racial composition, remained fairly constant, with the ward maintaining a predominantly black population.

"SEC. 1200.400.5 WARD 4 TODAY

"(a) Ward 4 is in the northwest quadrant of the District of Columbia. The ward's boundaries are Eastern Avenue to the north, extending to the northeast; Baltimore and Ohio Railroad (B&O) tracks and Harewood Road to the east; Michigan Avenue, Park Road, Spring Road and Piney Branch Parkway to the south; and Rock Creek Park to the west.

"(b) Existing Land Use Patterns

"(1) Ward 4 is largely residential, supported by shopping areas, churches, schools, recreational facilities, and a number of major institutions that serve the city, the region and, in some cases, the entire nation. The major institutions include the Walter Reed Army Medical Center, the U.S. Soldiers and Airmen's Home, the Washington Hospital Center, Children's Hospital, and Veterans Administration Hospital. These facilities, in addition to offering needed medical and educational services, also provide the bulk of the approximately 29,000 jobs located in the ward.

"(2) Houses are mainly single-family detached and row units, with some apartments concentrated near the major streets. In most neighborhoods, the environment is good and houses are structurally sound. In addition, community spirit and cooperation are strong.

"(3) Rock Creek Park is the ward's western border and, to an extent, acts as a barrier between Ward 4 and Ward 3 further to the west. The park provides a massive buffer of green space as well as opportunities for both passive and active recreation. Outdoor concerts are held at the park's Carter Barron Amphitheater.

"(4) The Baltimore and Ohio Railroad right-of-way, which also serves as the alignment for the Metrorail Red Line, forms a portion of the ward's eastern boundary. The railroad area is appropriate for some light industry, but is also a barrier between neighborhoods and poses environmental problems for nearby residential areas.

"(c) Neighborhoods

"(1) Ward 4 has many well-known, stable neighborhoods, such as Crestwood, Shepherd Park, Takoma, Lamond-Riggs, Manor Park, Brightwood, Colonial Village, Petworth, North Portal Estates and Brightwood Park. Each neighborhood is unique in demographic, social, economic and housing characteristics. They contain a diverse mix of housing types that will accommodate a variety of income ranges.

"(2) Crestwood, Colonial Village and North Portal Estates are affluent neighborhoods bordering Rock Creek Park. They are developed with single-family detached homes on relatively large lots. These quiet neighborhoods are characterized by curving non-thru streets and cul-de-sacs. Because the park is a natural barrier, access to these

neighborhoods is limited, traffic is restricted, and open space is abundant.

"(3) Shepherd Park, Takoma Park, Brightwood, Manor Park and Lamond/Riggs are dominated by middle income, single-family detached and semi-detached houses. Portions of Brightwood and Brightwood Park, primarily near Missouri Avenue and 14th Street, contain row houses and a concentration of apartments, which provide a greater range of housing choices.

"(4) Takoma Park is one of the oldest neighborhoods in the ward, and some of its original wood-frame houses still exist. The Takoma Park Metrorail Station, one of two Metro stations in Ward 4, is also located in this neighborhood.

"(5) The Brightwood Park and Petworth neighborhoods are developed primarily with row houses. Most of the homes are brick or stone, two-story structures with front porches and repetitious window patterns, and are set back the same distance from the street. These row houses generally extend from the U.S. Soldiers and Airmen's Home to 15th Street.

"(d) Commercial Areas/Nodal Development

"(1) The Georgia Avenue commercial strip bisects the Brightwood, Brightwood Park and Petworth neighborhoods. This commercial district is the longest retail strip in the city, extending about 40 blocks for the full length of Ward 4 into the Shaw area in Ward 2. It is broken in only two areas--near the southern end of the ward between Allison and Decatur streets and near Walter Reed Army Hospital, which is primarily residential.

"(2) The strip contains a variety of retail outlets, mostly convenience stores, with few comparison goods. Fast food shops, beauty/barber shops, grocery/delicatessen stores, gasoline stations and new and used car dealerships are typical. In addition, there are small, service-oriented offices within the area. It is estimated that about 85 percent of the commercial land is used for retail and the remaining 15 percent for offices.

"(3) Major businesses that attract people to the area are interspersed along Georgia Avenue. These include the C&P Telephone Company at Hamilton Street and Georgia Avenue; three Safeway grocery stores; Morton's department store at Longfellow Street; and the Posin's Bakery and Delicatessen. The physical condition of businesses along the strip vary, but overall the structures need to be improved.

"(4) The Kennedy Street commercial area extends from Georgia Avenue east to New Hampshire Avenue. Commercial activities along Kennedy Street are similar to those along Georgia Avenue. However, there are more homes and fewer stores. Many stores are in the first level of row houses with residential uses above. Other significant commercial activity in the ward is at the Riggs Road Shopping Center at Riggs Road and Third Street, N.W.; along 14th Street N.W. between Allison and Decatur streets; and adjacent to the Takoma Park Metro Station.

"(e) Current Development Activity

"(1) The National Council of Senior Citizens' Johnson Towers Senior Citizens Apartment complex was completed in the Fall of 1991. The structure consist of five stories in height and will have 55 apartment units. It is located at 13th and Upshur Streets, N.W.

"(2) Park Place Townhouse has been expanded at Trinity Walk, (North Capitol Street and Michigan Avenue, N.E.) with 97 additional units. Approximately 20 units have been reserved for moderate-income families.

"(3) The National Baptist Convention Board is constructing a three story housing unit under Section 202 for the handicapped at 13th and Upshur streets N.W., near Roosevelt High School. Renters are expected to pay only 28 percent of their income for the units.

"(4) The Colony Theatre - an old neighborhood movie theater at Georgia Avenue and Farragut Street - has been acquired by the People's Involvement Corporation for redevelopment as an apartment building. The project will provide 50 units for the elderly and handicapped and a 45,656-square-foot ground floor retail space. Approximately 10,500 square feet of space will be provided for parking on a vacant lot in the interior of the square.

"(5) The Washington Metropolitan Area Transit Authority (WMATA) has received full funding to construct the Green Line Metro route from the U Street/Cardozo Metro Station to the Fort Totten Station. It will include two new stations in the District: the Columbia Heights Station (in Ward 1) and the Georgia Avenue/Petworth Station in Ward 4. The Green Line will extend from Fort Totten to Maryland and will include four new Metrorail stations: West Hyattsville, Prince Georges Plaza, College Park and Greenbelt. A new lower-level will be built at Fort Totten, the only station on this segment within the District. Service is scheduled to begin in 1993.

"(6) The Washington Metropolitan Area Transit Authority (WMATA) has remodeled the Northern Bus Garage to improve administration, bus service and maintenance. The modification will include a 288-space parking deck and space for community use. This facility is at 14th and Decatur streets, N.W.

"(7) The District has recently installed a Computerized Traffic Control System throughout the city. Among the traffic signalization efforts undertaken in Ward 4 is an electronic left turn signal at the intersection of Georgia and Missouri avenues, N.W.

"(8) The Shepherd Park Public Library, at Georgia Avenue and Geranium Street, N.W., was completed in March 1990. It is a brick, two-story, 20,419-square-foot facility, with rear parking.

"(9) The Department of Recreation and Parks has improved the Keene Playground at the intersection of Fort Totten Drive and Riggs Road, N.E. Improvements included a safety turf, a color-coded play area, tennis and basketball courts, a picnic area, lights, and a separate preschool play area.

"(10) The Petworth Recreation Center at Taylor and Eighth streets, N.W., has been rehabilitated. A 500-square-foot addition has been added to the 922-square-foot fieldhouse, and the grounds are being rehabilitated.

"(11) Rehabilitation of the Fort Stevens Fieldhouse (recreation center) was completed in 1989. It now has additional multi-purpose rooms, restrooms with showers, office space and handicap access.

"(12) The Office on Aging, in a joint effort with the Department of Recreation and Parks, has constructed a Senior Citizens Wellness Center at Fort Stevens. The center provides a variety of services for the elderly.

ENROLLED ORIGINAL

"(13) The District of Columbia Public Schools is in the process of renovating Coolidge High School located at Fifth and Tuckerman streets.

"(14) The Sharpe Health School at 13th and Allison streets, N.W. is being renovated to accommodate handicapped students.

"(15) The Department of Human Services is improving the 83,900-square-foot North Mental Health Facility at 1125 Spring Road.

"(16) The Department of Public Works, Office of Bicycle Transportation, with the assistance of the Bicycle Advisory Council (BAC), has produced a bicycle transportation plan which includes a number of new routes in Ward 4. The proposed routes include: Park Road, Gallatin Street, Irving Street, Michigan Avenue, Aspen Street, 14th Street, Harewood Road, Kansas Avenue, Taylor Street, Eighth Street and 16th Street.

"(17) Other planned bicycle routes include the Fort Circle Trail (from Fort Totten north to Sligo Mill Road, then west along the Missouri Avenue corridor to Rock Creek), and the Metropolitan Branch Trail (from Fort Totten along the Fort Circle Trail to Sligo Mill Road, then north along the B&O railroad corridor into Maryland).

"(18) The new developer for the Gateway Project at Georgia and Eastern Avenues, N.W. proposes to renovate the existing structure through facade treatment and remodeling of the interior. The developer plans to attract eight (8) businesses to the site and increase employment opportunities within the community.

"(19) The Department of Human Services is requesting over \$1.4 million in new capital authority for the acquisition of the property at 6045 16th Street, N.W. to be used as an adult day program facility. The property is presently owned by the Hebrew Academy of Greater Washington.

"(20) The Department of Public Works is in the process of improving the Fort Totten transfer station on Brookland Avenue and Bates Street, N.E. Renovations include installing a dust control system and renovating the trash compactor operating booths.

"(21) The Water and Sewer Enterprise Fund is constructing a 20 million gallon water storage reservoir and a booster pumping station at Georgia and Missouri avenues, N.W. This project is expected to be completed in 1996.

"(22) The Office of Business and Economic Development, in cooperation with the Department of Recreation and Parks, has begun landscape improvements at the corner of Second and Kennedy streets, N.W. and Missouri Avenue. Improvements include 24 raised planter boxes and matching trash receptacles.

"(23) Exxon Gas Company is rebuilding a gasoline station at 5215 North Capitol Street, N.E. The service station will include a car wash, gasoline pumps and a convenience grocery store.

"(24) Trinity Housing has renovated a three story building at the corner of Georgia and Illinois Avenues, N.W. This housing unit will be used for transitional housing for homeless families. It consist of 14 units and families are expected to pay 1/3 (one-third) of their monthly income. The project is funded through Manna, Inc.

"(f) Demographic Characteristics

"(1) Population

"(A) Ward 4 had an estimated population of 78,400 in 1990, a decrease of 3,600 (or three percent) from the 1980 figure of 82,000. The ward's population is predominantly black, with black and other races making up 85 percent of the population in 1988. Citywide, the figure was 66 percent. In the 1980 census, "Others" comprised 2 percent of the Ward 4 population and 3 percent of the District's population. A separate estimate for "Others" is available for 1990.

"(B) Looking at the population by age, there is a higher proportion of middle-aged and elderly residents in the ward, compared with the city. In 1988, 28 percent of the ward's population was 45 years of age or older, and 15 percent was 65 or over. The corresponding citywide figures were 20 percent and 13 percent, respectively. The age distribution for 1980 was relatively unchanged in 1990. For example, there was a four percent decrease from the 1980 figures for the number of persons 45 years of age or older, and a 3 percent increase for those 65 or over.

"(2) Housing

"(A) The number of households in the ward in 1990 was 28,900. (A household is equivalent to an occupied housing unit.) This was a decrease of 300, or 3 percent, from the 1980 figure of 29,200. It equalled the city's percentage increase in households during the same period. The mean household size in Ward 4 decreased from 2.7 to 2.5 between 1980 and 1990. For the city, it decreased from 2.4 to 2.3.

"(B) Fifty-three percent of the households in the ward in 1990 owned their homes, compared with the citywide figure of 39 percent. This home ownership is the highest for all wards in the city. High home ownership rates typically occur where housing consists of mainly one-unit structures (single-family dwellings). Therefore, it is not surprising that 59 percent of the ward's housing units are in one-unit structures, compared with 38 percent for the city. Only five percent of the housing units were in structures with five or more units, compared with 22 percent for the city.

"(C) The median value of owner-occupied housing units, in Ward 4, was \$118,600 in 1990 as opposed to \$68,500 in 1980. There was an increase of \$50,100 or six percent in the median value of owner-occupied housing units.

"(3) Income

"(A) In 1989 the median household income for Ward 4 was \$33,100, eight percent higher than the citywide figure of \$30,700. According to the 1980 census, the 1979 median household income for Ward 4 was \$19,000, or 17 percent higher than the citywide figure of \$16,200. This indicates that while the ward's income continued to exceed the city's in 1985 the substantial gap that existed in 1979 had narrowed.

"(B) An examination of the proportion of households in various income ranges is also useful for comparing Ward 4 to the city. In 1990, 11 percent of the ward's households had incomes under \$10,000, compared with 17 percent for the city.

"(C) The ward continued to have a lower percentage of households in poverty than the city, although the difference narrowed from 1979 to 1985. The Census Bureau defines poverty as an annual income of \$7,200 or less for a family of four. In 1984, approximately 2,700 (or 9 percent) of the households in Ward 4 were below the poverty level. This was three percentage points lower than the citywide rate of

15 percent. The 1979 poverty rate for the ward was 11 percent, 6 percentage points lower than the citywide rate of 17 percent.

"(D) The ward also had a lower rate of persons receiving food stamps and Aid to Families with Dependent Children than the city. In 1990, 8 percent of the city population received food stamps compared with only 4 percent in Ward 4. Four percent of the persons living in the ward received Aid to Families with Dependent Children compared with 7 percent at the city level.

"(4) Employment

"(A) According to the 1980 census, 42,100 persons in Ward 4 were eligible for the workforce with 39,400 actually employed. The unemployment rate for the ward was 6.3 percent, which was one percent less than the city average of 7.3 percent.

"(B) Based on 1988 estimates for the ward, the total number of persons eligible for the work force was 43,000, with 41,400 actually employed. The unemployment rate for the ward was 4.1 percent, and for the city 5.0 percent. A majority of the persons employed within the ward were in professional and managerial occupations.

"(5) Education Status

"(A) Educational attainment is usually an indicator of the general social and economic conditions within a community. A higher level of education is usually associated with a higher level of income.

"(B) Nine percent of those in Ward 4 had completed only an eighth grade education. Twenty-five percent completed high school, but did not continue their education further. Twenty-five percent completed four or more years of college. This rate of college completion is below the citywide rate of 33 percent.

"SEC. 1200.401 WARD 4 ECONOMIC DEVELOPMENT

"(a) Economic development means jobs, increased revenues to the city, new businesses and additional services to ward and city residents.

"(b) Retail areas in Ward 4 serve basically local neighborhoods. Most of the areas have declined over the past 25 years, resulting in limited neighborhood consumer goods and services. Georgia Avenue, Kennedy Street and the Takoma neighborhood, the major commercial areas in the ward, demonstrate this decline. The Georgia Avenue and Kennedy Street areas are primarily developed with 1- and 2-story retail structures and office buildings that rarely exceed 4 stories. Approximately 500 businesses are located along the Georgia Avenue and Kennedy Street corridors. Georgia Avenue also contains some private homes.

"(c) The city has established a number of programs to stimulate economic development and revitalize the ward's commercial corridor. The Georgia Avenue Neighborhood Commercial Revitalization Program, for example, offers area businesses general business loans and technical assistance through the Business Purchases Assistance Program, the Facade Loan Program and others. It establishes a cooperative spirit between business owners, banking institutions and the city to revitalize this corridor.

"(d) New neighborhood-serving retail centers, additional space in existing centers and rehabilitation of existing facilities are underway in the ward. The Heights residential development contains adjunct commercial services at Taylor Street and Hawaii Avenue. A neighborhood commercial area is adjacent to the Cloisters residential project on Michigan

Avenue. The Riggs Road shopping area, a multi-neighborhood center, has added new commercial space and is improving the quality of services, facilities and the physical environment. Improvements to the Northern Metrobus Garage, at 14th and Decatur streets, may encourage nearby merchants to improve their stores. Efforts to improve conditions at other neighborhood commercial areas should stimulate additional economic activity in the ward.

"(e) In Takoma, retail services are centered around the Takoma Metro Station and part of the historic district. The area extends approximately seven blocks on Blair Road N.W., between Fourth and Chestnut streets, N.W. It is expected to benefit economically from Metro station activity. The Takoma Economic Revitalization Plan, prepared by the Office of Business and Economic Development, identifies projects with development potential.

"SEC. 1200.402 WARD 4 OBJECTIVES FOR ECONOMIC DEVELOPMENT

"The objectives for economic development are:

"(1) Create and expand retail activity focused primarily on designated nodes and on Georgia Avenue, Kennedy Street and the Georgia Avenue/Petworth and Fort Totten Metro Station areas.

"(2) Increase job opportunities for Ward 4 residents, especially for the unemployed, the underemployed and youth preparing to enter the labor force.

"(3) Establish a joint public and private economic development entity with development expertise and the resources to facilitate the implementation of the ward's economic development objectives and policies.

"SEC. 1200.403 WARD 4 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT

"The policies in support of economic development are as follows:

"(1) Develop an action plan for vacant commercial properties at designated commercial nodes along Georgia Avenue and Kennedy Street and at North Capitol Street and Riggs Road.

"(A) Commercial properties that are underused do not contribute to the economic activity in the ward or District. They afford an opportunity to upgrade existing neighborhood commercial centers and to eliminate blighted sites from the ward.

"(B) Recommended actions:

"(i) Provide technical and financial assistance to businesses that have been displaced, are proposed to be displaced or are in danger of closing.

"(ii) Encourage businesses that provide neighborhood-serving retail support to the surrounding neighborhoods to participate in the OBED commercial revitalization program.

"(iii) Identify additional areas with underused properties that have the potential for new and expanded residential and commercial development.

"(iv) Develop detailed plans for the above areas. Recommend to the Zoning Commission zoning changes to advance the improvement and stability of the specialized areas.

"(v) Initiate small area studies for the following areas: Kennedy Street Corridor, 14th Street Corridor, Petworth Neighborhood and the Georgia Avenue Corridor.

"(vi) Coordinate efforts of the public and private sectors to accelerate the revitalization of the Georgia Avenue corridor.

"(vii) Identify appropriate public programs that can assist in the revitalization of the Georgia Avenue corridor, including industrial revenue bonds, tax increment financing, tax abatement, and any implementing legislation required.

"(2) To assure that new commercial development does not produce negative impacts, such as traffic, parking, litter and noise, on surrounding residential areas.

"(A) Residential areas adjoining new and existing commercial development should be protected from potential negative physical impacts of development through the use of landscape buffers; restricted use and intensity between residential and nonresidential areas; and improved traffic circulation and parking management. Neighborhoods of particular concern include those areas along Georgia Avenue and Kennedy Street, and adjacent to Metro stations.

"(B) Recommended actions:

"(i) Modify existing land use controls, including traffic and parking regulations.

"(ii) Design and implement measures to control adverse impacts on adjacent residential areas, including traffic, parking, litter, noise and others.

"(iii) Give serious consideration to citizen-generated plans, such as the Shepherd Park Plan, to ensure that development is responsive to community needs and concerns.

"(3) To assist minority and small businesses to be viable and to provide essential retail and other services at the ward level.

"(A) It is essential to support minority business development and retention within the ward. This will stimulate economic activity throughout the ward as well as the city, and provide economic opportunities in terms of availability of jobs and private business ownership.

"(B) Recommended actions:

"(i) Assess the minority composition of the ward to determine the mix of minority and other businesses, then establish a mechanism to work toward achieving identified objectives.

"(ii) Establish an incentive program to encourage minority entrepreneurs to establish, expand and diversify operations to meet the consumer needs of the ward or market area.

"(iii) Establish, as necessary, a new assistance program to address the needs of minority firms.

"(iv) Assist minority business enterprises to meet requirements for certification that will enable them to take advantage of contracting opportunities in the sheltered market program, established under D.C. Law 1-95.

"(4) Upgrade local neighborhood centers to better serve and support the community.

"(A) Local neighborhood business centers, similar to those at Kennedy Street, 14th Street and Colorado Avenue, show a decline of small business operations. These centers need to be upgraded to provide

a better mix of retail and convenience goods and service to support nearby residential communities.

"(B) Recommended actions:

"(i) Expand the use of the city's Neighborhood Commercial Revitalization Program, Finance Assistance Program, Capital Improvement and Economic Development Program and the Commercial Facade Improvement Program (or any combination of them) to assist business operations.

"(ii) Improve the design of building frontages, related streetscape and other design considerations.

"(iii) Provide other business support assistance.

"SEC. 1200.404 WARD 4 HOUSING

"(a) Housing is the primary land use in Ward 4. The continued well-being of the ward depends, in part, on maintaining, conserving and expanding the housing stock, particularly affordable housing for low- and moderate-income persons. Meeting this need requires the involvement of the public and private sectors working as partners.

"(b) Ward 4 has a variety of housing types that will accommodate a wide range of income groups. The Crestwood neighborhood, for example, contains some of the District's most prestigious owner-occupied, middle to high income residences. In the Petworth neighborhood, affordable housing for the elderly, blue-collar workers and first time home buyers predominates. In 1986, Ward 4 had a net increase of 600 (or 2 percent) housing units. The majority of new housing constructed within the last 15 years has been multi-family units and town houses. The recent expansion of the Park Place town houses, at Trinity Walk, will increase the ward's housing supply by 97 units.

"(c) Providing affordable housing in the vicinity of Georgia and Eastern avenues; Georgia and Missouri avenues; the Georgia Avenue/Petworth Metrorail Stations; and on Kennedy Street is a priority. If proposed mixed-use development projects are realized, the cost of housing in these areas is likely to rise. In addition, many of the ripple effects that often accompany development (increased land value, real estate speculation) must be carefully examined. Specific government programs, financing, tax policies and development controls must be established to provide practical approaches to maintaining housing that is affordably priced.

"(d) Housing to accommodate older residents, in particular, requires immediate attention. The former Upshur Street Clinic site, designated in the Comprehensive Plan as a Housing Opportunity Area, is presently being developed with 55 housing units for senior citizens.

"(e) Housing Opportunity Areas are sites where the District expects and encourages major new housing developments and rehabilitated housing. Most Metrorail stations outside the Central Employment Area, and some within, will support additional housing units. The conversion of existing nonresidential buildings for housing and the return of vacant units to the housing supply are two additional means of producing more housing units.

"(f) The Department of Housing and Community Development, the Department of Public and Assisted Housing and the D.C. Housing Finance Agency are the District of Columbia agencies primarily responsible for providing assistance for home ownership for District

residents. Affordable housing programs, such as the Home Purchase Assistance Program, provide home ownership opportunities for Ward 4 residents. The private sector will continue to play a pivotal role in providing housing opportunities and choices in the ward.

"SEC. 1200.405 WARD 4 OBJECTIVES FOR HOUSING

"The objectives for housing are:

"(1) Provide for the housing needs of low- and moderate-income households, improve the District's low-rent housing programs, encourage home ownership and reduce the overall cost of housing among low- and moderate-income households in the ward.

"(2) Protect, preserve, maintain and rehabilitate the existing owned and rental housing stock.

"(3) 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.

"(4) Develop additional public programs to support the construction, preservation and maintenance of Ward 4's rental housing stock.

"(5) Stimulate the construction and expansion of housing for elderly households in the Fort Totten Metrorail Station and the Upshur Street Clinic Housing Opportunities Areas and on the proposed Georgia Avenue/Petworth Metro Station development site.

"(6) Control the conversion of residential housing to nonresidential and transient use (boarding and rooming housing).

"SEC. 1200.406 WARD 4 ACTIONS IN SUPPORT OF HOUSING

"(1) Encourage new and rehabilitated affordable housing for area residents.

"(A) Housing opportunities are limited, particularly for low- and moderate-income persons in Ward 4. It is important to stimulate new and rehabilitated housing to meet all levels of need and demand, and to provide incentives to produce the types of housing needed at desired locations. The following areas in Ward 4 have been designated as Housing Opportunity Areas: The Upshur Street Clinic site, bounded by Allison Street on the north, 13th Street on the east, Shepherd Street on the south and 14th Street on the west; and the Fort Totten Metrorail Station area, bounded by the B&O Railroad to the west, Gallatin Street to the north, South Dakota Avenue to the east and Buchanan Street to the south.

"(B) Recommended actions:

"(i) Include within plans for the Fort Totten Metrorail Station area a range of market rate and affordable housing units as major components for this important development area.

"(ii) Encourage housing for elderly and handicapped residents through local and federal programs and activities.

"(iii) Prepare comprehensive housing development plans for the Housing Opportunity Areas to meet a broad range of housing needs. Develop a capital leverage program to encourage potential home ownership.

"(iv) Work with the private sector and non-profit sponsors to develop a comprehensive program to provide housing within the ward, particularly in Housing Opportunity Areas.

"(v) Coordinate the financing of multi-family/single-family project proposals through the issuance of tax exempt housing securities and solicit the help of private financial institutions to serve as the principle supplier of below market, fixed rate loans to home buyers who receive local government assistance.

"(2) Develop a comprehensive housing development reporting procedure and housing inventory that monitor programs and development projects to provide a broad range of current housing information to development interests, community residents and others who may be interested in housing in the ward.

"(A) A comprehensive housing reporting procedure and housing inventory are important to the development of new housing and the rehabilitation of existing housing that will meet the District's housing needs. This information could be used to track housing development for low- to moderate-income levels as well as market rate housing.

"(B) Recommended actions:

"(i) Maintain and update a perpetual housing inventory.

"(ii) Identify sites for housing and mixed-use housing opportunities.

"(iii) Develop programs to encourage the construction, preservation and maintenance of rental housing units.

"(3) To provide a wider range of housing opportunities for the elderly.

"(A) The production of various types of housing for elderly individuals and households should be a major priority of the District government. Particular emphasis should be given to low cost affordable housing for the elderly.

"(B) Recommended actions:

"(i) Expand housing opportunities for the elderly by using existing and new federal and local programs and activities. Use Community Development Block Grants to expand housing development.

"(ii) Expand outreach programs for senior citizens to inform them of vacancies in public housing facilities that have been designed for the elderly.

"SEC. 1200.407 WARD 4 ENVIRONMENTAL PROTECTION

"(a) The District has made substantial progress in the past decade in improving the city's environment. Air and water quality have improved, along with sewer maintenance and repairs. Improved water management regulations and guidelines for conservation management by homeowners have been prepared. Programs such as the "Clean It or Lien It" law are helping to improve the quality of the environment.

"(b) Most areas in Ward 4 have a good environmental quality. Environmental hazards caused by litter, trash and weeds are problems in the deteriorating commercial areas and on vacant lots. The Georgia Avenue and Kennedy Street corridors are major sites for litter, while trash accumulation is common at some apartment buildings. Truck traffic-related problems are of major concern in neighborhoods bordering Fort Totten and the B&O Railroad corridor. Bus traffic on residential streets is of particular concern in residential areas adjacent to the Northern Metrobus Garage.

"(c) Environmental priorities that require immediate attention in Ward 4 include: the need for improved management of soil erosion (especially for new development), control of litter, street maintenance, maintenance of private vacant properties, maintenance of the ward's parks and open space, and enforcement of regulations on truck traffic on residential streets.

"(d) Improving environmental conditions in the ward's neighborhoods will depend, in part, upon more active involvement of residents to help keep their communities clean and trash free. Citizens should inform the Department of Public Works, Division of Sanitation Services, of trash problems on public property. They may also call the Department of Consumer and Regulatory Affairs to report uncollected trash from businesses, institutions and apartment buildings. In addition, residents may take bulk trash or other waste that is not regularly picked up directly to the Fort Totten Transfer Station on Fort Totten Drive between the hours of 8:00 a.m. and 4:00 p.m. Advisory Neighborhood Commissions, community organizations and neighborhood newspapers can spread this information to households in the ward.

"SEC. 1200.408 WARD 4 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

"The objectives for environmental protection are:

"(1) Protect and improve the ward's natural and man-made environment.

"(2) Improve the air quality in the ward to meet public health standards.

"(3) Protect the environment in ways that maintain and elevate the quality of life and the sense of well-being for ward residents, workers and visitors.

"(4) Establish traffic management strategies to separate local traffic from commuter or through traffic that currently moves through residential neighborhoods, by ensuring that commuter, through and truck traffic use arterial streets.

"(5) Promote the use of Metrorail, including completion of the Green Line through the ward, as a means of reducing commuter traffic from neighborhood streets.

"(6) Ensure adequate protection of public health and safety by testing for and removing lead, radon, asbestos and other hazardous substances from the man-made environment.

"(7) Encourage increased environmental planning throughout the ward.

"(8) Encourage greater participation by Ward 4 residents and owners of businesses in maintaining adequate environmental standards by increasing public awareness and continuing and expanding enforcement of programs that protect the environment.

"SEC. 1200.409 WARD 4 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION

"The policies in support of environmental protection are as follows:

"(1) Ensure reliable and adequate refuse collection from residences, business establishments and other activities that generate waste.

"(A) Trash build-up around apartment buildings and business establishments is a serious public health problem. It contributes to rodent infestation, spread of disease and declining neighborhood quality.

"(B) Recommended actions:

"(i) Survey areas around apartment buildings on Kennedy Street, Georgia Avenue, Military Road and other areas for chronic trash build-up. Improve and expand code enforcement to ensure that businesses and apartment buildings remove their trash properly and on a timely basis.

"(ii) Provide information to the ward's residents regarding the availability of the Fort Totten Transfer Station so that they can use the facility to dispose of waste materials at no cost.

"(iii) Sponsor and publicize neighborhood clean-up campaigns in conjunction with the city's bulk trash removal schedule.

"(2) Upgrade existing street lighting and install additional lighting where needed.

"(A) Poor lighting in some neighborhoods contributes to traffic safety problems, crime and other street hazards.

"(B) Recommended actions:

"(i) Survey ward neighborhoods to identify streets where inadequate lighting contributes to traffic problems and crime.

"(ii) Add new and improve existing lighting, where needed, in commercial areas along Georgia Avenue, the Fort Totten Metro area, and Kennedy Street.

"(3) Regulate land development activities to protect and preserve natural features, where possible, prevent soil erosion, and prohibit construction practices that produce unstable soil and hillside conditions.

"(A) Serious drainage problems exist in the areas between Rock Creek Church Road, North Capitol Street and Fort Totten Drive. It is important to develop land use control measures through coordinated community and government action programs and plans. This should include a systematic monitoring of neighborhood social and physical conditions and a continuing assessment of land use and regulatory actions to correct deficiencies.

"(B) Recommended actions:

"(i) Conduct a survey to identify existing soil erosion and drainage problems and to encourage property owners to take corrective action.

"(ii) Ensure that the District's permitting and regulatory processes, such as building permit reviews, code enforcement and Large Tract Review (where applicable), require that new development take appropriate measures to prevent soil erosion and drainage problems.

"(4) Assure that abandoned automobiles are removed from streets and alleys.

"(A) Automobiles are abandoned along many streets in various neighborhoods in the ward. They become havens for rodents, reduce the number of available parking spaces for residents and blight the ward neighborhoods and shopping centers.

"(B) Recommended actions:

"(i) Investigate and identify abandoned automobiles.

ENROLLED ORIGINAL

"(ii) Expand enforcement of the Parking Enforcement Program. (The Parking Enforcement Program is designed to provide for pedestrian safety and motorists' rights and to enhance the visual environment in the Downtown and neighborhood commercial areas.)

"(5) Remove lead feeder pipes that provide water for drinking and food preparation in residential units and commercial establishments.

"(A) The Department of Public Works has recently engaged a specialized engineering consultant to conduct an extensive Lead In Water Study in the District. The main purpose of the study is to identify the causes of lead in drinking water. The study will include a detailed review of the District's water distribution network, treatment methods currently adopted by the Corps of Engineers at the city's two water filtration plants--Dalacarla and McMillan--and water quality analyses of several water samples from 400 homes located citywide. The study, when completed, will enable the District to assess the extent of the lead hazard in drinking water and develop ways to reduce the hazard. This will also contribute to meeting the lead testing objectives of the 1989 Comprehensive Plan amendments.

"(B) Recommended actions:

"(i) The District of Columbia should implement the requirement of Section 404, Paragraph 8, in D.C. Law 8-129 which states: Initiate a program of testing for lead in each residential property and in any facility that provides water for drink or food preparation and develop a program for the replacement of lead pipes.

"(ii) Continue the practice of testing for lead pipes when completing routine maintenance and repair.

"(iii) Expand outreach programs to inform residents of the lead pipe testing program and the health dangers of lead pipes.

"(iv) Encourage District residents to have their pipes tested, and replaced if necessary.

"SEC. 1200.410 WARD 4 TRANSPORTATION

"(a) The transportation network serving Ward 4 generally provides for the efficient movement of vehicles and goods and services. Traffic on major streets is heavy, particularly during the morning and evening peak rush hours. Georgia Avenue, North Capitol Street, 13th Street, Piney Branch Road, 14th Street, and 16th Street are the major north-south arterials and accommodate high traffic volume in the ward. Missouri Avenue, Riggs Road, Michigan Avenue and Kennedy Street are the primary east-west arterials with high traffic volume.

"(b) Private automobiles, buses and Metrorail are the primary means of transportation in and through the ward. Approximately 70 percent of the bus routes in the ward are along major north-south streets that converge in the city's central business district. East-west bus service is along Upshur, Kennedy and Butternut streets, and largely feeds the Metro stations at Fort Totten and Takoma. Adjustments in transit bus service will be necessary when the Washington Metropolitan Area Transit Authority opens the Green Line's U Street (in Ward 1) and Georgia Avenue/Petworth stations to Fort Totten in spring 1991.

"(c) In most instances, public transportation is within reasonable walking distance to places of work, recreation and shopping. The Metro stations at Fort Totten and in Takoma provide a needed service, judging from increased ridership. With completion of the Green Line route

through the ward, an additional increase in Metro ridership is expected. A feeder system to the new Green Line stations should be developed to improve transit service. Additional service, such as a jitney bus or publicly supported taxi service, may be necessary to provide adequate transit service to all ward residents, particularly the elderly and disabled.

"(d) Traffic management techniques and selected street modifications should be explored to better regulate traffic volume and flow, particularly where major development is proposed. The residential street system, however, has constraints that limit potential solutions to transportation problems. A reduction in local and commuter traffic from Ward 4 residential streets, with completion of the Metrorail Red and Green Lines, provides the best hope for the future. This effort is needed to maintain and improve public safety and to protect the environmental quality from the effects of noise, fumes, vibration and litter resulting from vehicular traffic.

"(e) Bicycling, a leisure and recreational activity, is also becoming an important mode of travel for some. The D.C. Bicycle Advisory Council and the Department of Public Works have made progress in updating the Transportation Bicycle Plan to promote bicycling as another link in the overall transportation system.

"(f) The city continues to monitor and evaluate traffic patterns and changes and their impact on adjacent areas. Sixteenth Street has been modified to include center islands as part of the plan to beautify the street and to channel traffic. Along 13th Street, the one-way rush hour directional flow was eliminated; curb parking on one side is permitted during rush hours. Continued improvement and better feeder service between neighborhoods and the Metro stations should encourage ridership on the Metro. The Residential Parking Permit program should continue to reduce commuter parking problems in neighborhoods. And, increases in parking rates in the downtown area are likely to discourage some use of the private automobile and encourage greater use of the Metrorail and bus systems.

"SEC. 1200.411 WARD 4 OBJECTIVES FOR TRANSPORTATION

"The objectives for transportation are:

"(1) Support the living environment and commerce of the ward and the District and to support development objectives for expanded businesses, housing and job opportunities for ward residents.

"(2) Support the construction of the complete Metrorail Green Line route in the District, especially in Ward 4, which includes the Georgia Avenue-Petworth and Fort Totten stations.

"(3) Complete the entire Metrorail system in the District to reduce regional dependence on the private passenger automobile in order to improve air quality and reduce congestion.

"(4) Encourage adequate short-term on- and off-street parking to meet the needs of increased retail development at designated locations.

"(5) Provide for improved traffic flow in Ward 4, through appropriate traffic management techniques.

"(6) Promote alternatives to the private passenger automobile including public transit and especially bicycling and walking, by providing additional pedestrian paths and bicycle routes and facilities.

"SEC. 1200.412 WARD 4 ACTIONS IN SUPPORT OF TRANSPORTATION

"The policies in support of transportation are as follows:

"(1) Improve traffic flow and safety through improved lighting, signage, pavement markings, traffic islands, and other transportation system management measures for the following streets: Georgia Avenue, North Capitol Street, 14th Street, Missouri Avenue, New Hampshire Avenue, Kennedy Street.

"(A) Traffic management strategies should be used to separate local traffic from through traffic in residential neighborhoods. Through traffic should be routed around identified neighborhood enclaves, where possible, onto arterial streets. The highway and street system should be studied for overall improved traffic flow, particularly in and through the ward's commercial areas and along arterial streets.

"(B) Recommended actions:

"(i) Increase enforcement to reduce and prevent vehicles from illegally parking and/or blocking street lanes (double parking).

"(ii) Evaluate the future transportation improvement needs in terms of additional bus routes, four-way stop signs, signalization of traffic lights, turn lanes and increased number of parking spaces.

"(iii) Improve the maintenance, repair, reconstruction and redesign of streets and alleys, as needed.

"(iv) Continue to require developers to provide appropriate traffic studies and mitigation measures prior to major development, as part of the city's zoning, subdivision, Large Tract Review, and permit processes.

"(2) Encourage increased citizen participation in the review process during the preparation of the final Environmental Impact Assessment (EIA) for the proposed Metrorail Green Line through Ward 4.

"(A) The Washington Metropolitan Area Transit Authority (WMATA) has prepared a draft of the Environmental Impact Assessment on alternative future Metrorail subway routes from the U Street/Cardozo Metrorail Station to Columbia Heights (in Ward 1), and the Georgia Avenue-Petworth and Fort Totten Metro stations in Ward 4 to ensure the least amount of neighborhood disruption. The draft report is available from WMATA, and public hearings are set for February 1991.

"(B) Recommended actions:

"(i) Encourage private citizens, civic organizations, and Advisory Neighborhood Commission (ANCs) to review and comment on the draft (EIA) prepared by WMATA.

"(ii) Continue to support financing and construction of the Metrorail Green Line from the U Street/Cardozo Station, including the Columbia Heights and Georgia Avenue/Petworth stations.

"(iii) Minimize disruption to ward neighborhoods from construction of the Metro Green Line, particularly from construction of the Metrorail stations.

"(3) Discourage the use of long-term commuter parking in the vicinity of proposed commercial development areas, including the Georgia and Piney Branch Post Office/Medical Building, Shepherd Park Public

Library and the Georgia Avenue Safeway; also to give parking preference to those on business errands.

"(A) Traffic and parking management programs are needed for commercial development to improve the present parking situation in the ward's commercial areas.

"(B) Recommended actions:

"(i) Continue to implement the District's parking enforcement program to prevent commuter parking along commercial, arterial, and residential streets.

"(ii) Continue to provide adequate direction on parking issues as it relates to proposals for rezoning and development before the Zoning Commission and the Board of Zoning Adjustment.

"(4) Eliminate visual obstructions near traffic signs, including hanging tree limbs and bushes, which may create hazardous traffic conditions.

"(A) A problem exists at a number of intersections in the ward where overhanging tree-limbs, bushes, utility poles and other visual obstructions block or obscure the view of traffic signals and signs by both drivers and pedestrians. This has been both the cause and indirect cause of a number of accidents in the ward that might otherwise have been avoided.

"(B) Recommended actions:

"(i) Continue implementation of the city's tree and beautification program to trim trees and other landscaping on public land throughout the ward to eliminate hazardous conditions.

"(ii) Continue to encourage residents of the District to identify areas where hazardous conditions exist around traffic signs.

"(iii) Work with PEPCO, D.C. Cable and citizens to relocate utility poles that obstruct the view of traffic, traffic signals and signs.

"(5) Prevent automobiles from speeding, creating hazardous conditions for other vehicles and pedestrians.

"(A) Speeding vehicles are a safety hazard, particularly around the Fort Totten Metro Station; near the Keene Elementary School and the Maurice D. Lee School for the handicapped; the corner of the 6400 block of North Capitol Street; and the intersections of Tuckerman Street and Kansas Avenue N.W. and Georgia Avenue and 16th Street, N.W.

"(B) Recommended actions:

"(i) Develop a comprehensive approach to pedestrian safety.

"(ii) Evaluate and monitor methods to increase pedestrian safety, especially the use of four-way stop signs where needed.

"(iii) Install the latest technological devices at key locations in the ward to monitor and curtail the violation of traffic laws, such as exceeding the speed limit and running red traffic lights.

"SEC. 1200.413 WARD 4 PUBLIC FACILITIES

"(a) The District's public facilities program is focused on improving and maintaining the city's existing infrastructure, including public health facilities, recreation centers, schools, public libraries, senior citizens'

centers, facilities for persons with mental or physical impairments, and police and fire stations.

"(b) The District's Department of Recreation and Parks and, in certain instances, federal programs and facilities (such as Rock Creek Park, Fort Stevens and Fort Totten) provide a broad range of physical, cultural and social activities, both indoor and outdoor, to Ward 4 residents. The ward has 13 recreation centers, 5 swimming pools, 14 tennis courts and a variety of playgrounds, ball fields and special programs such as a youth garden and day camps.

"(c) The principal recreation concerns in Ward 4 include the rehabilitation of all facilities and the expansion of recreational programs for all age groups. The Petworth Recreation Center, which has just been rehabilitated, will present programs for groups ranging from pre-school children to senior citizens. Programs for teenagers, however, should be emphasized. Community-oriented recreation programs that offer a variety of services year round are needed for children and young adults in the Takoma and Shepherd Park neighborhoods.

"(d) The D.C. Public Schools currently have 14 elementary schools, 3 junior high schools, 2 high schools, 2 special education schools and 1 career development center in Ward 4. These schools provide a well-balanced education system for the ward's students.

"(e) There are three public libraries in the ward offering a wide range of resources and services. They are Takoma Park, Petworth and the new branch library at Shepherd Park.

"(f) Three fire stations and the Fourth District Police Headquarters on Georgia Avenue provide public safety services.

"(g) Currently, there are no general public health facilities in the ward that provide a broad range of health services to ward residents, particularly to the needy. There are two specialized public health facilities in the ward, the Sharpe Health School, which provides services for only young people with disabilities, and the Upshur Street Dental Clinic.

"SEC. 1200.414 WARD 4 OBJECTIVES FOR PUBLIC FACILITIES

"The objectives for public facilities are:

"(1) Develop and implement strategies to assure that future demand for services will be adequate and responsive to community needs.

"(2) Ensure coordinated planning, construction, renovation and maintenance of public facilities for an adequate public service delivery system.

"(3) Locate public facilities to provide optimum service to Ward 4 residents and support social development and neighborhood improvement objectives for the ward.

"(4) Regularly review the need for new public facilities and the condition of existing facilities.

"(5) Develop a District-wide public facilities plan that incorporates the development of programs and additional facilities to address social service and capital infrastructure needs.

"SEC. 1200.415 WARD 4 ACTIONS IN SUPPORT OF PUBLIC FACILITIES

"The policies in support of public facilities are as follows:

"(1) Complete an assessment of all existing recreational facilities in the ward to determine if there is a need for improvement, upgrading, or expansion.

"(A) The District-wide public facilities plan should identify needs for new or replacement facilities, facilities to be retained, and facilities and sites no longer needed by the public.

"(B) Recommended actions:

"(i) Determine the condition of all ward recreational facilities and improve them as required.

"(ii) Implement the public facilities plan to meet current and future needs of ward residents, particularly in the more densely populated and expanding neighborhoods.

"(iii) Provide funding for a broad range of recreation facilities and programs for teenagers to encourage them to get off the streets.

"(2) Establish an information system to provide data on the status and condition of all vacant District-owned properties.

"(A) An information system that details the condition and needs assessments of District-owned property could be used to develop the public facility master plan. The data could also assist in the preparation of proposals to dispose of or reuse surplus or underused District property.

"(B) Recommended actions:

"(i) Prepare a comprehensive inventory of all District-owned vacant land in the ward using the Municipal Automated Geographic Information System (MAGIS) and the Comprehensive Plan policy maps. The inventory should document current use, zoning, square footage, assessed value and potential for development.

"(ii) Review and recommend appropriate uses for underused District land and facilities that could benefit city agencies or the surrounding community.

"(3) Ensure that public facilities and accessory facilities throughout the ward are accessible to persons with disabilities.

"(A) All public facilities and facilities receiving public assistance should be handicapped accessible. This may include wheelchair ramps and handicapped-equipped restrooms and other accommodations for the disabled. The Architectural Barrier Free Law, D.C. Law 3-76, dated July 1, 1986, requires that architectural barriers to those with disabilities be eliminated from all public facilities.

"(B) Recommended action: New public and publicly assisted housing should be built without architectural barriers and existing facilities should be rehabilitated, where needed, to remove any physical barriers to those who are disabled.

"SEC. 1200.416 WARD 4 URBAN DESIGN

"(a) A number of areas and neighborhoods in Ward 4 have noteworthy design qualities, including historic Takoma with its Victorian buildings, the Portal Estates with its modern houses, Crestwood with its elegant older houses, and recently enhanced 16th Street with its stately old homes. The ward also has the somewhat discordant group of buildings fronting the low density Georgia Avenue commercial strip and the shorter Kennedy Street commercial area. However, what gives Ward 4 its primary character is its very low density residential development. Much of the

ward is developed with single-family houses, both detached and attached. This, coupled with the large institutional open spaces of the U.S. Soldiers and Airmen's Home, Walter Reed Army Medical Center, Gallaudet University West Campus and Rock Creek Park, creates the perception of a ward that is truly park-like.

"(b) The District has established citywide goals to address urban design in its neighborhoods. These goals are: (1) to promote the protection, enhancement and enjoyment of the natural environs and (2) to promote an environment that upgrades the District's aesthetic qualities, emphasizes neighborhood identity and functions efficiently. Major objectives are to maintain and enhance the physical integrity and character of the District as the nation's capital and to preserve and enhance the distinct physical qualities of each ward's neighborhoods, commercial areas, and open space and parks.

"(c) The revitalization and development of Georgia Avenue and Kennedy Street and the appropriate development of the Takoma and Fort Totten Metrorail areas provide challenging opportunities for excellence in urban design. The opportunities in these Metro areas are particularly important because of the need to develop commercial design concepts that establish attractive, orderly environments with building signage, lighting, building materials and public space. The task of enhancing Georgia Avenue is of particular concern because of its "special street" designation in the Comprehensive Plan. Takoma is similarly an area of sensitive design due to its historic district designation in the Comprehensive Plan. Each area contains conditions that dictate special approaches to the resolution of urban design problems.

"(d) Further opportunities exist at the three gateways in the ward to provide urban design features that are symbolic and aesthetically pleasing and that imaginatively welcome visitors to the city. Gateways in Ward 4 are: 16th Street, Georgia Avenue, and New Hampshire Avenue. These entry points are important because they provide visitors their first contact with the city. In addition, well-designed places of entry give residents and commuters an immediate frame of reference and sense of arrival when entering the city and ward.

"SEC. 1200.417 WARD 4 OBJECTIVES FOR URBAN DESIGN

"The objectives for urban design are:

"(1) Preserve and enhance the physical qualities and character of Ward 4's neighborhoods through preservation and enhancement of its built and natural environment.

"(2) Encourage well-designed developments in areas that are vacant, underused or deteriorated. Such areas include: Georgia Avenue, Kennedy Street and the Takoma and Fort Totten Metrorail Station planning areas. Developments in these locations should have a strong physical identity.

"SEC. 1200.418 WARD 4 ACTIONS IN SUPPORT OF URBAN DESIGN

"The policies in support of urban design are as follows:

"(1) Develop streetscape design guidelines to enhance the aesthetic and historic qualities of the ward's special streets and historic sites and landmarks, as well as the ward's gateways into the city.

"(A) High quality design for new developments must be encouraged throughout Ward 4 to provide a strong, positive physical

identity that enhances the low scale of its neighborhoods and park-like qualities. Special attention should be given to special streets, gateways and Metro station areas.

"(B) Recommended actions:

"(i) Include appropriate urban design guidelines in small area plans prepared for Ward 4 communities.

"(ii) Explore and identify initiatives to protect and enhance the aesthetic and historic qualities of special streets, gateways and historic features.

"(iii) Include urban design guidelines as part of joint development plans around Metrorail stations where new development is proposed.

"(iv) Develop visual identification devices and special design plans to define the District's edges and to create strong characteristic gateways at the District's borders.

"(2) Encourage landscape and site improvements in Ward 4 to enhance public facilities, public sites and residential neighborhoods adjacent to commercial and industrial areas, including Metrorail lines.

"(A) New development must be encouraged, especially in areas with vacant or underused land, to provide a strong, positive physical identity that enhances the low scale, park-like qualities of the ward.

"(B) Recommended actions:

"(i) Develop a program for the improvement and maintenance of the city's small parks in Ward 4.

"(ii) Support the community in conducting an inventory and compiling a list of public sites that need major landscape and site improvements to enhance the adjacent communities.

"(iii) Develop landscape standards for public facilities and other nonpark public sites.

"(iv) Develop a text amendment to the Zoning Regulations that require landscape buffers between residential areas and Production and Technical Employment areas.

"(3) Encourage buffers between commercial, industrial and residential uses, especially in the Petworth, Takoma and Lamond-Riggs neighborhoods.

"(A) Residential areas adjacent to commercial or industrial areas need to be protected from the potential adverse impact of new development.

"(B) Recommended action: Develop a text amendment to the Zoning Regulations that require landscape buffers between residential areas adjoining Production and Technical Employment areas.

"SEC. 1200.419 WARD 4 PRESERVATION AND HISTORIC FEATURES

"(a) Ward 4 has a number of important local and national historic features. During the Civil War, President Lincoln observed combat at Fort Stevens (13th Street and Piney Branch Road) between Union and Confederate forces during a southern invasion of the national capital. Fort Stevens, along with other parts of the Fort Circle Park System, is a designated landmark on the National Register of Historic places. The Battleground National Cemetery, where those who died at Fort Stevens

defending the Union are buried, is located on Georgia Avenue near Fort Stevens.

"(b) Other important historic features in the ward are the Takoma Historic District, Fort Totten, Fort Slocum and Rock Creek Park. In a spirit of cooperation, the city, ward residents and the federal government should upgrade the forts that were used to protect the capital city during the Civil War.

"(c) The District is considering a historic survey of the Georgia Avenue corridor, a particularly timely undertaking given the extensive redevelopment and revitalization efforts that are underway or being proposed. Urban design guidelines are also being considered to help improve the appearance of buildings along Georgia Avenue and Kennedy Street. Properties meriting designation as historic landmarks, historic districts or listing in the National Register of Historic Places should be identified through a comprehensive survey that covers every aspect of the prehistory and history of the ward and the national capital.

"(d) Potential historic properties, which could be modified or demolished inadvertently as a result of revitalization, need to be identified and protected. Historic preservation goals for the ward, as derived from the Comprehensive Plan, encourage the protection of irreplaceable historic and cultural resources. The District is providing sustained regulatory enforcement and relevant programs to protect and enhance historic resources. The Washington Metropolitan Area Transit Authority has suggested that a number of neighborhoods along the Green Line route be surveyed. They include the areas near the proposed Georgia Avenue/Petworth Metrorail Station and the Petworth and Crestwood neighborhoods.

"(e) In Takoma, Metro has begun to stimulate revitalization of the commercial district. The proposed Takoma mini-park will also be a community benefit, offering benches, landscaping, informational kiosks, water fountains and a visually attractive setting. The issue of expanding the Takoma Historic District boundary also must be fully explored.

"(f) 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 reuses consistent with applicable land use regulations should be encouraged.

"SEC. 1200.420 WARD 4 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

"The objectives for preservation and historic features are:

"(1) Preserve important historic features while permitting new development that is compatible with those features;

"(2) Increase public awareness of facilities and places of historic and archaeological significance in Ward 4;

"(3) Enhance and protect historic resources through regulatory enforcement, and expand the public notification system to inform the Ward 4 community about pending District government actions that are historically related;

"(4) Identify properties and neighborhoods in Ward 4 meriting designation as historic landmarks, historic districts or listing in the National Register of Historic Places through comprehensive surveys; and

"(5) Explore the use of the National Trust for Historic Preservation's "Main Street" programs as a means of helping to revitalize ward neighborhood and multi-neighborhood commercial centers.

"SEC. 1200.421 WARD 4 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES

"The policies in support of preservation and historic features are as follows:

"(1) Conduct a historical survey to identify potential historic buildings and areas in Ward 4.

"(A) It is likely that there are a number of buildings or areas in Ward 4 that have not been identified and designated as historic. It is important to recognize and save the ward's historic and valued heritage before significant buildings are destroyed or altered.

"(B) Recommended actions:

"(i) Undertake a comprehensive historic survey, with community participation, of Petworth, Crestwood, Brightwood, Shepherd Park North Portal Estates and Colonial Village.

"(ii) Develop methods to highlight historic landmarks in the ward, including the Fort Circle Parks, the Lucinda Caddy House, the Takoma Historic District, and the designated gateways into the city.

"(iii) Survey areas of potential historic significance in the Takoma neighborhood to expand the historic district to include appropriate structures and places.

"SEC. 1200.422 WARD 4 HUMAN SERVICES

"(a) A full range of physical and mental health care and human services should be available to District residents who require assistance, including the elderly, dependent families, the homeless, the physically and mentally impaired, and others.

"(b) Human services focus on the prevention and control of disease; provision of medical and health care; provision of financial assistance and social services; vocational rehabilitation services; and veterans' services. The involvement of community leaders, government agencies, service providers, private citizens and consumers is important to ensure that high quality human services are available and affordable.

"(c) Day care, income assistance, educational improvement, employment assistance, maternity and child care, counseling, transportation and housing assistance are just a few of the many human service needs of Ward 4 residents. Although the federal government provides some assistance, recent budget cuts have shifted a greater share of the burden of providing social assistance to the private sector and local governments. Infants, youths, adults and the elderly population, who are unable to secure basic services without assistance, are being adversely affected by the budget cuts.

"(d) The Ward 4 community has an increasingly large elderly population requiring additional services. Approximately 14 percent of the population is 65 years of age and above and about 37 percent was between 45 and 64 years of age during the 1980 census. The increase in the elderly population has serious implications for health service needs in general. For the elderly population, a major priority is the establishment of a comprehensive senior citizens center in Ward 4.

"(e) Public Safety is a major concern among the residents in Ward 4, particularly from drug related criminal activity. The Metropolitan Police Department has the responsibility to protect and maintain the public safety of individual merchants and institutions in the District of Columbia.

"SEC. 1200.423 WARD 4 OBJECTIVES FOR HUMAN SERVICES

"The objectives for human services are:

"(1) Improve public safety and security for all ward residents.

"(2) Promote the accessibility of quality primary care services at reasonable cost in all neighborhoods of the ward.

"(3) Provide information to the community on health and social services offered by the District.

"(4) Provide social service information on a continuing basis through reports, displays, exhibits, presentations and meetings

"(5) Continue to enforce and monitor the community-based residential facilities program to ensure that the needs of residents and clients who require this service are met, and that community concerns and issues associated with the program are adequately addressed.

"(6) Provide special programs for the youth, elderly, and persons with physical and mental impairments within the ward.

"SEC. 1200.424 WARD 4 ACTIONS IN SUPPORT OF HUMAN SERVICES

"The policies in support of human services are as follows:

"(1) Focus public attention on crime infested areas.

"(A) Activities such as prostitution and drug trafficking exist along 14th Street and Kennedy Street N.W. and near some public schools. Citizens have expressed concerns about the proliferation of drug trafficking in the ward and its associated violence and litter. Decreased property values also result from these activities.

"(B) Recommended actions:

"(i) Encourage neighborhood patrols to address the drug and crime problems throughout the ward.

"(ii) Increase public awareness and public information, including fact sheets on public safety services, to assist Ward 4 residents and businesses.

"(iii) Initiate new programs and means to more effectively combat crime, particularly drug related violence and prostitution.

"(2) Increase the availability and accessibility of public health services for the youth who are mentally and physically disabled, the homeless, and the elderly.

"(A) Quality primary care services should be promoted in parts of the ward at reasonable cost, especially in medically underserved and critical staff-shortage areas.

"(B) Recommended actions:

"(i) Evaluate existing services and the need for additional health services in the ward.

"(ii) Distribute information in the community regarding health and social services offered by the District to residents at little or no cost.

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"(iii) Implement services for the handicapped, mentally and physically impaired youth, the homeless and the elderly population.

"(3) Provide increased information on city services to ward residents.

"(A) Ward residents need better access to information about city services. Information on various programs should be routinely provided through reports, displays, exhibits, presentations and meetings.

"(B) Recommended action: Improve community outreach programs and accessibility of information to Advisory Neighborhood Commissions, churches and community groups.

"(4) Monitor new and existing community-based residential facilities (CBRFs) in the ward to ensure their compliance with zoning regulations.

"(A) Ward 4 has a large number of community-based residential facilities. The District government needs to coordinate with the community to improve communications regarding the establishment of these facilities to ensure that they are compatible with the neighborhoods in which they are located and that they do not exceed an appropriate number for the ward, compared to the number throughout the city.

"(B) Recommended actions:

"(i) Establish strategies and procedures for conducting a community outreach program to enhance community awareness and understanding of CBRFs.

"(ii) Consider establishment of a community advisory board to facilitate more community involvement in the CBRF process, including Advisory Neighborhood Commissioners, civic groups, church representatives and other concerned citizens.

"(iii) Review and improve the system that is used to inform the community of the potential location of a CBRF in their neighborhood.

"(5) Increase dissemination of information to persons with disabilities to better inform them of their human and legal rights and of available services.

"(A) Many District residents with physical or mental disabilities are not aware of the services they are available or where that can go to receive assistance.

"(B) Recommended actions:

"(i) Provide additional information to community groups and Advisory Neighborhood Commissions regarding services offered by the District to persons with disabilities.

"(ii) Develop a comprehensive statement of human and legal rights and services available for persons with disabilities in the areas of housing, transportation, employment, public facilities, recreation and human services in Ward 4.

"(iii) Establish a Ward 4 committee to coordinate with the Mayor's Committee on Handicapped Individuals, the Office of Community-Based Residential Facilities, the D.C. Association for Retarded Citizens, Inc. and private institutions to promote the rights of and increased services to persons with disabilities.

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"(6) Design and coordinate services and policies in health care, housing, transportation and recreation to make it possible for senior citizens and persons with disabilities to remain independent.

"(A) The increasing number of senior citizens in Ward 4 will require services and facilities to address their needs.

"(B) Recommended actions:

"(i) Identify elderly citizens without adequate income/assets or family, and plan for their needs and services.

"(ii) Increase coordination of services and activities among District agencies so that the elderly can continue to contribute to their communities.

"(iii) Increase the dissemination of information in the community regarding health and social services offered by the District for the elderly.

"SEC. 1200.425 WARD 4 LAND USE/ZONING

"(a) Ward 4 has approximately 3,720 acres of land, excluding public rights-of-way, and ranks fifth in total land area among the city's eight wards. The basic land uses in Ward 4 are residential, commercial, institutional, open space and industrial.

"(b) Residential uses cover 1,650 acres, or 44 percent, of the ward's land, the second largest amount of residential land in the city. Ward 3 has the largest amount; 95 percent of its land is in residential use. Most of the residential land in Ward 4 (1,450 acres) is developed in low density, single-family detached, semi-detached and row houses. Moderate density, multi-family uses occupy relatively few acres of land but make up about 40 percent of all the housing units in the ward. Detached and semi-detached units are located primarily in the northern and western sections, and row houses are predominant in the southern residential areas.

"(c) Ward 4 has a much lower residential density (about 49 persons per residential acre) than most other wards. Ward 3 has the lowest density, 27 persons per acre. Residential densities vary among the neighborhoods within Ward 4.

"(d) Commercial uses cover 110 acres of the land area in Ward 4. Generally, a combination of low density, neighborhood and multi-neighborhood centers are the main commercial development. The bulk of commercial uses is concentrated along Georgia Avenue which extends the north-south length of the ward. Additional commercial activity is located along Kennedy Street, Riggs Road and in the Takoma neighborhood. Neighborhood-serving commercial facilities need to be upgraded and expanded throughout the ward.

"(e) Major institutional uses, such as the U.S. Soldiers and Airmen's Home, Washington Hospital Center, Children's Hospital and the Veterans Administration Hospital, are located in the southeastern section of the ward.

"(f) Residents of Ward 4 have expressed concerns about the recent increase in the number of churches in residential areas. They are particularly concerned about some church-related functions, such as day care centers, church-operated schools, recreation facilities and social service centers. Adverse effects such as noise, parking, traffic and litter are often by-products of these facilities and often disrupt quiet, stable neighborhoods.

"(g) Vacant and recreation land occupy 1,050 acres, or 28 percent, of the ward's land. This includes several parks--Rock Creek Park, Fort Totten, Fort Slocum and Fort Stevens--as well as the Carter Barron Amphitheater, Rock Creek Cemetery and open recreational space at Roosevelt and Coolidge high schools.

"(h) Only 6 acres of the ward's land is used for industrial uses. Industrial development next to the predominantly low density residential neighborhoods in Ward 4 is a major concern, particularly in the Takoma, Petworth and Lamond-Riggs neighborhoods. This land use is cited most frequently as a problem, at the same time it is recognized that industrial development helps to provide needed employment opportunities and essential business services, as well as municipal tax revenues.

"(i) To preserve the stable qualities of the neighborhoods in Ward 4, appropriate buffering and screening techniques must be used to separate industrial development from nearby residential land uses. The expansion and location of industrial establishments should be limited to Production and Technical Employment (PTE) areas, as defined on the District of Columbia Generalized Land Use Map.

"(j) The Ward 4 Plan recognizes that the ward is largely developed and that changes will result from reuse and in-fill development on the few remaining vacant lots. Land use planning for the ward must protect and enhance the low density character, open spaces and stable neighborhoods for which the ward is known. This is the major objective of the ward plan.

"(k) The key land use concerns in Ward 4 include:

"(1) Preserving, protecting, and stabilizing the ward's residential neighborhoods;

"(2) Controlling the encroachment of commercial and other nonresidential uses into residential areas, a problem particularly disturbing in the residential areas abutting 16th Street, Georgia Avenue and Kennedy Street;

"(3) Increased numbers of nonresidential uses in residential neighborhoods causing negative impacts such as parking, traffic, noise, inadequate screening, and inadequate off-street parking;

"(4) Revitalizing Georgia Avenue and other major commercial areas in the ward; and

"(5) Reducing the adverse affects of industrial development, such as noise, truck traffic, litter and lack of visual compatibility, on nearby residential neighborhoods.

"(l) The development of the areas surrounding the Fort Totten Metro Station, the proposed Georgia Avenue-Petworth Metro Station and the Takoma Metro Station are critical to the ward's future. Other important land use priorities are the development of commercial nodes along Georgia Avenue, Riggs Road, and Kennedy Street, and the appropriate reuse of the industrial area in the vicinity of Upshur and Taylor streets.

"(m) Zoning

"(1) About 36 percent of the Ward 4 area is unzoned. This land, which totals 1,300 acres, is owned by the federal government and is primarily used for open space and institutional uses. The uses include: Rock Creek Park, Walter Reed Army Medical Center, U.S. Soldiers and Airmen's Home and the Veterans Administration Hospital.

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"(2) The remaining land in Ward 4 is zoned for residential, commercial or industrial uses. Following is a general description of zoning in the area.

"(n) Residential Zoning

"(1) The predominant zoning in Ward 4 is the single-family detached dwelling categories R-1-A and R-1-B, which comprise about 970 acres or 41 percent of the ward's total land area. These zoning classifications reflect the low density, single-family detached housing scale and character of the ward. R-1-A and R-1-B areas are primarily located west of 16th Street in Colonial Village, North Portal Estates and Crestwood, and in the Takoma and Shepherd Park neighborhoods.

"(2) Single-family, low density semi-detached (R-2) and moderate density row dwellings (R-3 and R-4) make up the second largest residentially zoned land (35 percent). These zones are mapped primarily in the central and southern sections of the ward. A significant portion of this low and moderate density housing is located in the Manor Park, Petworth and Brightwood neighborhoods.

"(3) Low, medium and high density apartment house zones (R-5-A, R-5-B and R-5-C, respectively) total about 330 acres. They are primarily located in the eastern and central sections of the ward: east of North Capitol Street in the Fort Totten neighborhood, in the vicinity of Missouri Avenue, along Riggs Road and near 14th Street.

"(o) Industrial Zoning

"(1) Areas zoned for industrial uses are located primarily along the B&O Railroad right-of-way, which extends through the ward from the Fort Totten neighborhood to Takoma. There are also pockets of industrially zoned land in the Petworth neighborhood at Taylor and Upshur streets and Decatur and Buchanan streets.

"(2) In Ward 4, industrial zones (C-M-1 and M) make up five percent of the zoned land area. Land uses in these zones include warehouses, automotive uses and service/distribution businesses.

"(3) Although the C-M-1 and M industrial zones represent the smallest land use category in the ward, they are a source of major land use conflicts. Many industrial parcels are adjacent to low and moderate density residential neighborhoods. The activities associated with industrial uses, in many instances, are incompatible or have adverse impacts on the residential areas. These impacts include heavy truck traffic, commuter parking, litter, noise, visual blight and open storage.

"(p) Commercial Zoning

"(1) The community business district (C-2-A) is primarily located along Georgia Avenue and Kennedy Street. The Georgia Avenue strip extends from Shepherd Park at the D.C. Maryland boundary through Brightwood Park and Petworth. The Kennedy Street strip is adjacent to the southern edge of Brightwood and Manor Park and extends along the northern edge of Brightwood Park. The eastern extension of the Kennedy Street (C-2-A) strip is interrupted by residential and industrial uses and the Metrorail and B&O railroad tracks. It ends in the neighborhood shopping area (C-1) at South Dakota Avenue and Riggs Road (Lamond-Riggs Park neighborhood).

"(2) A substantial concentration of C-2-A zoning is also mapped in Takoma adjacent to the Metro station. Other lesser C-2-A and C-1 areas that are mapped in the ward include 14th Street at Spring Road; Decatur Street and Colorado Avenue; Third and Upshur streets; Taylor

Street and Hawaii Avenue; and Farragut Street and New Hampshire Avenue. Both C-2-A and C-1 zoning classifications make up only six percent, or approximately 130 acres, of the ward's zoned land area.

"SEC. 1200.426 WARD 4 OBJECTIVES FOR LAND USE/ZONING

"The objectives for land use/zoning are:

- "(1) Protect and enhance existing residential neighborhoods.
- "(2) Protect the ward's residential areas from incompatible land uses and from activities generating excessive traffic, parking, noise, litter and other damaging environmental impacts.
- "(3) Protect residential neighborhoods from concentrations of nonresidential facilities through code enforcement and appropriate District regulations that would guide development.
- "(4) Encourage development of adequate neighborhood shopping and support services.
- "(5) Promote the vitality of the ward's commercial areas and to increase employment and economic growth.
- "(6) Encourage the appropriate and compatible development of land adjacent to the Fort Totten and Takoma Metrorail stations.
- "(7) Encourage mixed-use development with expanded employment opportunities in the Fort Totten Metrorail Station Special Treatment Area, as identified in the Comprehensive Plan.
- "(8) Continue to enforce the strict application of housing, building and zoning codes in Ward 4.
- "(9) Increase the supply of child care facilities in each residential and commercial area within the ward.
- "(10) Coordinate land use decisions applicable to Ward 4 with Comprehensive Plan provisions, to revise land use regulations to incorporate appropriate changes in the ward and to establish procedures for monitoring public and private land use actions for consistency with the Comprehensive Plan Land Use Elements and accompanying Plan Maps.

"SEC. 1200.427 WARD 4 ACTIONS IN SUPPORT OF LAND USE/ZONING

"The policies in support of land use/zoning are as follows:

- "(1) Determine the appropriate mix, scale, intensity and design of development in the Fort Totten Metrorail Special Treatment Area. The Fort Totten Metrorail Special Treatment Area is bounded by Baltimore & Ohio Railroad tracks on the west, Gallatin Street N.W. on the north, South Dakota Avenue to the east and Buchanan Street N.W. on the south.
 - "(A) Construction of the new Metrorail Green Line route from U Street to the Fort Totten Metrorail Station will provide development potential for areas surrounding the station. However, the type of development that would be appropriate for this area remains an issue. Possible uses include commercial offices, retail goods, services and/or affordable market rate housing. Potential adverse impacts of any new development on the surrounding communities may include increased traffic, noise and litter. Customer and commuter parking spaces are also a major concern.
 - "(B) Recommended actions:
 - "(i) Prepare a small area study of the area to determine the appropriate mix, scale, intensity and design of development.

"(ii) Provide assistance to private developers, as resources permit, that will facilitate commercial and retail development to support the residential population in the area.

"(iii) Work with the Washington Metropolitan Area Transit Authority (WMATA), through the joint development review process, to ensure that development on WMATA-owned property contributes to and is compatible with the existing character of the surrounding neighborhood.

"(2) Provide for the stability and maintenance of residential neighborhoods, like 16th Street Heights, Brightwood, Crestwood, Petworth and Shepherd Park, by assuring adequate controls to protect against adverse impacts from nonresidential uses such as churches, day care centers, and other institutional uses.

"(A) The Office of Planning (OP) completed a preliminary study of the Brightwood Park/16th Street Heights neighborhood based on concerns of the 16th Street Heights Civic Association about the increasing number of nonresidential uses in their residentially zoned neighborhood. A preliminary analysis reveals a number of adverse impacts, including parking, noise, litter and loss of residential character, that should be mitigated. There is the need for code compliance investigations of questionable or illegal uses such as boarding and rooming houses.

"(B) Recommended actions:

"(i) A zoning overlay district that places enhanced restrictions on off-street parking, concentrations per block and/or blockface, and screening should be enacted by the Zoning Commission. Mitigate any traffic, parking and related safety problems on local residential streets that are the consequence of nonresidential uses, such as churches in residential neighborhoods, through strict enforcement of the zoning and other municipal regulations.

"(ii) Develop a citywide zoning text amendment including provisions dealing with bulk, density and height permitted in residential zones, to more effectively control nonresidential uses, and to provide greater stability and protection for nearby residential development.

"(iii) Increase code enforcement and inspection of all nonresidential uses in residential zones to ensure compliance with the existing regulations. Responsible Agency(s) - Department of Consumer and Regulatory Affairs (DCRA)

"(3) Complete a Takoma Metrorail Station Area Study to determine the appropriate mix, scale, intensity and design of development.

"(A) The area near the intersection of Blair Road and Cedar Street, N.W., has been the subject of a number of land use proposals. Any development in this area may adversely impact existing nearby residential development and the Takoma historic district.

"(B) Recommended actions:

"(i) Conduct a study and prepare an action plan to determine the appropriate mix of uses, scale and intensity of development at the Takoma Metrorail Station to ensure compatibility with existing development.

"(ii) Provide land use and zoning actions that encourage new and accommodate existing town houses and garden apartment development.

"(iii) Coordinate new commercial development activities around the Takoma Metrorail Station area through the Joint Development Review Process.

"(iv) Develop design criteria that will protect and preserve the historic character of the area.

"(v) Develop control mechanisms to protect and preserve the existing low scale residential uses in the vicinity of the station.

"(vi) Enhance citizen participation in the development review process to assist the District agencies and WMATA to respond to community concerns.

"(4) Conduct an analysis of nodal versus strip commercial development for Georgia Avenue and Kennedy Street, and Georgia and New Hampshire avenues to assess development alternatives.

"(A) The Georgia Avenue corridor, the longest commercial strip in the ward, needs revitalizing. Studies should focus on nodal commercial development along Georgia, Eastern and Alaska avenues; Georgia and Missouri avenues; Georgia Avenue and Upshur Street; Georgia and New Hampshire avenues; and other potential sites.

"(B) Recommended actions:

"(i) Initiate small area studies for Georgia and Missouri avenues; Georgia Avenue and Upshur Street; Georgia and Eastern avenues; Georgia and New Hampshire avenues; and Georgia and Alaska avenues to determine commercial uses that would be more beneficial to the residents in the area.

"(ii) Improve streets, sidewalks and lighting in commercial areas.

"(iii) Support proposals and projects specifically geared toward nodal or cluster development on Georgia Avenue and Kennedy Street.

"(iv) Upgrade deficient neighborhood and multi-neighborhood shopping and service areas on Georgia Avenue, between Eastern and Alaska avenues, and other identified areas.

"(v) Use economic, regulatory and capital improvement programs to spur improvements in existing community and neighborhood shopping areas.

"(vi) Renovate and upgrade commercial areas in designated locations, like Georgia and Missouri avenues and the corner of 14th Street and Colorado Avenue, to ensure that all neighborhoods have access to a suitable range of services.

"(vii) Monitor commercial areas where adverse conditions (traffic, noise, safety, parking, crime and litter) are being experienced and provide appropriate regulatory action to alleviate the problems.

"(5) Revitalize the ward's commercial areas and maintain the multi-use character of major commercial strips and nodes, while preserving the essential qualities of the ward's many stable residential neighborhoods that are in close proximity to commercial areas.

"(A) Commercial uses in Ward 4 are encroaching on residential areas, particularly residential neighborhoods that abut Georgia

Avenue and Kennedy Street and the Riggs Road commercial area; along 14th Street and Colorado Avenue; and in the Takoma neighborhood. The revitalization of the ward's commercial areas without infringement on nearby residential areas is crucial.

"(B) Recommended actions:

"(i) Promote a nodal commercial concept on Georgia, Missouri and Eastern avenues and Piney Branch Road.

"(ii) Maintain and encourage the multi-use character and vitality of residential and commercial uses on Georgia Avenue, Kennedy Street, 14th Street and in Takoma; and discourage the extension of commercial activity into the abutting residential neighborhoods.

"(6) Examine the negative impacts on residential areas resulting from locating fast food restaurants and 24-hour convenience stores in neighborhood commercial areas and on major arterials.

"(A) The growing number of fast food and 24-hour convenience stores in neighborhood commercial areas often cause negative physical impacts, such as traffic, noise, litter and parking on nearby residential streets. In addition, parking on major arterials, especially Georgia Avenue, often blocks or impedes the flow of traffic.

"(B) Recommended actions:

"(i) Identify areas where negative impacts (traffic, noise, parking, litter, safety, etc.) are being experienced.

"(ii) Encourage increased parking enforcement in current problem areas such as Georgia Avenue between Geranium and Hemlock streets and between Fifth and Kennedy streets.

"(iii) Continue to vigorously enforce the citywide regulations on food delivery service establishments.

"(7) To eliminate and mitigate negative impacts that existing industrial development has on nearby residential areas, primarily in the Takoma, Petworth, Lamond-Riggs and Fort Totten neighborhoods.

"(A) Residential neighborhoods must be protected from nearby industrial uses and activities that generate excessive traffic, noise, litter and other damaging environmental impacts. Such uses are near the Takoma, Petworth, and Lamonds-Riggs neighborhoods. In the Takoma neighborhood, for example, along Blair Road N.W., a gas station and commercial garage is on the corner of Fourth and Blair Road N.W. in a C-M-1 (low bulk) industrial zone. It is surrounded by an R-5-A (low density) residential zone, between Cedar and Whittier streets. The gas station is the source of heavy traffic, noise and fumes emitted into the air from automobiles.

"(B) Recommended actions:

"(i) Initiate studies of industrial areas in the Takoma and Lamond-Riggs neighborhoods and complete the study of the Upshur/Taylor Street industrial area. The studies should deal with an appropriate level of industrial and commercial development while ensuring compatibility with and buffering of surrounding residential uses.

"(ii) Direct major new industrial development, as well as existing uses that adversely affect residential neighborhoods, to the city's industrial parks and areas that are designated for industrial uses, such as the New York Avenue corridor.

"(8) Evaluate and recommend appropriate changes to the District of Columbia Zoning Regulations and Map to make them consistent with the Comprehensive Plan, as amended by D.C. Law 8-129.

"(A) Revise and update the D.C. Zoning Regulations and Map to conform them with the densities and uses indicated in the Comprehensive Plan, as amended. D.C. Law 8-129, the Comprehensive Plan Amendments Act of 1989, identifies areas in the ward where zoning and land use may be inconsistent with the Comprehensive Plan as amended by the act. The law recommends change to a number of land use designations in the ward from those that were previously approved. Where the new land use designations will not be consistent with existing zoning, the zoning, particularly on major ward commercial and residential streets, should be changed in accordance with the Comprehensive Plan.

"(B) Recommended actions:

"(i) Conduct a further survey and analysis of land uses and zoning in Ward 4 to identify locations where zoning and land uses are not consistent and submit findings and recommendations to the Zoning Commission for action.

"(ii) Prepare reports to the Zoning Commission recommending appropriate rezoning actions to make ward zoning not inconsistent with the Comprehensive Plan.

"(iii) Monitor the update of the Comprehensive Plan Land Use Map, in accordance with D.C. Law 8-129, as follows:

--The mixed-use moderate density commercial and moderate density residential area on Georgia Avenue N.W., between the south side of Alaska Avenue N.W., and Fern Street N.W., is included in the mixed-use low density commercial and low density residential land use category.

--Focus the commercial usage in the moderate density mixed use area bounded generally by Georgia Avenue N.W., Eastern Avenue N.W., Alaska Avenue N.W., and Kalmia Avenue N.W., with retail use being the only commercial use to focus on Eastern Avenue N.W.

--Georgia Avenue N.W., between Decatur Street N.W., and Allison Street N.W., is included in the moderate density residential land use category.

--The area bounded by Upshur Street N.W., Shepherd Street N.W., Georgia Avenue N.W., and 13th Street N.W. is included in the mixed-use moderate density residential and low density commercial land use category.

--The intersection of Georgia Avenue N.W. and Upshur Street N.W. is a new and upgraded local neighborhood center symbol.

--The area bounded by Park Place N.W., the Soldiers and Airmen's Home, the Washington Hospital Center and the McMillan Reservoir is included in the federal land use category.

--The northwest corner of the intersection of Taylor Street N.W. and Hawaii Avenue N.W., is included in the low density commercial land use category.

--The area bounded by Eastern Avenue N.W., Laurel Avenue N.W., Aspen Street N.W., Fourth Street N.W., Blair Road N.W. and Chestnut Street N.W., is included in the mixed-use low density residential and low density commercial land category.

--Kennedy Street N.W., between 13th Street N.W. and North Capitol Street N.W., is included in the mixed-use moderate density residential and low density commercial land use category.

--Georgia Avenue N.W., between Gallatin Street and Madison Street N.W., is included in the mixed-use moderate density residential and low density commercial land use category.

--16th Street N.W., between Kennedy Street N.W. and Jefferson Street N.W., is included in the low density residential land use category.

--The area bounded by the west side of Sandy Spring Road N.W., Whittier Street N.W., Van Buren Street N.W., and the railroad tracks is included in the low density commercial land use category.

--A small area action plan shall be prepared for: The square bounded by Upshur Street N.W., Shepherd Street N.W., 13th Street N.W., and Georgia Avenue N.W. to implement an upgrade local neighborhood centers for the area.

"(9) Commercial zoning in the following areas needs to be re-evaluated to determine viability, needs and potential options for redevelopment: Ninth Street, between Upshur and Taylor streets; Colorado Avenue, between Longfellow and Jefferson streets; 14th Street, between Decatur and Allison streets.

"(A) A number of commercial areas are not specifically dealt with in D.C. law 8-129. Many of these areas have suffered for a number of years from declining commercial activities and blight. Specific planning attention is needed to determine their future viability and potential options for development. The viability of neighborhood and commercial centers should be the focus of small area plans.

"(B) Recommended action: Coordinate a review and evaluation of C-2-A (community business center, medium density) and C-M-1 (commercial-light manufacturing, low bulk) districts as a basis for rezoning, as appropriate, and submit findings to the Zoning Commission.

"SUBTITLE 5

"SEC. 1200.500

WARD 5 PLAN

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"SEC. 1200.500.1 WARD 5 PLAN INTRODUCTION

"SEC. 1200.500.2 VISION FOR WARD 5

"(a) The Ward 5 Plan is based on a vision of what the ward could be like in five years, as expressed by residents of the ward during the ward plan process.

"(b) Ward residents envision a future where the ward's stable neighborhoods are protected and enhanced; where new public and private investment will improve the quality of life in poorer neighborhoods. In addition, the problems of crime and drugs will be reduced, and commercial and industrial centers will offer expanded job opportunities and retail services to residents of the ward and city. Ward 5 will increasingly be an attractive and secure place in which to live, work and raise a family.

"(c) Neighborhoods like Michigan Park, North Michigan Park, Woodridge, Lamond-Riggs, Brookland, Queens Chapel, Arboretum, Fort Lincoln and Gateway have a strong sense of community and visual identity. Few major changes are envisaged here. These neighborhoods will be protected from excessive traffic, commuter parking, noise and litter and be buffered from the negative impacts of new commercial, industrial and other non-residential development. Places of historic significance, gateways, parks and open space, and special streets and places will be enhanced to provide a more attractive setting and quiet refuge from daily living.

"(d) Other neighborhoods like Brentwood, Ivy City, Trinidad, Eckington, Bloomingdale, Truxton Circle and Hanover Place will benefit from new and rehabilitated housing, increased retail and public services, and expanded employment opportunities. Major new commercial and industrial development will begin to provide the services and jobs long promised.

"(e) At the same time, these neighborhoods will be protected from air, water and soil pollution; excessive traffic; commuter parking; and

other negative impacts from commercial and industrial development. People will increasingly take pride in their neighborhoods.

"(f) The Fort Totten Green Line Metrorail Station (lower level) will open in 1993, with the potential for new and much needed mixed commercial/residential uses in the area. Mixed commercial/residential development will also begin to occur at the Rhode Island Metrorail Station, where the Washington Metropolitan Area Transit Authority and the District of Columbia, in consultation with the Ward 5 community, will cooperate in the joint development of their combined properties.

"(g) Neighborhood retail shopping centers will also show renewed life. The 12th and Monroe Streets small business/retail center will thrive, providing residents of the neighborhood and Catholic University with expanded retail services. Similarly, a local center with a wide range of services will flourish in Ivy City. The Hechinger Mall II at Bladensburg and Benning Roads will be under development. It will house existing businesses in the neighborhood as well as new businesses that complement Hechinger Mall I. Also, the 25-acre McMillan Sand Filter Site will be developed with mixed uses (retail/office/housing/recreation/open space/historic uses).

"(h) After years of decline, the New York Avenue rail corridor will again be a thriving industrial and commercial center. New businesses, with jobs and services for community residents, will complement recently established business ventures such as the Federal Express complex, the 26-acre Capital Commerce Center and the 27-acre Capital City Business and Industrial Park that includes the Black Entertainment Television Company. These industrial and commercial centers will be carefully designed, in consultation with Ward 5 residents, to ensure that they are compatible in overall design and scale with the neighborhood.

"(i) The city's anti-drug efforts, including enforcement, treatment and prevention programs, will be instrumental in reducing the crime rate, particularly illicit drug trafficking and homicides. In addition, a number of community service and religious groups, in cooperation with the District, will offer comprehensive adult remedial education and vocational training programs and special rehabilitation facilities for under skilled former drug pushers, drug users and exoffenders.

"(j) Improvements in the availability of housing, retail services, employment, transportation, public services and community facilities will also have a significant impact on the problems of drug abuse and drug-related crimes in the ward as well as reducing the numbers of ward residents on public assistance.

"(k) These opportunities, along with the physical transformation of the ward, will convince many ward residents (young and old) that there are viable alternatives to teenage pregnancy, drug-culture entrepreneurship and other self and community-destroying activities. Ward 5 will continue to become an ideal environment in which to live.

"SEC. 1200.500.3 WARD 5 PLANNING FOCUS

"The focus of the Ward 5 Plan is to:

"(1) Give priority to the protection, rehabilitation and improvement of neighborhoods through code enforcement and neighborhood preservation programs.

"(2) Emphasize development and rehabilitation measures that contribute to an orderly process of neighborhood stabilization.

"(3) Encourage the creation of new job opportunities and the effective use of the inventory of commercial land.

"(4) Capitalize on Metrorail station areas as focal points of commercial, retail and community services and activities.

"(5) Give priority to the upgrading of existing public services and facilities.

"(6) Suggest ways of using public investments in the location of new capital improvements to stimulate private renovation of existing residential, commercial and industrial properties.

"(7) Discourage the extension of strip commercial areas by providing appropriate sites and height and design limits on commercial clusters.

"(8) Encourage the development of new employment areas that are compatible in design with and buffer adjoining residential uses.

"SEC. 1200.500.4 WARD 5 HISTORY

"(a) Settlement of Ward 5 occurred as early as 1688 in what is known today as Brookland. The area was largely open countryside, forest, meadows and farmland. The earliest roads for the ward were Lincoln, Old Bladensburg, Brentwood and Bunker Hill. During the late 19th century, Brookland and Bladensburg experienced rapid growth as trolley lines extended outward from Washington City (what is now Downtown). Around the turn of the century, many colleges and universities were established i.e., Catholic University of America; the Paulists; the Marists; and Holy Cross Fathers, to name a few.

"(b) Brooks Mansion was built around 1840 on 10th and Monroe streets and is one of the oldest buildings in the ward. It was situated on a 134 acre tract known as the Brooks estate, where in 1887 the land was sold for housing.

"(c) Another neighborhood, Ivy City, was developed around 1872 and thrived during this period, as it was a brick manufacturing center and contributed significantly to Washington's construction boom.

"(d) Extensive growth occurred during the first decade of this century in the ward. Eckington and Brookland grew along Rhode Island Avenue, a major trolley line and commuter route between the District and Maryland. Other street car lines and newly built streets served other communities in the ward.

"(e) Ward 5 continued to grow between the two World Wars. Major industrial and commercial enterprises, along with religious institutions, developed during this period. Brentwood Village and Riggs Park were also completed during this period.

"(f) Few large open tracts of developable land remained after World War II in the ward. Smaller scaled residential development occurred from the mid 1940s to late 1950s in the Lamond and Fort Totten areas.

"(g) Major industrial development took place in the ward in the 1950s along the B&O and Pennsylvania Railroad tracks, particularly along the New York Avenue corridor. During the 1960s growth slowed. More recently, retail businesses have suffered from the competition of nearby suburban shopping centers. Commerce has shifted away from Ivy City: industrial firms have sought to expand in cheaper outlying areas in the suburbs.

"(h) The population of the ward increased from 1950 to 1970, from predominantly White to Black. From 1960 through the 1970s, the Black composition of the ward increased from 40 to 80 percent.

"SEC. 1200.500.5 WARD 5 TODAY

"(a) Ward 5 is in the northeast section of the District of Columbia. The ward's general boundaries are Kennedy Street on the north; the District line (Eastern Avenue) on the east; the Anacostia River, Benning Road, Florida Avenue, and New York Avenue on the south; and New Jersey Avenue, Second Street, Michigan Avenue, Harewood Road and the Baltimore and Ohio Railroad right-of-way on the west.

"(b) Existing Land Use Patterns

"(1) Ward 5 is predominantly residential although it includes the District's major industrial corridor. The ward's neighborhoods are, for the most part, well-maintained with structurally sound housing. The neighborhoods include Lamond-Riggs, Michigan Park, Queens Chapel, Brookland and Woodridge to the north; Fort Lincoln, Gateway and Arboretum to the east; Trinidad and Ivy City to the south; Truxton Circle, Bloomingdale, Eckington and Edgewood to the west; and Brentwood and Langdon in the central portion of the ward. The ward has the region's only "new town" Fort Lincoln, a designated urban renewal area.

"(2) The major industrial area is located in the New York Avenue corridor along the Pennsylvania Railroad tracks. New York Avenue and W Street remain the primary focus of efforts to expand and attract light industry in the District. As the District's largest industrial corridor, New York Avenue is key to the city's efforts to promote growth and employment opportunities in the technologies of the future.

"(3) In the commercial areas, the Hechinger Mall, built in 1982, draws customers from all areas of the city and parts of nearby Maryland; the Rhode Island Avenue Shopping Center includes the first Ames (formerly Zayres) in the District; and the wholesale/retail food shops of the Capital City Market are thriving.

"(4) There are several local and multi-neighborhood retail centers located throughout the ward. They are found along Rhode Island Avenue, along 12th Street in the neighborhood of Brookland and on Michigan Avenue near the Eastern Avenue boundary in the Michigan Park neighborhood. There is a new convenience center on West Virginia Avenue in Ivy City.

"(5) Many middle class neighborhoods including Brookland, Lamond-Riggs, Woodridge and Michigan Park, remain stable and active. Some areas of the ward, however, require some measure of assistance to achieve comparable stability and vitality. Unemployment remains high in neighborhoods such as Ivy City, Trinidad, Carver and Montana Terraces, and Langston Dwellings. At the same time, the housing stock in these neighborhoods needs upgrading. Neighborhoods adjacent to industrial and commercial areas, such as Ivy City and Brentwood, are often affected by traffic, noise, dust and other side-effects of these uses.

"(6) Ward 5 has several social service providers. They comprise the Woodridge Senior Wellness Center, the Washington Center for Aging Services, the Woodridge Neighborhood Health Center and similar out-patient clinical facilities. The providers range from intermediate to certified nursing complexes to walk-in neighborhood

health, pediatric and dental clinics that serve the general public. The Aid to Families with Dependent Children (AFDC) and Food Stamp Program serve a small but not insignificant number of the ward's citizens. In order to deal with the social ills of drug and criminal activity, neighborhoods are actively cooperating with the Metropolitan Police Department and other District of Columbia agencies. A number of community oriented programs have been established such as the Take Back Our Streets program.

"(c) Demographic Characteristics

"(1) Population

"(A) Ward 5 had a population of 75,100 in 1990. Its population decreased by 7,500 persons or 9 percent during the period of 1980-1990. During the same period, the citywide population decreased by 4 percent.

"(B) The racial composition of the ward remained constant from 1980 through 1990. During this period, Blacks and other races made up 90 percent of the ward's population, while Whites made up 10 percent. This compared with 68 and 30 percent, respectively, citywide. The population aged 15-44 represented 47 percent of the ward residents in 1990, an increase of 1 percent, compared to 52 percent for the city, also a one percent increase between 1980 and 1990. The elderly (65 and over) and the young population (under 15) were about 13 and 16 percent, respectively, in 1990, compared with the citywide figures of 16 and 17 percent.

"(2) Housing. The number of households in the ward remained substantially the same from 1980 to 1990. A household is equivalent to an occupied housing unit. The mean household size in the ward decreased from 2.7 in 1980 to 2.5 in 1990. In 1990 48 percent of the households were owner-occupied, compared with 47 percent in 1980. The city wide figures were 39 percent in 1990 and 35 percent in 1980.

"(3) Income

"(A) The median household income of Ward 5 residents in 1989 was approximately \$26,900, compared with \$30,700 citywide, a difference of 12 percent. According to 1980 census data, the median household income in 1979 for Ward 5 was \$15,300, compared with \$16,200 citywide. The ward's figure was 6 percent below the median household income for the city.

"(B) Twenty percent of the households in the ward had incomes less than \$10,000 in 1990, compared with 17 percent citywide. In 1979, 34 percent of the households in the ward had incomes less than \$10,000 compared with 30 percent of the city.

"(C) In 1979, 19 percent of the households (about 5,400 households) were below the poverty level. It decreased to 16 percent or 4,600 households in poverty in 1989. The Census Bureau defines the poverty level as a family of four with an annual income of \$7,200 or less. The city's households below the poverty level in both years were 17 and 15 percent for 1979 and 1989, respectively.

"(D) In 1990, 9 percent of the ward's population received food stamps, and 8 percent received Aid to Families with Dependent Children (AFDC). These figures are proximate to the citywide figures of 7 and 8 percent, respectively.

"(4) Educational Status. In 1990, 65 percent of persons 25 years and over had completed high school and college compared to 73

percent citywide. While over 26 percent graduated from high school, only 19 percent went on to graduate from college. Citywide, persons in these categories showed a 2 percent decrease between completion of high school and college. Statistics indicate that the ward lagged behind the city in completing college in 1990, 19 and 23 percent, respectively. But the ward kept pace with the city in that 20 and 19 percent, respectively, completed at least 1 to 3 years of college. Similarly, the ward had 26 percent and the city had 21 percent of its population completing 4 years of high school.

"(d) Current Development Activity

"(1) Capital Commerce Center (planned). This project will cover some 26 acres in the Eckington Yards complex located north of Florida Avenue at Eckington Place, N.E. It will contain about 1 million square feet of industrial and office (flex) space.

"(2) McMillan Sand Filter Site (planned). The District acquired the 25-acre site in 1987 to create economic development opportunities for both the ward and city. The historic resources report, including recommendations for historic preservation and designation, was completed in 1990. The entire site is designated as historic. Proposed mixed uses include: housing, recreation center, elderly center, library, police substation, commercial shopping, historic preservation, open space, and space for professional offices. The site is located at Michigan Avenue and North Capitol Street, N.W.

"(3) U.S. National Arboretum (in progress). Consultants have updated a master plan for this site. The plan calls for improvements, including embellishing the Arboretum's grand entrance on New York Avenue N.E. and preservation and adaptive reuse of some of the adjacent brick kilns. There are over 444 acres at the Arboretum, and all the land is on the National Register for Historic Places.

"(4) 77 P Street, N.E. (no progress). This project calls for renovating and adding additional office or exhibit space to the Old People's Warehouse located in the square bordered by North Capitol Street, First Street, O Street and P Street, N.E. The project was reviewed under the Large Tract Review (LTR) procedure.

"(5) Catholic Charities Conference Building (completed). This project involved a 159,239-square-foot building on a five-acre site on Fourth Street N.E. east of Trinity College.

"(6) Capital City Business and Industrial Park (partially completed). This site, located south of W Street N.E., north of New York Avenue, west of Brentwood Road and east of Montana Avenue, is a 27-acre industrial park divided into 7 parcels ranging from 1.5 to 6.4 acres. Black Entertainment Television is the major tenant of the park. The headquarters office building for Black Entertainment Television and a Production Studio are currently under construction.

"(7) Hechinger Mall Phase II (planned). Hechinger, Inc., is proposing to develop its 50,000 square feet of land holdings with a shopping mall. The site includes the former Sears Roebuck store and the project is intended to complement the adjacent Hechinger Mall I at Benning Road and Maryland Avenue, N.E.

"(8) Capital City Market (completed). The former Florida Avenue Market located at Sixth Street and Florida Avenue, N.E. has undergone a major revitalization. Street improvements were completed

to allow better parking and access to the many sections of the market. A major face lift improved the general appearance of the market.

"(9) Brentwood Square commercial center (completed). The 35,500-square-foot multi-use retail center at 13th Street and Brentwood Road N.E. features small retail and service oriented businesses.

"(10) Postal Plaza (completed). This project contains 23,000 square feet of commercial space on Brentwood Road, north of V Street N.E. A McDonald's fast food restaurant is the lead tenant.

"(11) Federal Express Multi-Station (completed). A two-story distribution and shipping facility, with parking for 203 vehicles, has been built by Federal Express. This project consists of 20,292 square feet of office space and 177,653 square feet of space for distribution facilities. It is part of the Eckington Yards complex at Florida Avenue and Eckington Place, N.E.

"(12) Shopping Center, Ivy City (completed). The Mt. Olivet Development Corporation developed an eleven-tenant retail space at 1801 West Virginia Avenue, N.E., to serve the local neighborhoods of Trinidad and Ivy City.

"(13) Renovation of the Crummell School (planned). This project will provide space for Ebone Asphalt administrative offices in lieu of a previously planned incubator facility for this site. It is located on Gallaudet Street N.E. in Ivy City.

"(14) Fort Lincoln New Town (under construction). About 158 rental units have recently been completed. Some 170 market priced townhouses will be constructed in the near future. Access roads and ramps have recently been built to facilitate future development of a service and employment center as part of the town center, under the recent modification to the Urban Renewal Plan for Fort Lincoln. In early 1995, a groundbreaking is planned for Lincoln Plaza, a 400,000 square foot shopping center in Fort Lincoln.

"(15) Shalom House, Fourth and Seaton Streets, N.E. (completed). A renovated and converted vacant building has been transformed into a single room occupancy apartment building. It was converted from a 33-unit apartment to 18 apartments and a 76-unit rooming facility.

"(16) Hanover Place (under construction). Housing rehabilitation and new home construction are underway on Hanover Place N.W. by North Capitol Neighborhood Development, Inc., which acquired the properties from DHCD in 1989. Private owners have also begun alterations and repairs to other properties in this block. Improvements will cover most of the interior of Square 617, bordered by North Capitol Street, O Street, First Street, and N Street, N.W.

"(17) D.C. Housing Finance Agency (DCHFA) Branch Office (completed). DCHFA operates a branch office located at 207 Rhode Island Avenue, N.E., where the Single Family Loan Services Division provides trust mortgage loans to potential District homeowners.

"(18) Fort Totten Metro (Green Line) Station (completed). The Green Line route of the Metrorail system is being developed in the ward on National Park Service parkland near Galloway Street N.E. It will extend to the District boundary and into Prince Georges County, Maryland. This segment of the Green Line is scheduled to open in 1993.

"(19) Rhode Island Avenue Metro Station Area (planned). WMATA completed an urban design analysis for this station and adjacent

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city-owned land. The analysis emphasized providing a pedestrian link between the Metrorail station and the Rhode Island Avenue Shopping Center, upgrading Rhode Island Avenue and promoting mixed use public/private development opportunities for the site. The site is designated in the Comprehensive Plan as a Development Opportunity Area.

"(20) Roadway Resurfacing (completed). Resurfacing of the streets in Ward 5 include segments of Florida Avenue, 20th Street, Rhode Island Avenue, Holbrook Street, Neal Street, L Street, Monroe Street and 14th Street.

"(21) South Dakota Avenue Realignment (completed). South Dakota Avenue, between Galloway and Gallatin streets, N.E., was realigned to facilitate relocation of underground infrastructure in the path of the Green Line Metrorail tunnel. In Phase II, the street will be relocated to its original position.

"(22) New York Avenue Bridge Over South Dakota Avenue (planned). The deck, substructure and superstructure of the existing bridge will be repaired. Construction is estimated to begin by late 1994.

"(23) New York Avenue Bridge Over Pennsylvania RR (planned). The deck, substructure and superstructure of the existing bridge will be repaired. It is estimated that the project will begin construction by late 1994.

"(24) New York Avenue Bridge Over North Capitol Street (completed). This project will involve the reconstruction of the deck, repair of the superstructure steel and substructure units of the existing bridge. The estimated completion date is 1993.

"(25) New York Avenue and Bladensburg Road (concept phase). Construction of a grade separation of the two intersecting arterial roadways is being proposed by the Department of Public Works. It will improve roadway and pedestrian safety by channeling the high volumes of traffic currently on both roadways. This intersection is the highest accident location in the District.

"(26) Ivy City (planned). A storm water relief sewer is proposed for Ivy City. The Water and Sewer Utility Administration of the Department of Public Works is conducting a route selection and design study.

"(27) Community Correctional Facility No. 4 (completed). Located in the 1300 block of New York Avenue, N.E., this 29,000-square-foot project houses about 130 employed persons scheduled for possible parole from the city's criminal justice system within six months.

"(28) Trinidad Recreation Center (underway). Funding for the center has been appropriated by the City Council. The selection of a contractor to perform the work is underway.

"(29) Fleet Maintenance Facility (completed). Renovation and modernization activities for a motor vehicle fleet maintenance facility on West Virginia Avenue N.E. began in 1990.

"(30) Brentwood Recreation Center (underway). Designs have been completed for the rehabilitation of the center located on 15th Street near W Street, N.E. It is funded in the Capital Plan for construction in Fiscal Years 1991 and 1992.

"(31) Northeast Inspection Station (completed). Rehabilitation of the existing vehicle inspection station on West Virginia Avenue N.E. was completed in Fiscal Year 1989.

"(32) Hospital for Sick Children (completed). Located at 1731 Bunker Hill Road, N.E, the site, historically called the Children's Country Home, was accorded historic landmark designation in December 1989. The application was submitted by the Friends of the Children's Country Home in mid 1989. Built in 1929, the facility is a Normandy Cottage-style building designed by the prominent architect Nathan C. Wyeth. An addition was recently constructed to expand the capacity of patient beds from 80 to 130.

"(33) Brookland Neighborhood (completed) - An historic resources survey was sponsored by the Historic Preservation Division, Department of Consumer and Regulatory Affairs, and completed in 1987.

"(34) Model City Senior Care Center (Woodridge Senior Wellness Center) (completed). This facility, located at Evarts and Franklin Streets, N.E. is a senior wellness center. Completed in 1990, it is the second multi-purpose center of this kind in the city.

"(35) The Washington Center for Aging Services Renovation (completed). The facility is licensed for a 263-bed intermediate and certified skilled nursing complex for the elderly. Renovation is expected to be completed in 1992, bringing the facility into compliance with federal and District nursing home regulations. The complex is located at 18th and Evarts streets, N.E.

"(36) Rhode Island Plaza Renovation (planned). Located at 13th and Rhode Island Avenue, N.E., the 430 unit apartment and commercial complex has been sold by HUD for renovation and rehabilitation.

"(37) 18th and Bryant Streets, N.E. (planned). Plans are being developed to construct single family dwellings at this location.

"(e) Current Social Service Providers:

"(1) Woodridge Neighborhood Health Center (operating). Located at 3012 18th Street, N.E., the center provides services in adult medicine, obstetrical care, family planning and pediatrics.

"(2) Burroughs School Clinic (operating). Located at 18th and Monroe Streets, N.E., the clinic provides dental services.

"(3) Eckington Clinic (operating). Located at 60 Florida Avenue, N.E., the facility provides pediatric services.

"(4) Health Information Center (operating). Located at Fourth Street and Rhode Island Avenue, N.E., the facility provides various types of health information to the general public.

"(5) We Care Inc. (operating). Located at 24th and Evarts Street, N.E., this facility provides outpatient care for the mentally retarded.

"(6) The Take Back Our Streets program (operating). This program in Ward 5 addresses the problems of vacant housing (often used as crack houses), abandoned cars and drug marketing activities. The Metropolitan Police Department, National Guard, Department of Human Services, Citizen's Groups, and other District agencies are participants in this program.

"SEC. 1200.501 ECONOMIC DEVELOPMENT

"(a) The ward has great economic development potential in its industrial and commercial areas, particularly along the New York Avenue corridor, North Capitol Street, the Florida Avenue Market area, Bladensburg Road and Benning Road. The ward's three Metrorail

stations, Rhode Island Avenue, Brookland/CUA and Fort Totten, also provide major development opportunities, particularly for mixed commercial/residential development oriented to surrounding communities as well as to the city. Ward 5 citizens want more than just jobs and new businesses. They seek development that will enhance and expand existing businesses, create new ownership opportunities, increase retail services and opportunities for ward residents, and promote the vitality of ward neighborhoods.

"(b) The Ward 5 Plan addresses development issues affecting all levels of the ward's economy. The plan calls for instituting new economic development entities, through joint public and private efforts, that can undertake specific projects in accordance with the city's economic development priorities. The opportunity exists for new development to attract visitors, businesses and organizations from other parts of the country and possibly abroad. It seeks meaningful citizen involvement through community development organizations, Advisory Neighborhood Commissions, colleges, universities and the private sector. Of significance is the need for services and programs that strengthen the occupational skills of the ward's labor force, particularly persons with disabilities and/or who are unemployed.

"(c) Many minority-owned and small businesses in the ward are suffering from the effects of new development or revitalization pressures along business corridors. Ward 5 could benefit from the establishment of business incubator facilities in selected areas, that are having difficulties competing in the market place, such facilities could assist merchants with lower rents and support services to offset marginal operations.

"SEC. 1200.502 WARD 5 OBJECTIVES FOR ECONOMIC DEVELOPMENT

"The objectives for economic development are:

"(1) Enhance and expand the ward's economic activity and employment centers, particularly in the underused industrial and commercial areas.

"(2) Encourage and promote the Ward 5 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.

"(3) Encourage and promote equity investment opportunities for Ward 5 residents and business persons in projects such as the Capital Commerce Center, development around Metro Stations, the McMillan site and in the New York Avenue corridor.

"(4) Enhance commercial concentrations such as Hechinger Mall, 12th Street and the Fourth Street and Rhode Island Avenue Shopping Center in order to provide a broad range of goods and services to ward residents.

"(5) Better identify community desired uses in commercial/industrial areas of the ward.

"(6) Increase nonprofit child care facilities in new commercial and residential developments.

"(7) Conduct an intensive study to determine the needs of small businesses in order to arrest their decline.

"SEC. 1200.503 WARD 5 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT

"The policies in support of economic development area as follows:

"(1) Promote economic development projects in the Eckington Yards and Ivy City industrial and commercial tracts.

"(A) An opportunity exists to locate flexible office and retail services in these areas. With careful planning and design, adverse impacts on abutting residential neighborhoods can be satisfactorily mitigated. Care must be taken in the development of the Crummel School property on Gallaudet Street. The site is zoned industrial but abuts the Ivy City residential core.

"(B) Recommended actions:

"(i) Identify an appropriate mix of uses, scale and density limitations for development projects.

"(ii) Identify potential adverse impacts from development projects on abutting neighborhoods.

"(iii) Develop urban design guidelines to buffer and screen the different incompatible uses in these areas.

"(iv) Work with the local community development corporations to help create the appropriate economic development climate and activity.

"(v) Coordinate efforts of the public and private sectors to spur economic development in the Eckington Yards and Ivy City commercial and industrial areas.

"(vi) Identify appropriate public programs that can facilitate economic development, including industrial revenue bonds, tax increment financing and tax abatement.

"(vii) Consider establishing an Ivy City/Trinidad economic development zone through the legislative process.

"(viii) Assess the potential impacts on existing transportation networks and promote the development of public transportation systems to all developed sites.

"(ix) Discourage the proliferation of junk yard type commercial activity in the Ivy City area since these activities do not enhance the quality of life in the adjoining residential areas.

"(2) Complete a small area planning study for the New York Avenue industrial corridor to determine the appropriate mix, scale, density and design of development.

"(A) The New York Avenue corridor, bounded by North Capitol Street on the west and the District's boundary on the east, has the potential for production and technical employment uses, flex office/space uses and limited general office uses. Design of new development should focus on the aesthetics of New York Avenue as a major gateway into the District. Without a prescribed land use and development plan, many available properties will be haphazardly improved. It is important that a blueprint be prepared to guide and direct preferred land uses.

"(B) Recommended actions:

"(i) Conduct a study and prepare a small area plan to determine the type and design of future industrial development in the corridor.

"(ii) Conduct a market feasibility analysis to ascertain the cost and timing of potential development.

"(iii) Identify physical improvements or site preparations which will accommodate future development.

"(iv) Assess the potential impacts on existing transportation networks and promote the development of public transportation systems to all developed sites.

"(v) Incorporate the entire New York Avenue Corridor as a "Special Treatment Area" or "Enterprise Zone".

"(3) Capitalize on economic development opportunities along the North Capitol Street corridor.

"(A) The corridor is the focus of competing interests. The community needs to secure businesses which will provide a high quality and diverse mix of goods and services to the residents of adjacent neighborhoods in particular and the city wide community in general. There is a potential for the development of major retail and office facilities on currently available vacant land and buildings on the corridor and adjacent streets. The District of Columbia has completed a transportation impact study which includes this area.

"(B) Retail and service facilities in the area are woefully inadequate to respond to the needs and demands of the resident population and other potential patrons and clients. The Eastern sector, along North Capitol Street, Florida Avenue, N.E., and First Street, N.E., can readily accommodate major large tract development activity. Other sites adjacent to the area (i.e. McMillan Sand Filter Site) can be developed in conjunction with the North Capitol Street commercial area in order to provide a regional economic development activity. In addition, North Capitol Street, New York Avenue and First Street, N.E. are recognized by the Office of Planning as "Priority economic development areas."

"(C) Recommended actions:

"(i) Study and evaluate the impact of the current multi-use character (including residential and commercial) on the vitality of the economic revitalization and development of the North Capitol Street commercial corridor and immediate adjoining areas.

"(ii) Develop criteria for commercial upgrading.

"(iii) Promote appropriate commercial development, including centers for retail and office uses, to provide for continued growth and vitality, particularly along North Capitol Street and Florida Avenue, between First Street, N.W., New York Avenue, and First Street, N.E.

"(iv) Upgrade/expand the infrastructure in designated neighborhoods and in other locations along the corridor. Specific areas are: (A) Streetscaping along North Capitol Street, to include: (1) Redesigning the median strip between Florida and New York avenues to include shrubbery, trees and lighting; (2) Redesigning the intersection of North Capitol Street and Florida Avenue to include: (a) Potential of a "round about", (b) O Street--North East and North West, (c) Relocation of bus stops, (d) Relocation of cross walks, (e) Redesign of traffic pattern and ancillary access ways; (B) Sidewalk-scaping and resurfacing along North Capitol Street, between Florida and New York Avenues; P Street Northeast between North Capitol Street and Florida Avenues, Northeast; and Florida Avenue, between O Street Northwest,

and New York Avenue, Northeast to include: (1) Resurface sidewalk with brick; 2) Install new curbs; (3) Sidewalk scaping, including the redesign and placement of tree boxes, grating and terracing sidewalks, installing planters and lighting, planting trees and shrubbery, and adding trash receptacles.

"(v) Include the North Capitol Street area between New York and Florida avenues in the Neighborhood Development Assistance Program (NDAP).

"(vi) Review development projects proposed in the North Capitol Street/New York Avenue/Florida Avenue area in terms of the Urban Renewal Plan for the Northeast Number One Area located nearby in Ward 6, D.C. Law 8-129 and the city's development objectives.

"(4) Revitalize and expand existing neighborhood serving retail centers, where appropriate.

"(A) There are a number of neighborhood serving retail centers in the ward that are in need of revitalization to better serve nearby neighborhoods. Such centers are located at 12th Street, between Irving Street and Rhode Island Avenue; Michigan Avenue and Allison Street; 18th and Monroe streets; South Dakota Avenue and Decatur Street; Riggs Road near Kennedy Street; 12th Street between Perry and Michigan; Rhode Island between 18th and 14th; and Mount Olivet Road and West Virginia Avenue N.E. Another location which has the potential to become a neighborhood service center is at Michigan Avenue and Rhode Island at 1st Street N.W.; however, a clear direction has not been given to facilitate the development of this area by the community or area merchants.

"(B) Recommended actions:

"(i) Complete an inventory of business establishments and recommend ways to improve marginal store operations. Emphasis should also be placed on the physical appearance of store frontages.

"(ii) Leverage funds to provide the city and community with business loans and financial aid to bring in preferred businesses which support these areas.

"(iii) Revitalize existing commercial areas to ensure that the ward's neighborhoods have access to an adequate and suitable range of services.

"(iv) Investigate the feasibility of acquiring the D.C. Technical Research and Development facility on 10th Street and Michigan Avenue together with the Community Development Corporation and the community for its possible use as a community business venture.

"(v) Target public policy mechanisms which provide incentives for entrepreneurial investment designed to provide essential services and create employment.

"(5) Develop strategies to create additional community equity investment opportunities in economic development projects proposed for the ward.

"(A) Equity investment opportunities for ward residents and businesses may be included as part of development proposals where major public actions are required to make projects feasible and successful. This would be particularly apt at the McMillan Sand Filter site; the Hechinger Mall II site; the North Capitol Street corridor; Eckington Yards; along the New York Avenue Corridor and around the ward's Metrorail station areas. Developers should commit and provide public

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benefits or amenities to a neighborhood in exchange for community support and public actions needed for the development project.

"(B) Recommended actions:

"(i) Identify, for a specific area, the types of investment activities that will benefit the community or increase employment opportunities for the ward residents.

"(ii) Revitalization actions should include significant measures and projects that create employment for youths, semi-skilled and skilled adults and senior citizens.

"(iii) Review and evaluate development projects to determine if community equity investment opportunities are being or should be incorporated into development proposals.

"(iv) Promote and, where applicable, identify methods of business financing that will afford Ward 5 residents equity opportunities in economic development projects.

"(6) Encourage revitalized and expanded commercial centers along the Rhode Island Avenue corridor.

"(A) The corridor needs a larger and better balance of retail goods and services. Rhode Island Avenue is a designated special street in the Comprehensive Plan and has the potential for upgrading to boulevard status. Plans for development along the avenue should provide for a mix of shops, restaurants, arts and entertainment centers, novelty stores, and boutiques as well as essential neighborhood oriented retail and services.

"(B) Recommended actions:

"(i) Study the feasibility of making the Rhode Island Avenue Metrorail Station a major mixed commercial/retail/housing center for the ward.

"(ii) Provide financial assistance to existing local merchants for commercial improvements, including facade improvements and new and expanded commercial operations.

"(iii) Assist in the establishment of new retail service areas to ensure that all neighborhoods have access to a convenient and wide range of services along the corridor.

"(iv) Use regulatory and capital improvement programs to enhance private improvements in existing and new community and neighborhood shopping areas.

"(v) Monitor areas where adverse effects (traffic, noise, safety, parking, litter) which result from commercial development are being experienced, and provide appropriate action to alleviate the problems.

"(7) Promote upgraded and expanded commercial development in the Bladensburg Road/Benning Road commercial business center area.

"(A) This area has the potential to become a larger regional serving commercial center supporting nearby residential neighborhoods as well as attracting consumers from other District neighborhoods and suburban neighborhoods.

"(B) Recommended actions:

"(i) Prepare a planing and zoning analysis report to make land use patterns and zoning consistent with the Comprehensive Plan. Provide traffic analyses, identifying redevelopment and revitalization opportunities to ensure future development is appropriate

in design, scale, uses, and accessibility and provides surrounding neighborhoods with a wide range of goods and services.

"(ii) Conduct a market analysis for the Bladensburg Road area to determine the feasibility for expanded retail uses, particularly for the Hechinger Mall II site and nearby businesses and other commercial properties, as a multi-neighborhood or regional-serving center. Jointly promote appropriate commercial development, in cooperation with the community.

"(iii) Work with the local and regional business firms and associations, chain retail stores and others to explore new business ventures in the area.

"(8) Encourage an increase in the number of minority-owned and small businesses within the ward and assist existing businesses.

"(A) Many minority businesses are suffering from decreased patronage. They are also experiencing difficulty in attracting outlying, pass-through and/or new clientele. Stores and shops in Truxton Circle, Eckington Yards and Edgewood, as well as along portions of the New York Avenue and Rhode Island Avenue corridors, are experiencing particularly difficult business conditions.

"(B) Recommended actions:

"(i) Conduct a market study in these areas to determine the demand and feasibility of expanded and new business ventures in these neighborhoods and recommend appropriate public and private actions to assist minority entrepreneurs to fully participate in development opportunities.

"(ii) Survey minority business ownership to identify special problems facing them in the ward.

"(iii) Establish an incentive program to encourage small and minority entrepreneurs to establish, expand or diversify operations to meet business and consumer needs of the ward or market area.

"(iv) Assist small and minority businesses to obtain certification which will enable them to pursue contracting opportunities in the Sheltered Market program established under D.C. Law 1-95.

"(v) Establish a Business Incubator System designed to provide constant technical support to new and small businesses.

"SEC. 1200.504 WARD 5 HOUSING

"(a) In 1985, the ward had about 30,900 housing units, representing 11 percent of the city's total housing stock. The predominant housing types are single-family units and multi-family units of five or more apartments. Ward 5 contains the third highest percentage of owner-occupied homes in the city, 47 percent.

"(b) There are several neighborhoods that suffer from deteriorated housing stock, including a number of public, assisted and other housing complexes. They include Ivy City, Carver Terrace, the Bates Street and Truxton Circle areas, Montana Terrace and Hanover Place. Much of the deterioration is due to neglect and dwindling financial resources for repairs.

"(c) Housing for the elderly and persons with disabilities is a key issue facing the ward. The Fort Lincoln New Town development has provided significant new housing opportunities, including housing for the elderly as well as affordable housing for low- and moderate-income

households. An opportunity also exists to provide additional housing for the elderly through the use of appropriate single room occupancy (SRO) housing development. While increasing housing opportunities for special groups like the elderly and disabled, the ward and city must ensure that community-based residential facilities are well managed and integrated into the ward's neighborhoods but are not overly concentrated in any given neighborhood.

"(d) Another housing-related concern is the compliance of universities and colleges in the ward with campus master plans and zoning that ensure compatibility of future development with adjacent residential communities. There has been increased concern about the potential adverse effects caused by inappropriate campus development. Such effects include personal safety, neighborhood parking, noise and litter, and loss of the sense of community.

"(e) In-fill housing and housing rehabilitation are a pressing concern in Ivy City, Trinidad, Hanover Place, Bloomingdale, Brentwood and Eckington. Additionally, market pressures have not made available enough affordable housing units in these communities. Public housing units in Montana Terrace, Edgewood Terrace and other housing in developments such as Carver Terrace also suffer from lack of rehabilitation measures.

"SEC. 1200.505 WARD 5 OBJECTIVES FOR HOUSING

"The objectives for housing are:

"(1) Protect and preserve the ward's stable neighborhoods and its sound housing stock.

"(2) Stimulate the production of new housing, such as in Fort Lincoln, and rehabilitate and improve housing in areas such as Ivy City to meet the needs of all the ward's residents, including the elderly and persons with disabilities.

"(3) Provide incentives for housing at desired locations such as the Fort Totten Metrorail Station Special Treatment Area and the Rhode Island Avenue Metrorail area.

"(4) Improve the city's low rent housing program--especially through improved maintenance efforts--and to encourage homeownership.

"(5) Reduce the overall cost of housing for low- and moderate-income Ward 5 residents.

"(6) Appropriately address the issues and concerns associated with nonresidential uses in residential zones.

"SEC. 1200.506 WARD 5 ACTIONS IN SUPPORT OF HOUSING

"The policies in support of housing are as follows:

"(1) Encourage new and rehabilitated affordable housing for area residents.

"(A) While much of the ward's housing stock is sound and well maintained, opportunities to acquire this housing at affordable prices are few. Housing Opportunity Areas designated in the Comprehensive Plan should provide expanded opportunities for the production of affordable housing and its rental or purchase by low and moderate income families and persons.

"(B) The following areas are designated as Housing Opportunity Areas in the Comprehensive Plan:

"(i) The Fort Lincoln New Town, bounded by Bladensburg Road on the north, Eastern Avenue on the east, New York Avenue on the south and South Dakota Avenue on the west.

"(ii) The Fort Totten Metrorail Station area, bounded by the B&O Railroad to the west, Riggs Road to the north, South Dakota Avenue to the east and Buchanan Street to the south.

"(C) Recommended actions:

"(i) Monitor housing development for the Fort Totten and Fort Lincoln Housing Opportunity Areas.

"(ii) Monitor housing production goals identified under the updated urban renewal plan for Fort Lincoln New Town.

"(iii) Identify additional potential housing opportunities areas.

"(iv) Provide expanded assistance programs to help low and moderate income families and individuals acquire affordable housing.

"(2) Reincorporate useable vacant and boarded-up dwelling units into the ward's housing stock.

"(A) Particular attention should be directed to areas in the Hanover, Ivy City, Trinidad and Eckington neighborhoods. A few units, previously under the Department of Housing and Community Developments' Homestead Program, have been renovated and are now occupied in these communities. Acquisition of these properties has been slow and tedious. Additional properties exist in the ward and should be identified. Absentee owners of vacant property must participate in making these structures available for occupancy, in the near term.

"(B) Recommended actions:

"(i) Identify and compile an inventory of vacant and boarded-up housing units and develop strategies to return the units to the housing stock.

"(ii) Increase public awareness of housing programs that provide funding to restore/rehabilitate properties in the targeted areas.

"(iii) Create a loan pool, including Community Development Block Grant funds and private lending institution funds, available to home owners, non-profit organizations and landlords for the rehabilitation of vacant and boarded-up units.

"(3) Provide affordable new or rehabilitated housing for low- and moderate-income residents.

"(A) Housing providers, both public and private, need to increase the public's awareness of available low- and moderate-income housing set-aside programs. Attention should be targeted in Ivy City and Hanover Place as housing development and renovation projects get underway.

"(B) Recommended actions:

"(i) Evaluate development proposals to ensure that a suitable amount of affordable housing units are offered.

"(ii) Compile an inventory of housing units suitable for rehabilitation and take appropriate steps to acquire financing to restore the units to the housing stock.

"(iii) Review and recommend suitable financing and tax incentives and other regulatory means to stimulate the production and rehabilitation of low- and moderate-income housing.

"(4) Rehabilitate and maintain public and assisted and other housing units at Montana Terrace, Edgewood Terrace, Carver Terrace, Langston Terrace and Western Mews.

"(A) Many of these units are in need of substantial repair, rehabilitation and replacement, due to inadequate funding and changing priorities for work to be scheduled.

"(B) Recommended actions:

"(i) Continue evaluating public, subsidized and other housing units for necessary rehabilitation and maintenance.

"(ii) Obtain expanded capital funding necessary to maintain and restore these properties.

"(iii) Coordinate city efforts addressing drug and crime problems with public and assisted housing residents.

"(iv) Provide increased funding to rehabilitate potential residential properties through the planned unit development (PUD) process public benefits package of the Zoning Regulations, in return for new commercial development, in Downtown and other areas of the ward attractive to commercial development.

"(v) Determine alternative courses of action for Public Housing units, such as Langston Terrace, including rehabilitation for home ownership.

"(5) Provide a wider range of housing opportunities and services to the elderly and special populations.

"(A) The senior citizen population has increased in the ward but not at the same rate as housing designed to meet the needs of that population. The production of housing for elderly individuals and others should be a major priority of the District government. The city and private housing providers should produce units which are affordable and accessible to the elderly and to persons with disabilities.

"(B) Recommended actions:

"(i) Identify ways to produce additional housing for the elderly through various programs and outreach activities. Regulatory changes, Community Development Block Grants and other methods should be explored.

"(ii) Consider the reuse of unused and surplus publicly owned properties for senior citizen housing and service centers.

"SEC. 1200.507 WARD 5 ENVIRONMENTAL PROTECTION

"(a) The Environmental Protection section of the ward plan encompasses the protection of the natural environment and the regulation of the human environment in ways that protect, preserve, maintain and elevate the total human environment and the well-being of ward residents, workers and visitors.

"(b) Areas of environmental concern to Ward 5 residents include soil erosion; street and sidewalk cleaning and maintenance; air and noise quality; vibrations from heavy trucks and construction activities especially in areas adjacent to residential neighborhoods; and the lack of trees or tree maintenance in certain sections of the ward.

"(c) A challenge facing the ward and city is to continue efforts to increase the development of the significant amount of industrial land in Ward 5, while controlling side-effects that could cause environmental hazards. Heavy truck traffic, noise, excessive air pollution and

vibrations in residential neighborhoods are frequent by-products of industrial land use.

"(d) These issues, among others, are most noticeable in the Eighth and 10th streets areas of the Brookland neighborhood, the New York Avenue corridor parallel to the B&O railroad right-of-way, the Fort Totten Metro Station area and the Eckington and Brentwood neighborhoods. These areas, therefore, must be constantly monitored to maintain and improve the quality of the ward's environment for present and future generations.

"(e) The city and ward must also ensure that its concern to increase economic development does not compromise the equal concern to enhance and improve the total environment of the ward. There is also a need to increase the supply of natural open space in areas where there is a serious parkland deficit.

"SEC. 1200.508 WARD 5 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

"The objectives for environmental protection are:

"(1) Protect the natural environment and regulate the built environment in ways that maintain and enhance the quality of life and the sense of well-being of residents.

"(2) Address soil erosion and water/sewer problems and prohibit illegal dumping in Ward 5.

"(3) Improve street, sidewalk and yard cleaning and maintenance through improving and maintaining public awareness of home and business ownership responsibilities.

"(4) Monitor and resolve problems of air pollution, noise and vibrations caused by vehicular traffic, construction activities and industrial uses especially in areas adjacent to residential neighborhoods.

"(5) Plant and maintain street trees in sections of the ward, where needed.

"(6) Ensure adequate protection of the public health and safety by testing for and removing lead, radon gas, asbestos and other hazardous substances from the manmade environment.

"SEC. 1200.509 WARD 5 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION

"The policies in support of environmental protection are as follows:

"(1) Plant, maintain or replace trees and shrubbery where needed in the ward, and prevent soil erosions which produce unstable environmental conditions.

"(A) Where the soil has a predominant character of clay composition, such as in the Carver Terrace neighborhood, water absorption is very slow and produces mud streams. These soils are not fertile and plant life, such as trees and other greenery, is difficult to maintain and does not flourish, since much of the top silt layer has washed away due to the slope and soil instability of the area.

"(B) Recommended actions:

"(i) Conduct a survey, in coordination with the community, to determine where there are soil erosion problems, and encourage property owners and tenants to take corrective action.

"(ii) Provide improved street tree replacement and maintenance in the unit block of O Street N.W., West Virginia Avenue

N.E., Florida Avenue N.W./N.E., and other specific locations inventoried and identified by the Department of Public Works and the Advisory Neighborhood Commissions as requiring such service.

"(iii) Survey public space areas with poor landscaping to determine the need for additional planting and upgrade those areas with the greatest deficiencies.

"(iv) Promote and encourage private planting and maintenance of public spaces within the ward by citizens of the ward.

"(2) Complete a study of alternative route alignments to construct a storm water relief sewer in Ivy City to control flooding that has disrupted the environmental stability of the neighborhood.

"(A) In the vicinity of Mt. Olivet Road and West Virginia Avenue, flooding has caused delays in construction and damage or loss to a number of housing units at Western Mews on Capitol Avenue. About 5 acres in this area is prone to flooding and has hindered neighborhood revitalization activities and business ventures. The existing amount of impervious surfaces and soil conditions in the area increase potential and actual flood damage from heavy rains.

"(B) Recommended actions:

"(i) Work with the community organizations to inform residents of the alternative locations of the proposed relief sewer.

"(ii) Provide funds in the Capital Improvements Program to construct the storm water relief sewer along the alignment determined and recommended by the storm water relief sewer study.

"(3) Protect residential communities, including Brentwood, Eckington, North Michigan Park, Michigan Park and Lamond Riggs from the potential adverse impacts resulting from the construction of new commercial and industrial projects.

"(A) Development occurring in the New York Avenue corridor is impacting the neighborhood with truck traffic, dust and debris from construction activities. New York and Rhode Island avenues are the main roads used to truck supplies and materials to construction sites. Vibrations from these trucks is experienced on abutting residential streets. Negative environmental impacts can last 18 months or longer, depending on the length of time it takes to complete a development project.

"(B) Recommended actions:

"(i) Monitor new development projects to ensure adequate buffering between the construction site and adjacent residential communities.

"(ii) Revise, as necessary, and enforce applicable construction, trucking and environmental review regulations to reduce potential adverse impacts such as noise, air quality, dust, and inappropriate use of the city's water/sewer system resulting from construction activities.

"(iii) Required Environmental Impact Statements are to be prepared and distributed, in a simplified, understandable form, to appropriate ANCs and to all property owners within 500 feet of the proposed development prior to approval of the development plans.

"(4) Improve the environmental quality of the ward's commercial and residential neighborhoods by promoting self-help clean-up programs, prompt trash removal, appropriate disposal of abandoned automobiles, and litter removal in ward parks.

"(A) Numerous sites throughout the ward show signs of environmental neglect. The concerns include trash removal, green space enhancement, discarded vehicles and neighborhood visual appearance.

"(B) Recommended actions:

"(i) Encourage Advisory Neighborhood Commissions to develop and announce neighborhood clean-up campaigns in conjunction with special city trash removal schedules.

"(ii) Increase private and public trash pick-ups in commercial and residential areas along North Capitol Street and Hanover Place, N.W.

"(iii) Improve the maintenance of Ward 5's green spaces, including Brentwood Park on Mt. Olivet Road, N.E.

"(iv) Work with ward residents to identify abandoned automobiles, especially in the Ivy City and Edgewood neighborhoods.

"(v) Enhance and expand the Parking Enforcement Program to improve pedestrian safety and parking conditions and to enhance the visual environment in neighborhood commercial areas, particularly on Brentwood Road between W Street and Rhode Island Avenue, N.E.

"(vi) Encourage community groups, businesses and others in the ward to adopt parks and playgrounds under the District's Adopt-A-Park/Adopt-A-Playground program and encourage thorough and systematic publicity of the program through signage, advertisements, etc.

"(vii) Promote the development and maintenance, in conjunction with the National Park Service, of recreational facilities within the ward's existing green spaces.

"(viii) Require all compostable materials, such as grass clippings and leaves, to be separated from household and other forms of trash for collection and composting. Residents should be properly notified of collection schedules and of areas within the ward where compostable materials can be dumped.

"(ix) Inform residents of the dangers of household hazardous wastes such as motor oil, paints, detergents, and cleansers, and establish collection areas and schedules, convenient to all residents, for disposal of these wastes.

"(x) Require all businesses that distribute or sell hazardous wastes such as auto parts stores, gas stations, etc., to establish collection facilities in conformance with environmental standards.

"SEC. 1200.510 WARD 5 TRANSPORTATION

"(a) Transportation issues in Ward 5 center around the impact of traffic from industrial areas on surrounding residential neighborhoods; appropriate access to Metrorail stations; upgrading and improving streets and roadways; and providing off-street parking for commercial establishments.

"(b) The transportation system in Ward 5 is prompt and convenient for neighborhood residents. It encompasses major and minor arterial streets, distributor and collector neighborhood streets, bike trails and the Metrobus and Metrorail systems of the Washington Metropolitan Area Transit Authority (WMATA).

"(c) Public transportation in the Ward, consists of the Metrobus network with approximately 45 routes and the Metrorail system with three stations on two routes -- the Red Line and (soon) the Green Line. The

Metrorail stations are located at Rhode Island Avenue, Brookland and Fort Totten (a future transfer station to the Green Line). To enhance this system, efforts are being made by WMATA, the Department of Public Works (DPW) and other entities to improve bus and automobile access and to address the special transportation needs of special groups, including the elderly and persons with physical impairments. DPW's program to cut curbs throughout the city will also improve access for the disabled.

"(d) Bicycling, a leisure and recreational activity for some, is also becoming an important mode of transportation. The D.C. Bicycle Advisory Council (BAC) and DPW have made progress in updating a D.C. Transportation Bicycle Plan. The effort promotes bicycling as another link in the city's overall transportation system.

"(e) Parking around the ward's colleges and universities, Metrorail stations, churches and business centers continues to be a major concern. The use of neighborhood streets by commuters, shoppers and employees of nearby retail centers impacts the safety and quality of life of residents. Churches that do not have adequate on-site parking for their members often create parking problems and congestion on and near the residential streets on which they are located. Although the ward has experienced a great deal of positive development, the problems associated with the construction of new projects creates problems that must be addressed. Noise, congestion, air pollution and safety are often undesirable side-effects of development.

"SEC. 1200.511 WARD 5 OBJECTIVES FOR TRANSPORTATION

"The objectives of Transportation are:

"(1) Increase the use of mass transit while minimizing problems associated with parking around Metrorail stations and commercial areas.

"(2) Reduce nonresidential traffic in neighborhoods adjacent to heavily-used commercial and/or industrial corridors, and in the vicinity of ward Metrorail stations.

"(3) Accelerate the upgrading of sections of major streets such as North Capitol Street, Florida Avenue, Bladensburg Road and New York and Rhode Island avenues.

"(4) Use the transportation system to support economic development.

"(5) Improve the pedestrian environment on major streets and roadways.

"(6) Promote alternatives to private passenger vehicles such as Metrorail, Metrobus, bicycling along bike routes and walking along pedestrian paths.

"(7) Modify existing zoning through increasing off-street parking requirements for uses such as churches, community retail centers, and other uses of these types.

"SEC. 1200.512 WARD 5 ACTIONS IN SUPPORT OF TRANSPORTATION

"The policies in support of transportation are as follows:

"(1) Improve the movement and management of vehicular and pedestrian traffic to ensure public safety and mitigate adverse effects of traffic and parking on residential streets around the Fort Totten, Brookland/CUA and Rhode Island Avenue Metrorail stations.

ENROLLED ORIGINAL

"(A) Development within Metrorail Station areas can be expected to generate more traffic congestion and contribute to an increase in through-traffic onto residential streets. This occurs frequently on South Dakota Avenue and on Gallatin and Galloway streets as a result of the construction of the Green Line Metrorail route in the ward. The community has consistently voiced its concerns about this in the neighborhoods that surround the Fort Totten Metrorail station.

"(B) Recommended actions:

"(i) All proposed projects should include an analysis of potential traffic impacts on the surrounding streets and especially on adjacent residential neighborhoods.

"(ii) Resolve traffic and pedestrian circulation problems associated with construction activity around the Metrorail stations.

"(iii) Provide off-street parking for Metro construction vehicles at appropriate sites at Metrorail stations where development is underway.

"(iv) Identify traffic control and mitigation measures to improve the safe flow of traffic around Metrorail construction sites.

"(v) Increase enforcement of regulations dealing with vehicles illegally parked or blocking streets adjacent to the ward's Metrorail stations.

"(vi) Investigate parking and traffic congestion on McCormick Road and install, if necessary, a traffic signal at the intersection of Michigan Avenue.

"(2) Improve and better maintain the ward's streets, alleys and roadways, including curbs, gutters and sidewalks.

"(A) The District program to improve existing public streets, alleys and bridges should be improved and expanded. It installs curb ramps to make pedestrian-ways accessible to persons in wheelchairs and repairs or replaces gutters and sidewalks where necessary. Progress in carrying out this program lags considerably behind the demonstrated need in the ward.

"(B) Recommended actions:

"(i) Inventory streets, alleys and public spaces that need repair and provide specific application procedures by which the public can notify responsible agencies.

"(ii) Increase capital improvement funding for the repair, reconstruction, resurface and redesign of streets, alleys and roadways, including streets in critical need of repairs such as Taylor Street, Sixth, Girard and Franklin streets and parts of Rhode Island Avenue.

"(iii) Study the need to resurface the alleyways on both sides of the 2700 block and behind the 2800 block of Fourth Street.

"(3) Study other ways to improve traffic movement on ward streets and to provide for the safe and convenient movement of pedestrians across ward streets, particularly ward arterial streets.

"(A) A number of ward street intersections suffer from excessive congestion that contributes to unsafe pedestrian crossings. Neighborhood intersections, such as at Fourth and Franklin streets, need to be studied. In many instances, the length of the existing walk cycle on traffic lights does not allow enough time for the safe crossing of streets, especially by seniors or others with disabilities.

"(B) Recommended actions:

"(i) Study and modify, as appropriate and necessary, the timing of signalized traffic intersections for safer pedestrian and vehicular movement. Investigate adjusting the traffic lights at Fourth and Franklin streets.

"(ii) Continue to construct public improvements, such as curb inclines aimed at increasing pedestrian mobility, particularly for the elderly and the handicapped.

"(iii) Study the need for traffic light signalization of Eastern Avenue and Monroe Street.

"(iv) Study the need to implement appropriate vehicular controls at Thirteenth and Brentwood Road.

"(4) Control traffic congestion and parking problems caused by nonresidential uses in residential neighborhoods.

"(A) Churches, day care centers and professional offices related to institutional uses often create problems on neighborhood residential streets. Residents complain about non-residents parking in front of their homes, double parking, and unusually high unintended levels of congestion, on occasion, on neighborhood streets.

"(B) Recommended actions:

"(i) Work with church establishments to determine alternatives for off-street parking, such as shared parking facilities at shopping centers or other neighborhood parking lots.

"(ii) Determine if nonresidential uses in residential neighborhoods are contributing to traffic, parking and safety concerns on neighborhood residential streets.

"(iii) Increase enforcement and inspection of nonresidential uses in residential zones to ensure compliance with the existing regulations.

"(5) To assess the circulation layout of vehicular access to neighborhood commercial and warehouse centers to mitigate adverse effects of traffic, noise and pollution, especially along West Virginia Avenue, W Street and Eighth Street.

"(A) The community has worked with the Office of Business and Economic Development and Department of Public Works in the past to resolve traffic problems along W Street. Apparently the limited capacity of these roads, coupled with an average daily volume of 12,000 vehicles using West Virginia Avenue, has significantly reduced the level of traffic service on the avenue and to merchants and shoppers there.

"(B) Recommended actions:

"(i) Continue to work with the community at these locations to eliminate heavy truck traffic on residential streets.

"(ii) Work with area businesses and industrial firms, using the Business Relocation Program, to relocate operations to more suitable sites within the New York Avenue industrial corridor such as the Capital City Business and Industrial Park. Relocating businesses would be those for which major expansions of current operations cannot satisfactorily occur because of space limitations or the likelihood of creating serious traffic problems in nearby residential neighborhoods.

"(iii) Monitor commercial areas where signs of adverse effects from traffic, noise, safety hazards, parking, and litter

are being experienced by the community, and provide appropriate regulatory or other action necessary to alleviate the problems.

"(iv) Develop alternate through routes, in conjunction with ward residents, through imposing and enforcing weight and length limitations for heavy truck traffic passing through residential neighborhoods such as the existing Taylor Street route.

"(6) To assess and diminish the adverse effect of the heavy truck traffic, noise, vibration and pollution on the residential community along the Taylor Street corridor from South Dakota Avenue to 7th Street, N.E.

"(A) The community has worked with the Department of Public Works (DPW) and other government officials in an attempt to alleviate the problems referenced above. The Department of Public Works has initiated discussions with the National Park Service to explore the possibility of acquiring park land on the east and west sides of the CSX railroad tracks for designated heavy truck usage. The National Park Service suggests that appropriate agencies and staff continue to work with the Fort Totten community and the industrial users of the road system for a solution to the heavy truck traffic. The National Park Service suggests that correction of discontinuous, obstructed, or unbuilt segments of both Puerto Rico Avenue and John McCormick Place be addressed as alternatives to any proposed use of parkland for industrial or access purposes.

"(B) Recommended actions:

"(i) Continue to work with the community to eliminate heavy truck traffic along this corridor

"(ii) Developing an alternative route for the heavy truck traffic and working with the companies for acceptance of this route for their trucks. Also posting "No Thru Truck" signs on Taylor Street.

"(iii) Monitor commercial areas where adverse effects from truck traffic, noise and pollution are being experienced by the nearby residents, and provide regulatory action to alleviate these problems.

"SEC. 1200.513 WARD 5 PUBLIC FACILITIES

"(a) The public facilities goal of the District government is to provide adequate public facilities to support the cost-effective delivery of municipal programs and services and to support economic development and neighborhood improvement objectives. Public facilities throughout Ward 5 provide essential services to all members of the community. These facilities include schools, parks and recreation centers, libraries, fire and police stations, community service centers and general public works such as streets, sewers and water lines.

"(b) The District government agencies that are primarily responsible for carrying out the policies related to public facilities are the departments of Public Works, Human Services, Housing and Community Development, Public and Assisted Housing, Administrative Services and Recreation and Parks and the Board of Education. In addition, the D.C. Fire and Police departments, D.C. Public Schools and D.C. Library provide community services.

"(c) The D.C. Fire Department has four engine companies and an ambulance unit in the ward. The Fifth District Police Headquarters is also located in the ward and uses community-based programs to deter

criminal and drug activities. Three libraries serve the ward: the Woodridge Regional Library, Lamond-Riggs Branch Library and Langston Community Library. A full service library is proposed for the McMillan Sand Filter site.

"(d) The ward has 16 recreation centers, 36 tennis courts, 6 swimming pools and neighborhood-based service centers interspersed throughout for use and enjoyment by all age groups of ward residents and others.

"(e) To educate ward youth, there are 15 elementary, 5 junior and 4 senior high schools, as well as career development centers, system-wide schools and special learning facilities.

"(f) The District emphasizes improving, upgrading and maintaining its infrastructure (i.e., water and sewer mains, roadways and bridges, and building facilities). Most of it was built from 50 to 100 years ago. Many public buildings have suffered from deferred maintenance. In the 1990s, the District will focus the city's Capital Improvements Program on improving maintenance, public facility improvements and modernization. The degree to which this can be quickly accomplished is constrained by the city's current limited fiscal resources.

"SEC. 1200.514 WARD 5 OBJECTIVES FOR PUBLIC FACILITIES

"The objectives for public facilities are:

"(1) Provide for adequate delivery of municipal programs and services.

"(2) Ensure the construction, rehabilitation and maintenance of facilities essential for public service delivery to all citizens.

"(3) Provide adequate planning for public facilities such as public schools, recreation centers, police substations and libraries.

"(4) Locate public facilities to provide optimum service and to support the land use, transportation, economic and social development, and neighborhood improvement objectives.

"SEC. 1200.515 WARD 5 ACTIONS IN SUPPORT OF PUBLIC FACILITIES

"The policies in support of public facilities are as follows:

"(1) Expand, upgrade, landscape and, or renovate the recreation centers in the Edgewood and Eckington communities.

"(A) The community, in conjunction with the Advisory Neighborhood Commission, has asked the District to renovate these centers. Other centers are being identified by ward residents which are needed to operate various programs for the welfare of the ward residents.

"(B) Recommended actions:

"(i) Evaluate use changes of existing recreational facilities to target improvements and provide landscaping through the regular budget cycle and the Capital Improvements Program.

"(ii) Continue to maintain and upgrade athletic fields, playground equipment and recreational green space, where necessary.

"(iii) Investigate additional funding sources for near-term improvements to include some cosmetic landscaping activity for area centers; and apply for future (long-term) capital improvement expenditures for renovation and, or expansion of the centers.

"(2) To renovate and expand the uses of the Crispus Attucks Museum and Park of the Arts (CAMPA) facility and expand its use as a community service, with the possibility of becoming a site for a new police boys and girls club.

"(A) CAMPA is located in the Crispus Attucks Court at First and V streets, N.W. It is one of few recreational facilities that is situated in the interior of an entire residential square. As a result, it provides a superior safety feature for neighborhood children playing there.

"(B) Recommended actions:

"(i) Explore, in cooperation with the community, obtaining capital funding to upgrade the facility, including landscaping at the facility.

"(ii) Investigate expanding neighborhood-serving programs at CAMPA.

"(3) Study potential reuse of unused public and private facilities for use as neighborhood community service centers to be used by the community for civic, educational, social, and other services, including after school programs, especially in Ivy City, Truxton Circle, Eckington and Bloomingdale communities, but in all communities as well.

"(A) Residents of these communities have searched and found a number of sites that have reuse potential for neighborhood based community centers. They have not had any significant success in acquiring properties from the public and/or private sector. The sites may require city and private sector funding or other measures to make them habitable and productive.

"(B) Recommended actions:

"(i) Discuss with the D.C. Public Schools possible use of the old Emery School on Lincoln Road N.E., by the community for civic, educational, social or other activities.

"(ii) Plan for the development of new public facilities and rehabilitate the existing facilities to accommodate special groups including the elderly, youth and the physically impaired.

"(iii) Expand the Roving Leader Program to additional public facilities in the Ivy City, Edgewood, Trinidad and other communities, including those not currently used but which are usable. The order in which the communities will be assisted will directly correlate to the amount of crime in that particular community.

"(iv) Identify and allocate funds for the acquisition of the old vacant carriage house at Third and Randolph streets. This facility is an excellent location for extensive youth development.

"(v) Study the potential for providing playground facilities for small and pre-school children at the Crummell School in Ivy City and elsewhere in the neighborhood.

"(4) Reassess the use of underused public and private facilities and provide physical improvements for expanded and better joint-uses by non-profit organizations, local development corporations and others.

"(A) The community has long identified a need and desire to upgrade local facilities in order to provide needed social and educational programs or services in their immediate neighborhoods. Some of these local organizations have expressed an interest to operate in the facilities and continue providing service in the area.

"(B) Recommended actions:

"(i) Investigate the reuse of the old Emery School on Lincoln Road by both public and/or private groups for joint use activities.

"(ii) Encourage private non-profit organizations and local businesses to work with the District to improve the site.

"(5) Reassess publicly used facilities for the use of civic and other community organizations. These facilities could house conference meetings and other community gatherings.

"(A) It is necessary to work closely with the local schools. Cooperative efforts to allow organizations to use the facilities. Prior usage plans have facilitated their objective.

"(B) Recommended action: Investigate the possible use of public schools and private facilities, including Catholic University of America and other universities and colleges in the community for no charge.

"(6) Establish a full complement of police personnel in the Fifth District and a full complement of police vehicles and other equipment in the Fifth District.

"(A) The Fifth District Metropolitan Police Headquarters is presently understaffed and there is an insufficient number of police vehicles. Many of the police vehicles are currently in the repair shop and are serving no purpose to the community. The Fifth District is known to have one of the highest rate of crime. It is imperative that the police are awarded a sufficient amount of vehicles as well as officers in order to fully protect out community. Not only does this lack of resources effect the public, but it also terribly decreases the level of safety for the officers themselves. Today's criminals have the state-of-the-art gunnery and our officers need the same gunnery. The police force needs to match or better the sophistication of the criminals weaponry. We need to establish a feeling of safety in our society.

"(B) Recommended actions:

"(i) Research both public and private sources for possible funding for the purchasing of additional police resources.

"(ii) Allocate a portion of the budget to support manpower facilities for the Fifth District.

"(iii) Establish a plan to increase manpower over the same time table in which crime escalates.

"(7) Expand the use of the Police Empowerment Plan.

"(A) There is a great need for better services and relations. This program has indicated successful results in different communities around the country. This Plan should be expanded. Police officers not only provide immediate safety, but they also provide visual aid to other immediate public needs such as sewer, electrical, telephone problems, etc.

"(B) Recommended action: Begin sensitivity training for better relations between officers and the public.

"(8) Develop a drug and crime-free zone around all public schools to insure safety for the youths in the community, and to reduce the problems of drug abuse and crime in all Ward 5 communities. Where possible, re-zone sites that have a potential adverse effect on schools such as small stores and other misused type businesses.

"(A) In some communities, sites are within or adjacent to neighborhood based schools and community centers that breed potential problems of drug abuse and crime. These sites will require the city to re-zone to reduce the possibility of drug abuse and crime.

"(B) Recommended actions:

"(i) Discuss with the D.C. Public Schools and the Zoning Commission and study the possibility of re-zoning or re-use of certain sites in the community that lend themselves to drug abuse and crime.

"(ii) Schools should develop drug and crime-free zones around the school areas. Distribute information to the community, Police, and neighborhood watch groups regarding the drug and crime free zones.

"(9) Strategically place sub-stations through Ward 5 and coordinate efforts with private developers and other businesses.

"(A) With a better utilization of the police force in the area, we can lessen the crime rate.

"(B) Recommended actions:

"(i) Investigate locations and establish good relations with the private sector who will in turn donate the land which will be used for the placement of the sub-stations.

"(ii) Establish relationship between the Police Department and the private sector.

"(iii) Expand the use of the Auxiliary Police officers in conjunction with the business sector and provide better utilization of the Fifth District Citizens Advisory Council.

"(iv) Involve the youth in some way to ascertain better relations.

"(10) Reassess the library facilities in Ward 5 to assure that the equipment is state-of-the-art, and emphasize Afro-centric education.

"(A) A movement in the community is necessary to assure the schools in Ward 5 are sufficiently exposed to an Afro-centric education, and approach to learning. It is also imperative that the school libraries are properly stocked with Afro-centric materials, and that the equipment is state-of-the-art as well.

"(B) Recommended actions:

"(i) Research currently available resources in comparison to other communities.

"(ii) Research Afro-centric materials and provide a broad understanding of the literature available in the area.

"SEC. 1200.516 WARD 5 URBAN DESIGN

"(a) The Urban Design Element focuses on shaping the pattern of development and protecting and enhancing existing physical features of the ward, both natural and manmade. Ward 5 is predominantly residential but includes major industrial, commercial and institutional uses. Many of these uses possess significant urban design characteristics.

"(b) The New York Avenue corridor, for example, serves as one of the major gateways into the city from the Baltimore/Washington Parkway. It provides an opportunity to enhance this important entrance way into the city. In close proximity to this gateway is one of the District's major visitor attractions, the National Arboretum, a beautiful park-like research center of the U.S. Department of Agriculture,

consisting of about 444 acres of floral, arboreal and shrub arrangements. The National Shrine of the Immaculate Conception, located in the Brookland/CUA area, also attracts many tourists each year. The Franciscan Monastery and Catholic University of America also reinforce the historic and visual image of the ward and city.

"(c) Most of the issues related to urban design in the ward focus on factors or conditions that afflict neighborhoods. These include commercial and/or industrial uses generating or having negative impacts on adjacent residential communities. Generally, they are not properly buffered or screened. The lack of basic amenities in certain areas of the ward (i.e., sidewalks, street lights, and trees), along with rutted streets, and blighted housing, constitute major visual as well as physical problems in a number of ward neighborhoods including Ivy City, Trinidad and Eckington.

"SEC. 1200.517 WARD 5 OBJECTIVES FOR URBAN DESIGN

"The objectives for urban design are:

"(1) Promote a physical environment that upgrades the ward's aesthetic qualities, enhances neighborhood stability, emphasizes neighborhood identity and function, and physically enhances the gateways and entrance ways into the city.

"(2) Give special design attention to those areas within the ward that have a poor physical image, where new development can improve the neighborhood's visual qualities while providing needed services;

"(3) Ensure that both existing and new industrial development in the ward is designed to be made compatible with nearby residential neighborhoods including necessary landscaping and buffering;

"(4) Strengthen the design and visual character of commercial nodes and corridors that serve ward neighborhoods.

"(5) Through the design of new structures, decrease the potential for illegal activity by eliminating sites or locations that would attract and harbor the criminal element.

"SEC. 1200.518 WARD 5 ACTIONS IN SUPPORT OF URBAN DESIGN

"The policies in support of urban design are as follows:

"(1) Develop design standards for shielding and buffering residential zones and established neighborhoods from adjacent and nearby commercial centers and industrial areas.

"(A) Greater emphasis needs to be given to the design and buffering of industrial and commercial activities adjacent and near to residential communities to protect residents from negative impacts of incompatible design, height, scale, traffic circulation, noise, litter, employee and patron parking, and other impacts of nonresidential activities. The Langdon community petitioned the city to study and develop specific solutions to the problems associated with industrial uses operating next to stable residential homes. As a result, an overlay zone district was created which spelled out prohibited and allowed uses and provided screening.

"(B) Recommended actions:

"(i) Identify industrial and commercial centers in and near residential areas that need buffering to protect residential neighborhoods from potential negative impacts.

"(ii) Develop design standards that protect the residential districts from adverse impacts of industrial and commercial land uses under the PUD regulations of the Zoning Commission and the Board of Zoning Adjustment and Large Tract Review procedures.

"(iii) Develop a text amendment to the Zoning Regulations which would minimize the impacts from incompatible uses and negative impacts where residential communities adjoin commercial/industrial uses.

"(iv) Develop urban design guidelines for small and medium sized commercial development adjacent to residential neighborhoods. Areas under discussion include: Twelfth Street, N.E. between Rhode Island and Michigan Avenues; Monroe Street from Seventh Street, N.E. to Twelfth Street, N.E.; and the Brookland Metro Station area. Also, a guideline to maintain three basic building prototypes in these areas: Rowhouses, detached houses, and neighborhood storefronts.

"(v) Commercial uses in residential zones historically take one of these three forms. The first two nearly grow out of conversion of residential uses to commercial uses. All may be compatible with the primary residential character of the areas under discussion. These prototypes are to be promoted. Strip shopping centers and other automobile primary building patterns are to be discouraged in these zones.

--Maintain the sidewalk as a wall, except where the less dense rowhouses or detached house forms dominate;

--Prohibit parking between the curb and building front;

--Maintain a Parking Area Ratio (PAR) of 1.0 in these areas under discussion;

--Establish a PAR of .25 to .5;

--Limit off-street PAR per street block to .1 maximum.

A street block is defined as the total square footage of commercial property along the given street between two cross streets. The intent is to provide needed parking in small pockets while maintaining the predominantly pedestrian scale, density, and patterns of the neighborhoods under discussion.

"(2) Develop streetscape and other design guidelines to enhance the aesthetic and historic qualities of the ward's special streets, historic districts and landmarks, as well as the gateways into the city.

"(A) Ward 5 special streets include North Capitol Street, Rhode Island Avenue, Florida Avenue, Maryland Avenue, Eastern Avenue and New York Avenue. New York Avenue also is a major gateway into the city. Other important entrances into the city include Michigan Avenue and Bladensburg Road. At least 22,000 average journeys are made daily by motorists on some of these routes and there are few, if any, significant markings to highlight these special streets and gateways of the ward and city.

"(B) Recommended actions:

"(i) Encourage developers and others to provide appropriate project design, landscaping, public infrastructure improvements and appropriate signage along special streets, at gateways and entrances and locations next to historic structures and districts.

"(ii) Prepare urban design guidelines for special streets, gateways, and historic landmarks.

"(iii) Include urban design guidelines as part of new and joint development projects around Metrorail stations.

"(3) Develop guidelines for the development of physical boundaries between commercial, industrial, and residential areas to enhance the character and integrity of all areas within the ward.

"(A) All areas, districts, and neighborhoods within the ward possess a distinct character, or identity that should be recognized as an asset and exploited to give the residents a sense of community.

"(B) Recommended actions:

"(i) Identify locations and develop urban and environmental design guidelines for the design and implementation of buffer zones in areas where conflicting adjacent land uses occur.

"(ii) Develop comprehensive urban design guidelines for individual districts or areas, in conjunction with the residents of that area, to reflect the features, qualities, or characteristics unique to that specific area. Within these guidelines, indicate appropriate locations, and signage for indication of the specific area or neighborhood.

"(iv) Encourage new development (that may act as a physical boundary), adjacent to areas of strong architectural character, which complements the adjacent area by providing an aesthetically pleasing physical transition through the appropriate use of materials, scale, height, bulk, and architectural design.

"SEC. 1200.519 WARD 5 PRESERVATION AND HISTORIC FEATURES

"(a) The overall objective of the Historic Preservation section of the Ward 5 Plan is to preserve the important historic features in the ward while permitting new development that is responsive, sensitive and compatible with those features. Historic sites in Ward 5 include Gallaudet University, the Brooks Mansion, the homes of Ralph Bunche and Samuel Gompers, the Franciscan Monastery, the National Arboretum, Langston Terrace, and the Fort Circle Parks System, including Fort Totten, Fort Bunker Hill and Fort Lincoln.

"(b) Many residents of Ward 5 are extremely interested in historic preservation. A detailed study and inventory should be conducted to identify areas that may have historic significance. Most recently, the Hospital for Sick Children and the Glenwood Cemetery Chapel were accorded historic landmark status.

"(c) Initiatives to recognize and protect significant historic features in the ward have been successful over the last few years. Private organizations, the District and federal governments and citizens have worked together to accomplish the goal of protecting the ward's historic heritage and enhancing the community's identity.

"SEC. 1200.520 WARD 5 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

"The objectives for preservation and historic features are:

"(1) Identify, designate, protect and enhance the ward's historic resources through sustained regulatory, enforcement and community leadership.

"(2) Inform and educate ward residents about the ward's historic resources and ways to protect and enhance them; and make

available information about available loans and grants for historic preservation purposes to residents.

"(3) Increase awareness of and access to historic facilities, places and activities essential to residents and visitors.

"(4) Increase awareness and use of the National Trust for Historic Preservation resources for revitalizing historical residential, commercial, and other areas in the ward.

"SEC. 1200.521 WARD 5 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES

"The policies in support of preservation and historic features are as follows:

"(1) Protect and preserve important historic resources at the old McMillan Sand Filter site as part of future development at the site.

"(A) The McMillan Sand Filter site was previously the major water purification facility of the National Capital water purification system. The system provided clean drinking water, from a slow sand filtering process to the District's consumers. In 1985, the facility was abandoned and replaced with a new technology process and structure. The old facility was then declared surplus and the District acquired it for community development. Today it is one of the largest parcels owned by the city and holds significant future development potential. However, care should be taken to protect the present important historic elements of the site as part of future development before that development proceeds.

"(B) Recommended action:

"(i) Ensure that plans for the future development of the site adequately preserve and protect important elements of the old filtration plant as an integral part of the total development scheme for the site.

"(ii) Preserve important historic structures, identified by the final historic resources report and pursue appropriate landmark status for preserved parts of the site.

"(2) Conduct an historic survey in order to identify historic buildings or areas in Ward 5.

"(A) The community has identified some initial sites, including the Langston Golf Course, Woodridge Elementary School and a carriage house in Eckington as possible historic resources. It needs to obtain technical assistance on the procedures to be followed for applying for historic status.

"(B) Recommended actions:

"(i) Provide information to the Advisory Neighborhood Commissions (ANCs) and the community on the city's procedures for making application for specific properties and sites for historic designation.

"(ii) Undertake a comprehensive historic survey of the ward with the ANCs and the community. Information should be provided about the benefits of historic preservation. Special attention should be given to Ivy City.

"(iii) Develop methods to highlight historic landmarks in the ward, including the Fort Circle Parks and Brooks Mansion. Appropriate visual form and other methods should be identified.

"(iv) Collaborate with the ANCs and the community to survey areas of potential historic significance in the Michigan Park, Eckington and Woodridge neighborhoods. Include appropriate structures and places to be considered for placement on the local register of historic places.

"SEC. 1200.522 WARD 5 HUMAN SERVICES

"(a) The human services provided within the ward include: police and fire protection, education, recreational services; medical and health care; care of persons with disabilities, children and the elderly; financial assistance and social services; and vocational rehabilitation services.

"(b) The major issues in Ward 5 regarding human services include problems of drug abuse and crime in the Bates Street, Truxton Circle, Brentwood, Langston and Trinidad/Ivy City areas; prostitution along Rhode Island and New York avenues; and the special needs of youths, the elderly and persons with disabilities.

"(c) The D.C. Department of Human Services (DHS) is the primary human service agency responsible for implementing the Human Services Element of the Comprehensive Plan. Despite limited resources, a comprehensive system is in place for the delivery of services in a coordinated, timely, efficient and humane manner. Services include pre-natal care, employment referrals, treatment for drug abuse, Aid to Families with Dependent Children, counseling and many others. Ward 5 residents have access to programs and assistance to gain and maintain independence and live full, productive lives.

"SEC. 1200.523 WARD 5 OBJECTIVE FOR HUMAN SERVICES

"The objectives for human services are:

"(1) Offer a comprehensive range of community-based social services for those in need and to provide rehabilitative services in appropriate settings for neglected and delinquent youths.

"(2) Promote conditions to enable persons with handicaps to participate as fully as possible in the life of the ward.

"(3) Assist the mentally ill and mentally retarded to live and obtain needed services.

"(4) Promote programs of health, social services and support levels for older adults to enable them to maintain themselves with a sense of security, dignity, respect and independence.

"(5) Provide programs and activities that will facilitate the elimination of substance abuse and drug-related criminal activity.

"SEC. 1200.524 WARD 5 ACTIONS IN SUPPORT OF HUMAN SERVICES

"The policies in support of human services are as follows:

"(1) Give priority attention to crime in the whole Ward 5 community. Problems of crime and drug activities in the whole Ward 5 must be addressed.

"(A) Crime, including homicides, illicit drug activity and prostitution are major problems in the ward. Drug activity has superseded prostitution as the major criminal problem in these distressed communities.

"(B) Recommended actions:

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"(i) The District should develop a system in which the city officials and the Advisory Neighborhood Commissions meet to develop new programs to combat drug and crime problems throughout the Ward. At these monthly meetings an assessment of the current programs should take place.

"(ii) Distribute public information and fact sheets on public safety services to residents and businesses.

"(iii) Work with ANCs, community groups and private citizens to continue to establish more Neighborhood Watch programs, the Not on My Block program, and similar programs in crime troubled areas to reduce crime and other anti-social activities.

"(iv) Increase police presence in the whole Ward 5 Community, especially in high crime areas and areas of public housing, especially with foot patrols.

"(2) Increase the availability and the accessibility of public health and social services for the young, the homeless, the elderly and persons with disabilities.

"(A) The District has located seven health and social service facilities, in the ward. However, the Ivy City, Truxton Circle, Edgewood and other neighborhoods are in need of the full range of services offered by District social services agencies. The Boys and Girls Clubs of Greater Washington established a social service facility in the Brentwood community that provides needed youth services to the Montana Terrace housing complex. They intend to expand program services to the larger community.

"(B) Recommended actions:

"(i) Evaluate the existing services and the need for additional health and social services for those in need and provide training and other rehabilitative services.

"(ii) Continue to distribute information in the community regarding the availability of health and social services offered by the District.

"(iii) Expand, coordinate and implement services for youths, the homeless, the elderly and persons with disabilities.

"(3) Provide training for youth, tailored as so that the youth will have input in the design of projects that address crime, drug abuse, and other major areas which affect their well being.

"(A) The youth in the community should be trained in the area of "input" into the design of programs that will best serve their interest and concerns, such as nutrition, drug abuse, developing self-esteem, etc, in order to explore new ideas and methods to improve the service delivery system to this segment of the community.

"(B) Recommended actions:

"(i) Provide programs and activities that will foster Afro-centric identity and develop self-esteem and self-worth.

"(ii) Implement stronger policies against not only the drug distributors, but the drug users as well, by depleting the market for illegal drug sales.

"(iii) Continue to enforce stringent laws against prostitution, and continue to explore new methods in which to deter partaking in the illegal act of prostitution.

"(4) Initiate a study to locate all of the shelters for the homeless in the ward, and to assess their use to the community.

"(A) It is necessary to find out the impact of these shelters on both the ward and the city. First it is imperative that the shelters be located and assessed. The whereabouts of the shelters is not widely known. It is necessary to determine what share of homeless live in Ward 5 in comparison to the rest of D.C. Ward 5's share of homeless shelters. In this economy it is necessary for the city to care for its homeless. It is appropriate to assure that facilities are located throughout the city for a balanced system.

"(B) Recommended actions:

"(i) Determine a formula for the distribution of homeless shelters throughout the city.

"(ii) Determine the level of services and contribution each shelter holds, and the impact on which they have on the city and Ward 5.

"(5) Encourage the use of more volunteer services. Not only more participation, but also more use of the current non-profit organizations.

"(A) By adding more volunteer service organizations, Ward 5 could expand the services available to the community, provide additional outreach to the community and obtain much needed funds to carry out programs.

"(B) Recommended actions:

"(i) Add all known volunteer and non-profit organizations to Ward 5 organizations.

"(ii) Invite volunteer and non-profit organizations to participate in all meetings and discussions.

"(6) Increase the availability and accessibility of public and private health and social services for the young, the homeless, the elderly and persons with disabilities. The threshold for private facilities should be where 8 or more persons will be housed.

"(A) The District has located 7 health and social service facilities in the ward. However, the Ivy City, Truxton Circle, Edgewood and other neighborhoods are in need of the full range of services offered by District social service agencies. In order to provide a full range of services to the Ward 5 neighborhoods, the plan should be expanded to include both public and private social service facilities that come under the supervision and direction of the D.C. Department of Human Services (DHS). Those private and public facilities that provide social services for 8 or more people should be added to the plan as available and accessible health and social service organizations.

"(B) Recommended action: In order to provide all service facilities available to Ward 5 residents, add private facilities that presently provide services for youth, elderly, homeless and persons with disabilities to an "Information Distribution List" and present this list to the Ward 5 community.

"(7) Increase the emphasis and training on nutritional education as a deterrent to aberrant behavior and juvenile delinquency and recidivism.

"(A) Studies indicate that by reducing sugar, salt and fats in the diet, aberrant behavior among adults and children is lessened. Studies also show that children have a higher intelligence level that take vitamins daily.

"(B) Recommended actions:

"(i) Coordinate the work of the Superintendent's Task Force on Nutrition to expand ways to bring healthier foods to Ward 5 schools in the breakfast and lunch programs and ways to educate youth more about the harmful effects of "junk foods."

"(ii) Explore areas in which nutritional education can support other human resources' programs and, or activities, e.g, AFDC, infant mortality, etc.

"(iii) Explore ways to implement nutritional services in various institutions in Ward 5 that support the elderly, homeless, handicapped as well as youth.

"(8) Increase the emphasis and training on AIDS prevention and sexuality.

"(A) Pregnancy and AIDS among teenagers has risen to the level that it demands priority consideration. Children are raising children, and our youth are threatened in their existence with AIDS and drugs.

"(B) Recommended actions:

"(i) Expand programs to educate youth on teen pregnancy (sexuality) and AIDS.

"(ii) Establish Center with D.C. Public Schools to coordinate activities dealing with nutrition, AIDS prevention and sexuality training.

"SEC. 1200.525 WARD 5 LAND USE/ZONING

"(a) Ward 5 has the second largest land area of the city's eight wards; only Ward 3 is larger. About 4,553 acres of land, excluding public rights-of-way, or 15 percent of the city's acreage is in Ward 5.

"(b) About 1,400 acres are devoted to residential uses. Detached houses occupy 43 percent, or 600 acres of land. Another 36 percent, or 500 acres, is occupied by row and semi-detached houses. Detached and semi-detached houses are primarily found in the ward's northeastern neighborhoods, such as Lamond-Riggs, Queens Chapel, Brookland and Michigan Park.

"(c) Townhouses, apartments and flats are found primarily in Langston, Trinidad, Edgewood and Truxton Circle. Fort Lincoln has a combination of these housing types. Most of the mid- and high-rise multi-family apartment buildings are in Edgewood, Fort Lincoln and Trinidad.

"(d) Institutional uses cover about 470 acres, or ten percent, of the ward's acreage. Under this category are religious, medical and educational uses, including Catholic University of America, Trinity College, Holy Name College, the Franciscan Monastery and Gallaudet University.

"(e) Glenwood, Prospect Hill and Mount Olivet cemeteries, and open space uses cover about 1,400 acres in the ward. Other significant open spaces in the ward are the Langston Golf Course, the National Arboretum and the Fort Circle Parks including Fort Totten, Fort Lincoln and Fort Bunker Hill.

"(f) Despite the ward's large land area, only 320 acres or seven percent of it is in commercial use. Most of the commercial acreage is along Rhode Island Avenue, Bladensburg and Benning roads, and 12th Street between Otis and Franklin streets. Smaller retail centers are along Michigan Avenue; Fourth Street; North Capitol Street, between New York

and Florida Avenues; First Street N.E., and Florida Avenue, N.E.; and Florida Avenue, between First Street, N.W. and First Street, N.E. Hechinger Mall, on Benning Road, is the only regional-serving center in the ward.

"(g) Most of the ward's 300 acres of industrial land is located in the New York Avenue corridor, extending from Eckington Place to Eastern Avenue. Other industrial areas are along the B&O Railroad right-of-way, along Bladensburg Road and at the Fort Totten and Rhode Island Avenue Metrorail station areas.

"(h) The three Metrorail stations within the ward's boundaries, the stability of many of its neighborhoods and the extensive development potential of existing industrial land provide a base for future development in the ward.

"(i) Zoning. Privately owned land in the ward is zoned residential, commercial or industrial. A major portion of the land in the ward, about 1,300 acres or 28 percent, is owned by the federal government. It is mainly parkland. By federal law, it is unzoned and not subject to the District zoning regulations.

"(j) Residential Zoning

"(1) The major residential zoning categories in Ward 5 are single-family detached dwellings (R-1-B), row dwellings (R-3), rowhouse conversions (R-4), and multi-family, low density apartment dwellings (R-5-A). They make up over 50 percent of the ward's zoned land area (about 1,700 acres out of 3,300 acres). The predominant zone is R-1-B. It is mapped over 24 percent of the ward's zoned land (800 acres), mostly in the northern and eastern sections of the ward, which includes the Brookland, Michigan Park, Woodridge, Queens Chapel and Langdon neighborhoods.

"(2) The southern section of the ward, below New York Avenue, has a few pockets of residential zoning in the Gateway and Arboretum communities. They consist single-family semi-detached dwellings (R-2) and row dwellings (R-3 and R-4). These categories are mapped over 26 percent of the ward's zoned land area (about 860 acres) and are distributed throughout the ward. The R-3 and R-4 zone categories are also found west of the B&O rail line with concentrations in the Eckington, Bloomingdale, Edgewood, Trinidad and Truxton Circle neighborhoods.

"(k) Commercial Zoning

"(1) The major commercial zone districts in the ward include neighborhood shopping centers or nodes (C-1), moderate density community retail business centers (C-2-A) and medium density major business and employment centers (C-3-A). They make up only about 110 acres, or three percent, of the ward's zoned land area.

"(2) These commercial zones are concentrated along three major transportation corridors: Rhode Island Avenue, 12th Street and the northern portion of Florida Avenue. The smallest (C-1) commercial zone is mapped along 12th and Monroe streets; Michigan and Eastern avenues; and at South Dakota Avenue and Emerson Street. The more extensive commercial zone districts are located along Rhode Island Avenue; 12th and Monroe streets; and Florida Avenue-Benning Road. The Maryland Avenue and Bladensburg Road Triangle, where the Hechinger Mall forms the major shopping component, is zoned C-3-A.

"(l) Industrial Zoning

"(1) Forty percent of the city's industrial zoned land is in Ward 5 and located along the two rail corridors. The major industrial zone districts in the ward provide for low bulk commercial/light manufacturing (C-M-1), medium bulk commercial/light manufacturing (C-M-2) and general industry (M). They make up 720 acres, or 22 percent, of the zoned land in Ward 5. The light manufacturing zones are principally along the New York Avenue corridor, paralleling the Amtrak rail line, and north along the B&O rail line up to the Fort Totten Metrorail Station and beyond into Ward 4. Other sites are in the vicinity of Florida Avenue and Benning Road, and the W Street, and Brentwood Road Industrial Park. Some non-conforming residential uses are interspersed throughout the industrial areas. They were built before 1958 when the present zoning ordinance went into effect and prohibited mixing such incompatible uses.

"(2) The ward has about 68 percent of the city's general industrial (M) zoned land, concentrated along New York Avenue, north of the Arboretum and also near the Fort Totten Metrorail Station.

"SEC. 1200.526 WARD 5 OBJECTIVES FOR LAND USE/ZONING

"The objectives for land use/zoning are:

"(1) Protect and enhance the stability of residential neighborhoods.

"(2) Promote economic development in the ward's industrial corridors and commercial areas.

"(3) Encourage and support an appropriate mix of uses in all economic development, where appropriate, including uses such as housing, parks and open space.

"(4) Promote employment opportunities and equity investment opportunities for ward residents.

"(5) Meet various citizens' needs with educational, recreational and cultural facilities.

"(6) Ensure that industrial and commercial development does not adversely impact adjacent and nearby neighborhoods, particularly with inappropriate design, traffic, parking, noise, litter, and other hazardous by-products of industry and commerce.

"(7) Ensure that inconsistencies between the Comprehensive Plan and zoning in the ward are identified and corrected.

"SEC. 1200.527 WARD 5 ACTIONS IN SUPPORT OF LAND USE/ZONING

"The policies in support of land use/zoning are as follows:

"(1) Determine the appropriate mix of uses, scale and density of development for the McMillan Sand Filter site to ensure compatibility with adjacent neighborhoods.

"(A) The McMillan site is presently unzoned, with federal and institutional land uses to the west and north and moderate density residential uses to the east and south. D.C. Law 8-129 designates the land for moderate density commercial, medium density residential and parks, recreation and open space. The site is bounded by Michigan Avenue on the north, Channing Street on the south, North Capitol Street on the east and First Street on the west.

"(B) Recommended actions:

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"(i) Ensure that development proposals are consistent with the designation of the site in the Comprehensive Plan as enacted by the Council of the District of Columbia.

"(ii) Prepare a small area study to determine the appropriate mix of uses, scale, density and design of development.

"(iii) Consistent with the economic development policies for the ward, while enhancing economic activity, recognize the need to protect abutting residential neighborhoods from potential problems that may occur as a result of commercial and industrial activity. Evaluate land use and zoning in the ward to identify changes due to current conditions. Update land use and zoning maps and documents to reflect current activity.

"(iv) Provide for citizen participation, including the surrounding Advisory Neighborhood Commissions (ANCs) in Wards 5, 4 and 1, in the development review process, to assist the District in responding to community concerns and in refining the final design.

"(2) Determine the appropriate mix of uses, scale, density and design of development in the Fort Totten Metrorail Special Treatment Area to fully realize the site's potential for development, to serve the Ward 5 community and city, and to protect and preserve the surrounding residential areas.

"(A) The Fort Totten Metrorail Special Treatment Area straddles the CSX Railroad tracks and extends from Riggs Road on the north to Buchanan Street N.W. on the south. The area is bordered on the north by an auto dealership, auto paint shop, radio station and cabinet craftsman shop and on the south and west by established warehouse, petroleum storage and industrial uses. Further to the north there is a shopping center. A stable residential community lies to the east. Much of the industrially zoned parcels located adjacent to the residential community in the east portion of the area are buffered from residential uses by residentially zoned property that is owned by the commercial and industrial companies but unused. Development on the industrially zoned parcels and the available three acres, owned by the Washington Area Transit Authority (WMATA), proposed for joint development, must be sensitive to the surrounding communities and established land uses.

"(B) Recommended actions:

"(i) Prepare an updated small area study of the area to determine the appropriate mix of residential, commercial and industrial uses and the scale, density and design of future development.

"(ii) Provide assistance to private developers, as resources permit, that will facilitate commercial and retail development intended to support the residential population in the surrounding areas.

"(iii) Provide for the improvement of the land-use mix and urban design qualities of new development in the area through regulatory processes.

"(iv) Ensure that development of WMATA property proposed for joint development review contributes to and is compatible with the existing character of the surrounding neighborhood.

"(v) Explore the feasibility of including cultural facilities as a part of the mixed-use projects around the Metrorail station.

"(vi) Consider proposing an amendment to the Land Use Element of the Comprehensive Plan to include cultural facilities

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(theaters, museums, galleries, etc.) under Section 1105 of the "Policies in Support of the Residential Neighborhoods objectives."

"(vii) Provide for citizen participation to include the Advisory Neighborhood Commission in the development review process to assist the District and WMATA in responding to community concerns.

"(viii) Required Environmental Impact Statements are to be prepared and distributed, in a simplified, understandable form, to appropriate ANCs and to all property owners within 500 feet of the proposed development prior to approval of the development plans.

"(3) Determine the appropriate mix of uses, scale, density and design of development in the Brookland/CUA Metrorail area to protect the surrounding residential areas from potential adverse impacts such as commuter traffic and parking.

"(A) The Brookland/CUA area is bounded by Catholic University on the west, 10th Street on the east, Michigan Avenue on the north and Monroe Street on the south. Traffic approaching from McCormack Road onto Michigan Avenue needs to be safely directed by use of traffic light signalization. Few parcels remain in the area which may be developed.

"(B) Recommended actions:

"(i) Include in development plans for the station area provisions to protect the existing low scale residential uses in the area from cut through commuter, employee uses, and other destination traffic and parking.

"(ii) Ensure that WMATA property proposed for joint development contributes to and is compatible with the existing character of the surrounding neighborhoods.

"(iii) Improve the land use mix and urban design qualities of new development in the Brookland/CUA Metrorail Station area through the District's regulatory and development review processes.

"(iv) Include Advisory Neighborhood Commissions and residents of nearby communities in the review of development projects to assist the District and WMATA in responding to community concerns.

"(4) Determine the appropriate mix of uses, scale, density and design of development in the Rhode Island Avenue Metrorail Station area to fully realize the site's potential for development from Metro accessibility, to serve the Ward 5 community and city, and to protect and enhance the surrounding residential areas.

"(A) The Rhode Island Avenue Metrorail Station area is bounded by Brentwood Road on the east, Rhode Island Avenue on the north, W Street on the south and Fourth Street on the west. The market has yet to facilitate development interest to a significant degree. The District's land use priorities and budget constraints indicate comprehensive development will likely occur only in the long term.

"(B) Recommended actions:

"(i) Ensure that the Washington Metropolitan Area Transit Authority (WMATA) property proposed for joint development contributes to and is compatible with the existing character of the surrounding neighborhoods.

"(ii) Improve the land use mix and urban design qualities of new development in the Rhode Island Avenue Metrorail Station area through the District's regulatory and development review processes.

"(iii) Coordinate development of both WMATA and District-owned land emphasizing compatible land uses, appropriate zoning densities, site design and layout, traffic control and mitigation measures, and community needs.

"(iv) Include the Advisory Neighborhood Commission and residents of nearby communities in the review of development projects to assist the District and WMATA in responding to community concerns.

"(5) Examine the location and concentration of nonresidential uses, such as day care facilities, church offices, schools and conversions of homes to commercial uses in residential zones, to avoid the possible disruption of stable neighborhoods from potential adverse impacts.

"(A) Nonresidential uses should not be concentrated or allowed to exist in low density residential communities. Typical adverse impacts resulting from these uses in the neighborhood are congested streets, overspill of cars double-parked and lack of adequate on-site parking.

"(B) Recommended actions:

"(i) Complete an analysis of nonresidential uses in residential zone districts.

"(ii) Develop citywide zoning text amendments to effectively control nonresidential uses permitted in residential zones to provide greater stability and protection for residential uses from potential adverse impacts.

"(6) Recommend appropriate changes to the zoning map and regulations to make them consistent with the Comprehensive Plan, as amended by D.C. Law 8-129.

"(A) D.C. Law 8-129 Comprehensive Plan Amendments Act of 1989 changes selected land use and density designations in the ward. This frequently makes the affected zoning not consistent with the Comprehensive Plan, as amended by the Act. Where the new land use and density designations are not consistent with existing zoning, the zoning should be changed to comply with the Comprehensive Plan.

"(B) Recommended actions:

"(i) Survey land uses and zoning in Ward 5 to identify locations where zoning and land uses are not consistent with each other and submit findings and recommendations to the Zoning Commission for appropriate action.

"(ii) Monitor the update of the Comprehensive Plan Land Use Map as follows to ensure that zoning is consistent with the Comprehensive Plan in accordance with D.C. Law 8-129.

"(iii) The mixed use medium density commercial and production and technical employment area in the Northeast No. 1/Eckington Yards Special Treatment Area is included in the mixed use medium-high density commercial and production and technical employment land use category.

"(iv) 12th Street, N.E., between Rhode Island Avenue, N.E., and Irving Street, N.E., is included in the mixed use low density residential and low density commercial land use category.

"(v) The area between Franklin Street, N.E., 18th Street, N.E., 20th Street, N.E., and a line representing the westward extension of Channing Street, N.E., from 20th Street, N.E. to 18th Street, N.E., is included in the local public facility land use category.

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"(vi) The area bounded by Bunker Hill Road, N.E., Randolph Street, N.E., 26th Street, N.E., Otis Street, N.E., and Eastern Avenue, N.E., is included in the institutional land use category.

"(vii) The area bounded by North Capitol Street, N.W., Channing Street, N.W., First Street, N.W., and Michigan Avenue, N.W., is included in the mixed use medium density residential, moderate density commercial, and parks, recreation, and open space land use category.

"(viii) The area bounded by Bladensburg Road, N.E., and Channing Street, N.E., along Channing Street, N.E., to 30th Street, N.E., 30th Street, N.E., to Adams Street, N.E.; along Adams Street, N.E., to 33rd Street, N.E., to midway between Adams Street, N.E., and Ames Place, N.E., along a westerly line to 31st Street, N.E., 31st Street, N.E., to the mid point between Ames Place, N.E., and V Street, N.E., which intersects with the southern tip of 30th Place, N.E., and from that tip to the corner of Channing Street, N.E., and Bladensburg Road, N.E., is included in the low-density residential land use category.

"(ix) The area bounded by Girard Street, Ninth Street, Lawrence Street and the Railroad/Metro tracks is included in the Low-Density Residential Land Use Category.

"(x) The area bounded by Hamlin Street, Eighth Street midway between Lawrence and Monroe Streets and Seventh Street is included in the Moderate-Density Residential Land Use Row Dwellings and Flats category.

"(xi) The area bounded by Bunker Hill Road, Seventh Street, midway between Lawrence and Monroe Streets and Ninth Street is included in the Low-Density Commercial Land Use Neighborhood Shopping Category.

"(xii) Establish a committee to review the underlying zoning of areas currently shown as institutional on the map. In many cases, the underlying zoning is not compatible with the surrounding uses. This committee must include residents and other community members, as well as impartial zoning and land use experts, to review the history of the suspected non-conforming underlying zones, and to recommend changes. This should be addressed as part of the Ward 5 Plan review process.

"SUBTITLE 6

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"SEC. 1200.601. WARD 6 ECONOMIC DEVELOPMENT.

"(a) Ward 6 offers an abundance of economic opportunity within its commercial area. These opportunities can be enhanced by a variety of actions, including land use studies, tailored to the different areas of the ward, small area studies, parking and loading studies, streetscape plans, tax abatement schemes and facade improvement grants and loans.

Economic development themes in the ward are almost exclusively in two areas: office development and small retail business which will serve both the office and residential communities. In this regard special efforts should be made to ensure that development in Ward 6 does not compete with development in other wards on the fringe of the ward, including the Hechinger development in N.E. in Ward 5 and the opening of the Anacostia Metrorail Station on the Green Line in Ward 8. The issue in Ward 6 will be how to manage development in the best interests of the Ward 6 community and the city, as a whole. There are virtually no industrial areas in the ward except for small parcels, which are, for the most part, incompatible with current neighborhood uses.

"(b) Job opportunities within and immediately adjacent to the ward abound, provided there is requisite job training available. The many retail establishments at Union Station, along H Street, N.E., at the Hechinger Mall, and along Pennsylvania Avenue, S.E., offer abundant retail sales opportunities. Jobs at the federal level and with the District government can be found in large numbers at the Capitol, D.C. General Hospital, Capitol Hill Hospital, and at the various prison and jail facilities. There are many office jobs at the banks and associations located along Pennsylvania Avenue and in the Union Station area. Finally, there are a myriad of jobs available in the building trades involving both large-scale development and the many remodeling activities within the ward's two historic districts. The issue is not lack of jobs but training to qualify for the jobs.

"(c) Much of the economic activity throughout the ward has specialized characteristics which need to be assessed in developing the planning, land use, parking, and loading regulations necessary to promote businesses. The area encompassed by the Capitol Interest Overlay Zone extends from the Capitol grounds to 6th Street, S.E., and N.E. from the Freeway on the south to F Street on the north. Within

that zone are a number of important commercial areas: Pennsylvania Avenue, S.E., 2nd Street, S.E., from Massachusetts Avenue north to H Street, N.E., Massachusetts Avenue, N.E. around Stanton Park, and 2nd Street, N.E., from Massachusetts Avenue to F Street. This area serves both the large daytime populations working in and visiting the Capitol as well as the immediately adjacent residential neighborhoods. The key issue is to provide a variety of retail services and to resist the trend toward bars and restaurants, exclusively.

"(d) Similar considerations exist along both Pennsylvania Avenue, S.E., above the CID and along H Street, N.E. A combination of the 600 block of Pennsylvania Avenue, S.E., the Eastern Market Metro stop, 7th Street, S.E., between 6th and 9th Streets, North Carolina Avenue, and the Freeway and 8th Street between the Metro stop and Navy Yard (Market Row with Eastern Market in the middle) and 9th Street, S.E., between the Metro stop and the Navy Yard constitute the Capitol Hill Central Business District. This area is already under substantial development: Eastern Market revitalization, Penn Medical Building, the Kresge Building, the Miller Building, and the row of buildings across from the Market.

"(e) East of 9th Street, N.E., on Pennsylvania Avenue, there is a need to study both the Avenue itself and for a small-area study at the intersection of the Avenue, Potomac Avenue and 14th Street, S.E., where the Potomac Avenue Metro Station is located. Such a study would help rationalize conflicting land uses in the area. In addition, with the entire length of Pennsylvania Avenue, S.E., as a designated landmark and the primary entrance to the Capitol from the east, a special streetscape plan and land use control should be developed. At the Barney Circle end of the Avenue, there is already a proliferation of fast-food outlets and abandoned service stations which discourage investment in facilities of higher quality as well as denigrate the landmark stature of the Avenue.

"(f) H Street, N.E., has a different character than Pennsylvania Avenue, S.E., but similar problems. At one time it was the second busiest commercial area in the District. That function diminished in the 1960s and nearly disappeared after the riots of 1968. The H Street corridor has experienced some revitalization as a result of an Urban Renewal Plan; however, the development of the Hechinger Mall on the east end of the corridor and the substantial office and retail space in the area of Union Station on the west end tend to drain off retail investment and customers from the rest of H Street. This polarization of economic activity needs to be considered in reviewing H Street development. Between the two ends of heavy development, H Street may have to assume a special character in order to fully develop its commercial potential.

"(g) An inter-ward, under-utilized economic development opportunity is Benning Road, N.E., from the Hechinger Mall to the Anacostia River. Its potential needs to be studied. Certain retail possibilities should be considered for this area, including extending the Stadium Farmers Market to Benning Road and the re-creation of an automobile dealership which once existed there.

"(h) Scattered throughout the west end of the Ward are short strips of commercial activity which need to be studied in order to understand and assess how they could better function or whether their land use should change. These areas include 11th Street, S.E. just off Pennsylvania Avenue; 8th Street, N.W., north of Capitol Hill Hospital;

the Potomac Avenue, Pennsylvania Avenue, 14th Street area, ; and various strips along 15th Street, S.E. and N.E. Also scattered throughout the area are non-conforming land uses most of which are now neighborhood-related services: drug stores, corner groceries, dry cleaners, hair dressers, etc. These stores not only perform essential services for the community but also give the area vitality.

"(i) On the east side of the ward there is a detailed plan for economic and related development in Anacostia developed by the Anacostia Coordinating Council and endorsed by most of the affected Ward 6 groups and relevant public officials. It is published as a Development Concept Plan entitled "Anacostia: A Capital Gain", and has been circulated widely in the community for more than three years. It involves a variety of public agency actions and policies, which are enumerated in the relevant implementation sections contained in the Ward 6 Plan. Included in the Development Concept Plan are provisions for streetscape improvements, basic land use plans and appropriate controls for future development of key sites, traffic and parking improvements, and historic preservation.

"(j) The Anacostia Development Concept Plan is a legitimate small-area plan within the context of the city's comprehensive plan and is adopted as such as part of the Ward 6 Plan.

"SEC. 1200.602. WARD 6 OBJECTIVES FOR ECONOMIC DEVELOPMENT.

"The objectives for economic development are as follows:

"(1) To encourage a range of commercial services and facilities for Ward 6 residents through appropriate development of commercial areas when needed and to upgrade commercial areas such as the Martin Luther King, Jr., Avenue, S.E., and Good Hope Road, S.E., corridors, the H Street, N.E. and Benning Road, N.E., corridor, Pennsylvania Avenue, S.E., corridor, 7th and 8th Streets, S.E.

"(2) To stimulate economic activity and employment opportunities and growth consistent with the respective needs of the various neighborhoods in Ward 6.

"SEC. 1200.603. WARD 6 POLICIES IN SUPPORT OF ECONOMIC DEVELOPMENT.

"The policies in support of economic development are as follows:

"(1) Provide a range of commercial facilities and services within commercial corridors in Ward 6.

"(2) Ensure that new commercial developments in Ward 6 are consistent with the character of the adjacent historic districts.

"(3) Ensure that the redevelopment of the commercial corridors, such as H Street, N.E., Martin Luther King, Jr., Avenue, S.E., and Good Hope Road, S.E., include a large percentage of neighborhood-serving commercial uses.

"(4) Where development opportunities exist, the city and the Ward 6 community should work to ensure that they are consistent with neighborhood and city objectives.

"SEC. 1200.604. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: ECONOMIC DEVELOPMENT.

"The actions to implement economic development are as follows:

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"(1) Prepare comprehensive analysis of land use in the Massachusetts Avenue, N.E., 7th and 8th Streets, S.E., and Pennsylvania Avenue, S.E., commercial corridors.

"(2) Select sites which have potential for increased FAR to attract economic development in commercial districts.

"(3) Designate area around Potomac Avenue Metro station as a Special Treatment Area. Boundaries of the special study area are 11th Street, S.E. on the west (including the 11th Street commercial corridor), D Street, S.E. on the north, Kentucky Avenue on the east, and Southeast/Southwest Freeway on the south. Special Treatment Area study to include development of underutilized commercial sites, (e.g., Bogan property at 14th and Potomac Avenue, S.E.), protection of residential properties and neighborhoods in the study area, including the residential neighborhood south of Pennsylvania Avenue bounded by 13th Street, S.E., on the west, Pennsylvania Avenue on the north, 15th Street, S.E., on the east, and the Southeast/Southwest Freeway on the south. Special Treatment Area analysis to emphasize economic development potential in balance with predominately residential character of the area.

"(4) Ensure that the future development and/or expansion of Capitol grounds conforms with guidelines and sequences set out in Master Plan with U.S. Capitol.

"(5) Ensure that future development of land transferred from the Architect of the Capitol to the District private ownership conforms with existing uses in adjacent and surrounding areas.

"(6) Encourage and concentrate medical-related and neighborhood serving commercial uses in area of 8th Street, N.E., between C & E Streets. This area is currently designated low density commercial, neighborhood business center.

"(7) Restore Eastern Market as retail meat, produce center and farmers' row built around core of existing Farmers' Market. Community meeting and performing and visual arts space to be included in improvement program.

"(8) Create Capitol Hill Central Business District shopping area by integrating Market Row, Pennsylvania Avenue, S.E., (6th Street, S.E., to 9th Street, S.E.) and Barracks Row retail areas through the device of a special treatment area.

"(9) Reassess H Street, N.E., Corridor Urban Renewal Plan to account for changed economic development potential in corridor. Consider entirely new Urban Renewal Plan to provide incentives for housing, community services, neighborhood recreation facilities.

"(10) Confine commercial activities to Benning Road, N.E. frontage in Kingman Park area of the ward.

"(11) Retain open-air Farmers' Market at Stadium/Armory parking lots.

"(12) Improve range and quality of retail business along 15th Street, S.E., and upgrade neighborhood convenience/shopping services.

"(13) Promote/sustain economic vitality of business concerns lawfully established and operating on Pennsylvania Avenue, S.E., 7th and 8th Streets, S.E., and Massachusetts Avenue, N.E., commercial corridors.

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"(14) Protect adjacent residential neighborhoods in Northeast against pressures for conversion to retail and office uses generated by Union Station development.

"(15) Develop old Anacostia as an integrated retail small office, and light industrial employment/service center designed to complement the area's historic district and stable neighborhoods.

"(16) Limit existing commercial facilities to present sites and densities in Twining/Greenway area of Ward 6. Upgrade appearance of facilities and improve type and mix of services available to meet community needs. Commercial districts requiring renovation are those located at Nelson Street and Minnesota Avenue, S.E., and Benning Road, S.E., and Pennsylvania Avenue and Minnesota Avenues, S.E.

"(17) Maintain and improve Good Hope Road commercial area in a manner compatible with residential character of Fairlawn and Anacostia neighborhoods.

"(18) Upgrade the level of services and outlets along the Good Hope Road commercial corridor.

"(19) Designate a new special treatment area between Eastern Market Metro, 8th and 7th Streets, S.E. between Pennsylvania Avenue and the expressway: Pennsylvania Avenue from 6th Street to 9th Street, S.E., 7th and 8th Streets, from Pennsylvania to expressway, 7th Street, S.E. from Pennsylvania Avenue to North Carolina Avenue.

"SEC.1200.605. WARD 6 HOUSING.

"(a) Ward 6 has a great diversity of housing available to its residents. The housing stock ranges from large public housing projects to smaller subsidized units, to large row-house districts, to neighborhoods of detached single-family homes. The west end of the ward contains the bulk of the older row-house neighborhoods, many of which were built in the 19th century and are part of the Capitol Hill Historic District. Although the western portion of the ward (west of the Anacostia River) is relatively small in land area, its population density is high due to the row-house character of its housing. There are also a few scattered small apartment houses throughout the west side of the ward, many of which have been converted to condominiums.

"(b) On the east side of the ward, the Anacostia Historic District contains a number of wooden, detached houses, many of which require substantial renovation in order to maintain their residential uses. These are interspersed with large, multifamily units built in the 1950s and 1960s to accommodate families displaced in the redevelopment of Southwest. Many of these are vacant and all require substantial renovation. They are, as a rule, built on too large a scale and are too densely clustered to be compatible with the underlying neighborhood. Some of these buildings should be demolished at the end of their useful lives and replaced with smaller, compatible buildings.

"(c) The Twining/Greenway neighborhood contains a large concentration of small, detached houses. This neighborhood, in particular, has been encroached upon by a number of small apartment houses which tend to undermine the integrity of the area as a single-family residential neighborhood. There are also several brick row-house neighborhoods in the eastern section of the ward. Much of the housing east of the Anacostia River requires additional maintenance.

Homeowners require assistance in their efforts to maintain their properties, thus stabilizing the residential quality of the area.

"(d) There is little vacant property available for development in Ward 6. The vacant parcels that exist are small in size and most suitable for infill development. Increasing the housing supply and helping the homeowner afford his or her property can be accomplished by renting portions of the structures that have two units, i.e., English basements. Other ways to increase the housing supply include conversion of schools and churches to apartments and condominiums, and by creating new apartment development along H Street, N.E., and Pennsylvania Avenue, S.E.

"(e) Although more housing units are rented than are owned in Ward 6, recent trends show an increase in home ownership. Since home ownership is a stabilizing force in residential neighborhoods, public policy needs to strengthen that trend by a number of means, including provision of subsidies for first-owner mortgages and tax abatements for ownership. Another positive trend involves assisting public housing residents to own their units, thus stabilizing those projects. Whether public housing tenants become owners, or continue as renters, they need to be encouraged and assisted to properly maintain the homes they occupy.

"SEC. 1200.606. WARD 6 OBJECTIVES FOR HOUSING.

"The objectives for housing are as follows:

"(1) To maintain and strengthen the quality and construction of housing in the various neighborhoods throughout Ward 6.

"(2) To stimulate production in Ward 6 of new and rehabilitated housing, particularly in the Anacostia Historic District, Fairlawn and Woodlawn neighborhoods, to provide housing opportunities to accommodate and allow for residential growth and stability according to area needs.

"SEC. 1200.607. WARD 6 POLICIES IN SUPPORT OF HOUSING OBJECTIVES.

"The policies in support of housing objectives are as follows:

"(1) Maintain the housing stock through the provision of additional loans and grants to Ward 6 homeowners for housing rehabilitation, appropriate changes in regulatory codes and encouragement of in-fill development on vacant lots.

"(2) Discourage encroachment of the non-residential uses in residential areas.

"(3) Stimulate private investment in housing in Ward 6 and expand home ownership opportunities.

"(4) Provide new housing in Ward 6 area through the conversion of appropriate non-residential structures that have outlived their current use, such as churches, warehouses, schools and other public facilities.

"SEC. 1200.608. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: HOUSING.

"The actions to implement housing are as follows:

"(1) Preserve primarily moderate-density residential character of area bordering U.S. Capitol grounds.

"(2) Preserve character of residential neighborhoods. Curtail conversions of residential properties to commercial/office use.

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- "(3) Promote preservation and enhancement of low- and moderate-income housing development opportunities, and provide incentives to encourage low- and moderate-income home ownership.
- "(4) Transient housing (inns, small hotels, etc.) should be designed in a manner compatible with the Ward's predominantly residential character.
- "(5) Prohibit further carriage-house conversions and resulting higher densities.
- "(6) Complete original car barn PUD.
- "(7) Encourage construction of new and infill housing in and around Anacostia Historic District with no increased densities.
- "(8) Provide incentives to encourage home ownership and occupancy.
- "(9) Improve the mix of subsidized and nonsubsidized dwelling units to enhance neighborhood stability.
- "(10) Rehabilitate and maintain selected public housing projects in Ward 6. Renovate and convert selected units as owner-occupied cooperative housing.
- "(11) Pursue renovation of Rose's Row (1200 block of U Street, S.E.) for single family dwellings as is now occurring.
- "(12) Prepare alternative site development plans for the housing along east side of Martin Luther King, Jr., Avenue between Morris Road and Howard Road in conjunction with Ward 8.
- "(13) Establish community-based financing system to promote home ownership in Anacostia neighborhood.
- "(14) Preserve residential character of Twining/Greenway neighborhood with no increased density.
- "(15) Rehabilitate deteriorating housing stock in Twining/Greenway neighborhood, especially small, single-family houses west of Minnesota Avenue, S.E.
- "(16) Encourage conversion of low-rise apartment buildings in Twining/Greenway neighborhood to owner occupied.
- "(17) Preserve residential character of Fairlawn neighborhood with no increased densities.
- "(18) Rehabilitate deteriorating housing stock in Fairlawn neighborhood, primarily single-family homes and small apartment buildings in subarea.
- "(19) Preserve residential character of Woodlawn neighborhood, with no increased density housing.
- "(20) Inventory all unoccupied or boarded-up dwellings in the Ward and act to return these dwellings to habitable uses.
- "(21) Establish and maintain coordination between the District and the Architect of the Capitol to better manage the need for and production of federal dormitory-style housing in the Capitol Hill neighborhood.
- "(22) Work cooperatively with neighborhood organizations to formulate development and implementation plans for the Ellen Wilson Dwellings, emphasizing the creation of mixed-income, owner-occupied and rental housing.

"SEC. 1200.609. WARD 6 ENVIRONMENTAL PROTECTION.

"(a) Environmental protection is an issue that has become increasingly important over the past decade. The Potomac River, which

was the model cleanup project for the U.S. Environmental Protection Agency's water quality improvement efforts, is being restored to its former state and once again supports a broad range of aquatic life. Air quality in the District has improved substantially since the mid-1960s.

"(b) Environmental protection is a regional concern that often must rely on regional solutions for success. Maryland, Virginia and the District of Columbia have increased their cooperative efforts to improve environmental quality. Of particular importance to Ward 6 are the efforts currently underway by the District of Columbia and the State of Maryland to improve conditions in the Anacostia River and its tributaries. These efforts are part of a comprehensive program for restoring the Chesapeake Bay being undertaken by the District, Maryland, Virginia, Delaware and Pennsylvania under the guidelines of the Environmental Protection Agency.

"(c) Pollution of the Anacostia River and deterioration of its shorelines present serious environmental problems. These conditions have had negative consequences for aquatic life and have limited use of the river for recreational purposes. Now the Anacostia River Basin is receiving the attention given the Potomac River during its cleanup efforts. The river cleanup project will require the combined efforts of the District, Prince Georges County and the National Park Service. In the District, high traffic volume, poor water quality, soil erosion and other concerns are being approached with new awareness. The Department of Public Works (DPW) and other District government agencies are implementing improvements in sewer maintenance and medical waste management. Guidelines for homeowners to help improve environmental quality are provided by DCRA.

"(d) The Swirl Concentrator, a computer-operated interim sewage treatment plant, recently began operating just east of D.C. General Hospital. The plant will help alleviate sewage capacity problems at Blue Plains Wastewater Treatment Plant.

"(e) With the District government's renewed efforts to improve environmental quality, progress is being made. The first stages of the long-awaited Anacostia River cleanup is beginning. The Department of Public Works is implementing its Combined Sewer Overflow Abatement Master Plan. The Swirl Concentrator is part of that plan's implementation. Improvements to other aspects of the wastewater and stormwater management system are also included. These capital improvements will also improve water quality in the Anacostia River. Heavy traffic volumes along the ward's major arterials cause hazardous air quality conditions for surrounding neighborhoods. The U.S. Capitol Power Plant operations have raised neighborhood concern about air quality conditions. In addition, DPW and the Council of Governments are developing improved air quality management procedures. Increasing use of mass transit is an important feature in improving air quality.

"(f) Soil erosion in Fairlawn and Anacostia threatens the neighborhood quality. Erosion along the southwest section of Fort Stanton Park is beginning to effect trees in that area of the park.

"(g) The Department of Public Works has helped improve neighborhood environmental quality and has intensified efforts to regularly clean alleys, schedule bulk trash collection, and remove downed trees and other road hazards.

"SEC. 1200.610. WARD 6 OBJECTIVES FOR ENVIRONMENTAL PROTECTION.

"The objectives for environmental protection are as follows:

"(1) To improve the quality of water in the District's rivers and streams to meet public health and water quality standards and to maintain the physical, chemical and biological integrity of these watercourses for multiple uses, including recreation.

"(2) To protect the overall environmental quality of the Ward 6 land areas by preventing further soil erosion, promoting the restoration of eroded areas and enforcing prohibitions against illegal dumping and other destructive practices.

"(3) Reduce the level of noise and litter, and improve air quality.

"SEC. 1200.611. WARD 6 POLICIES IN SUPPORT OF ENVIRONMENTAL PROTECTION OBJECTIVES.

"The policies in support of environmental protection objectives are as follows:

"(1) Minimize overflows of untreated sewage from the combined sewerage system, and develop and implement a reliable program of solid waste and sludge disposal that is cost-effective, environmentally sound, and fully coordinated with all responsive jurisdictions and regulatory bodies.

"(2) Prevent further sedimentation of stream beds and valleys, whenever possible.

"(3) Regulate land development activities including public spaces, throughout the Ward 6 area to protect natural features, prevent soil erosion, and prohibit construction practices that produce unstable soil and hillside conditions.

"(4) Regulate noise levels of buses, trucks, and airplanes and provide alternative routes where practicable.

"SEC. 1200.612. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: ENVIRONMENTAL PROTECTION.

"The actions to implement environmental protection are as follows:

"(1) Control gaseous and particulate emissions from the Capitol Power Plant and noise emissions from the Refrigeration Plant.

"(2) Identify appropriate authority and establish mechanism, including negotiated District of Columbia/Architect of the Capitol agreement, if necessary, to control Capitol Power and Refrigeration Plant emissions.

"(3) Protect residential neighborhoods from tour bus-generated congestion, noise and noxious emissions.

"(4) Take appropriate steps to protect and maximize overall quality.

"(5) Protect adjacent residential and commercial areas from adverse affect of Southwest/Southeast Freeway, including noxious emissions, visual and noise blight.

"(6) Control diesel emissions and tunnel fan blowouts of accumulated smoke at mouth of Washington Terminal Company (Amtrak) tunnel, D Street and New Jersey Avenue, S.E.

"(7) Protect surrounding residential neighborhood from oil spillage and other adverse environmental effects caused by Johnny

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Matthews Fuel Service, 630 14th Street, N.E. Provide appropriate screening and buffering of use from residential neighborhood.

"(8) Rebrick or repave, as appropriate, alleys and public easements through the ward to curtail soil erosion.

"(9) Provide protection for residential neighborhoods against adverse effects of activities at adjacent major public facilities. Limit hours for large-scale public entertainment events--such as activities later than 11:00 p.m. Divert/reroute commuter traffic around neighborhood to reduce noise, air, and glare pollution. Provide landscape screening along 19th Street, N.E./S.E.

"(10) Abate soil erosion conditions associated with over-building and inappropriate site design.

"(11) Provide noise abatement structures and landscaping to shield neighborhoods abutting Anacostia Freeway.

"(12) Ensure landscaping treatment of Anacostia Metro station Kiss-and-Ride parking and bus storage areas to mitigate glare, dust, noise and visual effects.

"(13) Provide security fencing, landscaping, and noise barriers between Conrail switching yards and trackage to protect adjoining residential neighborhoods against adverse effects and hazards.

"(14) Initiate action to abate air pollution generated by Conrail operations and adjacent switching yard.

"(15) Abate soil erosion conditions associated with over-building and inappropriate site design, with particular attention to the area adjacent to the Marbury Plaza apartment site.

"(16) Develop a comprehensive multi-material recycling plan for waste products.

"SEC. 1200.613. WARD 6 TRANSPORTATION.

"(a) The area of Ward 6 west of the Anacostia River is served by a combination of public transportation systems making automobile usage for local trips by its residents almost unnecessary. The east side of the River -- one of the most transit-dependent sections of the city -- is served by Metrobus and Metrorail service. Unfortunately, most of the ward, particularly the west side, is intersected by auto commuter routes serving nearby Maryland residents and residents of the Anacostia area of the District. There are four Metrorail stations within the ward and two immediately adjacent. The Capitol complex and close-in Capitol Hill are served by two stations: Capitol South and Union Station. Southeast Capitol Hill is served by Eastern Market, Potomac Avenue and Stadium/Armory stations. Anacostia served by the Anacostia Green Line station. Major bus routes transverse the ward. Train and intercity bus service is available at or near Union Station. National Airport is easily accessible via the Southeast/Southwest Freeway or the Blue Line Metro route. It should also be noted that the wide sidewalks and street trees make walking to work pleasurable for Capitol Hill residents.

"(b) The most difficult transportation issue is the role of the automobile. Accommodation of residents' automobiles is a difficult problem and a challenge in what is primarily a series of 19th century neighborhoods. Requiring a parking spot in this area needs reexamination. Requiring a parking spot in each new residence often leads to a curb cut with a loss of on-street parking and no replacement because the new parking space is often not used for parking. Similarly,

the blanket policy of grandfathering parking for existing buildings in the Historic District achieves uneven results.

"(c) A major success, but one needing further refinement, is permit parking. There needs to be an examination of whether or not residents of the ward are abusing permit parking and using the streets near Metro stops as all-day parking lots. Enforcement of this problem needs to be evaluated, and the issue of extending permit parking needs to be addressed. There is also the problem of all-day parkers from the Capitol complex, the Library of Congress, and employees of business who simply move their cars every two hours to stay within the regulatory limits.

"(d) A major problem in Ward 6 on the east and west sides of the river, is the use of neighborhood streets as commuter thoroughfares. This problem is exacerbated by frequent severe congestion and tie-ups along major commuter arterials. The situation is getting worse because of extensive office and retail development in the Union Station area and increasing residential development in Maryland from the District line to Annapolis. One proposal is the development of the Barney Circle Freeway project, which includes linkages from I-295 to the Southwest Freeway at Barney Circle, with an additional linkage at Barney Circle by means of a roadway between East Capitol Street and the Southeast Freeway. While the design and purpose of the Barney Circle Freeway were established after extensive consultation with Capitol Hill residents, its effects on the ward remain uncertain. That plan calls for additional lanes within the existing Southeast Freeway roadbed, and one-way streets in the Capitol Hill area will be returned to two-way traffic. The stated purpose is to direct commuter traffic into the District using commercial streets or freeways built to accommodate such traffic. This will not solve the problem but may give some relief while other techniques are employed, such as greater emphasis on van pooling, use of buses, Metro, and HOV lanes. Commuter traffic remains one of the biggest threats to the quality of residential life in Ward 6.

"(e) Development east of the river, spurred by the Anacostia Metro site, is provoking parking problems similar to those that plague Capitol Hill. The Metro garage planned for the Anacostia Metro station will not provide all necessary parking. Also, the economic revitalization of the Good Hope Road corridor depends upon shoppers being able to park to use the stores.

"SEC. 1200.614. WARD 6 OBJECTIVES FOR TRANSPORTATION.

"The objectives for transportation are as follows:

"(1) To provide an adequate balanced circulation system, properly related to residential, commercial/retail, and other land uses, which will enhance the aesthetic and environmental characteristics along streets in the Ward 6 area as well as to minimize traffic congestion.

"(2) To develop, as appropriate, a network of trails, including hiking and biking, designed to connect residential, employment, education, and open space areas and to provide for the journey-to-work needs of Ward 6 residents. Provide secure bicycle racks in appropriate areas including Metro stations.

"(3) To integrate circulation facilities with the patterns of development and the natural environment in the Ward 6 areas in a manner that will minimize noise and air pollution and at the same time provide for the safe, convenient movement of people and goods.

"(4) To support the optimum use of mass transit by residents of Ward 6 and by workers, visitors, and tourists who come to the ward.

"SEC. 1200.615. WARD 6 POLICIES IN SUPPORT OF TRANSPORTATION OBJECTIVES.

"The policies in support of transportation are as follows:

"(1) Develop a pathway system in the Ward 6 areas that interconnects neighborhoods, employment, recreation, schools, and open space areas, where feasible, with access to the Metro system.

"(2) Seek to ensure that development adjacent to the Ward 6 Metrorail Stations enhances ridership.

"(3) Minimize conflicts between vehicular and pedestrian traffic.

"(4) Work with the Architect of the Capitol to reduce parking and traffic impacts in areas adjacent to the Capitol as a result of office development.

"(5) Minimize, commensurate with the policy in paragraph (4), the number of one-way streets in the Capitol Hill Historic District.

"(6) Give increased attention to bus service east of the river.

"SEC. 1200.616. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: TRANSPORTATION.

"The actions to implement transportation are as follows:

"(1) Coordinate proposed street closings and/or re-routings by Architect of the Capitol with the city government.

"(2) Work with the Capitol Hill Traffic Management Task Force and other citizen traffic groups to develop a plan to reduce traffic congestion throughout the ward.

"(3) Create permit parking subzones near Metro stops and within vicinities. Protect parking for current residents, including a prohibition of meters in residential blocks.

"(4) Perform parking and loading studies for all the major commercial/retail areas in the ward with a view to accommodating shoppers and worker needs for parking in suitable locations, and facilities that are integrated visually into these areas and the surrounding residential neighborhoods.

"(5) Provide adequate and accessible short-term parking for Eastern Market customers as part of Eastern Market improvement program.

"(6) Enforce regulations regarding tour bus routes, parking, and idling to protect residential neighborhoods. Problems to be addressed cooperatively between the District and the Architect of the Capitol.

"(7) Enforce residential parking restrictions in neighborhoods surrounding the Capitol precinct. Establish and enforce special residential parking permit subzones along streets near the Capitol, near Metro stops, and elsewhere as needed in the ward.

"(8) Establish frequent surface transportation between Capitol South and Union Station Metro stops to encourage Metro use and reduce commuter traffic and parking in surrounding neighborhoods.

"(9) Prepare detailed transportation plan for Pennsylvania Avenue corridor to address impacts of zoning regulation changes in commercial corridor, access to Metrorail and connecting buses, and

designation/use of Pennsylvania Avenue as ceremonial route to the U.S. Capitol.

"(10) Prepare comprehensive Ward 6 parking and loading study, including comprehensive analysis of residential and commercial requirements.

"(11) Maintain existing bus services in the near Northeast section of the ward and expand transit access to Hechinger Mall, including initiation of jitney/shuttle service between Hechinger Mall and surrounding neighborhoods.

"(12) Maintain current levels of bus service on Benning Road, N.E.

"(13) Curtail commuter traffic along C Street, N.E., East Capitol Street, Independence Avenue, S.E. and 17th Street, S.E.

"(14) Promote more effective use of stadium parking lots in support of commuter use of Metro, including the provision of bike racks at all Metro stations.

"(15) Establish traffic management strategies to separate local traffic from through-traffic within adjacent 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.

"(16) Establish Eastern Market Metro Park as a major exchange between the Blue Line and bus routes servicing southeast Washington. Modifications to Eastern Market Metro Park to include necessary changes in existing traffic and pedestrian circulation as well as appropriate landscaping, lighting, bus shelter and street furniture improvements.

"(17) Complete extension of the Metrorail Green Line from the Anacostia Metrorail Station to the Branch Avenue terminus in Prince Georges County.

"(18) Provide improved pedestrian and vehicular access to Anacostia Park recreation areas.

"(19) Adopt TSM/TIP measures to mitigate traffic circulation/congestion problems at major intersections including Good Hope Road/Alabama Avenue, S.E.; Good Hope Road/Martin Luther King, Jr., Avenue/W Street, S.E.; and Good Hope Road and Minnesota Avenue, S.E.

"(20) Provide pedestrian circulation connection between Metro parking garage and Martin Luther King, Jr., Avenue via Chicago Street and new freeway pedestrian overpass.

"(21) Reduce traffic congestion at the intersection of Minnesota and Pennsylvania Avenues.

"(22) Improve accessibility of Woodlawn and Fairlawn neighborhoods to public transportation.

"(23) Enforce the use of Fairlawn Avenue south of Pennsylvania Avenue as a one-way street, as officially designated.

"(24) Improve the frequency of bus circulation on all routes east of the river.

"(25) Prepare a detailed transportation plan to address the impact of the Anacostia Metro station on primary and secondary thoroughfares in the vicinity thereof, access to Metrorail and connecting buses, and pedestrian access to Metrorail.

"(26) Establish a Traffic Management District for areas near Union Station and S.E. Federal Center.

"SEC. 1200.617. WARD 6 PUBLIC FACILITIES.

"(a) There are a substantial number of public facilities located in Ward 6. These include District and federal facilities such as the Municipal Center, the Capitol of the United States, the U.S. Department of Labor and the U.S. Tax Court on the western edge, the Navy Yard and the Southeast Federal Center on the southern edge; Anacostia Park on both sides of the river; and the Stadium/Armory complex containing the Stadium/Armory, D.C. General Hospital, D.C. Jail, and the D.C. Correctional Treatment Facility. In the southwest part of the ward, there are the Washington Metropolitan Area Transit Authority (WMATA), Southeast Metrobus Garage and the District-owned O Street Pumping Station. In addition, there are numerous Community-Based Residential Facilities "(CBRFs)" throughout the ward, as well as a number of large public housing projects: Ellen Wilson (vacant since 1988), Potomac Gardens, Kentucky Courts, Woodland Terrace, Arthur Capper Dwellings, Carrollsburg Apartments and Hopkins Apartments.

"(b) In order to deal with impact of these facilities each should have some planning for their future development. The Architect of the Capitol has developed a Master Plan for the Capitol of the United States which could be a model for planning. The Navy Yard requires an updated master plan which would be overseen by the National Capital Planning Commission. As Union Station develops, there is planning for its traffic impact on the residential areas. Capitol Hill Hospital should have a master plan for its activities. The District government requires a number of plans: for the area encompassed by D.C. General Hospital, the jail, the prisons and the Stadium/Armory. It should also have a plan for its numerous public housing projects which occupy many squares in the area. The school system requires a master plan for the disposition and reuse of its underutilized or abandoned schools. And finally, the District government needs to plan for the equitable disbursement of its CBRFs so that there is minimal impact on residential neighborhoods, not only of Ward 6, but throughout the District, except that the disbursement shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 *et seq.*) ("Fair Housing Act"). For the purposes of this subsection, the term 'handicap' has the same meaning as in section 802(h) of the Fair Housing Act (42 U.S.C. 3602(h)).

"SEC. 1200.618. WARD 6 OBJECTIVES FOR PUBLIC FACILITIES.

"The objectives for public facilities are as follows:

"(1) To provide adequate facilities for the efficient distribution of services that promote the health, education and welfare of the citizens of Ward 6.

"SEC. 1200.619. WARD 6 POLICIES IN SUPPORT OF PUBLIC FACILITIES OBJECTIVES.

"The policies in support of the public facilities objectives are as follows:

"(1) Monitor the reuse of surplus public properties that exist in Ward 6 to ensure that they are compatible with the character of Ward 6.

"(2) Work with the public and private service-providing organizations to ensure that their locations and operations are managed in a manner that reduces negative impacts throughout the Ward 6 area.

"SEC. 1201.620. WARD 6 ACTIONS TO IMPLEMENT THE PLAN:
PUBLIC FACILITIES.

"The actions to implement the public facilities objectives are as follows:

"(1) Re-examine the possibility of a U.S. Capitol visitors' assembly area at Union Station with parking and shuttle transportation service to the Capitol in order to minimize the use of residential streets and to facilitate visitor access to the Capitol. Provide bike racks at Union Station near Metro station stops.

"(2) Cooperate in efforts to ensure that adjunct Congressional and Supreme Court facilities conform with the Master Plan for the U.S. Capitol, and its interim provisions, and are compatible with the character of immediately surrounding neighborhoods. Such facilities include Congressional Day Care Center, housing and classroom space for pages, Capitol Police facilities and the work and storage areas of the Architect.

"(3) Revise outdated plans for expansion of the Capitol Power Plant to reflect revised Capitol needs and to be in character with the adjacent residential community.

"(4) Complete Capitol Hill Hospital Master Plan, including proposals for development of 7th Street between Massachusetts Avenue and C Street, N.E.

"(5) Future use, including adaptive reuse of public facilities, including schools, shall conform with existing uses and neighborhood objectives as stated in the Ward Plan. Such proposals shall be considered as actions subject to the advice of the affected ANC.

"(6) Future use of Museum of African Art (316 A Street, N.E.) to be residential.

"(7) Provide adequate recreation opportunities, including usable fields and sports facilities.

"(8) Enhance constructive utilization of areas under Southeast/Southwest Freeway compatible with surrounding uses.

"(9) Improve recreation opportunities for residents of near Northeast section of the ward, including upgrading of recreation and playground facilities at Sherwood and Rosedale, together with enhanced security programs.

"(10) Retain/refine Eastern High School campus as stable element and asset of the surrounding neighborhoods.

"(11) Upgrade and improve park facilities to meet community needs, including the addition of walking and bicycle trails, picnic tables, bicycle racks, barbecue grills, and active recreation fields. Landscape and maintain park property.

"(12) Provide additional open space for active recreation facilities.

"(13) Prepare, in cooperation with the National Park Service, a comprehensive plan for use, development, and maintenance of all public facilities in West Anacostia Park.

"(A) Any public facility project planned for the banks of the Anacostia River is to be planned in collaboration and consultation with adjoining neighborhoods and community organizations, including the ANC, to ensure compatibility of design and function with Ward 6 plans, goals, objectives and policies.

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"(B) Development of West Anacostia Parklands is to include complementary active recreational facilities accessible to Ward 6 residents.

"(14) Develop long-term lease for D.C. stadium as basis for accommodating new baseball franchise; no transfer of land from National Park Service jurisdiction.

"(15) Provide systematic continuing funds for improvement and maintenance of recreation facilities in Anacostia Park, including NPS roller rink and D.C. swimming and recreation center.

"(16) Provide for adaptive reuse of vacant school buildings except for the 16th Street temporary buildings, which shall be demolished.

"(17) Future public facilities to be developed in conformity with integration plans for National Park Service for Anacostia Park and development concept plan for Anacostia.

"(18) Improve access and increase utilization of Anacostia and Fort Dupont Parks. Provide additional parking at Fort Dupont Park.

"(19) Develop a park maintenance plan for all the open space in the ward.

"(20) Subject all District government agencies, including the school system, to requirements of the Plan.

"SEC. 1200.621. WARD 6 URBAN DESIGN.

"(a) Ward 6 has a number of unique features which fits its character for any urban design planning. Of special note are the large historic districts in the Ward: the Capitol Hill Historic District on the west side and the Historic District in Anacostia. Since these constitute 40% of the ward's land, and the surrounding areas resemble them in physical appearance, it is their character which is a determinate of urban design for the ward. Most of the urban design issues consist of developing detailed streetscape designs for public spaces: sidewalk materials, lighting, signage, benches, plantings, fencing, trash containers, controls over placement of vending machines and trash containers in the public spaces by private persons, as well as controls on curb cuts and enhancements of the street tree program.

"(b) On the west side of the ward special attention needs to be given to the following area. In conjunction with the National Park Service, a streetscape plan needs to be performed and implemented for Pennsylvania Avenue, S.E., to Barney Circle. The Park Service is responsible for the Esplanade. The District is responsible for the sidewalks, lighting and street trees. At Pennsylvania Avenue and the Eastern Market Metro Stop there needs to be an extension of the Avenue streetscape into 7th Street to North Carolina Avenue down to 8th Street, S.E., to the Navy Yard in order to establish the visual character of that area as the central business district of Capitol Hill. The center piece of this consists of the re-design of the Eastern Market Metro Park to provide for more shade, better lighting, different landscaping, etc.: all appropriate for a Victorian neighborhood. A similar design issue exists at the Potomac Avenue Metro stop, which should be made part of the small area study for that neighborhood. Finally, there should be a major design study for the Barney Circle entry way at the point where the Avenue starts east over the Anacostia River. There may also be merit in extending Pennsylvania Avenue streetscape design all the way out to

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the Maryland line but on a less grand scale in order to delineate Barney Circle as the major entry to the U.S. Capitol.

"(c) Also on the western end of the ward, there needs to be an implementation of the "transition zone" mentioned in the Architect for the Capitol's master plan for the U.S. Capitol. An appropriate streetscape would denote the point at which the private and district lines meet the edges of the Capitol Grounds. That should be accomplished in conjunction with the Architect of the Capitol.

"(d) Whenever the District and the Park Service have joint responsibility for parks -- large and small -- in the ward, there should be a coordinated plan for fencing, lighting, walkways, and, most important, a security and maintenance plan for each park. These areas add considerably to the character of the areas and are vital to any meaningful plan for urban design of Ward 6.

"(e) Finally, on the west end of the ward, a distinctive streetscape plan is necessary to establish the character and undergrid the viability of the H Street commercial corridor.

"(f) A similarly detailed streetscape plan for Anacostia is needed to assist in implementation of the Anacostia Coordinating Council's plan for that area. As with the Capitol Hill Historic District, the Anacostia Historic District should be the core around which a streetscape is designed.

"(g) The Twining/Greenway area requires a streetscape appropriate to its character in order to help retain its character as a single family residence area. This area also requires buffering from the rail tracks and rail yard on its western side. Finally, Interstate 295 (Kenilworth Avenue) needs to have an urban design scheme to buffer it from the adjacent neighborhoods and also to give those who use the road a better impression of the urban areas through which they are passing.

"SEC. 1200.622. WARD 6 OBJECTIVES FOR URBAN DESIGN.

"The objectives for urban design are as follows:

"(1) To acknowledge and protect the unique architectural character of Ward 6 and preserve the continuity of the well established, essential and historic areas.

"(2) To ensure that new development that occurs in Ward 6 complements and translates land uses into compatible, physical settings and preserves and enhances the outstanding qualities of the natural park areas.

"(3) To encourage a high quality of architecture consistent with the styles and characteristics of buildings in Ward 6.

"SEC. 1200.623. WARD 6 POLICIES IN SUPPORT OF URBAN DESIGN OBJECTIVES.

"The policies in support of urban design objectives are as follows:

"(1) Ensure that redeveloped and new structures in Ward 6 commercial corridors strengthen the urban design image of those areas and relate to adjacent residential neighborhoods.

"(2) Install appropriately designed signs and markers to identify the designated historic districts in Ward 6.

"(3) Find ways to enhance the environment surrounding Eastern Market and to reinforce the key elements of the L'Enfant Plan in Ward 6 West in future development activities.

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"(4) Provide streetscape improvements, trees, signs, lights and other such elements to enhance the environment in Ward 6.

"(5) Continue to improve the design and upkeep of public spaces, including streets, sidewalks, small open spaces and large formal squares in Ward 6.

"SEC. 1200.624. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: URBAN DESIGN.

"The actions to implement urban design are as follows:

"(1) Adopt and apply streetscape and aesthetic standards and controls for U.S. Capitol Master Plan-designated transition zone between the Capitol grounds and adjacent residential areas in conjunction with local community.

"(2) Develop comprehensive streetscape design standards and controls for the Capitol Hill Historic District.

"(3) Develop streetscape controls for Massachusetts Avenue corridor; specific attention to curtailment and regulation of sidewalk cafes, especially "enclosed" sidewalk cafes.

"(4) Protect the historic character of Pennsylvania Avenue corridor, S.E. and enhance image and use of avenue as ceremonial gateway to the U.S. Capitol through special streetscape controls and design standards.

"(5) Develop special streetscape controls and design standards for Pennsylvania Avenue corridor, including Seward Square area, with objective of integrating the two commercial streets radiating from the square (7th Street, S.E. to the North and 8th Street, S.E. to the south).

"(6) Continue National Park Service jurisdiction in Lincoln Park.

"(7) Preserve special character of East Capitol Street.

"(8) Provide landscaping and screening to mitigate adverse appearances of sprawling parking lots at the stadium site.

"(9) Establish strict design controls of commercial signage, awnings, street furniture and trash receptacles.

"(10) Improve small park areas along Pennsylvania Avenue and adjacent commercial corridors through special landscaping, lighting, street furniture. Improvements to encompass park/plaza in 800 block of D Street, S.E. (south of Pennsylvania Avenue).

"(11) Establish streetscape design standards and controls for Good Hope Road and Minnesota Avenue, S.E. to protect residential and historic qualities of thoroughfares.

"SEC. 1200.625. WARD 6 PRESERVATION AND HISTORIC FEATURES.

"(a) Historic preservation is a dominant issue in Ward 6. Nearly 40% of the ward's land area is in the historic districts. The Capitol Hill Historic District is the largest historic district on the National Register of Historic Sites and Places with nearly 8,000 structures. The Anacostia Historic District encompasses approximately 25 blocks surrounding the Frederick Douglass House, a national landmark. In addition to the Historic Districts, there are a number of historic sites in and around the historic areas. The Capitol Hill Historic District contains such specifically designated sites as the Eastern Market, Marine Barracks, Pennsylvania Avenue, S.E., Women's Party House, Friendship House (the Maples) and

immediately adjacent, the Capitol of the United States, Supreme Court and Library of Congress. On the south of the Capitol Hill Historic District is the Navy Yard and on the near northeast, Union Station. The Capitol Hill Historic District is characterized by being developed along the L'Enfant street plan for the old city of Washington and possesses an extensive alley system and large inner courts which add to the light and air of the area. Finally, there is an entire square block just outside the District, the Old Car Barn, which is a specifically designated landmark. Adjacent to the Anacostia River is the 25-acre Congressional Cemetery, also a specifically designated landmark.

"(b) Anacostia consists of numerous wooden buildings and dwellings which date from the mid-to-late 19th century and constitute what was once a discrete village located within what was largely farmland at the time of its development. There is also a specifically designated landmark, Cedar Hill, the former home of abolitionist Frederick Douglass. Cedar Hill is maintained by the National Park Service and open to visitors.

"(c) There are substantial protections which attach to these historic districts and specifically designated landmarks. All additions, alterations, demolitions, and new construction must go before the local Preservation Review Board. In addition, the District is supposed to protect against demolition by neglect and bar any demolition without a hearing.

"SEC. 1200.626. WARD 6 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES.

"The objectives for the preservation and historic features are as follows:

"(1) To develop programs and activities that recognize and promote the valuable historic resources in Ward 6 and to increase awareness of and access to those facilities, activities and places.

"(2) To protect and preserve the historic character of the residential neighborhoods in the Capitol Hill and Anacostia Historic District, including Congressional Cemetery.

"(3) To encourage new development and renovations of structures that are sensitive to the character of the historic districts in Ward 6.

"(4) To monitor the use, modifications, and proposed demolitions of buildings to ensure preservation and compatibility with historic districts in the Ward 6 area.

"SEC. 1200.627. WARD 6 POLICIES IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES OBJECTIVES.

"The policies in support of preservation and historic feature objectives are as follows:

"(1) Support changes in regulations to ensure that development in the Capitol Hill and Anacostia Historic Districts are compatible with the character of each Historic District.

"(2) Encourage new development to respect the character of adjacent landmarks through appropriate use of materials, building scale, and architectural design.

"(3) Provide assistance in the Ward 6 area to property owners in the historic districts to encourage rehabilitation.

**"SEC. 1200.628. WARD 6 ACTIONS TO IMPLEMENT THE PLAN:
PRESERVATION AND HISTORIC FEATURES.**

"The actions to implement preservation and historic features are as follows:

"(1) Monitor and enforce stringently rehabilitation, new construction and public space uses to assure compliance with historic district guidelines.

"(2) The District government in maintaining, refurbishing and constructing in the Historic Districts will follow the same standards and guidelines as private persons.

"(3) Develop assistance techniques to help lower income persons to remain in the Districts and to assist them in maintaining their property in accordance with historic district guidelines and standards.

"(4) The Preservation Office will develop educational programs and materials to help educate the residents of historic districts as the meaning and reasons for the existence of such districts and what their obligations are as residents of such districts.

"(5) Prohibit unpermitted demolitions and exterior alterations in the Capitol Hill and Anacostia Historic Districts.

"(6) Protect and preserve historic features, scale, and texture of Pennsylvania Avenue and adjacent commercial areas--prohibit unpermitted alterations, demolitions and incompatible new construction.

"(7) Preserve historic character of Eastern Market and adjacent areas.

"(8) Extend Capitol Hill Historic District eastward to L'Enfant Plaza boundaries.

"(9) Preserve and enhance historic character of East Capitol Street.

"(10) Preserve historic row dwellings (Nos. 1-5 Barney Circle).

"(11) Enhance historic scale and character of 8th Street, S.E., and its linkage to Pennsylvania Avenue corridor through special streetscape controls and standards.

"(12) Improve small park areas along Pennsylvania Avenue and adjacent commercial corridors through special landscaping, lighting, street furniture. Improvements encompass park/plaza area in 800 block of D Street, S.E. (south of Pennsylvania Avenue).

"(13) Protect and preserve historic features and scale of Massachusetts Avenue, N.E., commercial corridor -- prohibit unpermitted alterations and demolitions.

"(14) Develop and implement guidelines and standards for Capitol Hill Historic District to include standards for materials and paint colors.

"(15) Prevent or mitigate adverse impacts from immediately adjacent areas of Congressional Cemetery.

"SEC. 1200.629. WARD 6 HUMAN SERVICES.

"(a) The change in the ward's demographic patterns has shifted demands for human services. As Capitol Hill and Stanton Park were renovated, social workers noted a significant decrease in the number of people on welfare and reliance upon assistance in these areas. Still, segments of the ward's population remain in need of the District's social, economic and health support systems.

"(b) Ward 6 east of the Anacostia River has a high unemployment rate, low overall educational attainment level, high percentage of low- and moderate-income single parent households, and a growing number of Community Based Residential Facilities ("CBRFs"). They provide vital services for those persons with disabilities, the homeless, and those in need of substance-abuse treatment. Placement of CBRFs has been a controversial and sensitive issue for Ward 6. Each of these factors underlies the need to improve the effectiveness of the ward's human services delivery system.

"(c) District of Columbia General Hospital, the city's only public health facility, provides medical and health education services for residents of Ward 6 and others throughout the District. The District of Columbia General Hospital is the only city owned and operated acute care and emergency treatment hospital. It serves all city residents, regardless of their ability to pay for treatment. The hospital is governed by a board of directors and is administered by an executive director.

"(d) The 26-building complex has 1.5 million square feet of floor area. The hospital is part of a 65-acre tract that also includes Department of Human Services and Department of Corrections buildings. Constructed in the 1930s, the hospital was first renovated during the mid-1960s.

"(e) CBRF's are an important element of the human services delivery system. They provide housing for a number of individuals and families in need of various types of public assistance.

"(f) A new Forensic Treatment Facility is planned to be constructed at 19th and D Streets, S.E. The proposed treatment center and CBRFs have been the center of controversy throughout the ward. Residents have expressed concern that these facilities lower property value and pose threats to public safety.

"(g) Other problems in the ward include an increase in teenage pregnancies, infant mortality, and drug and alcohol abuse.

"SEC. 1200.630. WARD 6 OBJECTIVES FOR HUMAN SERVICES.

"The objectives for human services are as follows:

"(1) To provide effective physical and mental health care services throughout the ward.

"(2) To improve public safety and increase the perception of safety in Ward 6.

"(3) To continue to provide a comprehensive network of public and private health, social and economic services to meet the needs of residents in Ward 6.

"SEC. 1200.631. WARD 6 POLICIES IN SUPPORT OF HUMAN SERVICES.

"The policies in support of human services are as follows:

"(1) Inventory social services and their providers which operate in the Ward 6 community to identify any gaps in service delivery.

"(2) Maintain concentrated crime reduction programs throughout Ward 6.

"(3) Find ways to expand health and social services to those in need throughout Ward 6, with particular attention focused on the homeless, households headed by women, and the elderly.

"(4) Distribute public information and fact sheets on public safety services available in the Ward 6 community to local businesses, residents, and tourists.

"(5) Support the District of Columbia General Hospital and the Capitol Hill Hospital located in Ward 6.

"SEC. 1200.632. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: HUMAN SERVICES.

"The actions to implement the human services objectives are as follows:

"(1) Ensure that Congressionally-sponsored service institutions are compatible with the character of the immediately surrounding neighborhood.

"(2) Retain and preserve Friendship House and Southeast House as neighborhood social services component.

"(3) Develop joint public/private community human service center, including job information and placement and recreational facilities at an appropriate central H Street, N.E. site, as identified in re-evaluated H Street Corridor Urban Renewal Plan.

"(4) Prevent further concentration of community-based residential facilities ("CBRF's") in Ward 6 neighborhoods and require future development of the CBRF's to be in accordance with the District-wide CBRF plan, except that efforts to prevent further concentration of community-based residential facilities shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 et seq.) ("Fair Housing Act"). For the purposes of this paragraph, the term 'handicap' has the same meaning as in section 802(h) of the Fair Housing Act (42 U.S.C. 3602(h)).

"(5) Develop senior citizen community center in northeast section of the ward.

"(6) Support Boys/Girls Club at 17th Street/Massachusetts Avenue, S.E. and make more accessible to neighborhood.

"(7) Relocate Capitol Hill Day Care Center from Massachusetts Avenue/2nd Street, N.E. corner to more appropriate new location.

"(8) Maintain the "Therapeutic and Handicapped Center" at 3030 G Street, S.E. and the valuable human services it provides to the community.

"(9) Improve police protection of Hope Village, a combined adult-offender drug rehabilitation facility in Woodland subarea.

"SEC. 1200.633. WARD 6 LAND USE.

"(a) Ward 6 is characterized predominantly by moderate-density residential and low-to-moderate density commercial land use. Almost all commercial activity consists of small businesses supplying services to the surrounding community. Recently there has been reuse of many commercial buildings and the construction of new buildings to furnish offices for national associations and other groups servicing their needs. There is little developable vacant property. Most development opportunities are for infill structures, both commercial and residential.

"(b) Much of the ward's distinctive physical character is bestowed by the existence of two large historic districts, which together occupy 40 percent of the ward's land. The Capitol Hill Historic District is comprised of a large number of brick row houses and commercial

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structures dating from 1850 to 1915. There are some 8,000 such buildings. This district is distinguished also by the L'Enfant street plan and an extensive alley system. Within the Capitol Hill Historic District residential uses are almost exclusively row houses with scattered small apartment houses. There also has been conversion of some schools and churches to condominiums. Under current zoning, each row house is entitled to be used for two units or flats. Most residents find that the right to live in one part of the house while permitting a rental unit in an English basement provides both sufficient density and the ability to support house payments.

"(c) Other concerns in protecting the integrity of the row houses in residential neighborhoods in Ward 6 are overly permissive definitions of home occupations which would permit the expansion of offices in the residential areas. Other concerns affecting the residential districts are the development of alley lots into multi-family housing at density levels that change the neighborhood and without regard to issues of light and air.

"(d) Similar, but more varied, conditions exist in the residential areas on the east side of the ward (east of the Anacostia River). In the Anacostia Historic District there are some row houses but also numerous small, detached wooden structures. Interspersed are a number of 1950s apartment houses that are a discordant note to the uniformity of the historic district. There are also a series of neighborhoods such as Twining/Greenwood that are largely single-family detached but include a number of apartment houses which appear to have been permitted without appropriate consideration of the impact on the neighborhood. These neighborhoods require careful consideration of any additional non single-family usage in order to preserve and enhance these areas.

"(e) The commercial districts of the ward largely serve the surrounding residential neighborhood with some areas close to the Capitol serving a large daytime population. On the west end of the ward there is an urgent need that many portions of the commercial areas be closely studied to take into consideration the character and constraints of the Historic District and at the same time permit reasonable development. In this regard, some special attention has already been given through the Capital Interest Outlay Zone, which covers the historic district from the Capitol to 6th Street, S.E. and N.E. This restricts both uses and height of buildings. Much of the commercial district encompassed by that zone, including the 200 and 300 blocks of Pennsylvania Avenue, S.E. and Massachusetts Avenue up to the east end of Stanton Park, N.E. serve populations working in the Capitol and within the historic district. Further out on Pennsylvania Avenue, S.E. there is a node of commercial activity focused on the Eastern Market Metro Stop and park. This includes the 600 block of Pennsylvania Avenue, 7th Street, S.E. from the Avenue to North Carolina Avenue, and includes Eastern Market and Pennsylvania Avenue down 8th Street, S.E. to the Navy Yard, a commercial area called Barracks Row.

"(f) From 9th Street on Pennsylvania Avenue to Barney Circle, there is an opportunity through careful planning and special streetscape to convert this portion of historic Pennsylvania Avenue into an attractive area which will attract substantial investment. Unfortunately, much of the land use is now devoted to service stations and fast-food restaurants.

"(g) The H Street corridor is still rebuilding from the disturbances of 1968. However, there are a number of positive actions which are stimulating rebuilding. First, there is a long-standing Urban renewal Plan for the corridor which has been implemented through a number of D.C. government investments and land assemblages. Equally important to the street's revitalization as in important shopping area has been the development of the Hechinger Mall which is still under expansion and is helping to stimulate development in the adjacent Benning Road area. Another development of somewhat more upscale character is the development of Union Station and environs as a large shopping mall and office buildings. That is affecting development in the nearby H Street corridor. And the continuing revitalization of the Capitol Hill Historic District will help support even more business development along H Street, N.E.

"(h) On the east side of the ward, the major portion of the business district has been largely planned as a result of the efforts of the Anacostia Coordinating Committee ("ACC"). The plan has been accepted by the local ANC and public officials and needs the assistance of the appropriate District agencies to make it a reality. Not only is the ACC plan finished and ready for implementation but the Green Line Metro station on the Plan's edge in Ward 8 is open and there is revitalization of the Anacostia Historic District within which sits the commercial area, which will also help support the implementation of the ACC plan.

"(i) Although the residential areas on the west side of the ward seem relatively stable, they are quite fragile because of density, traffic and crime. Therefore, in order to preserve and enhance these areas and to retain owner-occupants in these areas as well as to encourage stable family life, these issues need to be addressed. The continuing pressure for commercial and office use within these neighborhoods needs to be resisted. Because of the large number of under-utilized or empty schools in the west end of the ward, the School Board should be required to utilize these facilities for non-school use in conformance with the area's predominant land use. Conversion of institutional buildings such as schools, warehouses, and churches for residential use -- a common practice in this area -- should be at a conforming density level.

"(j) A significant support to the stable residential neighborhoods is the availability of recreational spaces for both passive and active uses. In this regard, there is little large-scale space available on the west side of the ward. There are numerous small parks scattered throughout the area with a few benches and small children's play apparatus, such as Turtle Park at the intersection of North Carolina Avenue, S.E. and Independence Avenue, S.E. Careful maintenance of these parks is important. Larger parks include Lincoln, Stanton, etc., which are important green spaces but do not provide active recreation areas. Some of that is provided in school yards. But the major recreational park in the ward is the Anacostia River and its accompanying river front park system.

"(k) Anacostia Park is under the jurisdiction of the Park Service and intended to be a regional facility. However, it also serves as the major recreational area for Ward 6. The recreational aspects of the park are particularly well developed on the east side with tennis courts, ball fields, picnic areas, fishing off the sea wall, a swimming pool and a structure to shelter outdoor entertainment. In addition, beyond the

Conrail tracks north, there is an undeveloped area which has an abundance of wild life, including numerous varieties of birds. That portion needs maintenance and some greater accessibility which will come as part of the Barney Circle project, but retain its undeveloped character.

"(l) West Anacostia Park lacks a coherent plan for use. It now contains a variety of non-park uses including the D.C. Stadium and its parking lots, D.C. general Hospital, the jail, a new prison, the Swirl facility for treating discharges into the Anacostia, Congressional Cemetery, and a proposed roadway off East Capitol Street and the bridge linkage to the Southeast Freeway. Despite these problems, planning for the Barney Circle Freeway provides for such amenities as a number of playing fields and turnoffs from the roadway to permit fuller use of the river banks. As the Anacostia becomes cleaner, it becomes more available for recreational use. Several school groups are now working on the development of rowing competitions and it can be used for sculling and canoeing. Larger boat clubs line the banks between the Pennsylvania Avenue bridge and the Navy Yard. The organization of the west bank of the Anacostia for boating activities of various types seems to be a trend and should be studied in order to have a compatible relationship among the various uses.

"(m) A significant change in Ward 6 will come in the Capitol South and Capitol Gateway areas. These areas now include industrial and warehouse uses, parking lots, vacant land and buildings, the WMATA bus garage and the Washington Post printing facility. Full redevelopment of the area will take twenty or more years. The Generalized Land Use Map calls for medium density commercial in Capitol South (north of M Street) and a combination of medium-high density commercial, high density residential and production and technical employment (PTE) categories in Capitol Gateway (south of M Street). The development potential of Capitol South, as a prime commercial area, and Capitol Gateway, as a prime mixed use area, should be enhanced to provide areas where significant office growth and a balanced mix of residential and PTE uses are allowed and encouraged.

"(n) The development of the Northeast No. 1 and Eckington Yards Special Treatment Area will generate significant changes in Ward 6. This area now includes warehouse uses, parking lots, vacant land and buildings, and several new and renovated office buildings. Redevelopment of the area will take fifteen or more years. The redevelopment of the area north of Union Station as a primary and secondary commercial area should be enhanced and targeted as an area where office growth is allowed and encouraged.

"SEC. 1200.634. WARD 6 OBJECTIVES FOR LAND USE.

"The objectives for land use are as follows:

"(1) To maintain the general level of the existing Ward 6 residential uses, densities and heights, and to improve the physical condition of Ward 6 through the provision of functional, efficient and attractive residential, commercial and open space areas.

"(2) To minimize conflicts between the various land uses in Ward 6 and to promote healthy residential environments through selective renewal, rehabilitation and neighborhood revitalization programs.

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"(3) To locate the more intensive and active land uses in areas of Ward 6 that, by virtue of existing and planned infrastructures, can accommodate and support those types of uses and to monitor development and redevelopment adjacent to designated historic districts to ensure compatibility.

"SEC. 1200.635. WARD 6 POLICIES IN SUPPORT OF LAND USE OBJECTIVES.

"The policies in support of land use objectives are as follows:

"(1) Stabilize and improve residential and commercial areas throughout Ward 6.

"(2) Ensure that the integrity of the Capitol Hill and Anacostia Historic Districts that are located in Ward 6 is maintained.

"(3) Monitor new developments to ensure that they are consistent with the moderate-density residential and low-to-moderate density commercial character of Ward Six.

"(4) Reduce the incompatible land uses in residential areas and neighborhoods and enforce regulatory tools to reduce the potential change in the overall character of the Ward 6 area.

"(5) Fully implement the regulations of the Capitol Interest Districts and work with the Architect of the Capitol to ensure that the development of federal buildings in the future is compatible with adjacent residential areas located in Ward 6.

"(6) Development of Capitol South and Capitol Gateway, as part of the Buzzard Point/Near Southeast development area, should be in accordance with the commercial density designations in the Comprehensive Plan's Land Use Element and Generalized Land Use Map. Residential development should be appropriately phased. An office and living environment should be created that offers a unique opportunity for mixed use office-residential development in the District.

"(7) Redevelopment of the Ward 6 portion of the Northeast No.1/Eckington Yards Special Treatment Area should proceed as a primary and secondary commercial area. An appropriate but flexible office environment must be created that offers an opportunity and challenge to suburban and other office developers to locate and establish businesses in the District, and to serve as an overflow area for Downtown development.

"SEC. 1200.636. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: LAND USE.

"The actions to implement the land use objectives are as follows:

"(1) Ensure that development of sites designated to accommodate future expansion of U.S. Capitol grounds is compatible with character of residential neighborhoods.

"(2) Restrict development of available non-residential lots in Square 693 to uses that support the residential character and Capitol vista of New Jersey Avenue.

"(3) Limit development of the Providence Hospital site to its designated use as the prospective residential school for Congressional Pages or for a comparable use such as low- or medium-density residential or institutional use. Private development, if any, should be subject to long-term lease and conditioned on compatibility with residential area. Should otherwise and in the interim be maintained as open space.

"(4) Future use of former FDA building at 1st and E Streets, S.E. by the Architect of the Capitol to be compatible with adjacent residential community. Density of use should not be increased.

"(5) Protect the existing alley system and develop policy and plans for use of large block interior spaces. These plans shall be developed in coordination with the affected ANC.

"(6) Control development near Capitol South and Eastern Market Metro station areas to conform with existing and predominant uses and Ward 6 plan objectives and provisions. Future development of sites bordering Capitol South 1 (not controlled by Architect of the Capitol) to adhere to Architect's Master Plan in providing chiefly residential setting for Capitol precinct. Development of commercial lots on 1st Street, S.E. to conform with Capitol Interest District standards.

"(7) Direct development of medium-density office space near the U.S. House of Representatives to underutilized sites south of the Southeast/Southwest Freeway, east of South Capitol Street.

"(8) Prevent commercial development of Kingman Island (Children's Island) to avoid adverse effects on neighborhoods; island and adjacent park areas to be improved for community and city-wide recreation use. It shall not be used for stadium or stadium-related purposes.

"(9) Retain open-air Farmers' Market at stadium.

"(10) Designate area around Potomac Avenue Metro station as a Special Treatment Area. Boundaries of special study area are 11th Street, S.E. on the west (including the 11th Street commercial corridor), D Street, S.E. on the north, Kentucky Avenue on the east and Southeast/Southwest Freeway on the south. Special Treatment Area study to include development of underutilized commercial sites, (e.g., Bogan property at 14th and Potomac Avenue, S.E.), protection of residential properties and neighborhoods in the study area, including the residential neighborhood south of Pennsylvania Avenue bounded by 13th Street, S.E. on the west, Pennsylvania Avenue on the north, 15th Street, S.E. on the east, and the Southeast/Southwest Freeway on the south. Special Treatment analysis to emphasize economic development potential in balance with predominately residential character of area.

"(11) Ensure that any plans for the WMATA Southeast Metrobus Garage site are integrated with the District's plans for the Buzzard Point/Near Southeast area.

"(12) Prevent proliferation of fast-food outlets along commercial corridors, i.e., Barney Circle, Union Station, Massachusetts Avenue, Pennsylvania Avenue, 7th and 8th Streets, S.E.

"(13) Establish a special treatment area for the Capitol Hill central business district: Pennsylvania Avenue, S.E. from 6th Street to 4th Street, S.E., 7th Street, S.E. between the freeway and North Carolina Avenue, S.E., and 8th Street, S.E. from Pennsylvania Avenue to the Navy Yard.

"(14) Select sites for increased FAR in commercial districts based on appropriate studies.

"(15) Prepare comprehensive analysis of land use in Massachusetts Avenue, N.E. and Pennsylvania Avenue, S.E., commercial corridor.

"(16) Land use in area to be in accordance with Old Anacostia development concept plan.

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"(17) Prepare detailed site development plan for North Entry to Anacostia. (Squares 5600 and 5601)

"(18) Develop the area north of the 11th Street Bridge at 14th Street and Ridge Place, S.E., in a manner compatible with the historic district and surrounding residential neighborhoods.

"(19) Develop program for density reduction and provision of amenities throughout Woodland neighborhood in balance with current and projected population. Errors of inadequate site planning and excessive density permitted during initial development need to be overcome systematically through long-term program based on Ward 6 Plan and neighborhood objectives.

"(20) Add a new special treatment area to Eastern Market Metro, 8th and 7th Streets, S.E. between Pennsylvania Avenue and the expressway, Pennsylvania Avenue from 6th Street to 11th Street, S.E., 7th and 8th Streets, S.E., from Pennsylvania Avenue to expressway and 7th Street, S.E., from Pennsylvania Avenue to North Carolina. Control development near Eastern Market Metro station to conform with existing predominant land uses and Ward 6 Plan objectives and provisions.

"(21) Prevent the establishment of "gas-n-go" self service stations, service stations with 24-hour mini-marts or convenience stores throughout the ward, and support the continuation of existing full-service gas stations on Pennsylvania Avenue, S.E., especially from the Capitol to Minnesota Avenue, S.E.

"SEC. 1200.637. WARD 6 ACTIONS TO IMPLEMENT THE PLAN: OTHER CHANGES.

"(a) Limit the establishment or expansion of enclosed sidewalk cafes.

"(b) Provide incentives for small inns and "bed-and-breakfast" establishments in commercial areas and limit their proliferation in residential areas.

"(c) Develop and establish special land use categories to meet the unique characteristics of the Capitol Hill and Anacostia Historic Districts, particularly the commercial areas. Future residential development in the Anacostia Historic District should be limited to no greater than moderate density, and in the absence of a special land use designation providing otherwise, future commercial development should not exceed medium density.

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"SEC. 1200.700.1**WARD 7 PLAN INTRODUCTION****"SEC. 1200.700.2****VISION FOR WARD 7**

"(a) This Plan is based on a vision for the future of Ward 7 over the next five years as set forth by the ward's communities. Although Ward 7 is primarily a stable, residential neighborhood, city officials and ward residents envision a number of changes relative to economic development and environmental protection. This vision underscores the preservation protection and enhancement of the ward's many stable residential neighborhoods, its neighborhood serving shopping centers, and its many parks, open spaces and natural resources.

"(b) The vision for Ward 7 is of a stable area where residents remain because of the solid neighborhoods and park-like qualities that make it a desired community in which to live, shop and work. Neighborhoods like Fairfax Village, Dupont Park, Hillcrest and Deanwood have a strong sense of community and visual identity. This plan envisions neighborhoods like Eastland Gardens and Parkside as containing a greater range of housing options. These options would include refurbished public housing and new and remodeled privately-owned single and multi-family housing designed for a wide-range of life styles (such as first-time homeowners and senior citizens). One can also envision the River Terrace community where the Anacostia River Park serves as a national park of special riverside and scenic quality and character.

"(c) Overall, Ward 7's communities will be protected from water and air pollution, noise, litter, and congestion caused by nonresidential uses. Places of historical significance, gateways, parks and open spaces will continue to provide an attractive setting and quiet refuge for daily living.

"(d) This plan envisions the Fort Circle Parks System which runs the entire length of the ward offering additional cultural and community-oriented recreational opportunities such as picnics, indoor ice skating and the Fort Dupont Amphitheater summer concert series. Well delineated trails and park connections throughout also offer a variety of passive and active recreation opportunities for residents.

"(e) Activities like the "Minnesota Avenue Day" celebration and complementing visitor attractions such as the Kenilworth Aquatic Gardens and the Kenilworth Park and Community Center provide special programs for the youth and elderly residents that will help build community spirit.

"(f) In the vision, the ward's neighborhoods will be well-served by improved commercial and industrial centers, employment centers, and a transportation network to meet the needs of residents, businesses and property owners. Neighborhood-serving commercial areas already have a strong presence in the ward. The Comprehensive Plan designates the Minnesota Avenue and Benning Road area as a regional commercial center which serves all the neighborhoods of Ward 7 and parts of abutting Prince Georges County. As the overall economy improves, this area, which contains the East River Park and Senator Square Shopping Centers, should be developed and upgraded in connection with appropriate urban planning concepts to yield a greater variety of retail commercial shops, sufficient parking spaces, adequate lighting and facade and street improvements.

"(g) With the re-emergence of the economy, the vision includes market feasibility studies and initial implementation measures to encourage the location of essential community serving commercial uses such as drug

and hardware stores, a branch department store, theaters, hotels and full service sit down restaurants. It is possible to envision the orderly development of Deanwood, Minnesota Avenue and the Benning Road Metrorail sites. Appropriate zoning and careful joint development could serve as an impetus for vital business activity which offers services that are in tune with the interest of both residential communities and the neighborhood retail centers.

"(h) The ward plan envisions that there will be significant improvement to the physical infrastructure and general functioning of the transportation system. This will be necessary to meet the diverse needs of residents, workers and visitors, especially the elderly and the physically and mentally handicapped.

"(i) Rerouting bus services to include additional trips to the southeast portion of the ward will be necessary to access the new Anacostia Metrorail station on the Green Line. Also, improved bicycle routes will offer safe and convenient travel alternatives.

"(j) The vision also includes provisions to preserve and enhance the "park-like" setting of the streets and areas near the ward's natural park sites. Reducing crime, ensuring a clean environment and providing new and rehabilitated housing in appropriate locations near Metrorail stations will attract a diverse population to the ward. There will be attractive, better serviced and more secured neighborhoods bolstered by stronger feelings of community involvement and pride among all residents of Ward 7.

"SEC. 1200.700.3 WARD 7 PLANNING FOCUS

"The focus of the Ward 7 Plan is to:

"(1) propose a development pattern for Ward 7 which will be consistent with the Comprehensive Plan for the National Capital, (D.C. Laws 5-76, 5-187 and 8-129);

"(2) provide the framework for small area plans by identifying areas in the ward where more detailed planning is required;

"(3) provide the basis for making specific decisions on the allocation of District resources to community development and economic development projects;

"(4) consider the economic impact on the ward by the Metro Orange and Blue lines at the Minnesota Avenue, Deanwood and Benning Road stations in the formulation of land use and density recommendations;

"(5) emphasize the importance of preserving, enhancing and protecting established residential areas from encroachment by incompatible uses;

"(6) recognize the need to retain the general housing stock with an emphasis on retaining an adequate supply of low- and moderate-income residential units;

"(7) recognize the need to preserve and enhance an appropriate range and density of land uses in order to maintain the integrity of neighborhoods;

"(8) provide for the retention and enhancement of public spaces, parks and public facilities within the ward;

"(9) support more efficient use of both public and private transportation services throughout the ward;

"(10) detail locations where the conservation of stable areas and land uses should be encouraged; and

"(11) provide a framework for preserving and enhancing the natural environment.

"SEC. 1200.700.4 WARD 7 HISTORY

"(a) The first inhabitants of the Ward 7 area were the Nacotchtank Indians. There is evidence that 16 known Indian sites existed along the Potomak, later called Potomac, and the Anna Kastia, which became known as the Eastern Branch of the Potomac, and finally, Anacostia, rivers. It had been recorded that Captain John Smith, founder of Jamestown, visited the area in 1608 while on an exploring expedition from the Jamestown settlement in Virginia. He gave the waterway the name Nacostine, great town for traders. The Jesuits later changed the name to the Latin Anacostia. The Nacotchtanks were an agricultural people who preferred the flatlands along the two rivers as opposed to the high inland bluffs. Some 60 years after they came into contact with Europeans, the Indians disappeared from the banks of the Eastern Branch.

"(b) The Ward 7 area was originally a part of Maryland's Prince Georges County. It was part of a 1632 land grant from England's Charles I to George Calvert, the first Lord Baltimore.

"(c) In later years, various land grants were given by Lord Baltimore to wealthy and influential Englishmen. These large tracts were later subdivided. By the time Washington, the District of Columbia, had become a federal city in 1800, some building had begun in the area. Most of the land to the east was still countryside until the 1900s with the onset of World War II.

"(d) Among the earliest settlements on this side of the river by the time of the Civil War was the little crossroads community of Good Hope. This area, developed in the 1820s on the hilltop at the intersection of Naylor Road and Alabama Avenue, was popular with early settlers and weary travelers. Its businesses included wagon repair shops and horse stables. Also, Uniontown, a speculative development laid out at the end of the Navy Yard Bridge in 1854, and Barry's Farm, were created nearby in Ward 8 by the Freedmen's Bureau in 1867. These are the oldest neighborhoods east of the Anacostia River.

"(e) Another early settlement was Benning Heights near Fort Dupont in far-Southeast Washington. The name of the community is that of early nineteenth century landowner William Benning, who helped finance the wooden bridge built in 1797 by the Anacostia Bridge Company on the site of the present-day Benning Road Bridge. Two notable historic features in the area are the Fort Dupont Park and the Woodlawn Cemetery on Benning Road. The 400-acre Fort Dupont Park on the community's western boundary is second only to Rock Creek Park in size. It is the site of one of 68 Civil War forts that provided a protective ring around the District of Columbia.

"(f) In 1895, 23 acres of land in the area were purchased from John and Mary Schultz for Woodlawn Cemetery. At that time, very few cemeteries would accept black burials, and Woodlawn was created in the countryside to meet this need. The Woodlawn Cemetery is more than 100 years old and is the burial site for many locally and nationally famous Black people. Among those buried there are U.S. Senator Blanche K. Bruce, and a son of Fredrick Douglass. Senator Bruce rose from slavery

to become the first Black senator to serve a full term (1875-1881). Also buried there is John Mercer Langston, Virginia's first Black congressman.

"(g) The cemetery and the remains of Fort Dupont stood isolated in the midst of woodland and fields. It was not until the 1920s that the first land development came to the large open areas of far-Southeast. The first major developments were along Alabama and Pennsylvania avenues; they include, the Parklands Apartment, off Alabama Avenue in the Garfield Section, and Fairfax Village, bounded by Suitland Road and Southern, Pennsylvania, and Alabama avenues. The first streets of Benning Heights appeared in 1927, but only about 25 structures had been built. By 1936 there were still only about 50 structures on the streets of Benning Heights. The Benning Heights community finally filled out in the 1940s, as a result of new government jobs created by World War II.

"(h) Within about a decade of the construction of most of its houses, Benning Heights underwent a dramatic population shift, as racial barriers began to fall. In 1948, the Supreme Court ruled that restrictive housing covenants like those governing the first sale of Benning Heights houses were unconstitutional. In 1956 the change began to occur, and by 1960 the neighborhood had become almost a totally black community.

"(i) After the Civil War ended, freed Blacks began to move northeast into the still largely unsettled Ward 7 area. Among the new settlements were DePriest Village (Capital View), Burrville, Bloomingdale and Lincoln. Among these new settlements, the Deanwood area was known for its self-reliance. The Benning-Sheriff-Lowrie-Dean and Fowler farms, both carved from Ninian Beall's 1703 land grant, undergird Deanwood's history. Tucked just inside the city's eastern border, the triangular area is bounded by Eastern Avenue on the northeast, Kenilworth Avenue on the northwest, and East Capitol Street on the south.

"(j) Today, Deanwood is a solidly black community. It was born, however, when three white women, the daughters of Levi Sheriff, divided part of the farm they had inherited from their father. In 1871, the Southern Maryland Railroad Company laid its tracks close to the Old Bladensburg-Piscataway Road and built a station near the Sheriff farm. Margaret Lowrie, Emmeline Sheriff, and Mary Cornelia Dean immediately initiated three subdivisions. Whittingham, a triangular parcel, was bounded by railroad tracks on the west, Sheriff Road on the south, and present-day 45th Street on the east. A subdivision named Lincoln (today known as Lincoln Heights), apparently meant from the outset to be black owned, was platted near the farm's south edge. Burrville, just east of the ridge, completed the trio. These subdivisions were all loosely tied by the name Deanwood.

"(k) By 1880, a handful of non-farmers lived in what would become Deanwood. Deanwood grew slowly throughout this period. By 1893, a few houses dotted each subdivision and the lots along Sheriff Road.

"(l) By 1909, Deanwood's black community was large enough to require its own public school. A city architect, Snowden Ashford, designed Deanwood Elementary School, now George Washington Carver School. Another educational institution came to Deanwood in 1909, when the National Trade and Professional School for Women and Girls opened in the Lincoln section. Nannie Helen Burroughs, a black woman born in Virginia and educated in Washington, founded the school on behalf of the

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National Baptist Convention. The school has survived dramatic social changes and continues today as Nannie Helen Burroughs School.

"(m) By 1910, Deanwood had a stable nucleus of blue and white collar black families with a network of laborers and skilled craftsmen working in the building trades. Black members of this pool passed their skills on to family members or to their black neighbors. They also helped one another locate jobs, build their own houses or additions to them, and make repairs. This network enhanced the strong sense of economic independence and self-reliance of Deanwood's Black community.

"(n) Two black Deanwood brothers, Jacob and Randolph Dodd, built more than 50 houses between 1921 and 1930. Some of Washington's black architects who designed buildings for Deanwood include Lewis Giles, Sr; H.D. Woodson; and George A. Ferguson

"(o) Some of the early settler's descendants are still in the area. They include the Bells, Jones, Hawkins, Woodsons (for which the public high school is named), Stewarts (of the Stewarts Funeral Home) and the Chapmans. Emily Miner, founder of Miner Teachers College, also was a Ward 7 resident. Miner Teachers College later became D.C. Teachers College, now part of the University of the District of Columbia.

"(p) Its distance from the central city kept Deanwood a semirural area until after World War II. It was not until the 1950s that the city government provided services taken for granted in other areas such as paved streets, sewers, and some sidewalks. Certain portions of the ward developed slowly. Even as late as 1927, there were only two houses in Marshall Heights. By the later 1930s, development in the area was well underway.

"(q) Among the developing neighborhoods was Summit Park, now called Hillcrest. Its streets, such as Austin, Bangor and Camden, had been laid out and it had about 500 residents. Bradbury Heights (Benning Ridge) had about 2,000 residents. About one-fourth of its area was served by the city's sewer system. A controversial issue in the area was a proposal for low cost housing at Ridge Road in the Anacostia area. Despite some opposition, the complex was built during the early 1940s. Garden Greenway and Central Northeast areas, and most recently along Benning Road. Single-family, detached units continue to be built. However, town houses, duplexes, triplexes, and garden apartments have dominated the area's residential development since 1950.

"SEC. 1200.700.5 WARD 7 TODAY

"(a) Existing Land Use Patterns

"(1) Located in the far northeast/southeast section of the city, Ward 7 is generally bounded by Eastern Avenue on the north, Southern Avenue on the east, the Anacostia River and Minnesota Avenue on the west and M Place, 25th Street and Naylor Road on the south. Ward 7 is part of the District's eastern boundary to Prince Georges County, Maryland, and is separated from the central and western sections of the city by the Anacostia River.

"(2) Ward 7 is largely residential, supported by shopping areas, churches, schools, recreational facilities, and a large amount of National Park Service land that serves the city and the region in some cases. The ward has more land devoted to residential use than most wards, and more than the citywide proportion of 25.6 percent. Single family detached and semi-detached housing accounts for the largest

portion of the residential acreage and is distributed throughout most areas of the ward.

"(3) This ward is known for its vast open space. Parks include Anacostia Park and Kenilworth Aquatic Gardens along the Anacostia River shoreline; Watts Branch Parkway running across the northeast section of Ward 7; and Fort Circle Parks, a linear system which connects a ring of Civil War forts and numerous parks throughout the ward. Many of these parks contain active recreational facilities, including a number of Department of Recreation (DOR) centers. Public uses include schools, police and fire stations and government buildings.

"(4) The ward is generally well-supported with adequate roads, mass-transit and rail-freighted access to the rest of the city and the region. Interstate 295, which runs parallel to Kenilworth Avenue, bisects the ward from northeast to southwest. Two Metrorail routes with three stations assure that well over half of the ward population has convenient access to the Metrorail system.

"(b) Neighborhoods

"(1) Ward 7 can be characterized as a predominantly residential area. It encompasses 3,500 acres of land excluding public rights-of-way. Residential land use covers 1,500 acres, which is 43 percent of the Ward 7 area. The residents of the ward are as diverse as their neighborhoods. The population is predominantly black and relatively young. Incomes range from the upper income level to the below poverty level.

"(2) The residential neighborhoods of Deanwood, Lincoln Heights, Grant Park, Fort Dupont Park, Greenway, Capital View, Benning Heights and Marshall Heights, by and large, contain large concentrations of multi-family and public assisted housing. The ten public housing developments within the ward constitute 23 percent of all the public and assisted housing in the city.

"(3) South of Fort Dupont Park to Pennsylvania Avenue are the Fort Dupont Park and Twinning Neighborhoods. The southern part of the ward includes Randle Highland, and Good Hope. Fairfax Village, Hillcrest and Naylor Gardens are all south of Pennsylvania Avenue. These areas, along with Eastland Gardens, are dominated by middle to upper income single family detached and semi-detached houses.

"(4) Detached units with an average lot size of 5,000 square feet, and semi-detached units, with average lots of 2,500 feet per unit, are most common in the Hillcrest, Good Hope, Penn Branch, Dupont Park, Benning Heights, Deanwood, Burrville, and Eastland Gardens neighborhoods.

"(5) Row houses occupy approximately 2 percent of the ward's land area, with an average lot size of 1,000 square feet per unit. They are predominant in River Terrace, Fort Davis, Eastland Gardens north of Douglas Street, and in Greenway along both sides of East Capitol Street. Row houses are also scattered throughout the ward in small clusters.

"(6) Flats, walk-up apartments, condominiums and cooperative apartment buildings cover a combined total of approximately 11 percent of the Ward 7 land area. Most of the housing in the Mayfair, Fairfax Village, Naylor Gardens, and Greenway neighborhoods consists of flats and apartment buildings.

"(7) Multi-family structures also are found in Randle Highlands east of Minnesota Avenue, in Woodland along Naylor Road, and in the central ward areas along both sides of Benning Road. Two high-rise apartment buildings are located in Marshall Heights along East Capitol Street.

"(c) Commercial Areas/Nodal Development

"(1) The intersection of Minnesota Avenue and Benning Road is the largest commercial area in the ward and bisects the River Terrace and Central Northeast neighborhoods.

"(2) The regional commercial center contains two major shopping centers, a post office, Giant and Safeway grocery stores and a variety of retail and commercial business. Large grocery stores are often "anchors" around which the businesses develop. Combined, these shopping centers offer a wide range of goods and one-stop shopping convenience.

"(3) Additional commercial activities are included in the Skyland shopping center on Alabama Avenue and Naylor Road. This multi-neighborhood serving commercial area ranks second among those in the ward. Skyland contains Safeway and Giant grocery stores, a Peoples Drug Store, post office, Erols Video, several fast food restaurants, gasoline station, a Sears department store and several small retail commercial businesses. Other large business centers are located along Pennsylvania Avenue, particularly at the intersection of Pennsylvania and Branch avenues.

"(4) Commercial activities include neighborhood shopping centers on major thoroughfares and a variety of spot commercial sites in the neighborhood. Strip commercial development is located along Benning Road, with a particularly dense cluster at East Capitol Street around the Benning Road Metrorail Station. Other small commercial areas are located on Nannie Helen Burroughs and Division avenues, 61st and Dix streets N.E. and the 3400 block of Benning Road N.E. within the River Terrace community.

"(5) Most industrial uses are in a strip along the B&O Railroad/Addison Road Metro line, north of Nannie Helen Burroughs Avenue. This triangular shaped strip is known as the Kenilworth Industrial Park. The uses in the industrial park include warehouses, storage, automotive, shipping and Metro facilities. Heavy truck traffic and storage yards are characteristic of this area. Another industrial area is the PEPCO electric power generating plant along the Anacostia River shoreline north of Benning Road. The industrial development provides only limited employment opportunities. Job opportunities would increase with better quality industrial development and the upgrading of industrial uses.

"(6) The Minnesota Avenue, Benning Road and Deanwood Metro stations are potential development areas that can accommodate mixed uses, residential or commercial development. Minnesota Avenue/Benning Road, a primary commercial area in the ward, contains a mix of retail, office and residential uses.

"(d) Current Development Activity

"(1) Berman Property Proposed Subdivision. This is a 17.3-acre proposed subdivision at the 3700 block of Southern Avenue, S.E. in Prince Georges County. It will consist of 87 attached residential

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townhouses built at a density of eight units per acre. These 1,500 square foot lots are configured in groups that front on Southern Avenue.

"(2) Senator Square Shopping Center 3924-3968 Minnesota Avenue, N.E. (Square 5044). This shopping center is located in the Minnesota/Benning Development Opportunity area. The Delbe Real Estate company, serving as develop/manager, proposes to rebuild and modernize this area. Delbe Real Estate redesign plans includes placing parking lots in front of the stores, expanding the Giant Food supermarket by 19,000 square feet and preserving the facade of the Senator Theatre.

"(3) Kenilworth Industrial Park/Business Incubation Program, 1235 Kenilworth Avenue, N.E. This project is an economic development effort of the Marshall Heights Community Development Organization (MHCDO). MHCDO plans to revitalize this industrially zoned (C-M-1) 12.5-acre, triangular shaped parcel. They are proposing to construct and develop over 100,000 square feet of Industrial Park/Business Incubation space on this site in planned phases.

"(4) Dix Street Commercial Area--Dix Street N.E., between 60th and 63rd streets. Adaptive reuse potential for the surplus Metrobus terminal and commercial area along Dix Street is being considered.

"(5) Parkside Commercial Strip--Kenilworth Terrace between Parkside Commercial Strip Kenilworth Terrace between Hayes and Foot streets. This site is zoned C-2-B contains over 254,073 square feet of vacant land. On this site is a convenience store which has been reopened under new ownership and is vacant land which, could provide for local neighborhood serving retail/commercial development.

"(6) East River Park Shopping Center Expansion--3917 Minnesota Avenue and 3919 Benning Road (Square 5051). This shopping center is part of the Minnesota Benning Development Opportunity area. East River Park is a 151,000 square foot center which contains a Safeway, a Citicorp bank branch and a Standard Drug Store. Marshall Heights Community Development Organization (MHCDO) plans the development of additional vacant lots and facade renovation treatment.

"(7) Minnesota Avenue Metrorail Joint Development Site. The Washington Metropolitan Area Transit Authority (WMATA) is currently soliciting proposals for a joint development opportunity at the Minnesota Avenue Metrorail station. WMATA intends to offer a long term ground lease of the site for an initial period of 50 years with a 49 year renewal option. The current zoning of the site is C-M-1 which permits office, commercial, retail and hotel uses at a maximum floor area ratio (FAR) of 3.0 and a height of 40 feet. A District of Columbia approved planned unit development (PUD) would permit an additional 1.0 FAR plus a 20 foot height increase (from 40 to 60 feet) as part of a developer's proposed package of amenities.

"(8) Commercial Area Landscaping/Beautification Program. MHCDO has been awarded a contract from the Office of Business and Economic Development (OBED) to manage the Ward 7 Neighborhood Commercial Revitalization Program (NCRP). Under this contract, NCRP will provide landscaping and beautification projects around commercial areas.

"(9) Drake Place Housing Project--5300 Drake Place, S.E. The Citizens Housing Development Corporation, a subsidiary of MHCDO, has erected new housing in the 5300 block of Drake Place, S.E. The new modular homes offer one- and two-story three bedroom, detached

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homes with modern features. The sale prices are in the low \$80,000 range with special pricing available for qualified Home Purchase Assistance Program (HPAP) and Very Low Home Purchase Assistance Program (VPAP) buyers. This in-fill strategy will provide new housing on vacant lots.

"(10) Deanwood Station Condominiums--47th Street between Meade and Nash streets N.E. (Square 5161). Citizen Housing Development Corporation (CHDC), a subsidiary of the Marshall Heights Community Development Organization, plans to build 12 new, three bedroom condominiums on a 15,000-square-foot site, located one block from the Deanwood Metrorail station. Approximately half of the units would be sold to HPAP and VPAP buyers. The two-story units will be sold at market sale.

"(11) Parkside Dwelling--bounded by Hayes Street, Anacostia Avenue, Foote Street and Kenilworth Terrace N.E. The federal Department of Housing and Urban Development (HUD) and the District's Department of Housing and Community Development (DHCD) have provided HODAGs and infrastructure improvements for the project. Development plans for Parkside include a mixed-use project containing 100 townhouse cooperative units. Approximately 43 units will be reserved for low-income families.

"(12) Paradise Manor--from Hayes Street at Anacostia Avenue around Jay Street N.E. Renovation efforts at Paradise Manor consist of asbestos removal, facade treatment and general grounds improvement. There are 15 buildings located on the premises with a total of 672 units.

"(13) Allen House Senior Citizens Apartment Complex--3760 Minnesota Avenue, N.E. This project is a joint venture between Upper Room Baptist Church and the Department of Housing and Urban Development (HUD). HUD has provided Section 202 funds to assist with the development of 96 apartment units to exclusively house the elderly and handicapped. The project was completed in the fall of 1991.

"(14) Walls Senior Apartment Building--4399 Bowen Road, S.E. This project is a joint venture between the D.C. Department of Housing and Community Development (DHCD) and New Macedonia Baptist Church. DHCD has provided infrastructure improvements for this 45 unit apartment complex for senior citizens and the handicapped. Estimated completion date is the summer of 1991.

"(15) Southern Avenue Extension--Southern Avenue between C and H streets S.E. (recently completed). Construction on this new extension began in the spring of 1987. The project was completed by the Department of Public Works in early 1990. The extension was undertaken to encourage development and to improve access along Southern Avenue.

"(16) Richard England Clubhouse and Community Center--4103 Benning Road, N.E. (Square 5083). This project currently under construction, is a new facility of the Metropolitan Police Boys and Girls Club. It is a 37,000 square foot building. The clubhouse will be open for senior citizens during school hours and for the boys and girls after school hours until 9:00 p.m.

"(17) Performing and Cultural Arts Center. A Performing and Cultural Arts Center, to be under the jurisdiction of Department of Recreation and Parks (DPR), is currently under design. The center is

proposed as a potential joint development opportunity to be constructed near the Minnesota Avenue Metrorail site.

"(18) Capital Improvement Projects for the Department of Recreation and Parks in Ward 7:

"(A) The addition to the Fort Davis field house is currently under construction.

"(B) Designs for the rehabilitation of basketball courts at the Hillcrest Recreation Center and tennis and basketball courts at the Benning-Stoddert Recreation Center are complete.

"(C) Rehabilitation and ground improvement has been scheduled for the playgrounds at 36th and Eads streets N.E., and Hunt and Jay streets N.E.

"(D) The construction of an addition to the Kenilworth-Parkside Community Center is scheduled. This addition will permit expanded programs for senior citizens.

"(19) Woodlawn Cemetery at 4611 Benning Road, S.E. (Parcel 194/45-Square 5352). Woodlawn Cemetery was established in 1895, when only a few local cemeteries accepted the remains of black Americans. Several prominent black Americans have been buried there. Some of the graves date back to 1802. The Woodlawn Perpetual Care Association is in the process of seeking assistance from the private sector to maintain and repair the property. The cemetery was in 1992 designated as a historic landmark by the Historic Preservation Review Board.

"(20) Washington Treatment Center's (WTC) Specialty Hospital--4901 Benning Road, S.E. WTC is proposing to construct a three-story, 130 bed specialty hospital with an accessory parking lot and two basketball courts. The hospital would provide in-house treatment for chemical dependency. The project is currently in the pre-construction stage.

"(21) Senior Citizens Wellness Center--30th Street and Alabama Avenue S.E. The District of Columbia Office of Aging is proposing to build a 7,000-square-foot Senior Citizen Wellness Center. The building site is owned by the D.C. Department of Recreation and Parks. Once the structure is completed, the existing Senior Citizen Wellness program at Fairfax Village will be transferred to this facility.

"(22) Allvest Pre-Release Substance Abuse Treatment Facility--40th Street and Benning Road N.E. Allvest is proposing to provide a 151-bed Pre-Release Substance Abuse Treatment Program. Services will be centered around community-based programming and a center for offenders convicted of a drug-related misdemeanor. A site search committee has been formed to select an alternative to the currently proposed location.

"(23) Burroughs Professional Building--4810 Nannie Helen Burroughs Avenue, N.E. (Square 5148). This is a proposed three-story, steel-concrete building with a gross floor area of 35,800 square feet, which will be built on a 22,000-square-foot lot owned by the D.C. Department of Housing and Community Development. This vacant lot was once known as the Deanwood Library site. The Burroughs Professional Building will be a medical office building, serving the medical needs of Ward 7.

"(e) Demographic Characteristics

"(1) Population.

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"(A) Ward 7 had a population of about 72,900 in 1990. This is a decrease of 13,200, or about 15 percent, during the period 1980-1990. During the same period, the city's population declined by five percent. In 1990, black and other races comprised 98 percent of the ward's population, compared with about 73 percent citywide.

"(B) Ward 7 has a relatively young population. Twenty-two percent of its population was under 15 years of age in 1990. The citywide figure was 17 percent. The percentage of elderly persons in the ward is lower than the citywide figure. Thirteen percent of the ward population was 65 years of age or older in 1990, the same percentage for the city.

"(2) Housing

"(A) The number of households in the ward in 1990 was 28,800. A household is equivalent to an occupied housing unit. This was a decrease of 2,800 or about nine percent, from the 1980 figure of 31,600. This ran far below to the citywide trend, which had about a two percent decrease in the number of households. The mean household size in Ward 7 decreased from 2.7 to 2.5 persons between 1980 and 1990.

"(B) In 1990, 40 percent of the households in the ward owned their own homes. The citywide figure was 39 percent. Forty-five percent of the ward's households lived in one-unit structures in 1990, which was seven percentage points higher than the citywide figure. Only two percent of the ward's households lived in structures of 50 or more units. This was quite small compared with the citywide figure of 22 percent.

"(C) Residential real estate values in Ward 7 are quite low compared with citywide figures. In 1987 the median sales price of row, semi-detached and detached houses in the ward was \$63,000. This was 43 percent lower than the median value of \$111,000 for the city. The median sales price of condominiums in the ward was \$46,000 or 41 percent lower than the city median of \$78,000.

"(D) The increase in residential real estate prices in Ward 7 was substantially lower than that of the city. From 1980 to 1987, the prices of row, semi-detached and detached houses increased by 54 percent in the city, but by only 35 percent in the ward.

"(3) Income

"(A) The median household income for Ward 7 in 1989 was \$25,600. This was about 20 percent lower than the citywide figure of \$30,700.

"(B) An examination of the proportion of households in the extreme ends of the income range is also useful for comparing Ward 7 with the city. In 1990, 20 percent of the ward's households had incomes under \$10,000, compared to 17 percent of the city. On the other end of the income scale, only six percent of the ward's households had incomes of \$50,000 or above, while the figure for the city was 28 percent.

"(C) In 1989, 18 percent of the households in Ward 7 or 5,200 households were below the poverty level, which is 1,100 less than the ward's rate of 6,300 in 1979. The Census Bureau defines poverty as an annual income of \$7,200 or less for a family of four. The percentage of households below the poverty level citywide was lower than the ward's rate in both years. In addition, from 1979 to 1990, the city's rate dropped two percentage points, from 17 percent to 15 percent.

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"(D) In 1990, 8,700 persons, representing 12 percent of Ward 7 population, received Food Stamps and 8,000 persons, or 11 percent of the ward's population, received Aid to Families with Dependent Children (AFDC). The citywide percentages were a few points lower, eight percent and seven percent, respectively.

"(4) Education

"(A) Educational attainment is usually an indicator of the general social and economic conditions within a community. A higher level of education is usually associated with a higher level of income.

"(B) Ten percent of those in Ward 7 in the 1980 census had completed only an eighth grade education and 31 percent completed high school, but did not continue their education further. Twelve percent completed four or more years of college. This rate of college completion is below the citywide rate of 33 percent.

"(5) Employment

"(A) According to the 1980 census, 38,200 persons in Ward 7 were eligible for the workforce with 34,500 actually employed. The unemployment rate for the ward was 9.7 percent, which was 2.4 percent higher than the city average of 7.3 percent.

"(B) Based on 1990 census for the ward, the total number of persons eligible for the work force was 35,106, with 32,032 actually employed. The unemployment rate for the ward was 8.2 percent, and for the city 7.0 percent. Ward 7 had an unemployment rate in 1990 that is 1.2 percentage points higher than the city average.

"SEC. 1200.701 WARD 7 ECONOMIC DEVELOPMENT

"(a) Economic development means jobs, increased revenues to the city, new businesses and additional services to city residents.

"(b) The overall economic development objective for Ward 7 is to develop and implement strategies that both expand and generate new and productive uses for currently underused retail, commercial and industrial properties, thereby creating job opportunities and providing greater retail services for ward residents.

"(c) The Ward 7 plan addresses economic development issues effecting all aspects of the ward's economy. The Minnesota-Benning Commercial Corridor serves as the regional center for Ward 7 and contains the Senator Square and East River Park shopping centers. The Senator Square shopping center has plans underway for a total reconfiguration and upgrading of its property to allow for new commercial/retail services and an improved parking facility. The East River Park center has undergone extensive rehabilitation of the existing commercial spaces. There are additional plans for future development of the remaining vacant lots.

"(d) The plan calls for: revitalizing business activities along nodal and commercial areas such as the intersections of Nannie Helen Burroughs and Division avenues N.E., 61st and Dix streets N.E. and the 3400 Block of Benning Road, N.E.; increasing the productivity and use of industrially zoned areas particularly along Kenilworth Avenue; realizing the full economic potential of Metrorail stations areas; and redeveloping retail/commercial centers to effectively serve the needs of ward neighborhoods.

"(e) There are three metro stations within the Ward 7 boundaries. They are the Deanwood, Benning Road and Minnesota Avenue stations.

The areas surrounding these stations are prime areas for economic development; however, they have yet to realize their full economic potential. Efforts to develop the area around Metro Stations will require the appropriate mix, scale and intensity of development to ensure optimum utilization. The Washington Metropolitan Transit Authority (WMATA) is soliciting proposals for a joint development opportunity at the Minnesota Avenue Metrorail station.

"(f) The plan further highlights the need for services and programs that strengthen the occupational skills of the ward's labor force enabling them to compete effectively in the region's job market. Access to the region's job opportunities is an important prerequisite to meeting the employment needs of less skilled workers. The Metrorail lines provide crucial access to employment opportunities in the ward, other District communities and in outlying suburban employment centers. Expanding the number of labor-intensive industries that employ semi-skilled workers is another economic development priority for Ward 7 residents.

"(g) In 1986, the city created three East of the River Development Zones (Anacostia, Alabama Avenue and D.C. Village). A small portion of the areas within these zones lie within the borders of Ward 7 (Skyland Shopping Center). The intent of the development zones is to stimulate economic development by offering incentives to developers, first-time home buyers and employers who provide jobs and job training to zone residents.

"(h) In order to accomplish the objectives of the Development Zones Initiative, the District Council enacted legislation, "Economic Development Zone Incentives Amendment Act of 1988, D.C. Law 7-177." The regulations for tax incentives appeared in the District of Columbia Municipal Regulations on June 12, 1992.

"(i) The city, through the Development zones initiative, is focusing its resources on helping Ward 7 minority-owned and small businesses, and community-based development organizations. This comprehensive effort is based on the realization that the ward's black and other minority-owned businesses face special problems, ranging from under-capitalization and insufficient marketing/management skills to the lack of control over the space which most of them occupy as renters. OBED will have the leading role in providing financial and technical assistance to the ward's business and development organizations.

"SEC. 1200.702 WARD 7 OBJECTIVES FOR ECONOMIC DEVELOPMENT

"The objectives for economic development are:

"(1) Focus and give priority development attention to the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas.

"(2) Strengthen and enhance the economic stability of all existing neighborhood commercial centers in the ward.

"(3) Strengthen programs to retain small and minority businesses.

"(4) Encourage and 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 and implementation of economic development, with emphasis on areas east of the Anacostia River.

"(5) Support the appropriate development of the Minnesota Avenue Metrorail area, the River Terrace area, the Skyline shopping center area, the Nannie Helen Burroughs and Division avenues area, the 61st and Dix streets area and other existing neighborhood commercial areas.

"(6) Ensure that economic development activity is sensitive to and compatible with its immediate environment.

"(7) Control and minimize the impacts of nonresidential development on adjacent residential neighborhoods.

"(8) Create and expand economic activity and employment centers in targeted areas (for example, the Minnesota/Benning Joint Development site and the Benning Road and Deanwood Metrorail station areas).

"(9) Maximize the leverage potential of public funds to produce private sector investment in Ward 7.

"(10) Attract labor-intensive industries which will employ, in significant proportions, Ward 7 residents.

"(11) Enact programs and policies to ensure the availability of financial assistance and tax credits to community organizations and employers that start child care facilities in areas of greatest need.

"SEC. 1200.703 WARD 7 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT

"The policies in support of economic development are as follows:

"(1) Encourage and promote the revitalization and economic vitality of the Senator Square Shopping Center.

"(A) Senator Square needs to be revitalized to improve the availability of services, merchandise and employment opportunities. The center lacks a variety of retail stores including specialty shops, restaurants and drug stores. Other problems include a poorly designed, urban landscape, limited parking and concern for personal safety, especially at night. Many Ward 7 residents shop in Maryland because there are few one-stop shopping centers in the ward.

"(B) Recommended actions:

"(i) Provide financial assistance to interested local merchants for commercial improvements, including business facade improvements and expanded business development ventures.

"(ii) Use economic, regulatory and capital improvement programs to spur improvements in community and neighborhood shopping areas.

"(iii) Encourage the resolution of any outstanding issues such as historic preservation.

"(2) Develop an action plan to revitalize and upgrade commercial areas and existing businesses.

"(A) Specific attention should be given to the intersections of Nannie Helen Burroughs and Division avenues N.E., 61st and Dix streets N.E. and the 3400 block of Benning Road, N.E.

"(B) The Dix Street area has a number of vacant lots that could be developed for commercial use. The 3400 block of Benning Road should provide a greater variety of neighborhood retail services.

"(C) Recommended actions:

"(i) Identify programs that provide technical and financial assistance to businesses that have been displaced.

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"(ii) Expand the Neighborhood Commercial Revitalization Program operated by the Marshall Heights Community Development Organization (MHCDO) to include these areas.

"(iii) Encourage business that provide neighborhood serving retail support to the surrounding neighborhoods to participate in the OBED Commercial Revitalization Program.

"(iv) Provide greater outreach to businesses and communities, increasing the overall awareness and use of District programs.

"(v) Continue to work with community development organizations in the acquisition and development of vacant lots at 61st and Dix streets N.E.

"(vi) Explore the option of acquiring underused land from District of Columbia Public Schools (DCPS) for commercial development at the intersection of Division and Nannie Helen Burroughs avenues N.E.

"(vii) Continue use of the Neighborhood Initiative Support Program, Neighborhood Commercial Revitalization Program and private developers to upgrade and provide in-fill commercial development for these areas.

"(viii) Provide technical and financial assistance to help attract a new supermarket anchor and provide a better mix of retail shops to the shopping center at Pennsylvania and Branch avenues S.E.

"(ix) Encourage business development that will provide a wider variety of neighborhood-serving retail support to the shopping center at Pennsylvania and Alabama avenues.

"(3) Upgrade and expand the commercial and industrial establishments along Kenilworth Avenue, particularly the Kenilworth Industrial Park located at 1235 Kenilworth Avenue, N.E., and provide for new goods and services in this industrial corridor.

"(A) Job opportunities would increase with better quality industrial development and the upgrading of the industrial uses at this site. Area businesses should be encouraged to take advantage of the business incubator within this corridor which in turn would create increased job opportunities for the ward's residents.

"(B) Recommended actions:

"(i) Continue the implementation of the Comprehensive Plan designation of light industrial uses for the area and support the business incubator project on the site.

"(ii) Evaluate existing and proposed traffic circulation, neighborhood connections and Metrorail connections for proposed new development.

"(iii) Coordinate with the community to establish increased job opportunities and job training programs for Ward 7 residents in the area.

"(iv) Expedite code enforcements and public amenities to improve the marketability of this area by providing: increased enforcement of sanitation and health codes; increased enforcement of vehicle parking and storage laws, i.e., removing abandoned vehicles; and increased citation of owners of properties and buildings with code violations.

"(v) Beautify the area through design standards, buildings maintenance, and public space and street improvements.

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"(4) Encourage and promote the revitalization and economic vitality of the Skyland Shopping Center area with the old Sears site as anchor.

"(A) Skyland Shopping Center site area needs to be revitalized to improve the availability of services, merchandise and employment opportunities. The center lacks a variety of upper medium scale retail stores including specialty shops and restaurants. Other problems include a poorly designed urban landscape and uniformity of facades, limited and poorly designed parking and concerns for personal safety, especially at night. Many Ward 7 residents shop in Maryland because there are few one-stop shopping centers in the ward.

"(B) Recommended actions

"(i) The Office of Planning should present the East of the River Development Zones Implementation Plan allowing for a participatory process in which the city, business community and affected residents can agree on a compatible mix of development at this critically important site.

"(ii) The basic development schemes represented in the Development Zones implementation Plan prepared by Basile Baumann Prost and Associates should be selected to improve the type and mix of services to meet the community needs.

"(iii) OP should provide for citizen participation in the selection review process to assist the Development Zones Administration in responding to community concerns.

"(iv) The Office of Business and Economic Development, the Development Zones Administration, Department of Public Works and other District agencies should provide assistance to private businesses through appropriate program which will facilitate development in the area.

"SEC. 1200.704 WARD 7 HOUSING

"(a) Ward 7 is primarily residential in character. There are a variety of housing types within the ward, consisting of single family detached and semi-detached homes, row houses and multi-family units, and owner-occupied and rental units. It has some of the finest neighborhoods with quality housing in the city. Fort Davis, Fairfax Village, Hillcrest, Naylor Gardens, Randle Highlands and Dupont Park are examples. Still, there are areas like Deanwood, Northwest Boundary and Benning Heights where housing and other neighborhood services must be improved.

"(b) Some neighborhoods within the ward have been classified by the District's housing agency as "distressed". In distressed neighborhoods, residents require considerable assistance because of low incomes and poor housing conditions. Many of the areas cited have a concentration of publicly assisted housing, residential structures in need of significant improvement and housing that is under rehabilitation.

"(c) The overall housing objective in Ward 7 is to stimulate development of new and rehabilitated housing at affordable rates to meet the needs of all income levels, particularly good housing at affordable rates for low and moderate incomes. The city through appropriate public actions will need to provide the stimulus and support to private activity in order to meet the current and future needs for market rate housing.

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At the same time, public resources should be targeted to assist those not able to afford decent, safe and sanitary housing.

"(d) Increased homeownership opportunities, such as the program instituted at Kenilworth/Parkside, are important to the ward and the city. There is a need to improve the condition of the existing housing stock to stop further deterioration of neighborhoods with households of moderate income and with above average homeownership levels. This could be accomplished through the availability of expanded housing programs.

"(e) Ward 7 has five Housing Opportunity Areas. These are areas where the District expects and encourages major new housing developments and rehabilitated housing. Many of the ward's Housing Opportunity Areas contain public housing projects. The conversion of existing nonresidential buildings to housing and the return of vacant units to the ward's housing supply are two additional means of producing more housing units.

"SEC. 1200.705 WARD 7 OBJECTIVES FOR HOUSING

"The objectives for housing are:

"(1) Encourage the maintenance of homes that are in good condition and encourage the rehabilitation of housing units in disrepair.

"(2) Stimulate the production of new and rehabilitated housing to meet all levels of need and to provide incentives for all types of housing at desired locations.

"(3) 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 for low- and moderate-income households in the ward.

"(4) Provide loans and grants to encourage homeownership for low- and moderate-income renters in Ward 7.

"(5) Continue to rehabilitate and improve Ward 7's public and assisted housing units.

"(6) Improve overall management of the ward's public housing programs.

"(7) Provide for the housing needs of the elderly and to reduce their overall housing costs.

"(8) Provide regulatory, enforcement and financial programs to protect, maintain and enhance Ward 7's housing supply and strengthen private and public neighborhood services and facilities that support the ward's housing stock.

"(9) Control the conversion of residential housing to nonresidential and transient uses.

"SEC. 1200.706 WARD 7 ACTIONS IN SUPPORT OF HOUSING

"The policies in support of housing are as follows:

"(1) Conduct a survey of land uses and zoning in Ward 7 to identify areas of conflict and to recommend appropriate zoning action.

"(A) Zoning changes may be needed in areas that are zoned R-5-A (low density apartments) but have single-family detached and semi-detached dwellings. Particular attention should be given to encouraging the stability of the Burrville, Central Northeast and Deanwood neighborhoods where most of the housing is single family but is inappropriately zoned R-5-A.

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"(B) Recommended actions:

"(i) Conduct a survey and analysis of land uses and zoning in Ward 7 to identify locations of conflict; and prepare a study and submit findings and recommendations to the Zoning Commission for action.

"(ii) Correct the conflict between zoning and existing land use in residential neighborhoods.

"(iii) Consider an overlay zone district to protect the residential densities and preserve the character of Burrville, Central Northeast and other neighborhoods.

"(2) Continue to identify and map inconsistencies between the existing residential zoning and the Comprehensive Plan.

"(A) Residential zoning in the Burrville, Central Northeast and Deanwood neighborhoods needs to be re-evaluated.

"(B) Recommended action: Review and evaluate R-5-A (low density apartment houses), R-2 (one-family semi-detached dwellings) and R-5-B (medium density apartment houses) districts as a basis for appropriate rezoning and submit findings to the Zoning Commission.

"(3) Encourage the rehabilitation of vacant deteriorating apartment units.

"(A) The Marshall Heights, Lincoln Heights, Northwest Boundary, Greenway and Mayfair neighborhoods have a high number of units in disrepair that contribute to the blight of the community.

"(B) Recommended actions:

"(i) Identify vacant apartment units suitable for rehabilitation and restoration.

"(ii) Expedite financial support for the modernization and renovation of some units and additional Section 8 subsidies for qualifying units.

"(iii) Determine if there is an unmet need for three-bedroom apartments and encourage the conversion to larger units before renovation.

"(iv) Continue to cite owners of unmaintained vacant properties that are under the Clean It or Lien It program.

"(4) Evaluate properties under District control or ownership, such as the properties at Benning Road and H Street, S.E. (Square 5359) and Fort Dupont Dwellings, to develop new and rehabilitated housing objectives for the ward.

"(A) Both of the aforementioned properties are owned and controlled by the Department of Housing and Urban Development (HUD) and the Department of Housing and Community Development (DHCD) and have been vacant for over a decade. Both properties have severe soil and topographical concerns that must be mitigated. Such action will allow DHCD to solicit proposals for housing development on these properties, particularly for low to moderate income residents and senior citizens.

"(B) Recommended actions:

"(i) Continue and expedite efforts to redevelop the site at Benning Road and H Street S.E. through a community development organization or private developer.

"(ii) Include funding in the Capital Improvements Program budget to provide infrastructure improvements on the housing

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site at Benning Road and H Street. The site has severe topographical constraints that impede development.

"(5) Encourage new or rehabilitated affordable housing for area residents in designated Kenilworth/Parkside and Fort Dupont Housing Opportunity Areas.

"(A) Housing opportunities are limited, particularly for low- and moderate-income persons in Ward 7. It is important that new and rehabilitated housing is available to meet all levels of need and demand and that incentives for the types of housing needed at desired locations are provided.

"(B) The Kenilworth/Parkside area is bounded by Foote Street on the south, Anacostia Avenue on the west, Quarles Street on the north and Kenilworth Avenue on the east. Fort Dupont Dwellings, located at 332 Ridge Street, S.E., is a public housing project with 192 abandoned units that, with renovation, has the potential to provide a substantial amount of housing for area residents.

"(C) Recommended actions:

"(i) Identify ways to encourage housing for the elderly and handicapped through various local and federal programs and activities.

"(ii) Prepare comprehensive housing development plans for the Housing Opportunity Areas to meet a broad range of housing needs, particularly in Kenilworth/Parkside and the vacant Fort Dupont Dwellings.

"(iii) Develop capital leverage programs to encourage homeownership.

"(6) Develop a comprehensive housing development reporting procedure that monitors programs and development projects to provide a broad range of current housing information to community residents, developers and others who may be interested in housing in the ward.

"(A) A comprehensive housing reporting procedure and housing inventory are important to the development of new housing and the rehabilitation of existing housing in meeting the District's housing needs. Information could be utilized to keep abreast of current housing developments for low- to moderate income levels. DPAH could use the data to determine maintenance needs of present housing stock.

"(B) Recommended actions:

"(i) Monitor and update housing development throughout the ward.

"(ii) Develop additional programs to encourage the construction, preservation and maintenance of rental housing units.

"(7) Provide a wider range of housing opportunities for the elderly.

"(A) The production of housing of various types for elderly individuals and households should be a major priority of the District government. Particular emphasis should be given to low cost affordable housing for the elderly in Ward 7.

"(B) Recommended actions:

"(i) Expand housing opportunities for the elderly by using existing and new programs and activities, including Community Development Block Grants, zoning and other processes.

"(ii) Increase the number of housing units for the elderly in Ward 7.

"(iii) Expand outreach programs for senior citizens to inform them of vacancies in public housing facilities that have been specially designed for the elderly.

"SEC. 1200.707 WARD 7 ENVIRONMENTAL PROTECTION

"(a) The Environmental Protection section of the ward plan encompasses the protection of the natural environment in ways that maintain and elevate the quality of life and the sense of well-being of the ward's residents, workers and visitors. The overall objective of the Ward 7 Plan is to preserve and protect the environment, to reduce threats to its overall quality and to maintain and enhance its positive features.

"(b) The quality of the total environment depends on how we guide and control development in the ward and city; establish and administer environmental programs; enforce controls and regulations; and consider environmental issues when implementing other District activities and programs.

"(c) The District has made substantial progress in the past decade in improving the city's environment. Air and water quality have improved, along with sewer maintenance and repairs. Improved water management regulations and guidelines for conservation management by homeowners have been prepared. Programs such as the "Clean It or Lien It" law are helping to improve the quality of the environment.

"(d) Most areas in Ward 7 have good environmental qualities. Environmental hazards caused by litter, trash and weeds are problems in the deteriorating commercial areas, vacant lots and along the Watts Branch and Pope Creek tributaries. Soil erosion and non-source pollutants continue to threaten the water quality and recreational potential of these tributaries and the Anacostia River.

"(e) The District has given priority to improvements to the Potomac and Anacostia rivers.

"(f) An agreement to restore the Anacostia River has been signed with the State of Maryland, Montgomery County and Prince Georges County governments, the Metropolitan Washington Council of Governments and the Interstate Commission on the Potomac River Basin. The District has made improvements to its combined sewer system to reduce overflows to the Anacostia River. New storm water management regulations have been established to reduce the amount of pollutants washed into both the Potomac and Anacostia rivers.

"(g) For residents living in neighborhoods that abut the Potomac Electric and Power Company (PEPCO) plant, air and water quality, as well as the storage and disposal of hazardous chemicals/materials, continue to be a major concern. Truck traffic and related pollution problems are of major concern to residents of neighborhoods that border Kenilworth Avenue (I-295).

"(h) Additional environmental problems requiring immediate attention in Ward 7 are: the need for improved management of soil erosion (especially as it relates to new development); control of litter; street maintenance; maintenance of private vacant properties; and maintenance of the ward's parks and open space. Improved environmental conditions in the ward's neighborhoods will depend in part, upon more active involvement of residents to help keep their communities clean and trash free.

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"SEC. 1200.708 WARD 7 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

"The objectives for environmental protection are:

"(1) Protect the overall environmental quality of the ward's land by preventing further soil erosion, promoting the restoration of eroded areas and enforcing prohibitions against illegal dumping and destructive practices.

"(2) Prevent further sedimentation of the ward's rivers, stream beds and valleys.

"(3) Improve the water quality in the Anacostia River and the ward's streams to meet public health and water quality standards and to maintain the physical, chemical and biological integrity of these watercourses for multiple uses, including recreation.

"(4) Ensure reliable, adequate refuse collection from Ward 7 residences, business establishments and other facilities.

"(5) Ensure adequate protection of the public's health and safety by testing for and removing lead, radon, asbestos and other hazardous substances from manmade environments.

"(6) Ensure the stability of Ward 7's natural areas, to maintain and improve the ward's other public areas and to reduce the potential for adverse impacts.

"(7) Protect the few remaining Ward 7 wetlands, develop recreational access to waterways and develop and protect the emerging fishery resources.

"SEC. 1200.709 WARD 7 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION

"The policies in support of environmental protection are as follows:

"(1) Stabilize soil erosion problems and protect against illegal dumping that occurs at the vacant land fill referred to as "God's Dump." This area is contiguous to the Skyline shopping center within the Alabama Avenue Development Zone.

"(A) Soil instability has caused problems in the foundations of contiguous residences and illegal dumping poses a threat to the health and safety of neighborhood residents. Geo-technical engineers should conduct soil tests and make recommendations for the stabilization of the area. Use of God's Dump for parking and passive recreation space to buffer the residential area on Fort Baker Drive should be considered.

"(B) Recommended actions:

"(i) Continue to increase public awareness of the city's bulk trash collection programs and the collection schedules.

"(ii) Strictly enforce the regulations governing trash and debris removal from private property and enforce provisions of the Civil Infractions Act of 1985.

"(iii) Investigate and resolve long standing health and safety hazards and take appropriate actions.

"(iv) Propose and implement an alternative use for "God's Dump".

"(2) Expand improvements of park and recreation facilities and increase the maintenance and upkeep along Watts Branch and other tributaries of the Anacostia River.

"(A) Maintenance and conservation measures are needed to minimize soil erosion and resolve the health and safety hazards created by the illegal dumping along the tributaries. There is a need for conservation measures that would minimize soil erosion and resolve health and safety hazards posed by illegal dumping along the Anacostia River tributaries.

"(B) Recommended actions:

"(i) Identify and address specific sites requiring immediate regulatory enforcement or capital improvement to control soil erosion and upgrade recreational facilities.

"(ii) Enhance efforts to clean up the Watts Branch stream bed and continue work with private industry groups, including bottlers, to initiate a buyback recycling program in Ward 7.

"(iii) A development of a long-range plan to identify and address chronic soil erosion problems throughout Ward 7, especially along the Pope Branch and Watts Branch tributaries and Blaine Street N.E.

"(iv) Continue to address erosion-control improvements in the Watts Branch tributary.

"(3) Provide increased air quality controls for neighborhoods in the northwest quadrant of Ward 7. Air quality monitors were once operating in these areas and need to be reinstalled.

"(A) Hydrocarbons from vehicular traffic on I-295, nitrogen oxide from the Solid Waste Reduction Center (SWRC) and emissions from the Potomac Electric Power Company (PEPCO) result in air pollution that affects the local community.

"(B) Recommended actions:

"(i) Place air quality monitors in appropriate locations around the area.

"(ii) Complete the Barney Circle Connector to decrease the amount of traffic sitting for long periods of time within Ward 7, thereby decreasing auto emissions. The Barney Circle Connector is a federal highway proposal to connect I-295 with the S.E./S.W. Freeway at the Sousa Bridge.

"(iii) Appropriate studies need to be conducted to measure the potential impact of noise and air pollution on surrounding neighborhoods.

"(iv) Investigate and evaluate the potential environmental impact and health implications of fly ash from the SWRC incinerator and PEPCO emissions that settle on cars and homes in the surrounding neighborhoods.

"(4) Study and evaluate the potential environmental impact and health implications from the storage and disposal of harmful biological, chemical and radioactive materials at the Potomac Electric Power Company (PEPCO) plant site as well as the District's waste facility on Benning Road N.E.

"(A) Ward residents have been concerned about the environmental and possible health implications that may be caused by the PEPCO plant and the District's waste facility at 3300 Benning Road, N.E. They have further expressed concerns about the storage and disposal of hazardous waste and toxic substances for fear that these substances may cause contamination to drinking water, vegetation, soil and air.

"(B) Recommended actions:

"(i) Monitor and evaluate the storage of hazardous chemicals at the PEPCO site and the emergency contingency plans for these chemicals.

"(ii) Enforce rules and regulations governing the operation of the District's waste facility at 3300 Benning Road, N.E. to ensure that the plant operates as efficiently as possible.

"(iii) Explore the feasibility of doing a study on the impact of fly ash on the respiratory system of residents living near the PEPCO plant.

"(iv) Inform the PSC, DCRA, CPH, D.C. Fire Department and the Office of Emergency Preparedness of any hazardous environmental spill-over affects to the air or ground water as a result of accidents or malfunctions of plant operations.

"(5) Improve the maintenance and safety of the Watts Branch and Pope Branch tributaries. The Watts Branch headwaters are in Capitol Heights, Maryland and the stream flows westward across Ward 7 into the Anacostia River.

"(A) These waterways often collect trash and debris and have posed safety hazards for small children.

"(B) Recommended actions:

"(i) Post signs that would prohibit dumping and littering along stream valleys in Ward 7.

"(ii) Continue to inspect, regulate and maintain Watts Branch and Pope Branch on a regular basis.

"(iii) Patrol the areas on a more frequent basis in order to deter and or catch possible violators.

"(iv) Continue the maintenance around the bridge at 44th and Gault streets N.E. to eliminate vegetation growth that obstructs the view of on-coming traffic, presenting a safety hazard.

"(v) Encourage the community to observe and report illegal dumping activities.

"(6) Improve the shoreline conditions along the Anacostia River and protect the remaining wetlands as a civic resource in Ward 7.

"(A) The sea wall constructed along the shoreline to preserve the banks have deteriorated due to boat wakes and the constant tidal action of the Anacostia River. Various wetland plant species serve as natural stormwater management systems by taking in phosphorous and other pollutants from the river. In addition, these wetland species provide a natural habitat for the wildlife indigenous to these areas.

"(B) Recommended actions:

"(i) Develop a conservation plan for the Anacostia River.

"(ii) Develop a small area plan to identify and improve selected segments of the Anacostia River shoreline to provide greater access by foot, bicycle and car.

"(iii) Strictly retain public open space in any new waterside development.

"(iv) Develop recreational facilities and programs for Ward 7 similar to efforts underway in Wards 2 and 6 to develop recreation facilities on the east bank of the Anacostia River. Efforts may include: a water recreation center similar to Thompson's Boat House on the Potomac River in Georgetown; low- to medium-intensity recreational

facilities along the shoreline, including tennis courts, ballfields, picnic areas and fishing sites. These should be established at sites that avoid disturbing wetlands; a subcommittee for waterfront recreation on the Recreation Advisory Board; a boat house on the Anacostia River in coordination with the Organization of Anacostia Rowers and Scullers (OARS).

"(7) Improve stormwater management and protect the remaining wetlands along the Anacostia River.

"(A) Particular attention should be placed on the following locations where wetland conservation activities are currently underway:

"(i) Anacostia North - east side of the river, 500 feet north of the mouth of the Watts Branch tributary across from the National Arboretum in Ward 5; and

"(ii) Anacostia South - east side of the river, north of the mouth of the Watts Branch tributary across the northern entrance of Kingman's Lake.

"(B) Recommended actions:

"(i) Restore the Kenilworth marsh system, a 44-acre tract on the Anacostia River within the Aquatic Gardens.

"(ii) Improve the diversity and quality of wetland plants in the Kenilworth Marsh area to increase the natural stormwater management system.

"(iii) Develop a cooperative agreement to do selective dredging and sediment elevations in the marsh to determine areas for future planting of wetland species.

"(iv) Continue the environmental project that would allow for the re-establishing of wetlands at the Anacostia south and north locations.

"(v) Continue to monitor the wetland species at the Anacostia north and south locations. If the replanting is determined to be successful after two years of monitoring, wetland species should be reintroduced to other areas along the Anacostia River.

"(8) Remove lead feeder pipes that provide water for drinking and food preparation in residential units and commercial establishments.

"(9) The Department of Public Work end at the Anacostia River bridges.

"(g) Additional transportation services, such as the Call-N-Ride Taxi Service for the elderly, Washington Elderly and Handicapped Transportation Service, and publicly supported taxi service are commuter services available to the ward's elderly and disabled residents.

"SEC. 1200.711 WARD 7 OBJECTIVES FOR TRANSPORTATION

"The objectives for transportation are as follows:

"(1) Improve the traffic circulation system; provide for improved traffic flow through transportation system management initiatives and ride-sharing programs.

"(2) Supplement basic public transit services with shuttle and minibuses, to increase the effectiveness of mass transit service and to provide service for transit-dependent groups, including the elderly, the handicapped and residents of isolated areas.

"(3) Improve Metrorail/bus services in the southern section of Ward 7.

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"(4) Provide improved pedestrian, bus and automobile access to the Minnesota Avenue, Deanwood and Benning Road Metrorail stations.

"(5) Plan biking and hiking trails, particularly along the Anacostia waterfront and Watts Branch tributary.

"(6) Provide increased street lighting, signage and tree planting in commercial and residential areas to improve the pedestrian environment of Ward 7.

"(7) Expand the city's program for the maintenance and repair of streets, alleys, bridges and related facilities in Ward 7.

"(8) Improve taxi service in all areas of Ward 7 and to provide taxi links to Metrobus and Metrorail.

"(9) Promote the use of alternatives to the private passenger automobile, including public transit, bicycling and walking, by providing additional pedestrian paths and bicycle routes and facilities.

"SEC. 1200.712 WARD 7 ACTIONS IN SUPPORT OF TRANSPORTATION

"The policies in support of transportation are as follows:

"(1) Extend Minnesota Avenue from Sheriff Road to Meade Street N.E.

"(A) The extension would allow better access to the Deanwood Metrorail station and would eliminate the private bus service company's encroachment on public space.

"(B) Recommended action: authorize capital improvements funds to construct the extension of Minnesota Avenue N.E. from Sheriff Road to Meade Street.

"(2) Identify an alternative route to divert heavy truck traffic from Kenilworth Avenue N.E. (I-295).

"(A) Kenilworth Avenue (I-295) is a major highway which runs through the Eastland Gardens, Mayfair, Parkside and River Terrace neighborhoods. I-295 is in constant need of repair due to potholes caused by 18 wheel truck traffic. This traffic also creates noise and pollution problems for neighborhoods nearby.

"(B) Recommended actions:

"(i) Establish traffic management strategies to separate local traffic from through-traffic in identified neighborhood enclaves and reduce commuter traffic in residential neighborhoods.

"(ii) Explore the possibility of developing noise fences and buffers at appropriate areas along Kenilworth Avenue.

"(3) Enhance traffic circulation, signage, signalization, pavement markings, traffic islands and other transportation system management measures for Ward 7.

"(A) Transportation strategies need to be developed in commercial areas that are affected by heavy truck traffic. An example can be found at the intersection of Alabama Avenue and Good Hope and Naylor roads S.E. The area around this intersection is inside the Alabama Avenue Development Zone, which is designated for increased development. This will further complicate the traffic problem.

"(B) Recommended actions:

"(i) Continue the ongoing Traffic Operations Improvements capital program in the areas.

"(ii) Continue parking enforcement regulations for vehicles illegally blocking street lanes.

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"(iii) Initiate a special transportation area study to determine the needs for future street improvements, such as circulation pattern signage and pavement.

"(iv) Increase programs for the maintenance, repair and reconstruction of streets, alleys and freeways.

"(v) Re-examine traffic control and management programs along major arterials in Ward 7 (particularly the intersection of Pennsylvania and Minnesota avenues S.E.) to develop measures to improve pedestrian safety and mitigate the effects of increased traffic on residential streets, especially as new development occurs.

"(vi) Develop recommendations and plan for improving traffic controls to increase traffic efficiency and pedestrian safety, with an implementation plan strategy tied to it that addresses major arterials.

"(vii) Prepare a management plan for any proposed major development along Pennsylvania Avenue, Good Hope Road, Alabama Avenue and Naylor Road S.E.

"(4) Improve the taxicab service in Ward 7 to a level comparable to that provided west of the Anacostia River.

"(A) Taxicab service in Ward 7 is generally inadequate throughout the ward, especially in the following neighborhoods: Benning Heights, Deanwood, and Capital View.

"(B) Recommended actions:

"(i) Increase taxi service throughout Ward 7 and east of the Anacostia River, generally, as follows: increase the number of licensed taxicabs; enforce regulations requiring drivers not to discriminate in answering calls or picking up passengers; establish a 24-hour hotline through which citizens can lodge complaints against discriminating drivers and taxicab companies; and establish cabstands at hospitals, police substations or other public facilities in Ward 7.

"(ii) Meet with the community and the local taxi industry to address all valid concerns regarding the level and quality of taxicab service in Ward 7.

"(iii) Develop strategies for improving hacker safety and prevent discrimination against prospective fares who wish to travel to Ward 7 and other parts of the District east of the Anacostia River.

"(iv) Provide financial and regulatory incentives as well as technical assistance to prospective minority entrepreneurs to provide better taxicab service to Ward 7 residents.

"(5) Improve streets, alleys, and bridges throughout the Ward 7 area.

"(A) Various streets within Ward 7 need to be reconstructed due to the level of damage by heavy traffic. Improvements to the following streets must be addressed: Central Avenue, between East Capitol Street and Benning Road N.E.; 45th Street between Dix and Eads streets N.E.; and 42nd Street between Eads and Grant streets N.E.

"(B) Recommended actions:

"(i) Evaluate the feasibility of expanding the street, alley and bridge maintenance programs in Ward 7.

"(ii) Examine the need to close 45th Street between Blaine Street and Benning Road N.E. to facilitate commercial in-fill in that area.

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"(iii) Evaluate the feasibility of widening Minnesota Avenue between Gault Street and Benning Road.

"(iv) Determine the extent of needed street improvements in the Marshall Heights area, particularly for the following streets: Drake Place from 51st to 54th streets; Ayres Place from 50th Street to Central Avenue; Astor Place from 49th to 50th streets; 54th Street from Drake Place to E Street; E Street from 54th Street to Southern Avenue; F Street from 50th Street to 54th Street.

"SEC. 1200.713 WARD 7 PUBLIC FACILITIES

"(a) There are presently 29 public schools in Ward 7, including 23 elementary schools, five junior high schools and one high school. Although the Sixth and Seventh Districts of the Metropolitan Police Department (MPD) serve Ward 7, only the Sixth District headquarters, located on Benning Road and 42nd Street N.E., is physically within the ward. The Seventh District station is located in Ward 8 on Alabama Avenue S.E.

"(b) Three fire stations, providing both firefighting and emergency services, are located within the ward: Engine Company 19 and Truck Company 16 at 2813 Pennsylvania Avenue, S.E.; Engine Company 27 at 4201 Minnesota Avenue, N.E.; and Engine Company 30 and Truck Company 17 at 50 49th Street, N.E.

"(c) Ward 7, like the rest of the city, is served by a dual park and recreation system partly owned and managed by the Department of Recreation and Parks (DRP) and partly managed by the National Park Service (NPS). The recreation system in Ward 7 includes 259 acres of land and 20 different sites where organized recreation programs and activities are offered. The federal component within Ward 7 covers 1,019 acres and includes Anacostia Park, the Kenilworth Aquatic Gardens, Watts Branch Park, the Fort Circle Parks (Fort Mahan, Chaplin, Dupont and Davis) and several small parks.

"(d) There are three branch libraries and one library kiosk in Ward 7: the Benning Branch at Benning Road and 36th Street N.E.; Capitol View Central Branch at Central Avenue and 50th Street S.E.; Francis Gregory Regional Library at Alabama Avenue and 37th Street S.E.; and the Deanwood Kiosk at Nannie Helen Burroughs and Minnesota Avenues N.E.

"(e) A number of public facilities are operated by the D.C. Department of Human Services (DHS). These neighborhood centers offer health care, maternal care, mental health care and other community services.

"(f) In general, the public facility recommendations support upgrading of certain facilities, improving accessibility for the handicapped and better maintenance of parks, playgrounds and recreation centers.

"SEC. 1200.714 WARD 7 OBJECTIVES FOR PUBLIC FACILITIES

The objectives for public facilities are:

"(1) Provide adequate public facilities to support the delivery of municipal programs and services and to support economic development and neighborhood improvement objectives in Ward 7.

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"(2) Ensure coordinated planning, construction, rehabilitation and maintenance of public facilities for an adequate public service delivery system.

"(3) Stimulate economic development and neighborhood improvements by providing adequate and appropriate support public facilities.

"(4) Locate public facilities to provide optimum service to the Ward 7 community and to support the land use, transportation, economic and social development, and neighborhood improvement objectives.

"(5) Provide adequate funding for public facility maintenance in Ward 7.

"(6) Develop appropriate criteria, adequate information and coordination procedures and priorities for Ward 7 capital improvements projects.

"(7) Encourage retail, office and other private service owners and tenants to make their facilities accessible to physically impaired individuals.

"(8) Review all proposals for new construction, replacement and reuse of public facilities in Ward 7 for consistency with the Comprehensive Plan.

"SEC. 1200.715 WARD 7 ACTIONS IN SUPPORT OF PUBLIC FACILITIES

"The policies in support of Public Facilities are as follows:

"(1) Expand recreational uses at Fort Dupont Park.

"(A) In order to fully utilize the open space at Fort Dupont Park, additional outdoor recreational activities need to be expanded in Ward 7. Fort Dupont Park with its outdoor amphitheater is currently utilized for concerts and has an indoor ice skating rink. The park has ample open space to support picnic grounds and additional activities.

"(B) Recommended actions:

"(i) Develop a facility at Fort Dupont Park that would provide the following recreational activities for the community: a 9-hole community golf course; indoor tennis courts; indoor olympic size swimming pool; horseback riding; and an upgraded outdoor theater in the park.

"(ii) Determine the feasibility of including the private sector in providing a swimming pool and support staff at Fort Dupont Park.

"(2) Modify, as necessary, the existing facilities to accommodate the special needs of the elderly and persons with disabilities.

"(A) All public facilities should be barrier free and accessible for use by the elderly and person with disabilities. The Architectural Barrier Free Law, D.C. Law 3-76, dated July 1, 1986, requires that architectural barriers to those with disabilities be eliminated from all public facilities.

"(B) Recommended actions:

"(i) Provide for coordinated planning of public facility construction and rehabilitation to ensure barrier-free designs.

"(ii) Develop and implement appropriate design guidelines for adequate access to all public facilities for everyone, especially the elderly and handicapped.

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"(3) Improve the maintenance and appearance of public facilities in Ward 7, particularly the O Street S.E. retaining wall.

"(A) A ward-wide public facilities plan should be developed to identify sites for a regular review of their condition and to ensure construction, rehabilitation and maintenance of facilities essential for public service delivery.

"(B) Recommended actions:

"(i) Rehabilitate and beautify the retaining wall at O Street S.E.

"(ii) Include Capital Improvement Program funds for street, sidewalk and curb and gutter repairs for the area on 47th Street N.E. between Meade and Nash streets N.E.

"(iii) Repair the pedestrian bridge over Watts Branch at the intersection of Nannie Helen Burroughs Avenue between Lee Street and Kenilworth Terrace N.E.

"(4) Complete a detailed assessment of all existing recreational facilities in the ward to determine if there is a need for improvement, upgrading or expansion.

"(A) The District-wide public facilities plan should identify needs, for new or replacement facilities, facilities to be retained, and facilities and sites no longer needed by the public. This information will be used to determine the need and location of additional facilities in Ward 7.

"(B) Recommended actions:

"(i) Determine the condition of all ward recreational facilities and improve them as required.

"(ii) Implement the public facilities plan to meet current and future needs of ward residents, particularly in the more densely populated and expanding neighborhoods.

"(iii) Provide a range of recreation facilities and programs for teenagers to encourage them to get off the streets.

"SEC. 1200.716 WARD 7 URBAN DESIGN

"(a) The District of Columbia has a long history of urban design beginning with the work of Pierre L'Enfant, the principal designer of the L'Enfant--Banneker Plan of the Federal City. The Urban Design component of the Ward 7 Plan builds on this history to address a broad range of issues, from the architectural character of the ward's diverse neighborhoods to the protection and enhancement of the ward's waterfront areas.

"(b) Ward 7, with its hilly and rolling terrain, contains many natural features such as forests, open space, river, streams and wetlands. Watts Branch and Pope Creek are the main ward tributaries that flow westward into the Anacostia river. The ward contains three historical fort circle parks: Fort Dupont, Fort McMahan and Fort Chaplin. Other parks in the ward include Kenilworth Park, the National Aquatic Gardens and Anacostia Park. As the ward continues to grow and develop, it is important to preserve and enhance the distinct physical, natural and historical features of the ward's neighborhoods, open space, and commercial areas.

"(c) There are three special streets identified by the National Capital Planning Commission within the ward. They are Pennsylvania

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Avenue, Kenilworth Avenue and East Capitol Street. Special streetscape designs are desired along these highly visible streets.

"(d) At the ward's gateways and entrances into the city from Prince Georges County, there are further opportunities to provide urban design features that are symbolic, aesthetically pleasing and imaginatively welcome visitors to the city.

"(e) Other opportunities for special design attention include Naylor and Benning roads and Branch and Alabama avenues. Additional commercial areas where facade design programs should be encouraged include the 2500 block of Pennsylvania Avenue S.E. and Minnesota Avenue, from Grant Street to East Capitol Street N.E.

"(f) The Office of Planning (OP), through planning and urban design guidelines, as well as the Department of Housing and Community Development (DHCD) and the Office of Business and Economic Development (OBED), through the community development projects undertaken by each agency, play significant roles in improving the aesthetic character of the ward. The Department of Public Works (DPW), primarily through the design and construction of public buildings, streets, sidewalks and other public projects, also influences the urban design character of the ward's natural and manmade environment.

"SEC. 1200.717 WARD 7 OBJECTIVES FOR URBAN DESIGN

The objectives for urban design policies are:

"(1) Promote the protection, enhancement and enjoyment of the built and natural environments and to promote a total environment that upgrades the aesthetic qualities of Ward 7 and emphasizes neighborhood identity and functions.

"(2) Encourage the superior design of future development in Ward 7 and enhance the established character of the distinct physical qualities of the ward's neighborhoods.

"(3) Encourage the design of development that is sensitive to the existing scale and character of Ward 7's established residential areas.

"(4) Encourage sensitively designed rehabilitation, rather than demolition and redevelopment, in appropriate locations.

"(5) Establish new, well-designed physical identities in areas of Ward 7 that have weak images.

"(6) Use sensitive site planning and design treatments to screen unsightly manufacturing, commercial and industrial uses from residential areas.

"(7) Encourage all commercial areas within Ward 7 to provide an aesthetically pleasing shopping and working environment which will serve to enhance the physical image of the ward.

"SEC. 1200.718 WARD 7 ACTIONS IN SUPPORT OF URBAN DESIGN

"The policies in support of Urban Design are as follows:

"(1) Use appropriate urban design and landscape techniques to better define the boundaries between Prince Georges County, Maryland and the Ward 7 portion of Washington, D.C.

"(A) The physical integrity, image and quality of Ward 7's boundaries should be enhanced to separate and distinguish the District of Columbia from Maryland. There is a particular concern along major gateways and other entrance roads. The gateways and entrances

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include: East Capitol Street at the Maryland line; Benning Road and Pennsylvania Avenue at Southern Avenue; I-295 and Kenilworth Avenue at Eastern Avenue; and Branch Avenue at Southern Avenue.

"(B) Recommended action: Provide appropriate landscaping, infrastructure improvements and signage at entrances and gateways to the District.

"(2) Encourage neighborhood beautification projects, including landscaping, the repair of streets and sidewalks, and the cleaning of small parks throughout Ward 7.

"(A) A major need is to efficiently use existing land resources to promote beautification and eliminate blight around the commercial areas, vacant lots and parks and open space throughout the ward. Particular attention should be paid to Pennsylvania Avenue east of the Anacostia river.

"(B) Recommended actions:

"(i) Develop a plan to beautify and maintain the present width of the pavement on Pennsylvania Avenue in accordance with its designation as a "special street" in the Comprehensive Plan. The plan should include mature trees forming the present streetscape, flowers and decorative plants and treeboxes.

"(ii) Encourage and/or provide assistance to Paradise Manor for the planting of trees along the sidewalks and streetscape between the 3700 block of Hayes Street to the 3600 block of Jay Street, N.E.

"(3) Improve the facades of the shopping centers in Ward 7.

"(A) Many of the shopping centers in Ward 7 lack attractive urban design qualities. Deteriorating retail centers are located at the 2500 block of Pennsylvania Avenue S.E.; Minnesota Avenue from Grant Street to East Capitol Street N.E.; and at the intersections of 34th Street and Benning Road N.E., Benning Road and East Capitol Street, and Benning Road and Hanna Place S.E. In-fill development of attractive design quality in some areas will stabilize the physical fabric and promote renovation and redevelopment.

"(B) Recommended actions:

"(i) Facilitate private efforts to improve facades by providing technical services and low-interest loans. Where short-term commercial leases make facade improvement by tenants economically infeasible, use public regulatory mechanisms to encourage facade improvement by owners.

"(ii) Strictly enforce regulations regarding the removal of trash and litter in these commercial areas.

"(iii) Explore the possibility of creating facade design programs for neighborhood commercial areas in such locations as Nannie Helen Burroughs and Division avenues, and 61st and Dix streets, to emphasize their special design qualities.

"(4) Buffers are needed between commercial, industrial, and residential uses, especially within the Deanwood and Central Northeast neighborhoods.

"(A) Residential areas adjacent to industrial and commercial centers need to be protected from potential adverse impacts from new or future developments.

"(B) Recommended actions:

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"(i) Develop text amendments to the Zoning Regulations which require landscape buffers between residential and production and technical employment areas.

"(ii) Identify ways to buffer negative impacts of incompatible uses in the Deanwood area.

"SEC. 1200.719 PRESERVATION AND HISTORIC FEATURES

"(a) Ward 7 contains a number of historic resources such as the Civil War fort sites, the fort circle parks and the Kenilworth Aquatic Gardens. These landmarks of importance contribute significantly to the cultural heritage, visual beauty and interest of Washington, D.C. and its environment. Other historic sites worth noting include the Mayfair Mansion Apartments and the six historic boundary stones of the District of Columbia along Southern and Eastern avenues.

"(b) While the official designation of historic resources in Ward 7 is somewhat behind the record of other areas, the amount of surveying that has been done to identify areas of historic significance is comparable to that of Wards 3, 4, 5 and 8. Neighborhood historic resources surveys have been completed for the Deanwood area and Pennsylvania Avenue between Minnesota and Alabama avenues. The Historic Preservation Division (HPD) of the Department of Consumer and Regulatory Affairs (DCRA) has proposed a survey of other historic areas in the ward, including the Burrville neighborhood and the area around Minnesota Avenue and Benning Road.

"(c) The overall Preservation and Historic Features Element objective of Ward 7 is to preserve important historic features while permitting new development that is compatible with those features. The District government is committed to encouraging the wise stewardship of Ward 7's irreplaceable historic and cultural resources.

"SEC. 1200.720 WARD 7 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

"The objectives for preservation and historic features are:

"(1) Increase awareness and access to historically significant facilities, places and activities in Ward 7.

"(2) Ensure that residents are educated about the ward's historic resources and ways to protect and enhance them.

"(3) Ensure the designation, protection and enhancement of Ward 7's historic resources.

"(4) Make available public information about historic preservation loans and grants.

"(5) Provide leadership in the protection and enhancement of the important historic resources of Ward 7.

"(6) Establish and sustain exemplary standards of property stewardship, design and maintenance of all historic property in Ward 7.

"(7) Use, to the maximum extent feasible, available historic properties when acquiring, constructing or leasing space for carrying out government responsibilities.

"(8) Pursue all avenues for preservation before demolishing or altering historic properties in Ward 7.

"(9) Explore use of the National Trust for Historic Preservation's "main street" program to help revitalize local historic neighborhoods and multi-neighborhood commercial centers.

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"SEC. 1200.721 WARD 7 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES

"The policies in support of Preservation and Historic Features are as follows:

"(1) Conduct an historical survey to identify the historic buildings or areas in Ward 7.

"(A) There are a number of properties within Ward 7 that need to be reviewed for possible historic significance and to be placed on the historical register. These properties include but are not limited to the Woodlawn Cemetery, Antioch Baptist Church and the Art Deco facade of the Senator Theater. It is important to recognize and retain the ward's historic and valued heritage before they are destroyed or altered.

"(B) Recommended actions:

"(i) Conduct an inventory of historic resources in Ward 7, evaluate historic places and prepare nominations to the National Register, incorporating the community's recommendations as part of the nomination process.

"(ii) Review buildings and areas of potential historic significance identified by the Ward 7 community. They include: Woodlawn Cemetery, Antioch Baptist Church, Former Shrimp Boat Restaurant, Strand Theater, Pennsylvania Avenue between Minnesota and Alabama Avenues (a short strip containing numerous small-scale commercial and residential art-deco buildings; the strip is anchored by the old stone firehouse), Minnesota Avenue and Benning Road, the Deanwood area running northeast from the Minnesota Avenue Metrorail Station (contains 19th and early 20th century frame houses and commercial buildings that typify Washington's once-pervasive "small Southern town" character), the Burrville Neighborhood.

"SEC. 1200.722 WARD 7 HUMAN SERVICES

"(a) The scope of the human services component of the Ward 7 Plan is broad, affecting a significant number of residents in the ward. Human services respond to a broad range of needs, from prenatal care to medicaid. Public facilities, churches and private facilities are used to ensure that residents have easy access to the range of services provided.

"(b) Services for senior citizens are of great importance to the ward residents. The Washington Wellness Center, located on the grounds of the Hillcrest Recreation Center under the auspices of the Office on Aging, provides a wide range of services and programs to senior citizens. These programs focus primarily on keeping senior citizens healthy by providing seminars and exercise classes.

"(c) There are eight nutrition sites located in the ward which provide hot lunches and recreational activities to senior citizens. These sites are housed in various neighborhood churches and in the Kenilworth Recreation Center, under the direction of the Greater Southeast Community Center for the Aging/Project KEEN (Keep the Elderly Eating Nutritiously).

"(d) The Department of Human Services (DHS) has the primary responsibility for implementing the Human Services Element of the Comprehensive Plan. In conjunction with other District agencies and private organizations, DHS's mission includes: providing social, economic

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and health support for those who cannot otherwise secure them; ensuring that citizens with temporary needs have access to programs that help them gain and maintain independence; and contributing to the improvement of health, well-being and quality of life for residents and visitors to the District of Columbia.

"(e) Provide for the increasing needs of working women, the Department of Human Services operates a total of 40 licensed daycare centers and oversees 51 private homes that provide daycare services and 10 foster family daycare centers in the ward.

"(f) Several public facilities in the ward provide educational and recreational services to area youth, such as the Richard England Boys and Girls Club on Benning Road N.E. and the Carter-Harris Mini Mall at Carter G. Woodson Junior High School.

"(g) Residents have voiced their concern about the high incidence of drug related crime in the areas along East Capitol Street and in the Central Northeast, Lincoln Heights, Northwest Boundary and Marshall Heights neighborhoods. Area residents have mobilized themselves to work with the Metropolitan Police Department to combat the criminal activity within their ward.

"SEC. 1200.723 WARD 7 OBJECTIVES FOR HUMAN SERVICES

"The objectives for human services are:

"(1) Focus on the full range of health and social services and on major problems facing Ward 7 such as infant mortality, homelessness, alcohol and drug abuse, and crime.

"(2) Support the development of adequate alcohol and drug abuse treatment facilities.

"(3) Seek maximum involvement of the private sector in the design and implementation of training and job placement programs.

"(4) Encourage the D.C. Board of Education to continue to support the District's training efforts through its basic and adult education programs.

"(5) Offer a comprehensive range of community-based social services for those in need.

"(6) Promote health, environmental and life-style conditions to strengthen the well-being of Ward 7 residents.

"(7) Promote conditions to enable handicapped persons to participate as fully as possible in the life of the ward.

"(8) Provide for the special employment needs of women in Ward 7, particularly single heads of households.

"(9) Protect Ward 7's residential neighborhoods from over-concentrations of non-residential facilities.

"(10) Provide adequate subsidies to each eligible parent with a child under the age of 15 years who requires child care to participate in an educational program, job training or employment.

"SEC. 1200.724 WARD 7 ACTIONS IN SUPPORT OF HUMAN SERVICES

"The policies in support of Human Services are as follows:

"(1) Curtail the amount of alcoholism, drug abuse and criminal activity and increase the levels of public safety and public confidence in neighborhoods throughout Ward 7.

"(A) Citizens have expressed concerns about alcoholism and the proliferation of drug trafficking and its association with violence and litter. Decreased property values usually result from these activities. Activities such as prostitution and drug trafficking exist in some Kenilworth Parkside and Marshall Heights neighborhoods. Particular attention should be given to the drug activity along the following streets: 600 block of Division Avenue N.E.; 44th and Hayes streets N.E.; and the 4400 block of Grant Street N.E. (along Watts Branch Park).

"(B) Recommended actions:

"(i) Increase the visible presence of police in Ward 7, especially by establishing "walking beats" in neighborhoods with high levels of drug and other criminal activity.

"(ii) Expand and increase police/community relations, focusing especially on cooperative community efforts to prevent crime.

"(iii) Expand the Parents and Citizens Together (PACT) and Neighborhood Watch programs in these areas.

"(iv) Sponsor workshops on public safety, alcoholism and drug abuse treatment for ward residents.

"(2) Monitor the number of Community-Based Residential Facilities (CBRFs) located in Ward 7.

"(A) The District government needs to coordinate with the community to improve communications regarding the establishment of these facilities to ensure that they are compatible with the neighborhoods in which they are located. Placement of group homes and CBRFs within Ward 7 has caused concern among residents of the ward.

"(B) Recommended actions:

"(i) Coordinate efforts to develop and implement educational and public information programs that address the range of issues associated with CBRFs and their programs.

"(ii) Consider the inspection of the CBRF program with respect to location and the enforcement of quality program requirements to ensure that neighborhoods are not unduly impacted as a result of any over concentration of CBRFs.

"(iii) Work to minimize the possibility of a negative impact by any outpatient treatment facilities by: encouraging users to avoid loitering and littering; providing strict security; maintaining an attractive exterior; and involving neighborhood organizations in oversight of the facility.

"(iv) Avoid the overconcentration of high-impact community-based residential facilities.

"(v) Develop and provide upwardly mobile job training and short-term and long-term employment of Ward 7 residents in projects built and/or operated in Ward 7 with any form of public subsidy--loan, grant or other incentives. Encourage such training and employment in private projects.

"(3) Consider development of a comprehensive drug abuse and alcohol treatment facility to provide a full range of treatment services within the ward and programs to address stress caused by unemployment and family problems, especially as they affect the ward's teenagers.

"(A) Ward 7's unemployment rate is higher than the city wide average, 20 percent of its residents are below the poverty level and 22 percent of the population was under 15 years of age in 1988. These

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factors, in addition to lack of job opportunities, count heavily in the involvement of many of the ward's youth and somewhat older unemployed workers in substance abuse and illegal drug trafficking.

"(B) Recommended actions:

"(i) Establish public education programs and publicize the availability of various education programs in the ward and elsewhere in the District.

"(ii) Consider the possibility of establishing a program to provide transportation for low-income families and teenagers to various educational programs in the ward and city.

"(iii) Establish additional mental health care rehabilitation programs to include a satellite program that adequately serves Ward 7 residents.

"(iv) Work with the community and other District agencies on a continuous basis to identify and obtain additional resources to address and provide services for alcohol, drug and unemployment-related problems.

"(4) Provide information to Ward 7 residents regarding job training opportunities and skill enhancement programs.

"(A) There is a 6.4 percent unemployment rate in the ward coupled with the fact that 20 percent of ward residents fall below the poverty rate. Increased measures are needed to enhance job placement and retention skills and also provide supportive services such as transportation assistance.

"(B) Recommended actions:

"(i) Disseminate information regarding job training programs within Ward 7.

"(ii) Work with community groups, merchants and others to increase the employment of ward residents in projects developed and constructed within Ward 7.

"(iii) Encourage developers of construction projects in the ward to offer training and employment opportunities to area residents.

"(iv) Develop and provide upwardly mobile job training and short-term and long-term employment of Ward 7 residents in projects built and/or operated in Ward 7 with any form of public subsidy--loan, grant or other incentives. Encourage such training and employment in private projects.

"(5) Improve access to social service delivery programs for youth and senior citizens.

"(A) New and innovative programs are needed to provide services to those who are not currently served or are underserved. These programs may include: innovative day care, family counseling and therapy, senior citizen services, social and public health information, voter education and registration beginning at the high school level, arts and humanities programs, and consumer protection and education.

"(B) Recommended actions:

"(i) Work with community groups to identify program areas and population groups in Ward 7 that are underserved and develop appropriate means to enhance services to these groups.

"(ii) Form a task force consisting of the District's public health, education, and private and community organizations to improve social service delivery programs in Ward 7.

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"(iii) Identify groups in Ward 7 in need of one or more of the services listed above, or other social services not listed, and develop means to enhance services to these groups.

"(6) Increase dissemination of information to persons with disabilities to better inform them of their human and legal rights and the services available to them.

"(A) Often ward residents with physical or mental disabilities are not aware of the services that are available or where they can go to receive assistance.

"(B) Recommended actions:

"(i) Provide additional information to community groups and Advisory Neighborhood Commissions regarding services offered by the District for persons with disabilities.

"(ii) Develop a comprehensive statement of human and legal rights and services available for persons with disabilities in the areas of housing, transportation, employment, public facilities, recreation and human services in Ward 7.

"(iii) Establish a Ward 7 committee to coordinate with the Mayor's Committee on Handicapped Individuals, the Office of Community-Based Residential Facilities, the D.C. Association for Retarded Citizens, Inc. and private institutions to promote increased services to persons with disabilities.

"(iv) Establish an intra-District Committee to review services and legal rights of residents with disabilities.

"(7) Develop additional programs to serve the needs of elderly residents. Increase the availability and the accessibility of public health services for the young, the homeless and the elderly in the area.

"(A) Quality primary care services should be promoted in parts of the ward at reasonable cost, especially in areas that are medically underserved and have critical staff shortages.

"(B) Recommended actions:

"(i) Evaluate the existing services and the need for additional health services in the ward.

"(ii) Continue to distribute information in the community regarding health and social services offered by the District.

"(iii) Coordinate efforts among service providers in the implementation of services for the young, homeless and elderly residents of Ward 7.

"(iv) Expand existing programs for elderly households in Ward 7.

"(v) Supplement the existing mode of public transit, thereby increasing the mobility of Ward 7's transit-dependent elderly.

"(8) Design and coordinate services in health care, housing, transportation and recreation to make it possible for senior citizens and persons with disabilities to remain independent.

"(A) A system designed for senior citizens and handicapped individuals is needed to enable them to receive and obtain services within a centralized area such as a multi-purpose service center or recreation center.

"(B) Recommended actions:

"(i) Identify elderly citizens without adequate income/assets and family and plan for their needs and services accordingly.

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"(ii) Increase coordination of services and activities among District agencies so that the elderly can continue to contribute to their communities.

"(iii) Increase the dissemination of information in the community regarding health and social services offered by the District for the elderly.

"SEC. 1200.725 WARD 7 LAND USE/ZONING

"(a) The overall land use objectives for the ward are to preserve residential neighborhoods, provide housing opportunities for a range of income levels, expand appropriate commercial and employment areas, provide for adequate public facilities and concentrate appropriate development around the Deanwood, Minnesota Avenue and Benning Road Metrorail stations.

"(b) The key land use concerns in Ward 7 include:

"(1) The increase of nonresidential uses in residential neighborhoods causing negative impacts, such as parking, traffic congestion, litter and noise;

"(2) Proposed housing and commercial development for the ward's northern neighborhoods which may result in incompatible land use mixes; and

"(3) The need to determine the appropriate zoning and design of development around the Minnesota, Deanwood and Benning Road Metrorail stations.

"(c) Ward 7 has approximately 3,693 acres of land, excluding public rights-of-way. Residential is the largest land use category, accounting for about 1,560 acres, or 42 percent. Detached and semi-detached housing occupies about 956 of these acres; garden apartments occupy another 447 acres.

"(d) Commercial uses in the ward cover about 101 acres and consist primarily of neighborhood shopping centers, several small nodal commercial areas and two small shopping strips on major streets. Family-owned stores and fast food restaurants are prevalent in these areas. The four largest commercial corridors are Benning Road and Minnesota Avenue; Alabama Avenue and Naylor Road; Pennsylvania and Branch avenues; and Benning Road and East Capitol Street. Smaller neighborhood-serving commercial areas are at East Capitol Street and Minnesota Avenue (Greenway); Pennsylvania and Minnesota avenues; Nannie Helen Burroughs and Division avenues; and 61st and Dix streets.

"(e) Only about 15 acres in Ward 7 are devoted to industrial uses. The majority of this land is located adjacent to the Baltimore and Ohio (B&O) and Pennsylvania railroads rights-of-way, near Kenilworth Avenue and along the northern side of Benning Road between Anacostia Avenue and Kenilworth Avenue. There are approximately 240 acres of private taxable vacant land available for development. This excludes vacant or improved parkland which is federal or District-owned, and private tax-exempt land.

"(f) The National Park Service operates Anacostia Park, the Kenilworth Aquatic Gardens, the four Fort Circle Parks--Mahan, Chaplin, Dupont and Davis--and several smaller park areas.

"(g) Ward 7 contains three zoning categories -- residential, commercial and industrial zones. Approximately 1,906 acres are zoned residential, approximately 120 acres are zoned commercial and 203 acres

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are zoned industrial. The remaining 1,464 acres, or approximately 40 percent of the ward's land area, are unzoned federal and District government land. The majority of this unzoned land is used as parkland.

"(h) Residential Zoning

"(1) The major residential zoning categories in Ward 7 are single-family detached dwellings (R-1-B), single-family semi-detached dwellings (R-2) and low-density apartment structures (R-5-A). These zoning districts account for about 83 percent of the zoned land within Ward 7.

"(2) Single-family semi-detached dwellings, with a minimum lot size requirement of 3,000 square feet (R-2), constitute approximately 72 acres of the residentially zoned land. R-2 districts are located primarily throughout the northern section of the ward and in portions of the Fort Davis neighborhood, east of Alabama Avenue between Massachusetts Avenue and Ridge Road. R-2 districts are also located in the Twining neighborhood, which is west of Branch Avenue below Randle Circle.

"(3) The R-5-A zoning district, which limits development to low density apartment buildings, covers approximately 676 acres. R-5-A land in the ward is located near neighborhood shopping centers and Metrorail stations on Minnesota Avenue and in the central ward neighborhoods of Marshall Heights, Lincoln Heights, and Burrville.

"(4) Ward 7 also has about 453 acres, or 20 percent, of its zoned land in the R-1-B category. This zone is mapped largely in the Twining, Dupont Park and Fairlawn neighborhoods. The Fairfax Village and Woodland neighborhoods are zoned R-5-A.

"(i) Commercial Zoning

"(1) The largest commercial categories in Ward 7 include neighborhood shopping centers (C-1) and major business and employment centers (C-3-A). Several commercial business center (C-2) districts are also mapped in the ward. The C-1 and C-3-A commercial zoning districts make up about 93 acres of land. This combined area accounts for only four percent of the zoned land within Ward 7. C-1 zoning districts cover approximately 54 acres, the largest mapped area in the commercial zoning category.

"(2) The C-3-A zoning district is the next largest commercially mapped zone, covering about 38 acres. It is in only two locations: on Naylor Road between Alabama Avenue and Good Hope Road and on Minnesota Avenue between Blaine and Grant streets, N.E.

"(3) The C-2 districts, which permit community business centers, cover about 26 acres of land. They are mapped along Pennsylvania Avenue, between Fort Davis Street and Alabama Avenue; on the northwest corner of the intersection of Minnesota Avenue and East Capitol Street; on the District side of Eastern Avenue and Division Avenue; on Dix Street; on Benning Road between 34th and 36th streets; on Kenilworth Avenue between Foote and Jay streets; and on Nannie Helen Burroughs Avenue between 49th and 50th streets.

"(j) Industrial Zoning. The industrially zoned land in Ward 7 consists of 203 acres of the low bulk commercial light manufacturing (C-M-1) category. C-M-1 districts are mapped all along the Pennsylvania and B&O railroads rights-of-way and north of Benning Road on the Anacostia River waterfront.

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"The objectives for land use/zoning are:

"(1) Focus public and private initiatives on those neighborhoods most in need of improvement and stability.

"(2) Protect and buffer residential neighborhoods from disruptive and negative impacts of nearby commercial and industrial development.

"(3) Encourage development of adequate neighborhood shopping and support services in all sections of the ward.

"(4) Encourage the growth of centers of high technology, research and development.

"(5) Ensure the availability of sufficient land for Ward 7's public improvements and operational needs.

"(6) Provide for an adequate supply of child care facilities by allowing the establishment of new or the expansion of existing child care facilities in residential and mixed use areas.

"(7) Encourage conservation and appropriate use of Ward 7 waterfronts and shorelines.

"(8) Promote the conservation, enhancement and revitalization of the residential neighborhoods of Ward 7 for housing and neighborhood-related uses.

"(9) Conserve and maintain Ward 7's sound, established neighborhoods through the strict application and enforcement of housing, building and zoning regulations.

"(10) Improve existing neighborhood commercial centers and develop new neighborhood commercial centers.

"(11) Encourage the ward's multi-neighborhood commercial centers to provide a satisfactory range of retail and office services for their market areas.

"(12) Encourage joint public and private development of publicly owned or controlled land to stimulate desired economic and human services objectives for Ward 7.

"(13) Promote the development of existing Ward 7 multi-neighborhood commercial centers in areas where residents now travel long distances for food and other shopping services, through close coordination of ward and neighborhood planning efforts with the District's economic development program, including ongoing efforts to encourage large food stores to locate in these areas.

"SEC. 1200.727 WARD 7 ACTIONS IN SUPPORT OF LAND USE/ZONING

"The policies in support of Land Use/Zoning are as follows:

"(1) Determine the appropriate mix, scale, intensity and design of development for the Minnesota-Benning Special Treatment Area and for the Minnesota Avenue, Deanwood and Benning Road Metrorail station areas to ensure maximum Metrorail access and use and to protect and preserve the surrounding residential areas.

"(A) The Minnesota Benning Special Treatment Area is bounded by Ames Street N.E., Minnesota Avenue N.E., Hayes Street N.E., and the Anacostia River. Land use policies established for this area are:

"(i) Provide for medium density commercial development.

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"(ii) Upgrade and expand existing commercial establishments.

"(iii) Encourage small business development.

"(iv) Promote community-based development, including child care, educational, and counseling facilities.

"(B) The Deanwood Metrorail area is generally bounded by Minnesota Avenue N.E., Quarles Street N.E., Meade Street N.E., and the B&O Railroad.

"(C) The Benning Road Metrorail area is generally bounded by Benning Road N.E., Central Avenue N.E., 45th Street N.E. and 46th Place.

"(D) Recommended actions:

"(i) Prepare small area studies of the areas to determine the appropriate mix, scale, intensity and design of development.

"(ii) Provide assistance to private developers through appropriate programs which will facilitate development in the areas.

"(iii) Work with the Washington Metropolitan Area Transit Authority (WMATA), through the joint development review process, to ensure that developments on WMATA-owned property contribute to and are compatible with the existing character of the surrounding neighborhood.

"(iv) Through regulatory processes, provide for the improvement of the land-use mix and urban design quality of new development in the Deanwood and Benning Road Metrorail Station areas.

"(v) Provide for citizen participation in the development review process, to assist the District and WMATA in responding to community concerns.

"(vi) Encourage additional development of industrial parks in areas that are designated for industrial uses, such as Kenilworth Industrial Triangle.

"(2) Evaluate the negative impact that existing commercial development may have on residential areas such as the Deanwood and the Central Northeast neighborhoods, particularly on Hayes Street between 44th and 42nd streets, N.E.

"(A) Residential neighborhoods need protection from incompatible uses and activities generating unsanitary conditions, litter and other damaging environmental impacts by promoting buffering and other techniques to provide for an appropriate separation of uses. This would, in some cases, require modification of the Zoning Regulations of the District of Columbia to limit the expansion of such uses and to include strict enforcement of anti-littering, noise and pollution regulations.

"(B) Recommended actions:

"(i) Develop opportunities and alternatives for locating industrial establishments and assistance to those who wish to relocate to more appropriate sites.

"(ii) Prepare plans for commercial areas in the Deanwood and Central Northeast neighborhoods to encourage an appropriate level of industrial and commercial development while ensuring compatibility and buffering of surrounding residential uses.

"(iii) Encourage increased development of industrial parks in areas that are designated for industrial uses, such as the Kenilworth Industrial Triangle.

"(3) Provide for the stability and maintenance of residential neighborhoods, particularly Deanwood, Central Northeast and Lincoln Heights, ensuring adequate controls to protect against adverse impacts of nonresidential uses such as churches, day care centers, institutional uses and others, and ensuring compliance with laws, rules and regulations governing land use and zoning to protect against the adverse impact of non-residential and non-conforming uses such as junk yards, storage facilities, and industrial establishments. Enforce codes against uses such as boarding and rooming houses that are illegal or otherwise in non-compliance with city regulations.

"(A) Residents within the Deanwood, Central Northeast and Lincoln Heights neighborhoods have expressed concern regarding nonresidential uses in residential zones. It is believed by these residents that several adverse impacts which include parking, noise and litter are associated with nonresidential uses. In order to mitigate these problems, there is a need for additional investigation of code compliance to eliminate illegal uses.

"(B) Recommended actions:

"(i) Assess the potential impact of nonresidential uses on traffic and parking on residential streets during the review of Planned Unit Developments (PUDs) and Large Tract Review projects.

"(ii) Develop a citywide zoning text amendment to more effectively control nonresidential uses including provisions dealing with height, density and bulk permitted in residential zones to provide greater stability and protection for residential neighborhoods.

"(iii) Investigate the possibility of using an overlay district in the R-2 zone to provide protection from nonresidential uses in the area.

"(iv) Increase enforcement and inspection of all nonresidential uses in residential zones to ensure their compliance with the existing regulations.

"(v) Provide enforcement against uses that are illegal, non-conforming or incompatible with existing residential areas, or otherwise are in noncompliance with laws, rules, and regulations governing land use and zoning.

"(vi) Identify, monitor, and enforce government laws, rules and regulations governing unauthorized use and dumping upon public and private property. Impose fines on property owners for unauthorized use of property, failing to maintain property, or failing to keep the property free from debris or other objects that adversely impact the property values of nearby residential areas.

"(4) Evaluate and recommend appropriate changes to the Zoning Map to make it consistent with the Comprehensive Plan, as amended by D.C. Law 8-129. Revise and update the Zoning Regulations and Map in conformance with the densities and uses indicated on the enacted Comprehensive Plan Generalized Land Use Map.

"(A) Zoning changes may be needed for properties and areas that are used as residential but zoned commercial. The appropriate zoning classification should reflect existing residential development levels.

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Zoning map amendments may be required to reduce inconsistencies between zoning and existing or proposed development.

"(B) Recommended actions:

"(i) Review and analyze the Zoning Regulations and the Comprehensive Plan Land Use Element and prepare background briefing papers as a basis for appropriate action by the Zoning Commission.

"(ii) Conduct a further survey and prepare an analysis of land uses and zoning in Ward 7 to identify locations where there is a conflict with zoning and existing land uses and submit findings and recommendations to the Zoning Commission for action.

"(iii) Monitor the update of the Comprehensive Plan Land Use Map, in accordance with D.C. Law 8-129, particularly regarding the Minnesota-Benning Special Treatment Area and the newly upgraded local neighborhood center in the vicinity of Minnesota Avenue and Nelson Place, S.E.

"(5) Enhance the ability of the District to participate in the review of development projects located in neighboring jurisdictions along the District's boundaries in order to protect against adverse effects of that development.

"(A) Residents within the Hillcrest community were concerned that the Berman property subdivision was being designed without any relationship with the surrounding neighborhood. Projects such as the Berman Property subdivision located within Prince Georges County and adjacent to the District line on Southern Avenue, S.E. should be designed and reviewed by both jurisdictions to ensure traffic safety, that adequate buffers are in place and that there is compatibility with surrounding neighborhoods.

"(B) Recommended actions:

"(i) Encourage greater interjurisdictional coordination and review of development projects with potential impacts on multiple jurisdictions.

"(ii) Use existing regulations, such as Access Permits, to ensure that development in abutting Prince Georges County is compatible with the surrounding District communities.

"(iii) Enforce regulations to protect the residential character of the District neighborhoods and their environments from encroaching development.

"(6) Create mechanisms in the District government to inform concerned citizens of the options available to them to change adverse uses of land in their communities.

"(A) Aggrieved citizens should possess adequate knowledge of their rights and the various procedures to address them with respect to land use.

"(B) Recommended action: The appropriate agency(s) should make available in libraries, schools, and ANC offices easy-to-read instructions on the options available to address land use issues in the community.

"(7) Enforce regulations that prohibit unauthorized use of District property by industrial and commercial establishments.

"(A) This action addresses situations in which commercial establishments operate outside their permitted use, encroaching on public streets and District property.

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"(B) Recommended action: Enforcement and compliance by governing agencies such as the Department of Consumer and Regulatory Affairs and the Police Department.

"SUBTITLE 8

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"SEC. 1200.819	WARD 8 PRESERVATION AND HISTORIC FEATURES
"SEC. 1200.820	WARD 8 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES
"SEC. 1200.821	WARD 8 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES
"SEC. 1200.822	WARD 8 HUMAN SERVICES
"SEC. 1200.823	WARD 8 OBJECTIVES FOR HUMAN SERVICES
"SEC. 1200.824	WARD 8 ACTIONS IN SUPPORT OF HUMAN SERVICES
"SEC. 1200.825	WARD 8 LAND USE/ZONING
"SEC. 1200.826	WARD 8 OBJECTIVES FOR LAND USE/ZONING
"SEC. 1200.827	WARD 8 ACTIONS IN SUPPORT OF LAND USE/ZONING
"SEC. 1200.800.1	WARD 8 PLAN INTRODUCTION

"SEC. 1200.800.2 VISION FOR WARD 8

"(a) The Ward 8 plan is based on a vision of what the ward could be like in three to five years.

"(b) Community residents and their representatives envision a community where new private-sector development will make a visible difference in the ward's physical appearance and image. The Anacostia Metrorail Station will be open, and new commercial development will have begun to occur along Howard Road S.E. At Saint Elizabeth Hospital's West Campus, site preparation will be underway for new mixed use development designed in accordance with the master plan recently approved by Congress. At least two large, modern supermarkets will be located in the ward, including an expanded Safeway store just south of Saint Elizabeth Hospital. New single-family housing built in Ward 8 will include small clusters of detached and semi-detached units at several sites.

"(c) Improvements in the availability of housing, retail services, employment, transportation, public services and community facilities will have an impact on the problems of drug abuse and drug-related crimes in the ward, even in areas where street drug activity is presently high.

"(d) The city's anti-drug efforts, including enforcement, treatment and prevention programs, will reduce the crime rate, particularly illicit drug trafficking and homicides. In addition, a number of community service and religious groups, in cooperation with the District, will have in place comprehensive adult remedial education and vocational training programs and special rehabilitation facilities for underskilled former drug pushers, drug users and ex-offenders.

"(e) Finally, the number and proportion of Ward 8 residents on public assistance will be greatly reduced. More job and venture opportunities will be opening up not only in the ward but elsewhere in the local area. These opportunities, along with the physical transformation of the ward, will convince many young (and not so young) Ward 8 residents that there are viable alternatives to teenage pregnancy, drug-culture entrepreneurship and other self- and community-destroying activities. Ward 8 will become a safe place in which to walk the streets after dark and an ideal environment in which to live.

"(f) The focus of the Ward 8 Plan is to:

"(1) Give priority to the protection, rehabilitation and improvement of neighborhoods through code enforcement and neighborhood preservation programs.

"(2) Give priority to upgrading existing public services and facilities.

"(3) Suggest ways of using public investments in the maintenance and location of capital improvements to stimulate privately funded renovation of existing residential, commercial and industrial properties.

"(4) Capitalize on the Anacostia Metro Station area as a focal point of commercial, office and community/cultural activities.

"(5) Encourage the provision of new job opportunities and the effective use of commercial land.

"(6) Encourage the development of new commercial and employment areas that are compatible in design and scale with adjoining land uses, particularly residential neighborhoods.

"(7) Emphasize those measures that contribute to an orderly process of neighborhood revitalization;

"(8) Suggest ways to increase the currently low level of home ownership in Ward 8.

"(9) Emphasize nodal development of neighborhood commercial/retail service centers, including appropriate sites and height and design controls, over the extension of existing strip commercial areas.

"SEC. 1200.800.4 WARD 8 HISTORY

"(a) The area that comprises Ward 8 has one of the most interesting histories of settlement in the District of Columbia. Although this ward is the youngest in the District in terms of urban settlement trends, its tradition as a place of human settlement dates back some 2,000 years to the initial establishment of Native American trading posts and hunting and fishing settlements along the Potomac and Anacostia rivers shorelines. The first Native American tribe that is known to have settled the area was the Nacotchtank group (whose tribal name was later Europeanized to "Nacostines" and finally "Anacostians"). The Anacostia River is named after this Native American group.

"(b) European settlers began to displace the Nacotchtanks during the 1700s, as Native American settlements gave way to farm homesteads and tobacco plantations. This pattern of development was essentially maintained in Ward 8 until the early part of this century.

"(c) The establishment of institutional and "nuisance" uses in the Ward 8 area began with the building of Saint Elizabeth Hospital in 1852. After the Civil War, various industrial uses began to locate along the river shorelines on landfill. However, federal defense installations, including Bolling Air Force Base, the Anacostia Naval Air Station and Naval Research Laboratory displaced most of the industrial uses during and after World War II.

"(d) Significant residential and commercial development did not begin in Ward 8 until the early 1940s. In 1940, the ward's population totaled only 17,985, or 3 percent, of the District's then-current population of 663,000. Some 37 percent of the ward's population (6,600 people) were then residents of Saint Elizabeth Hospital, which had become the federal government's largest psychiatric treatment facility.

"(e) With the onset of World War II and the rapid expansion of federal agencies and employment, settlement boomed in Ward 8. Between 1940 and 1950, the population increased by 228 percent from roughly 18,000 to 59,100. To accommodate this growth, housing construction proceeded at a rapid pace. This development was particularly evident south of Saint Elizabeth Hospital in what are now the neighborhoods of Congress Heights, Bellview and Washington Highlands. Most of this construction was in the form of garden apartments, although some detached and semi-detached single family units were built along the Nichols (now Martin Luther King, Jr.) Avenue S.E. corridor. Despite this activity, Ward 8's population was still just under 10 percent of the District's total population by 1960.

"(f) Prior to 1960, Ward 8's population was primarily white. In fact, between 1940 and 1960, the percentage of white persons in the ward's population ranged between 60 and 73 percent.

"(g) However, during the 1960s, urban renewal activities in the District west of the Anacostia River, combined with the systematic construction of moderate-cost housing east of the river, led thousands of low- to middle-income black households to relocate to the ward. As a result, the ward's black population rose to 89 percent of the total population as of 1970. By 1980, the black population in the ward was 90 percent. Conversely, Ward 8's white population fell from a 1960 high of 45,500 persons to 6,230 people in 1980.

"SEC. 1200.800.5 WARD 8 TODAY

"(a) Located in the southeast and southwest quadrants of the District, Ward 8 is generally bounded by the Potomac and Anacostia rivers to the west; the 11th Street Bridge, Anacostia Freeway/I-295, Chicago Street S.E., Morris Road S.E., Erie Street S.E., Reynolds Place S.E., Langston Place S.E., Ainger Place S.E., Gainesville Street S.E., and Naylor Road S.E. to the north; and Southern Avenue S.E./District Line to the southeast.

"(b) Existing Land Use Patterns

"(1) Some 74 percent of the land in Ward 8 is occupied by public facilities. These include the Bolling Air Force Base/Anacostia Naval Air Station/Naval Research Laboratory military complex, Saint Elizabeth Hospital, the Blue Plains Wastewater Treatment Plant, D.C. Village, Anacostia Park and Oxon Run Parkway. Many of these are situated in and near areas of the ward that are heavily wooded, providing a bucolic image and significant opportunities for open space and recreation. However, several major public areas are federal tracts and not open to the public. For instance, at the Bolling Air Force Base/Anacostia Naval Air Station/Naval Research Laboratory complex, public access to the Anacostia and Potomac rivers shorelines is completely cut off.

"(2) Nearly all of the remaining land in Ward 8 is in residential use. Most of the housing consists of walk-up and garden apartment structures, with two high-rise apartment complexes on Southern Avenue S.E. and Martin Luther King, Jr. Avenue S.W. Single-family detached units are concentrated along the Martin Luther King, Jr. Avenue corridor, while clusters of newer townhouse units are located along Mississippi and Southern avenues S.E.

"(3) Commercial services in the ward are limited to several neighborhood-scale clusters of shops and a number of scattered corner grocery/carryouts. The commercial nodes in the ward are located primarily along Martin Luther King, Jr. Avenue S.E. and South Capitol Street.

"(4) Ward 8's wooded slopes and expansive open spaces serve to clearly delineate its distinctive and somewhat contrasting neighborhoods such as Congress Heights, Washington Highlands and Barry Farm. They also enhance the ward's predominantly residential quality despite the preponderance of institutional and public uses located there.

"(c) Neighborhoods

"(1) The neighborhoods of Ward 8 are shaped, to a significant extent, by the ward's natural topography and man-made barriers such as the Anacostia Freeway/I-295. The ward's neighborhoods include Barry

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Farm, Buena Vista, Douglass, Garfield Heights, Shipley Terrace, Congress Heights, Bellview and Washington Highlands.

"(2) Barry Farm is the oldest and most historic neighborhood in the ward. It is dominated by the massive Barry Farms public housing complex, which has recently been renovated. The remaining area consists of walk-up apartment units and a few older single-family detached homes. Barry Farm is located just north of Saint Elizabeth Hospital.

"(3) Buena Vista is immediately east of Barry Farm across Suitland Parkway S.E. Like Barry Farm, this neighborhood is dominated by multi-family housing, with single-family detached and semi-detached units on its eastern and southern borders. In this case, however, the housing is privately owned. Its hillside location affords very good views of downtown Washington and nearby Virginia. The neighborhood's hilly topography has also resulted in narrow, winding streets. The Knox Hill housing development site borders this neighborhood on the east.

"(4) Douglass is southeast of Buena Vista. It contains a mixture of walk-up and garden apartment units, most of which are in two public housing complexes (Stanton Dwellings and Douglass Dwellings). This neighborhood sits atop the long ridge which is Ward 8's most prominent topographic feature.

"(5) Garfield Heights is east of Douglass across Suitland Parkway S.E. It contains a mixture of single-family detached, walk-up and garden apartment units. One of the ward's few elderly housing complexes is located immediately north of this neighborhood at the Knox Hill housing development site. The neighborhood borders Prince Georges County, Maryland.

"(6) Shipley Terrace is south of Garfield Heights. Most of the housing in this neighborhood is walk-up and garden apartments, with semi-detached and rowhouse units near Southern Avenue S.E.

"(7) Congress Heights is south of Saint Elizabeth Hospital. Single-family detached housing predominates in this area, unlike other parts of Ward 8. One of the two largest neighborhoods in the ward, Congress Heights extends from the Camp Simms development site west to the Anacostia Freeway/I-295 and south to South Capitol Street. The ward's largest business district and only supermarket are located in this neighborhood. Congress Heights' ridgetop location affords panoramic views of downtown Washington and nearby Virginia along its western border.

"(8) Bellview is south of Congress Heights. It contains the ward's second largest concentration of single-family detached housing units (after Congress Heights). A number of walk-up and garden apartment units are also in this neighborhood, along with one of the ward's two high-rise apartment complexes. Like Congress Heights, this neighborhood sits atop the ridge which dominates the area. Hadley Memorial, one of the ward's two hospitals, is in this neighborhood.

"(9) Washington Highlands is Ward 8's largest and most populous neighborhood. Most of the housing in this neighborhood is a mixture of walk-up and garden apartment units, many of which are contained in public housing complexes such as Valley Green and Highland Dwellings. The ward's second high-rise complex and several clusters of recently completed single-family townhouses are also in this neighborhood. Greater Southeast Community Hospital is immediately northeast of Washington Highlands.

"(d) Commercial Areas/Nodal Development

"(1) Ward 8's largest commercial area is the Martin Luther King, Jr. Avenue/Portland Street shopping district in Congress Heights. It extends along Martin Luther King, Jr. Avenue S.E. from Saint Elizabeth Hospital south to Fourth Street S.E. This district contains the ward's only supermarket (a Safeway store), its newest office building (the Forsythe Building, which houses the city's Development Zone Administration, the East of the River Community Development Corporation and a full-service D.C. Natural Gas branch office), a new Rite Aid drugstore, two gasoline service stations (Amoco and Chevron), an Atlantic automobile parts outlet, two fast food outlets (McDonalds and Church's Fried Chicken), a barber shop, a beauty parlor and various other convenience outlets. Few, if any, comparison goods are offered in this shopping area. The Martin Luther King, Jr. Avenue/Portland Street shopping district is served by nearly every Metrobus route that serves the ward.

"(2) The South Capitol/Atlantic streets commercial area is Ward 8's second most significant shopping district. This area contains two drugstores (Peoples Drugs and Care Drugs), a Riggs Bank branch, a Department of Employment Services (DOES) branch office, a Trak Auto parts store, three food stores (Murry's, Highs and an independent store), two liquor stores, a hardware store, an Exxon gasoline station, a beauty shop and other convenience outlets. The area offers a limited range of comparison goods but does not include clothing, appliances or other durable goods. The South Capitol/Atlantic streets shopping district is accessible by Metrobus.

"(3) The ward's third significant commercial area is the South Capitol Street/Southern Avenue shopping strip in Washington Highlands. This business area is dominated by auto-oriented convenience outlets including three gasoline stations (Sunoco, Shell and Exxon), a drive-in First American Bank branch, a Hostess Bakery thrift outlet, a Burger King fast food outlet, the Congress Heights U.S. Postal Service branch and a liquor store. The South Capitol Street/Southern Avenue shopping area competes with the adjacent and much larger Eastover shopping center in Prince Georges County, Maryland, which contains a much wider variety of basic and comparison goods. Like Ward 8's other two primary commercial areas, this district is accessible by Metrobus.

"(4) Ward 8 contains several smaller neighborhood commercial areas or nodes as well as scattered corner convenience stores. The commercial nodes are located at Alabama Avenue and Stanton Road S.E.; Alabama Avenue and 23rd Street S.E.; Wheeler and Barnaby roads S.E.; and South Capitol and Elmira streets S.W.

"(e) Ward Demographic Characteristics

"(1) Population

"(A) Ward 8 had an estimated population of 72,200 in 1990, a decrease of 7,800 persons, or about 9.8 percent, from 1980. During the 1980-1990 period, the District's population decreased by 4.9 percent. In 1990 (the last year for which complete ethnic/racial population estimates are available), the population was 91 percent black, 8 percent white and 1 percent other races. These figures are virtually unchanged from 1980.

"(B) The city wide proportion of black, white and other races was 70 percent, 27 percent and 3 percent respectively in 1980; and

67 percent, 28 percent and 5 percent respectively in 1990. The evidence suggests that Ward 8's racial composition has stabilized since 1980.

"(C) Ward 8 has the youngest population of any ward. In 1990, 29 percent of the population was under 15 years of age, while only 20 percent was 45 years or older. This compares with city wide population figures of 16 percent under 15 years of age and 32 percent age 45 years or above for both 1980 and 1990. This difference in age distributions between the ward and the city was more pronounced in 1980. At that time, 31 percent of Ward 8's population was under 15 years of age, while only 16 percent was 45 years or older.

"(2) Housing

"(A) Ward 8 has the lowest number of households of any ward in the city. A household is equivalent to any occupied housing unit. As shown in Table 2, the number of households in Ward 8 declined by 8 percent between 1980 and 1990, from 25,900 to 23,900.

"(B) This compares with a decrease of 1.4 percent city wide during the same period. The mean household size in Ward 8 remains the highest of any ward in the city, although it did decrease from 3.0 persons in 1980 to 2.8 persons in 1990. The city wide figures were 2.3 for 1990 and 2.4 for 1980.

"(C) The home ownership rate in Ward 8 remains the lowest in the city. It increased moderately from 14.0 percent in 1980 to 16.0 percent in 1990. The comparable city wide figures were 35 percent in 1980 and 39 percent in 1990.

"(D) In 1990, Ward 8 had 7,900 housing units in one-unit structures (27 percent) and 21,000 housing units in structures containing two or more units (74 percent).

"(E) The median sales prices for row, semi-detached and detached houses in Ward 8 for 1987 was about \$67,500, compared with a city wide median of \$111,000. The ward's median sales price was 39 percent below the city's median sales price. The median sales price of condominiums in Ward 8 was \$47,000 in 1987, compared with \$78,000 city wide. This was a difference of 40 percent. In 1980, Ward 8's median sales price for row, semi-detached and detached houses was 33 percent below the city's median sales price. There were no condominium sales in the ward in 1980. The sales volume of row, semi-detached and detached houses was lower in 1987 than in 1980 (150 units in 1987 compared with 190 in 1980). Thirty condominiums were sold in 1987.

"(3) Income

"(A) Ward 8 had the lowest median household income of any ward in the city in 1989. Its median household income was about \$21,300, or 31 percent below the city wide figure of \$30,700. According to 1980 census data, the median household income for Ward 8 in 1979 was about \$12,700, or 22 percent below the 1979 city wide figure of \$16,200.

"(B) Ward 8 had the highest percentage of households with incomes under \$20,000 of any ward in the city in 1990. Forty-seven percent of the ward's households had incomes below \$20,000, compared with 32 percent of the city's households overall. In 1979, 74 percent of the ward's households had incomes under \$20,000, compared with 59 percent for the city.

"(C) Ward 8 had the highest poverty rate of any ward in the city in 1989. The Bureau of Census defines poverty as a family of four with an annual income of \$7,200 or less. Twenty-six percent of the

households were in poverty that year, compared with 15 percent city wide. In 1979, the ward's poverty rate was 23 percent, compared with 17 percent for the city.

"(D) In 1989, Ward 8 had more persons receiving food stamps and Aid to Families with Dependent Children (AFDC) payments than any ward in the city (12,400 and 11,500, respectively). Twenty and 21 percent of the ward's population received food stamps and AFDC, respectively, compared with 7 and 8 percent city wide.

"(4) Educational Status. Statistics indicate that the relative levels of education achieved by Ward 8 population maintained comparable trends in both 1980 and 1990. These figures indicate that the ward lagged significantly behind the city in both 1980 and 1990 in the percentage of its population that had completed college and high school. In 1980, 6 percent of the ward's population aged 25 years or older had completed college compared to 25 percent completion city wide. In 1990, 8 percent of the ward's population had completed college compared to a city wide completion rate of 33 percent. There was a high proportion of high school dropout in both 1980 and 1990. In 1980 the ward had a 25 percent high school dropout rate compared with the city's rate of 17 percent. The gap widened in 1990 when the ward had a dropout rate of 33 percent compared with the city's 21.

"(5) Employment. Employment statistics for Ward 8 and the city indicate that during the 1980s, unemployment in Ward 8 remained significantly above city wide levels. In 1980, Ward 8's unemployment level was 11.8 percent compared to 7.3 percent unemployment city wide. By 1990, the ward's unemployment rate had risen to 12.3 percent. This compared, however, to a city wide unemployment level of 5 percent.

"(f) Current Development Activity

"(1) The Anacostia Metrorail Station area, at I-295/Anacostia Freeway and Howard Road S.E., has the greatest development potential of any development site in Ward 8. This heightened potential is primarily due to the site's unique combination of waterfront, highway and public transportation access. The 125-acre site is in the Anacostia Development Zone. The Anacostia Metrorail Station on the Green line opened in December 1991. This station which has regional and local entrances greatly improves access for Ward 8 residents to the rest of the city.

"(2) The 6,700-square-foot Forsythe Building represents the first major new office/commercial development in the ward. The building is at 3101 Martin Luther King, Jr. Avenue S.E. in the Martin Luther King, Jr. Avenue/Portland Street S.E. business district and the Alabama Avenue Development Zone. The Forsythe Building was completed in August 1990. The project is a joint public/private venture involving two major commercial banks as well as the city. The building houses a full-service office for the District of Columbia Natural Gas (formerly Washington Gas Light) Company, the East of the River Community Development Corporation and the Development Zone Administration.

"(3) The Anacostia River is being restored under the provisions of the Chesapeake Bay Agreement, an interstate waterway cleanup compact. Within Ward 8, the city has focused on the need to restore the stream banks of Oxon Run between South Capitol Street and the District Line. This brief stretch of Oxon Run has experienced considerable erosion and illegal dumping. The Department of Recreation

and Parks will be carrying out stream bank restoration along this portion of Oxon Run as funds permit.

"(4) In 1986, the District began a major sewer construction program aimed at reducing the amount of untreated sewage being discharged into the Anacostia River and other water bodies flowing through the District. Major elements of this program include the construction of new interceptor storm sewers and a new-technology concentrating swirl separator facility. The swirl separator facility is being constructed at a site near RFK Stadium. It will intercept overflow storm run-off and separate solids (including untreated sewage) prior to discharging into the adjacent Anacostia River. Separated sewage will be sent to Blue Plains for treatment.

"(5) The 175-acre Saint Elizabeth Hospital (SEH) West Campus (part of the larger 336-acre Saint Elizabeth Hospital tract) is designated in the Comprehensive Plan as a Special Treatment Area. The SEH West Campus is also located in the Anacostia Development Zone. The city is currently preparing a master plan for the redevelopment of up to 40 acres of the West Campus with appropriate mixed uses that will be compatible with the surrounding community, with the mental health treatment activities retained at the site and with development planned for the nearby Anacostia Metrorail Station area.

"(6) The proposed D.C. Village Business and Industrial Park is in the D.C. Village Development Zone, which covers the entire 230-acre D.C. Village tract. Designated as a Special Treatment Area in the Comprehensive Plan, the tract lies between Martin Luther King, Jr. Avenue S.W. and I-295/Anacostia Freeway, immediately southwest of the Bellview neighborhood. The city has completed a Request For Proposals (RFP) for the construction of the proposed development on a 15.6-acre site within the D.C. Village tract. The RFP is currently under review.

"(7) The 25-acre Camp Simms mixed-use development site is in the Alabama Avenue Development Zone and is designated as a Development Opportunity Area in the Comprehensive Plan. It lies east of 15th Street S.E. between Alabama and Mississippi avenues S.E. The District purchased this former D.C. National Guard site from the federal government in 1984 for mixed-use redevelopment. A ridge divides the site into a raised plateau along Alabama Avenue S.E. (zoned C-2-B) and a lower, almost-flat area along Mississippi Avenue S.E. (zoned R-3 and R-5-B). The master plan developed by the Department of Housing and Community Development for the site calls for the development of a community shopping center on the C-2-B zoned land, an elderly housing complex on the R-5-B zoned portion of the site and up to 168 townhouse units on the R-3 zoned land. The city is currently negotiating with a local housing developer to build townhouse units at the site.

"(8) The Office of Planning is currently under contract with Basile Baumann Prost & Associates to prepare an implementation plan and associated marketing strategy for each of the East of the River Development Zones. The plans and marketing strategies are expected to be completed by the consultant by May 1993.

"(9) The Department of Public and Assisted Housing completed a Comprehensive modernization of the Barry Farm Public Housing Complex in the summer of 1992. The renovated units feature new appliances and fixtures along with rowhouse-style exteriors. Outdoor lighting at Barry Farms, including street lights, have also been upgraded to increase

neighborhood safety and security. The adjacent Barry Farm neighborhood, in the Anacostia Development Zone immediately north of Saint Elizabeth Hospital between Firth Sterling and Martin Luther King, Jr. avenues S.E., is designated a Housing Opportunity Area in the Comprehensive Plan.

"(10) The Monterey Park housing site is on vacant land immediately west of the Mary C. Terrell Elementary School on Wheeler Road S.E. in the Alabama Avenue Development Zone. The site is adjacent to another housing development site, Wheeler Hills Estate, that is a designated Housing Opportunity Area in the Comprehensive Plan. The Monterey Park housing site contains eight acres of R-5-A zoned land. A private developer recently received Large Tract Review approval to build 62 townhouse units on the site.

"(11) The Knox Hill development site is at Alabama Avenue and Jasper Street S.E. in the Alabama Avenue Development Zone. The 23-acre former public housing site is designated in the Comprehensive Plan as a Housing Opportunity Area. Recently completed improvements on the site include a 125-unit elderly housing complex and the Seventh District Police Headquarters.

"(12) The city selected a home builder in 1989 to develop 14 acres of the site, zoned R-4, with up to 142 low- and moderate-income semi-detached townhouses. The site has been cleared, and construction is scheduled to begin during 1991.

"(13) The Woodcrest housing development site is in the Alabama Avenue Development Zone at the intersection of Fourth Street and Mississippi Avenue S.E. It contains 5.8 acres of steeply sloped and wooded land that was formerly the U.S. Army Radar tract. A proposal to build 86 single-family townhouse units at the site received Large Tract Review approval in 1988. However, after subsequent modifications, the plans are to be resubmitted for Large Tract Review.

"(14) The Washington Metropolitan Area Transit Authority (WMATA), with the assistance of the District, has obtained additional federal funds to finance the completion of the Metrorail Green Line to its Branch Avenue terminus. Completion of this route will increase to three the number of Metrorail stations that are directly accessible to Ward 8 residents, including one in nearby Maryland that will be convenient to Washington Highlands residents.

"(15) WMATA, with the assistance of the District, has put in place three minibus routes to serve underserved parts of Ward 8. These buses operate in Congress Heights, Douglass and Washington Highlands. They link with regular Metrobus routes, major commercial centers in or adjacent to the ward and the major hospital in the ward (Greater Southeast Community Hospital).

"(16) The Department of Public Works (DPW), Office of Bicycle Transportation, with the assistance of the Bicycle Advisory Council, has produced a bicycle transportation plan which includes a number of new routes in Ward 8. One new route is an extension of the Fort Circle Trail bike path from Fort Stanton Park just outside of Ward 8 to the Oxon Run Parkway bike trail. Other proposed routes would parallel Anacostia Park Drive S.E., Suitland Parkway S.E., Martin Luther King, Jr. Avenue S.E., Alabama Avenue S.E., Mississippi Avenue S.E. and South Capitol Street/Overlook Drive S.W. The National Park Service is planning to include the Anacostia Park and Fort Circle Trail segments in its capital

budget. Capital authority has yet to be identified by DPW for the other proposed routes.

"(17) Representatives of the Congress Heights community in Ward 8 have expressed concern about the potential visual impact of the proposed National Children's Center on the surrounding residential area. The proposed \$5-million treatment facility would provide day care for 60 adults and child development services for 90 children with multiple physical disabilities. The proposed site is at 3400 Martin Luther King, Jr. Avenue S.E. in the Alabama Avenue Development Zone. The R-4 zoned site was purchased in 1989 by the developer, National Children's Center, Inc. (NCC). Negotiations are currently underway between NCC and representatives of the affected community regarding the scale and facade treatments of the proposed facility.

"(18) The proposed Saint Elizabeth Hospital historic preservation inventory is part of the larger development planning effort being mounted by the Office of Business and Economic Development (OBED) for the SEH West Campus. The consultant selected by OBED to prepare the development plan is working closely with the Department of Consumer and Regulatory Affairs, Historic Preservation Division (HPD) to ensure the preservation of historic buildings and sites on the West Campus.

"(19) The Congress Heights neighborhood historic resource survey was carried out in 1989 by HPD with the help of federal grant assistance from the U.S. Department of the Interior's Historic Preservation Fund. The survey was conducted with the assistance of neighborhood organizations and private preservation groups. This survey is part of a city wide effort to survey and inventory the District's cultural heritage.

"(20) The Senior Citizens Counseling and Delivery Service proposes to develop an elderly multi-purpose center at a three-acre site in the Alabama Avenue Development Zone, at the intersection of Martin Luther King, Jr. Avenue and Savannah Street S.E. The R-4 zoned site is part of the former Wilburn Tract housing development site. The proposed development would include a multi-purpose center housing programs for the elderly, related office space for staff and a residential complex, including 60 units of elderly housing and 16 townhouse units. In addition, through capital authority, the D.C. Office on Aging is proposing to construct a free-standing senior citizens multi-purpose center at a site to be determined.

"(21) The Metropolitan Police Department (MPD) initiated the Community Empowerment Policing Program (CEPP) in 1989 in an effort to help drug-infested District neighborhoods regain control of their streets from drug users and pushers. The program's objectives are to increase police visibility, to organize and train residents in crime prevention techniques, to secure abandoned and vacant buildings and to mobilize District government agencies to focus on the social causes that contribute to criminal activity and delinquency. MPD, with community cooperation, has established strong CEPP efforts at Valley Green Apartments (Washington Highlands), Oak Park Apartments (Bellview), Washington View Apartments (Buena Vista) and Elvans Road (Buena Vista). In these areas, there has been a marked decrease of violence and drug activity. This reduction has been accomplished through citizen patrols and added police foot patrols. MPD is also cooperating with the D.C. Taxicab

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Commission in monitoring problems in Ward 8 related to hacker security to help reduce the threat of criminal violence against cab drivers in the area.

"(22) The Department of Human Services, Office of Policy and Planning (DHS/OPP) is currently reviewing service utilization reports to determine how many health service centers might be needed in Ward 8. DHS/OPP is also assessing data relevant to health conditions in the total ward. The health and social status of Ward 8 will ultimately affect the city's efforts for planned community changes in the ward under the East of the River Development Zones initiative.

"SEC. 1200.801 WARD 8 ECONOMIC DEVELOPMENT

"(a) Increased economic development is a particularly critical need in Ward 8. Since the 1960s, the ward has trailed the rest of the city, based on most positive socio-economic indicators. The ward currently has the city's highest unemployment rate and the greatest proportion and number of persons on public assistance.

"(b) The ward's negative socio-economic image in the greater Washington community has had adverse impacts on potential investment in the ward. Because of this, significant public and private resources must be used to stimulate the development of commercial services, provide a diversity of housing types and create market-sensitive educational and training centers to improve the occupational skills of current ward residents.

"(c) With less than 2 percent of its land devoted to commercial uses, Ward 8 offers fewer commercial services to its residents than any other ward in the city. Existing services in the ward are generally limited to neighborhood-scale convenience and personal service outlets.

"(d) Only one supermarket, a Safeway, is located in Ward 8. It contains only 20,200 square feet of space. A report, Overview of Retail Food Service Demand and Supply in the District of Columbia, prepared in 1988 by the Office of Business and Economic Development (OBED) and the Office of Policy, determined that Ward 8 contained only 11 percent of the total amount of food services retail space that it could support based on estimated demand.

"(e) This report estimated that Ward 8 could support three to four additional supermarket outlets. This clear shortage of supermarket service forces most Ward 8 residents to travel outside the ward to other parts of the District or to Prince Georges County, Maryland, to shop for groceries and other staple goods.

"(f) Other retail commercial services in Ward 8 are similarly limited. One family-style sit-down restaurant is located in the ward. Otherwise, eating establishments are limited to mom-and-pop carryouts and fast food chain outlets. Auto care retail services are also limited in Ward 8. With the exception of two auto parts retail outlets, these services are limited to "gas-and-go" service stations.

"(g) Ward 8's severe shortage of quality (and other) commercial services forces its residents to travel out of the ward to obtain services that are readily available to residents of other wards in the city. A much greater amount and variety of conveniently located commercial services are needed.

"(h) Since 1980, the city has begun to lay the groundwork for meeting this need. The Comprehensive Plan, passed in 1984 and 1985,

set forth the general policy framework for the economic revitalization of declining neighborhoods in Ward 8. The plan designates 10 areas throughout the District as Special Treatment Areas in light of planning and development complexities affecting each of these areas. Two of these special planning areas are in Ward 8. In addition, the plan designates the Anacostia Metrorail Station site as both a Development Opportunity Area and a new or upgraded regional center (one of two to be located east of the Anacostia River). The city sees the Anacostia Metrorail Station area as the major development catalyst that will trigger spin-off development projects throughout Ward 8.

"(i) In 1986, the city created three East of the River Development Zones (Anacostia, Alabama Avenue and D.C. Village). Most of the areas within these zones lie within the borders of Ward 8. The intent of the development zones is to stimulate economic development by offering incentives to developers, first-time home buyers and employers who provide jobs and job training to zone residents. The Development of Human Services relocation of its administrative office to the Saint Elizabeth Campus will serve to increase the ward's residents knowledge of and access to the Human Services facilities and programs available to them.

"(j) The District has targeted approximately \$160 million over the next five years to achieve development zone objectives. For their part, private lending institutions and other investors have committed or planned to commit nearly \$500 million for development projects in the zones.

"(k) In 1989, the Council of the District of Columbia (Council) passed the Supermarket Tax Incentive Act of 1988. This law is designed to provide tax incentives for the development of additional supermarket outlets in District neighborhoods that are presently underserved by supermarket chains. Ward 8 is a prime candidate for the development of at least four modern, full-size supermarket outlets (including the proposed expansion of the existing Safeway food store). In order to accomplish the objectives of the Development Zones initiative, the Council enacted "Economic Development Zones Incentives Amendment Act of 1988, D.C. Law 7-177". The regulations for tax incentives appeared in the District of Columbia Municipal Regulations on June 12, 1992.

"(l) Finally, the city, through the Development Zones initiative, is focusing its resources on helping Ward 8 minority-owned and small businesses, and community-based development organizations. This comprehensive effort is based on the realization that the ward's black and other minority-owned businesses face special problems, ranging from under-capitalization and insufficient marketing/management skills to the lack of control over the space which most of them occupy as renters. OBED will have the leading role in providing financial and technical assistance to the ward's businesses and development organizations.

"SEC. 1200.802 WARD 8 OBJECTIVES FOR ECONOMIC DEVELOPMENT

"The objectives for economic development are:

"(1) Identify ways to support the economic development and related objectives of the East of the River Development Zones and the Neighborhood Partnership Program, including the enhancement of retail services and the creation of additional employment and venture opportunities within the ward.

"(2) Increase labor force job skill levels and expand job opportunities for ward residents, particularly the unemployed, the underemployed and youth preparing to enter the labor force.

"(3) Increase venture development and market opportunities for businesses and community development organizations based or active in the ward.

"SEC. 1200.803 WARD 8 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT

"The policies in support of economic development are as follows:

"(1) Plan and execute the upgrading of the Martin Luther King, Jr. Avenue/Portland Street S.E. commercial strip to provide an expanded range of commercial goods and services to nearby Congress Heights residents along with employees and visitors at Saint Elizabeth Hospital (SEH) and Bolling Air Force Base.

"(A) The Martin Luther King, Jr. Avenue/Portland Street S.E. commercial district is Ward 8's largest business center. It sits astride the boundary between the Anacostia and Alabama Avenue development zones. It generally runs along Martin Luther King, Jr. Avenue S.E. from the southern boundary of Saint Elizabeth Hospital to Fourth Street S.E. The Comprehensive Plan designates the Martin Luther King, Jr. Avenue/Portland Street S.E. commercial district as a new or upgraded multi-neighborhood center suitable for moderate density commercial development. The Comprehensive Plan Amendments Act of 1989 (D.C. Law 8-129) also designates this business corridor as a Development Opportunity Area.

"(B) Recommended actions:

"(i) Coordinate commercial revitalization efforts in this commercial district, including the rehabilitation of existing retail establishments and the development of new ones, with development planning activities for the SEH West Campus.

"(ii) Continue to encourage new commercial development and the adaptive reuse or replacement of underused commercial properties in this shopping area.

"(iii) Assist the recently formed merchants association to promote and help maintain the area as an attractive shopping environment.

"(iv) Coordinate with area merchants to ensure that the refurbished Martin Luther King, Jr. Avenue/Portland Street S.E. shopping area contains adequate off-street parking and loading facilities.

"(v) Provide financial assistance to interested local merchants for commercial development, including commercial facade improvement and expanded business development ventures.

"(2) Plan and execute the upgrading of the South Capitol/Atlantic streets commercial district to provide improved commercial goods and services to the surrounding Congress Heights and Bellview neighborhoods.

"(A) The South Capitol/Atlantic streets business district is the second largest commercial area in Ward 8. It is in the Alabama Avenue Development Zone. It generally runs along South Capitol Street from Martin Luther King, Jr. Avenue S.W. to Chesapeake Street S.W./S.E. The Comprehensive Plan designates this area as a new or

upgraded multi-neighborhood center suitable for moderate density commercial development.

"(B) Recommended actions:

"(i) Continue to encourage new commercial development and the adaptive reuse or replacement of underused commercial properties in this shopping area.

"(ii) Encourage local merchants in the shopping district to form a merchants association to promote and help maintain the area as an attractive shopping environment.

"(iii) Ensure that the refurbished South Capitol/Atlantic streets shopping area contains adequate off-street parking and loading facilities.

"(iv) Provide financial assistance to interested local merchants for commercial development, including commercial facade improvement and expanded business development ventures.

"(3) Encourage the development of a major mixed-use commercial/retail/cultural/residential complex at the Anacostia Metro Development Opportunity Area to provide enhanced shopping services, and employment and business opportunities for Ward 8 residents and the city.

"(A) The Anacostia Metro Development Opportunity Area is at Howard Road and I-295/Anacostia Freeway S.E. in the Anacostia Development Zone (see Priority No 1 under LAND USE/ZONING for area boundaries and other details regarding proposed land use). This development site is considered by the city to possess greater economic development potential than any other single development opportunity site in Ward 8. The city and the ward community see careful development of this area as a key catalyst to economic development throughout the rest of the ward.

"(B) Recommended actions:

"(i) Complete a small area study in this area (see Priority No. 1 under LAND USE/ZONING for additional details regarding the recommended process).

"(ii) Use First Source Employment Agreements and other job training and placement measures to ensure the maximum possible number of job opportunities for Ward 8 residents resulting from private development at the site.

"(iii) Ensure meaningful venture opportunities for Ward 8 businesses and resident entrepreneurs as a result of development at the Anacostia Metro Station development site. Minority business set asides, loans and loan guarantees, industrial revenue bonds and city-sponsored small business incubators are among the tools that may be used to achieve this objective.

"(4) Expand and improve supermarket food services in Ward 8 so that residents may have adequate, convenient and affordable grocery shopping opportunities in the ward.

"(A) The city has estimated that Ward 8 could support additional supermarkets in or near the following neighborhoods: Barry Farm and Buena Vista (the store serving these areas would also serve adjacent Ward 6 neighborhoods); Congress Heights, Shipley Terrace and Douglass (all to be served by a single additional store possibly at Camp Simms); Washington Highlands (potential location at South Capitol Street

and Southern Avenue S.W.); and Bellview (potential location on South Capitol Street near Atlantic Street S.W.).

"(B) Recommended actions:

"(i) Promote and encourage supermarket food chains to expand and/or locate full-service, modern supermarket outlets in Ward 8 neighborhoods.

"(ii) Put into effect the tax regulations designed to implement the provisions of the 1988 Supermarket Tax Incentive Act so that this additional incentive can be used to help generate the development of additional supermarket outlets in Ward 8.

"(iii) Work with the affected communities to identify and screen suitable sites for new or expanded supermarket outlets within the ward.

"(iv) Ensure that proposed supermarkets, including adequate off-street parking and loading space, are designed as part of larger commercial/retail centers (existing or new) and are compatible with surrounding neighborhoods.

"(5) Develop additional commercial services in Ward 8 to help meet residents' needs.

"(A) Only two drugstores and one hardware store are located in Ward 8. All three of these outlets are in the South Capitol/Atlantic streets commercial district. The ward contains no general merchandise or apparel outlets and only one family-style restaurant. On the other hand, Ward 8 contains at least nine liquor stores, including three in the Martin Luther King, Jr. Avenue/Portland Street S.E. commercial strip alone.

"(B) Recommended actions:

"(i) Conduct updated market studies, with the cooperation of the Ward 8 community, to determine the desired and economically viable level and mix of retail goods and services to be located in Ward 8's major commercial areas. The primary, but not sole, uses focused upon by this research effort should include food, drug and auto care services.

"(ii) Market Ward 8's commercial areas to potential investors, with specific emphasis on commercial revitalization activities in these areas, including facade restoration, new streetscape construction, commercial loan and tax incentives, code enforcement and the formation of merchants associations for each of the ward's larger commercial areas.

"(iii) Continue to strictly enforce recently revised zoning regulations restricting the location of new fast-food outlets in or near residential areas in Ward 8.

"(iv) Encourage developers of new or renovated commercial development to include full-service family-style restaurants in their building plans, where feasible.

"(v) Encourage the renovation and expansion of Ward 8's one existing supermarket outlet and the building of three additional full-size supermarkets (possibly including one at South Capitol Street/Southern Avenue S.W.). The modernized and expanded existing supermarket could serve as a major catalyst for additional private development in the surrounding commercial area.

"(6) Expand and improve the level of auto care services within Ward 8 for the benefit of ward residents who own or use automobiles.

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"(A) No full-service gasoline or auto repair facilities are located in Ward 8. Auto care services in the ward are limited to: Two auto parts retail outlets on Martin Luther King, Jr. Avenue S.E. and South Capitol Street, respectively; and Eight "gas-and-go" service station outlets: three on Martin Luther King, Jr. Avenue S.E., one on Alabama Avenue S.E., and four on South Capitol Street.

"(B) Recommended actions:

"(i) Identify suitable commercial/industrial sites for new or expanded auto repair shop and full service gasoline stations.

"(ii) Work with national oil companies to establish new full-service gasoline stations at appropriate locations in the ward.

"(iii) Encourage, through the use of commercial loan and technical assistance programs, the establishment of additional full-service gasoline stations and auto repair shops at sites previously identified by the city as suitable for auto services.

"(7) Develop attractive training and employment alternatives to drug-related criminal activity for Ward 8's underused labor force, particularly its youths.

"(A) Ward 8 has the highest unemployment and poverty rates of any ward in the city. These factors count heavily in the involvement of many of the ward's youth and somewhat-older unemployed residents in illegal drug trafficking. Neighborhoods that are particularly hard-hit by this problem include: Washington Highlands; Barry Farm; Shipley Terrace; and Douglass.

"(B) Recommended actions:

"(i) Bring additional education, training and employment opportunities to the ward.

"(ii) Establish agreements with adjacent suburban jurisdictions to match qualified Ward 8 and other inner-city workers with employment opportunities in labor-short suburban employment centers.

"(8) Provide increased technical and financial assistance to black and other minority-owned and small businesses in Ward 8 to help them provide needed goods and services to the ward's residents on a profitable basis.

"(A) Most black and other minority-owned and small businesses in Ward 8 are under-capitalized and their owners often lack solid business management and marketing skills. These problems render the affected businesses economically marginal, at best, in their operations. In addition, most of these businesses lease, instead of own, their space. Hence, they have little control over their own tenancy or stake in the overall well-being of the commercial areas where they are located. Commercial areas where large concentrations of struggling business establishments are located include: Martin Luther King, Jr. Avenue/Portland Street S.E.; South Capitol/Atlantic streets; and South Capitol Street/Southern Avenue S.E.

"(B) Recommended actions:

"(i) Persuade and help local merchants to organize viable merchants associations as a means of providing "self-help" in conducting business throughout the ward.

"(ii) Contract with private-sector technical assistance providers to run "project-oriented development" clinics for community-based development organizations active in Ward 8. At these clinics, projects that are planned or underway would be thoroughly

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evaluated for overall feasibility or effectiveness in helping the sponsoring organizations to meet their development goals.

"(iii) Help community-based development organizations in Ward 8 to develop marketing packages to publicize their projects and services.

"(iv) Survey minority business ownership patterns in Ward 8 to ascertain the specific nature of the special problems facing black and other minority business owners in the ward.

"(v) Establish financial and regulatory incentives to encourage black and other minority entrepreneurs to establish, expand and diversify operations to meet the business and consumer needs of Ward 8.

"(vi) Conduct an inventory of vacant and underused commercial space in all of the ward's major business districts to identify properties which might be used to help start a shopsteading program, whereby prospective or existing business owners might obtain new space for a nominal fee plus the cost of needed improvements to bring the property up to codes.

"(vii) Analyze the feasibility of operating a shopsteading program, taking into account the potential availability of underused and vacant commercial properties which might be acquired by the city for such a purpose.

"(viii) Initiate a shopsteading program within the ward on a demonstration basis (once the feasibility of operating such a program has been established).

"(ix) Assist qualified Ward 8 black and other minority businesses in obtaining minority business enterprise (MBE) certification so that they can take advantage of contracting opportunities in the Sheltered Market program established under D.C. Law 1-95.

"(x) Establish small business incubator centers in Ward 8 to provide struggling businesses with lower-cost space and centralized business support services at a significantly lower cost. The city is establishing such small business development centers in other commercial areas within the District. A number of other U.S. cities already contain such facilities.

"SEC. 1200.804 WARD 8 HOUSING

"(a) Ward 8 has a wide range of housing types. Single-family detached structures on sizable lots are interspersed with townhouses and apartments. However, the predominant housing pattern is a profusion of garden and walk-up apartments.

"(b) Ward 8 has the smallest percentage of owner-occupied housing units of any ward in the city, 17 percent. The ward also contains the city's second largest concentration of public housing. Since 1980, renovation has begun or been completed on many of these units. However, the city faces a serious problem in finding the resources to maintain these units or complete the massive job of renovating Ward 8's public housing.

"(c) To stabilize many of the neighborhoods in Ward 8, it is the policy of the District to encourage a balance between owner-occupied and rental housing as well as to upgrade and maintain public housing in Ward 8. In support of these policies, the city has encouraged, in recent years, the conversion of a small number of rental units to condominiums.

The city has also encouraged the formation of public housing tenant organizations throughout Ward 8 and the rest of the District to participate in the maintenance and upkeep of the units.

"(d) The most noticeable housing trend in Ward 8 since 1978 has been the construction of large numbers of new single-family townhouses throughout the ward. These townhouses are along Southern Avenue S.E., Wheeler Road S.E., Barnaby Road S.E. and Mississippi Avenue S.E., among other places. Several sites along Mississippi Avenue and Alabama Avenue S.E. have been proposed for additional townhouse development (Camp Simms, Knox Hill, Monterey Park and Woodcrest).

"(e) It is important that suitable housing be provided in the ward for elderly residents. Until 1986, there were no housing units in Ward 8 specifically designed for older residents. However, the elderly comprised 4 percent of the ward's population in 1980, and the number is increasing. Recently, 125 units of elderly housing were completed at the Knox Hill development site. Additional units have also been proposed for Camp Simms and a site at Martin Luther King, Jr. Avenue and Savannah Street S.E.

"(f) In 1986, the District government established the East of the River Development Zones to foster housing and economic development activity in Ward 8 and adjacent portions of Far Southeast Washington. Of these, the Alabama Avenue Development Zone was formed primarily for the purpose of promoting housing development along the Alabama Avenue S.E. and Martin Luther King, Jr. Avenue S.E. corridors. To accomplish this overall objective, the Department of Housing and Community Development and the D.C. Housing Finance Agency have developed and are implementing an assortment of financing and related tools to assist potential new homeowners. Several incentives for first-time home buyers are included in the package of policies currently being implemented in the East of the River Development Zones.

"SEC. 1200.805 WARD 8 OBJECTIVES FOR HOUSING

"The objectives for housing are:

"(1) Increase the number of owner-occupied and single-family housing units in the ward.

"(2) Provide additional housing for older citizens;

"(3) Maintain and improve existing housing, especially public housing, for present and future residents.

"(4) Control the conversion of residential housing to nonresidential and transient use.

"(5) Promote new and rehabilitated housing to meet all levels of need and demand, and provide incentives to construct the types of housing needed at desired locations.

"(6) Provide housing opportunities for low- and moderate-income households by promoting the construction and renovation of a range of housing types.

"SEC. 1200.806 WARD 8 ACTIONS IN SUPPORT OF HOUSING

"The policies in support of housing are as follows:

"(1) Promote an increase in the level of home ownership in Ward 8 to help stabilize and improve residential neighborhoods.

"(A) Ward 8 has the lowest level of home ownership of any ward in the city. Single-family housing in the ward is concentrated

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primarily in the following neighborhoods: Congress Heights west of Martin Luther King, Jr. Avenue S.E. and north of Alabama Avenue S.E.; Bellview west of South Capitol Street and north of Danbury Street S.W.; Buena Vista east of 16th Street S.E. and south of Erie Street S.E.; Shipley Terrace south of Savannah Street S.E. and east of 23rd Street S.E.; and Washington Highlands along Southern Avenue S.E. (between Wheeler Road and 13th Street S.E., at Valley Terrace S.E., and between Bonini and Sixth streets S.E.).

"(B) Recommended actions:

"(i) Continue and expand home ownership assistance programs in Ward 8, including the Home Purchase Assistance Program (HPAP), Homestead Housing Preservation Program (which recycles tax-delinquent residential properties) and Tenant Purchase Assistance Program (TPAP).

"(ii) Expand bond-financed home purchase assistance efforts in Ward 8.

"(iii) Provide increased technical and financial assistance to nonprofit housing providers who wish to develop new single-family housing in Ward 8.

"(iv) Expand the Land Acquisition for Housing Development Opportunities (LAHDO) program to finance private-sector housing and mixed-use residential development projects in Ward 8.

"(2) Rehabilitate abandoned and underused privately owned apartment buildings within Ward 8 or replace them with new and more appropriate residential uses.

"(A) Renovation of public and privately owned multi-family housing in Ward 8 has significantly reduced the number of abandoned and blighted apartment units in the ward since 1980. Nevertheless, a number of blighted and abandoned apartment structures remain at scattered sites throughout the ward. These structures are not only eyesores within their surroundings, but are potential harbors for criminal activity as well. Locations of such housing include: Shipley Terrace at 23rd and Savannah streets S.E.; Buena Vista and Shipley terraces S.E. adjacent to Knox Hill; 13th Street S.E. between Alabama and Mississippi Avenues S.E. in Congress Heights; and Danbury Street S.W. between South Capitol Street and Martin Luther King, Jr. Avenue S.W. in Bellview.

"(B) Recommended actions:

"(i) Place vacant multi-family properties that have not been maintained by their owners under the "Clean It or Lien It" program. Costs incurred by the city in cleaning up such properties could then be charged against the properties as liens. Unpaid liens on any properties past a certain point in time would then be subject to further action by the city.

"(ii) Continue and expand the Distressed Properties Program in Ward 8 to provide tax incentives for the rehabilitation of vacant rental housing.

"(iii) Expand the use of Low-Income Housing Tax Credits (LIHTCs) in Ward 8 to persuade for-profit home builders to provide new or rehabilitated low-income housing units.

"(iv) Continue and expand the Section 8 Program for rental housing subsidies in Ward 8 to increase affordable housing opportunities for eligible renters.

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"SEC. 1200.807 WARD 8 ENVIRONMENTAL PROTECTION

"(a) The Environmental Protection Element of the Comprehensive Plan encompasses the protection of the natural environment and the regulation of the built environment in ways that maintain and elevate the quality of life and the sense of well-being of the city's residents, workers and visitors. The District government is currently expanding its efforts to improve the environmental quality in Ward 8. A leading environmental protection issue in the ward is the preservation of the area's natural environment. The ward's winding roadways and hilly topography help to shape some of the city's most attractive natural vistas. There are points in the ward that offer panoramic views of the Virginia shoreline, the Monumental Core and portions of Prince Georges and Montgomery counties in Maryland. Many Ward 8 residents are understandably sensitive to proposals to develop some of these areas.

"(b) Soil erosion is a serious problem in the ward due to its unstable clay-based soil types and hilly terrain. This problem has been exacerbated by insensitive construction practices that prevailed throughout the ward in the past. Litter and debris are another serious issue, especially near vacant or boarded-up housing units which are also havens for rodents. Abandoned vehicles and illegal dumping are additional environmental concerns in the ward. The "Clean It or Lien It" program is being implemented on properties throughout the ward, the War on Rats program has been expanded, and general code enforcement increased.

"(c) A portion of the Saint Elizabeth Hospital East Campus was used in recent years for the dumping of fly ash from the city's solid waste incinerator. The local community is concerned that heavy metal residues in the ash may be leaching into the ground on and off the site.

"(d) The District has tested the ash on several occasions and has found that it is non-hazardous. The ash disposal site has been closed, covered with topsoil and seeded to contain the ash material, and there is no evidence of groundwater contamination at the site. Still, the District government has asked the U.S. Public Health Commission to review the environmental data regarding ash disposal at the site, to determine whether any potential health problems exist and to recommend further remedial actions where necessary.

"(e) Air and water quality are another major issue in Ward 8. Residents who live near the Blue Plains Wastewater Treatment Plant raise the issue of foul air. The water quality of the Anacostia River is another area of concern, because the ward's soil types and hilly topography result in the washing of large amounts of soil and debris into the streams feeding into the Anacostia River. This diminishes the quality of both the Anacostia and Potomac rivers as well as the streams located in the ward that feed into them.

"(f) The District is a participant under an interstate compact, the Chesapeake Bay Agreement, signed by the District of Columbia, Virginia, Maryland, Pennsylvania and the U.S. Environmental Protection Agency (EPA). The purpose of this compact is to promote interjurisdictional efforts to halt pollution of the Chesapeake Bay and contain or reverse environmental impacts that result from that pollution.

"(g) Finally, the Comprehensive Plan Amendments Act of 1989 requires the city to draw up and enforce new environmental review

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regulations that mandate an assessment of environmental impacts for all proposed development exceeding one million dollars in value.

"SEC. 1200.808 WARD 8 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

"The objectives for environmental protection are:

"(1) 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.

"(2) 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 hazardous waste; and noise abatement.

"(3) Improve the quality of water in the rivers and streams of the District to meet public health and recreational water quality standards, and to improve the physical, chemical and biological integrity of these watercourses for multiple uses, including fishing, swimming and other recreation.

"(4) Ensure adequate protection of public health and safety in the ward by testing for and removing lead, radon gas, asbestos and other hazardous substances from the manmade environment.

"(5) Improve and develop safe and effective methods of collection, management and disposal of solid waste, including the management and disposal of sewage sludge.

"(6) Improve the quality of the air of the District and the region to meet public health standards.

"(7) Protect the environment in ways that maintain and elevate the quality of life and the sense of well-being for Ward 8's residents, workers and visitors.

"SEC. 1200.809 WARD 8 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION

"The policies in support of environmental protection are as follows:

"(1) Prevent illegal or improper dumping of hazardous or other waste in Ward 8.

"(A) Considerable community concern was raised about the recently closed ash disposal site at Saint Elizabeth Hospital's East Campus. Littering and illegal dumping of trash is also a problem at such locations as Morris Road S.E. and Oxon Run, southwest of South Capitol Street.

"(B) Recommended actions:

"(i) Strictly enforce anti-dumping ordinances to prevent future illegal or improper dumping in Ward 8.

"(ii) Provide other means of disposal of hazardous and other waste as alternatives to illegal dumping.

"(2) Correct soil erosion problems at existing residential and commercial developments in Ward 8, and ensure that new developments incorporate measures to mitigate potential soil erosion impacts.

"(A) Numerous sites throughout the ward exhibit signs of significant erosion. This problem is especially noticeable in the following locations: Sayles Place S.E. between Stanton and Douglass roads S.E. in Buena Vista (Washington View Apartments); Elvans Road S.E.

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in Buena Vista; Fifteenth and Savannah streets S.E. in Congress Heights; Condon Terrace and Eighth Street S.E. in Washington Highlands; Mississippi Avenue S.E. and South Capitol Street in Congress Heights; and Danbury Street S.W. in Bellview.

"(B) Recommended actions:

"(i) Revise, on a priority basis, current permitting procedures to incorporate the new environmental review procedures developed in accordance with the environmental review requirements of the 1989 Comprehensive Plan Amendments Act.

"(ii) Give priority to the environmental review of major development slated for Ward 8 sites which have been identified by the city as suffering from soil instability or drainage problems.

"(iii) Strengthen related environmental review procedures, such as the Large Tract Review process, in accordance with the revised environmental review regulations developed by DCRA.

"SEC. 1200.810 WARD 8 TRANSPORTATION

"(a) Since the beginning of Metrorail service and the acquisition of the Washington metropolitan area's private transit bus companies by the Washington Metropolitan Area Transit Authority (WMATA), the city's public transportation system has been rated one of the best in the nation. The Metrorail system provides most of the District with excellent service despite the burdens of morning and evening rush hours, noontime lunch rushes and millions of tourists and other visitors to the city.

"(b) This, however, does not hold true for Ward 8 at the present time. Direct Metrorail service is not scheduled for the ward until late 1991 or early 1992, when the Anacostia Metro Station (currently under construction) will open for service.

"(c) Metrobus provides the primary means of public transportation for Ward 8 residents. Although bus service is generally adequate during rush hours, much of the ward is poorly served at other times. This is a serious problem because fewer than 40 percent of the ward's adult residents own automobiles.

"(d) In addition, the ward is cut off from much of the District by the Anacostia River. Only two bridges (Frederick Douglass/South Capitol Street and 11th Street) directly connect the ward with portions of the District west of the river.

"(e) The ward is conveniently served by the region's highway network through I-295, South Capitol Street and Suitland Parkway S.E. The local street system has been shaped much more by the area's rugged terrain than by the L'Enfant/Banneker grand plan. Streets are generally winding and hilly. Since 1986, the city has undertaken a major road reconstruction program in Ward 8. Major sections of South Capitol Street and Martin Luther King, Jr. Avenue S.E./S.W. are currently under repair or slated for repair/reconstruction.

"(f) Ward 8's existing commercial districts are all surrounded by residential uses. Ward residents generally welcome the planned upgrading of most of these areas for the additional retail shopping and employment opportunities that will be created. However, residents who live near these commercial areas are concerned about the potential impacts of increased traffic and associated parking on their neighborhoods.

"(g) Parking in the ward's residential areas is generally adequate, especially in single-family housing areas. Commercial areas, however,

are inadequately supplied. Off-street parking and loading facilities are virtually non-existent in most of Ward 8's commercial centers, and on-street parking is limited. This contributes to congestion along the ward's major commercial thoroughfares.

"(h) Bicycle transportation has received attention from the District since the late 1970s as an energy-efficient commuter mode as well as a health-promoting recreational activity. Both the District and federal governments are planning city wide and regional bike route improvements which include the construction of several new routes in Ward 8.

"(i) The only existing bicycle route in Ward 8 is a bike trail which runs through Oxon Run Parkway from 13th Street S.E. to South Capitol Street. The trail is poorly lit and partially hidden by woods, conditions which contribute to low levels of observed use.

"(j) Ward 8's other primary means of mass transportation is the paratransit mode of taxicabs. Unfortunately, taxicab service in the ward is generally inadequate even during rush hours. Ward residents trying to return from other parts of the city often find cab drivers unwilling to take them across the river. For their part, many cab drivers express concern about perceived high levels of drug-related criminal activity in the ward.

"(k) The opening of the Anacostia Metro Station in 1991 or early 1992 is expected to provide a major improvement in public transit service and to serve as a catalytic agent for the redevelopment of land around the station. It is expected to serve as a temporary terminus for the Metrorail Green Line until the route can be extended to its ultimate terminus at Branch Avenue in Prince Georges County, Maryland. Metrobus routes will be modified or rerouted to provide direct service to the Anacostia Metrorail Station.

"SEC. 1200.811 WARD 8 OBJECTIVES FOR TRANSPORTATION

"The objectives for transportation are:

"(1) Provide a balanced transportation network incorporating all modes of transportation including mass transit, private automobiles, bicycling and walking.

"(2) Improve and maintain neighborhood streets, thereby facilitating commerce, supporting growth and development and expanding businesses and job opportunities.

"SEC. 1200.812 WARD 8 ACTIONS IN SUPPORT OF TRANSPORTATION

"The policies in support of transportation are as follows:

"(1) Upgrade taxicab service in Ward 8 to a level comparable with taxicab service provided to District neighborhoods west of the Anacostia River.

"(A) Taxicab service in Ward 8 is generally inadequate throughout the ward, but especially in the following neighborhoods: Congress Heights; Washington Highlands; and Barry Farm.

"(B) Recommended actions:

"(i) Meet with the community and the local taxi industry to hash out all valid concerns regarding the level and quality of taxicab service in Ward 8.

"(ii) Increase taxi service throughout Ward 8 and east of the Anacostia River generally, as follows: increase the number

of licensed taxicabs; enforce regulations requiring drivers not to discriminate in answering calls or picking up passengers; establish or promote livery service (whereby transportation to and from specified points is obtained by telephone and provided for a fee); establish a 24-hour hotline through which citizens can lodge complaints against discriminating drivers and taxicab companies; and establish cab stands and delivery points at hospitals, fire stations, police substations or other public facilities in Ward 8.

"(iii) Develop specific strategies for correcting specific problems related to hacker security (from criminal attack) and discrimination against prospective fares wishing to travel to Ward 8 and other parts of the District east of the Anacostia River.

"(iv) Provide financial and regulatory incentives as well as technical assistance to prospective minority entrepreneurs to provide better taxicab service to Ward 8 residents.

"(2) Increase off-street parking and loading facilities in Ward 8's commercial areas to accommodate customers and deliveries and reduce traffic congestion.

"(A) With the exception of the commercial nodes along South Capitol Street, Ward 8's commercial areas are generally deficient in the amount of off-street parking and loading space provided for shoppers and delivery vehicles. Among the commercial areas that are especially disadvantaged in this regard are: Martin Luther King, Jr. Avenue/Portland Street S.E.; Martin Luther King, Jr. Avenue S.E. between Chicago Street and Suitland Parkway S.E.; and Alabama Avenue and 23rd Street S.E.

"(B) Recommended actions:

"(i) Work with local merchants of and affected neighborhoods bordering the ward's major business centers to identify potential sites for off-street parking or loading facilities that will result in minimal disruption to adjacent residential uses.

"(ii) Allocate capital funds on a timely basis to acquire land, where necessary, and construct off-street parking and loading facilities.

"(3) Ensure that new nonresidential development projects in Ward 8 include measures designed to mitigate potential traffic impacts on adjacent residential areas.

"(A) Commercial areas with planned upgrading which could generate unwanted traffic impacts include: Martin Luther King, Jr. Avenue/Portland Street S.E.; Martin Luther King, Jr. Avenue/First Street S.E.; Alabama Avenue and 13th Street S.E. (new area to be created); Camp Simms/Alabama Avenue and Stanton Road S.E.; Savannah and 23rd streets S.E.; Wheeler and Barnaby roads S.E.; South Capitol/Atlantic streets S.E./S.W.; and South Capitol Street/Southern Avenue S.E.

"(B) Recommended actions:

"(i) Require applicable proposed new nonresidential development undergoing zoning/Large Tract Review or permit processing to incorporate suitable traffic planning and management measures designed to minimize impacts on adjacent residential areas.

"(ii) Take potential traffic impacts into account in identifying sites for proposed off-street parking/loading facilities or other

new nonresidential development adjacent to or near existing residential areas.

"SEC. 1200.813 WARD 8 PUBLIC FACILITIES

"(a) Ward 8 contains a large number of city-owned facilities. The largest of these include Saint Elizabeth Hospital East Campus, Blue Plains Wastewater Treatment Plant, the D.C. fire and police academies, the Seventh District Police Headquarters and D.C. Village. In addition, Ward 8 contains 3 neighborhood health clinics, 14 recreation centers, 5 swimming pools, 11 tennis courts, 3 fire stations, 2 public library branches, 19 elementary schools, 3 junior high schools and 1 senior high school.

"(b) The city has been actively involved in upgrading public facilities in Ward 8. Bridges and sewer systems are being replaced and/or modernized. A library kiosk and a modern fire station have been constructed within the ward since 1986 (at Alabama Avenue and Stanton Road S.E. and First and Atlantic streets S.E., respectively), and the new Seventh District Police Headquarters building opened in 1989 at Alabama Avenue and Jasper Street S.E. (Knox Hill).

"(c) The Department of Recreation and Parks (DRP) is planning to carry out several capital improvement projects in Ward 8 between 1990 and 1993. DRP plans to rehabilitate the field house at the Congress Heights Recreation Center, build a new playground at the Knox Hill development site and renovate the former Anacostia Neighborhood Museum building on Martin Luther King, Jr. Avenue S.E. for use as a children's theater and arts center. DRP has received capital authority for the arts center and plans to develop it during 1992-1993. DRP also plans to construct a new senior citizens center as an addition to the Bald Eagle Recreation Center.

"(d) In 1987, the University of the District of Columbia expressed an interest in establishing a satellite campus or facility at a site in Ward 8. Since 1970, the Ward 8 community has pursued the idea of establishing an institution of higher learning in the ward. The community's interest in establishing such a facility stems from the fact that Ward 8 residents, since the early 1970s, have made up a significant portion of those District residents enrolled in publicly funded institutions of higher learning in the city.

"SEC. 1200.814 WARD 8 OBJECTIVES FOR PUBLIC FACILITIES

"The objectives for public facilities are:

"(1) Ensure that adequate and high quality neighborhood-based public services and facilities are available and accessible to the Ward 8 community at a minimal cost.

"(2) Ensure coordinated planning, construction, renovation and maintenance of public facilities that are essential in supporting an adequate public service delivery program.

"SEC. 1200.815 WARD 8 ACTIONS IN SUPPORT OF PUBLIC FACILITIES

"The policies in support of public facilities are as follows:

"(1) Establish a satellite campus or facility for post-secondary education in Ward 8 to improve its residents' access to higher learning and professional career development opportunities.

"(A) Residents of Ward 8 comprise a significant portion of the University of the District of Columbia (UDC) student body. However, there is no UDC or other post-secondary educational facility in Ward 8. Access to existing UDC and other university or college facilities from Ward 8 is hampered by its relative isolation from parts of the District west of the Anacostia River. Potential sites for such a facility include: Anacostia Metrorail Development Opportunity Area and Saint Elizabeth Hospital West Campus.

"(B) Recommended actions:

"(i) Bring the Ward 8 community and UDC representatives together to investigate the general feasibility of locating a satellite facility in Ward 8.

"(ii) Assist in the establishment of a formal planning process for the proposed satellite facility.

"(2) Establish a multi-service recreational center that will address both recreational and community cultural needs in Ward 8.

"(A) Ward 8 contains no recreational facility capable of supporting positive nonsports related cultural activities for the ward's youth and other residents. Community leaders have stated that the development of a facility that would address recreational as well as cultural needs is one of the ways to expose the ward's youth to attractive, lifestyle alternatives to involvement in illegal drug trafficking. Saint Elizabeth Hospital's West Campus has been suggested by the community as a potential site for such a facility.

"(B) Recommended actions:

"(i) Conduct a needs assessment study to determine the appropriate mix of activities and amount of space needed for the proposed Children's Art center.

"(ii) Generate and evaluate recreational and cultural alternatives for the facility on the basis of feasibility and compatibility with proposed uses and adjacent or nearby residential uses.

"(iii) Select and implement cultural/artistic activities for the proposed center.

"(iv) Provide for community participation in the planning and implementation process to assist the District in responding to community needs.

"SEC. 1200.816 WARD 8 URBAN DESIGN

"(a) The physical character of Ward 8 is unique within the city. Its rugged, wooded ridges and slopes have shaped the road system, in many places, into a network of twists and turns. The ward also offers unparalleled hilltop vistas of the Monumental Core, the Anacostia and Potomac rivers, and parts of nearby Maryland and Virginia.

"(b) Unfortunately, prior development in the ward has been insensitive to the ward's scenic amenities. Apartment buildings have literally turned their backs to the vistas at some locations, and site preparation at other locations has failed to include effective soil retention measures. As a result, soil erosion is evident at most of these locations. Proposed improvements must be carefully scrutinized to ensure that the physical integrity of the ward is protected.

"(c) Ward 8 residents are increasingly concerned about the balancing of proposed residential and commercial improvements with the natural amenities of the ward. In particular, the ward's commercial areas are

seen by residents as unattractive and lacking a "sense of place." These areas generally lack cohesion and are in need of improvement.

"(d) The District government is working to enhance the design quality of the built environment within Ward 8. The Office of Business and Economic Development has initiated a Neighborhood Partnership Program in the ward to bring together local merchants, concerned citizens, private developers and appropriate government representatives to devise strategies that will help revitalize some of the ward's commercial areas.

"(e) Commercial facade standards have been designed for a five-block section of Martin Luther King, Jr. Avenue S.E., centering on its intersection with Portland Street S.E. The South Capitol/Atlantic streets commercial center and the neighborhood retail center at South Capitol and Elmira streets S.W. are also receiving attention under this program.

"(f) Negotiations are underway with merchants and property owners in other Ward 8 retail centers to establish additional improvement programs.

"SEC. 1200.817 WARD 8 OBJECTIVES FOR URBAN DESIGN

"The objectives for urban design are:

"(1) Maintain and enhance the physical integrity and character of the District as the National Capital, including Ward 8.

"(2) Preserve and enhance the distinguishable physical qualities of Ward 8 neighborhoods.

"(3) Restrict and sensitively design new development proposed to be placed on severe slopes and unstable soils.

"(4) Create and enhance relationships between the rivers and Ward 8 residents, develop urban waterfronts and water-related recreation in appropriate locations and establish attractive pedestrian connections from neighborhoods to activities along the waterfronts.

"(5) Encourage developments that respond to the prominent ridgelines of Ward 8 and the horizontal skyline of the District so as to maintain and enhance the physical image and character of the ward and the city.

"(6) Protect areas of strong architectural character and to ensure that the architecture of new development in these areas is complementary to the ward's and the city's existing architectural character.

"(7) Encourage new development in areas with vacant or underused land to secure a strong, positive physical identity.

"(8) Coordinate and strengthen the design function and image of commercial corridors that serve neighborhood centers.

"(9) 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 of the Comprehensive Plan.

"(10) Protect and preserve the desirable qualities of the ward's established residential neighborhoods.

"(11) Focus special design consideration at and around the Anacostia and Congress Heights Metrorail stations and the Saint Elizabeth Hospital West Campus to add to the ward's unique identity.

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"SEC. 1200.818 WARD 8 ACTIONS IN SUPPORT OF URBAN DESIGN

"The policies in support of urban design are as follows:

"(1) Ensure that new residential and nonresidential development proposed for Ward 8 will be architecturally compatible with the highest quality of existing development in the ward.

"(A) Ward 8 contains a number of developed areas with a distinct and attractive physical/architectural character. These include: Barry Farm (renovated public housing); Congress Heights (single-family residential areas and some renovated multi-family complexes); Bellview (single-family residential areas and some renovated multi-family residential complexes); Shipley Terrace (single-family residential areas and some renovated multi-family residential complexes); and Washington Highlands (single-family residential areas).

"(B) Recommended actions:

"(i) Encourage increased design quality in all development projects reviewed through the planned unit development (PUD), R-5-A zone site review and Large Tract Review processes by requiring compatible designs and landscaping.

"(ii) Develop a text amendment to the Zoning Regulations which would minimize, on a city wide basis, the impacts from incompatible uses where residential communities adjoin Production and Technical Employment (PTE) areas.

"(iii) Develop and implement commercial facade guidelines for commercial districts in Ward 8.

"(2) Encourage developers of new residential or nonresidential projects to incorporate design features that respect the ward's fragile, yet beautiful, natural environment.

"(A) Areas where development is strongly influenced by the ward's natural beauty, and where development should be sensitive to environmental constraints include: Oxon Run Creek and Parkway; Shepherd Parkway (bordering I-295); Saint Elizabeth Hospital; Buena Vista; Congress Heights; Bellview; and Washington Highlands.

"(B) Recommended actions:

"(i) Establish clear guidelines for planned unit development, R-5-A zone review and Large Tract Review procedures so that those reviews are effective in ensuring appropriate development on sites that are steeply sloped, poorly drained and/or identified by the city as suffering from unstable soil conditions.

"(ii) Continue to implement the current zoning requirement for site review of proposed single-family townhouse projects on R-5-A zoned properties.

"SEC. 1200.819 WARD 8 PRESERVATION AND HISTORIC FEATURES

"(a) Ward 8 contains a number of historic resources. These include several existing and former historic sites such as Saint Elizabeth Hospital, several Civil War fort sites (part of the city's Fort Circle Parks system), several roads which date back to colonial and early post-revolutionary times and the former Tobias Henson Estate (acquired by the federal government for the construction of Camp Simms during the 1940s). Neighborhoods in the ward with historic significance include Barry Farm and Congress Heights.

"(b) While official designation of historic resources in Ward 8 currently lags behind other areas, the amount of surveying that has been done to identify such resources is comparable to that done in the other outlying wards (wards 3, 4, 5 and 7). Neighborhood historic resource surveys were completed for Barry Farm and Congress Heights during 1988 and 1989, and the Historic Preservation Division of the Department of Consumer and Regulatory Affairs has proposed to survey other historic areas of the ward, including Saint Elizabeth Hospital and the former Henson Estate (now Camp Simms).

"SEC. 1200.820 WARD 8 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

"The objectives for preservation and historic features are:

"(1) Increase local awareness of the ward's historic resources among residents and visitors.

"(2) Ensure designation, protection and enhancement of the ward's historic resources.

"(3) Explore using the National Trust for Historic Preservation's "Main Street" program as a means of revitalizing local neighborhood and multi-neighborhood commercial centers.

"(4) Seek ways to provide regulatory, technical and financial assistance to owners to ensure the retention of historic properties and sites.

"SEC. 1200.821 WARD 8 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES

"The policies in support of preservation and historic features are as follows:

"(1) Conduct a historical survey to identify and catalog the historic buildings or areas in Ward 8.

"(A) Ward 8 contains a number of designated and potential historic sites and neighborhoods within its borders. These areas include: Saint Elizabeth Hospital; Tobias Henson Estate (purchased by a former slave; later acquired as part of Camp Simms); Barry Farm site (site of the first black freedmen's community built in Anacostia after the U.S. Civil War); Nichols Avenue School at Martin Luther King, Jr. Avenue and Howard Road S.E. (first black public school built in Anacostia); and Congress Heights (former "streetcar suburb" developed to house employees of Saint Elizabeth Hospital).

"(B) Recommended actions:

"(i) Collaborate with Ward 8 neighborhood groups to identify and conduct historic resource surveys of Ward 8 neighborhoods and prepare nominations to the National Register of Historic Places incorporating the community's recommendations as part of the process.

"(ii) Identify and secure funds from private and federal sources to help fund historic preservation activities in Ward 8.

"(iii) Incorporate the results of the historic resource studies of Ward 8 neighborhoods into the East of the River Development Zone marketing efforts.

"(2) Ensure that single-family and multi-family residential facade restorations are compatible with Ward 8's distinctive architectural character.

"(A) The various residential neighborhoods of Ward 8 each possess a distinctive architectural character that is shaped as much by topographic and other natural features as by historic development trends. Notable examples include: Barry Farm; Congress Heights; and Bellview.

"(B) Recommended actions:

"(i) Identify areas within Ward 8 that might be eligible for Historic District or Landmark status (based on historic resource surveys like those mentioned under Priority No. 1).

"(ii) Develop a set of proposed preservation tax incentives (including tax credits for rehabilitation of historic structures) that can be enacted by the Council of the District of Columbia.

"(iii) Enact preservation tax incentives that will encourage the restoration and preservation of privately owned historic properties in the District, including Ward 8.

"SEC. 1200.822 WARD 8 HUMAN SERVICES

"(a) There are a number of public and private facilities in Ward 8 that provide a variety of social, economic and health support services to its residents. The better-known of these facilities include Saint Elizabeth, Hadley Memorial and Greater Southeast Community hospitals. Other facilities include a number of community health clinics, recreation centers and day care centers. A private non-profit service provider, the Senior Citizens Counseling & Delivery Service provides a variety of day care services for elderly residents of the ward, and a number of day care centers provide for the needs of very young residents. In addition, the D.C. Office on Aging is proposing to construct a free-standing senior citizens multi-purpose center at Martin Luther King, Jr. Avenue and Savannah Street S.E.

"(b) Although Ward 8 has a large number of human service facilities, there are areas in the ward that are not adequately served by these facilities or where residents lack knowledge of or access to them. In addition, the ward suffers from a shortage of public health clinics and child care facilities. Specified problems that should be a primary focus include diseases, pre- and post-natal care, drug use and abuse, teenage pregnancy, infant mortality and mental health.

"(c) The problem of drug abuse is related to another serious problem affecting Ward 8, namely, drug-related crime. The Metropolitan Police Department is cooperating with federal law enforcement officials to reduce the level of drug-related crime in Ward 8 and other affected parts of the District. These anti-crime activities are being carried out, in part, under the federal government's War on Drugs.

"SEC. 1200.823 WARD 8 OBJECTIVES FOR HUMAN SERVICES

"The objectives for human services are:

"(1) Promote expanded and accessible quality primary care services.

"(2) Provide information to the community on health and social services offered by the District.

"(3) Expand the deinstitutionalization process of mental health clients who require less restrictive care to help them become more socially and financially independent rather than become homeless "street people."

"(4) Increase services for the disabled and elderly.

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"(5) Improve the overall human services delivery system within the ward.

"(6) Reduce and eventually eliminate crime and its environmental and economic causes in Ward 8.

"SEC. 1200.824 WARD 8 ACTIONS IN SUPPORT OF HUMAN SERVICES

"The policies in support of human services are as follows:

"(1) Increase the availability and accessibility of community-based health clinics within Ward 8 to improve the level of walk-in health care available to ward residents.

"(A) Ward 8 contains only three city-operated community health clinics at two separate locations. All other health care services are available only at one of the ward's three hospitals. Health care services in Ward 8 are provided at: Congress Heights Health Center, Eighth and Xenia streets S.E.; Hart Junior High School Dental Clinic, 601 Mississippi Avenue S.E.; Congress Heights Dental Clinic, Eight and Xenia streets S.E.; Saint Elizabeth Hospital (including Region IV Community Mental Health Center); Greater Southeast Community Hospital; and Hadley Memorial Hospital (struggling to stay open during its transfer to new management).

"(B) Recommended actions:

"(i) Evaluate the existing health services and the need for additional services in Ward 8.

"(ii) Identify potential sites for additional community health clinics in Ward 8.

"(iii) Encourage private-sector health care providers such as health maintenance organizations (HMOs) to build new community health care facilities in the ward through the use of financial, regulatory and tax incentives.

"(iv) Provide for citizen participation in the health services planning process to assist the District in responding to community needs and concerns.

"(2) Improve the availability of child care provided by child care facilities in Ward 8.

"(A) Ward 8 contains only 25 child care centers despite the fact that its households are younger and larger than the city wide average. These facilities include: Free-standing centers located primarily along Martin Luther King, Jr. and Alabama avenues S.E.; Church-affiliated child care centers; and Child care centers located in high-rise and other multi-family apartment complexes mostly in Washington Highlands.

"(B) Recommended actions:

"(i) Identify potential sites for additional child care facilities, such as proposed new commercial development.

"(ii) Encourage and assist employers that operate in the District to provide child-care services and facilities for their employees.

"(iii) Develop programs and policies to ensure the availability of financial assistance and tax credits to eligible parents and to community organizations and employers that start child-care facilities in areas of greatest need, including the preparation of enabling legislation for enactment by the Council of the District of Columbia.

"(iv) Enact legislation to ensure the availability of financial assistance and tax credits to community organizations, employers and eligible parents providing or taking advantage of child-care services.

"(3) Reduce levels of drug-related and other criminal activity in Ward 8 to increase neighborhood security and improve the ward's image as an attractive location in which to live and work.

"(A) Drug-related criminal activity in certain parts of Ward 8 has placed the lives of its residents at serious risk as well as given the ward a negative community image. This poor image has hampered city efforts to promote new commercial development in the ward. Neighborhoods most seriously impacted by this problem include: Congress Heights; Washington Highlands; and Shipley Terrace.

"(B) Recommended actions:

"(i) Continue to review proposed commercial development for Ward 8 sites and recommend design improvements for increased security at these sites.

"(ii) Continue to improve streetscapes, pedestrian ways, bike paths and street/bike/pedestrian lighting throughout the ward in order to discourage criminal activity.

"(iii) Secure or demolish abandoned and vacant buildings through the Community Empowerment Policing Program (CEPP) and, if necessary, place them under the "Clean-It-Or-Lien-It" program.

"(iv) Expand CEPP activities throughout Ward 8 to ensure that displaced drug activity does not re-establish itself in previously quiet ward neighborhoods.

"SEC. 1200.828 WARD 8 LAND USE/ZONING

"(a) Ward 8 has approximately 3,900 acres of land, excluding public rights-of-way, and ranks fourth in total land area among the city's eight wards. The basic land uses in Ward 8 are institutional, residential, open space, commercial and industrial.

"(b) Ward 8 has the highest proportion of federally owned land of all the city's wards. About 2,400 acres, or 62 percent of the ward's land, are in federal ownership.

"(c) Major federal uses in the ward are: Bolling Air Force Base, the U.S. Naval Air Station, Naval Research Laboratory, Saint Elizabeth Hospital (currently being transferred to the District government) and the Architect of the Capitol's tree nursery (currently being relocated to the D.C. Village tract). Another former federal property, the U.S. Army Radar Tract, was recently surplused and sold to a private developer for housing development.

"(d) Parks and open space, all under public ownership, are the largest public use in Ward 8 after the military installations along the ward's shorelines. They cover about 700 acres of the ward's land. The National Park Service maintains more than 500 acres of parkland in Ward 8 including Oxon Cove, Shepherd Parkway, Anacostia Park and sections of Oxon Run Parkway. The D.C. Department of Recreation and Parks maintains 200 acres of parkland including 10 recreation centers.

"(e) The second largest public use in Ward 8, after the military installations, is the 336-acre Saint Elizabeth Hospital tract. Less than 60 acres of this site are in active use, with the balance in undevelopable condition due, in part, to its hilly topography. Transfer of the hospital from federal to District control is expected to be completed in 1991.

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"(f) Properties owned by the District government account for 470 acres, or 12 percent of the ward's land. Major District properties include: D.C. Village, Blue Plains Wastewater Treatment Plant, Camp Simms, Knox Hill Tract and the D.C. Tree Nursery.

"(g) Residential land covers about 950 acres, or about 24 percent, of the total land in Ward 8. The ward ranks fourth overall in residential population density at 78 persons per residential acre. However, its overall population density is only 19 persons per gross acre due to the preponderance of nonresidential land in the ward. It ranks sixth in overall gross population density.

"(h) More than half of Ward 8's residential land (about 500 acres or 53 percent) is occupied by garden and walk-up apartments. Large garden and walk-up apartment complexes are located in the Douglass/ShIPLEY Terrace, Congress Heights, Washington Highlands and Barry Farm neighborhoods.

"(i) Detached and semi-detached homes occupy 250 acres, or 26 percent, of the ward's residential land. Pockets of well-maintained owner-occupied homes are in Congress Heights and Bellview, generally west of Martin Luther King, Jr. Avenue S.E. and South Capitol Street. Others are located in Washington Highlands along stretches of Southern Avenue S.E.; stretches of Wheeler Road, Alabama Avenue and Mississippi Avenue S.E. in Congress Heights; and along Southern Avenue S.E. between 22nd and 25th streets S.E. in Shipley Terrace.

"(j) Condominiums and cooperative apartments occupy roughly 30 acres of the ward's land. Condominium conversion units are located in sites primarily in Congress Heights and Bellview, including units at the corner of Darrington Street and South Capitol Terrace, S.W. and a large development along Irvington and Joliet streets, S.W. A major example of a converted housing cooperative is the Rockburne Estates, a former rental garden apartment complex on Jasper Street S.E. adjacent to Knox Hill.

"(k) Ward 8 has the smallest amount and proportion of land occupied by commercial uses of any ward in the District. Only 36 acres, or about one percent, of the ward's land contains such uses. More than one-half of the ward's commercial acreage is used for retail trade. Office uses occupy only two acres. Commercial services include a limited range of convenience goods and personal services at small neighborhood centers or along the ward's primary commercial strips.

"(l) Privately owned industrial sites occupy about four acres, or 0.1 percent of the ward's land. The major concentration of industrial uses is along Firth Sterling Avenue S.E. and Howard Road S.E. adjacent to Barry Farm. A portion of this area along Howard Road (between I-295 and South Capitol Street) was formerly occupied by poorly maintained walk-up apartment buildings. These have been demolished recently to make room for Metrorail construction and future development at the Anacostia Metrorail Station.

"(m) There are over 1,260 acres within Ward 8 that are classified as vacant land. Nearly all of this land is publicly owned.

"(n) The central land use issues in Ward 8 are:

"(1) Renovate or replace blighted unused or abandoned residential and nonresidential properties to remove actual or potential locations for illegal drug activity;

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"(2) Prevent the encroachment of nonresidential uses into stable residential areas;

"(3) Develop an appropriate mix of uses on surplus public land that will complement existing residential and other uses;

"(4) Change the ward's housing mix to include a greater amount and proportion of single-family housing; and

"(5) Increase the amount of commercial development in the ward in ways that will minimize or avoid conflicts and negative impacts on adjacent and nearby residential uses.

"(o) Zoning. Zoning of Ward 8 land is predominantly for residential use, with small low-density commercial districts scattered throughout the ward. About 1,100 acres in Ward 8 are zoned for residential use. This is about 28 percent of the ward's total land area and 73 percent of its zoned land.

"(p) Residential Zoning.

"(1) Residential zones in the ward range from R-1-B (low density residential) through R-5-B (medium-high density apartments). The predominant residential zone in the ward is R-5-A (low density apartment houses). This category accounts for about 82 percent of all residentially zoned land in the ward, or about 900 acres.

"(2) Single-family detached and semi-detached homes occupy much of the remaining residentially zoned land in Ward 8, which is zoned R-2 (semi-detached single-family units). R-2 residential districts are located generally west of Martin Luther King, Jr. Avenue S.E. and South Capitol Street in Congress Heights and Bellview (south of Saint Elizabeth Hospital).

"(3) Since 1987, portions of Camp Simms, Knox Hill and the former U.S. Army Radar site have been zoned R-4 (rowhouse dwellings) to facilitate townhouse development at these sites.

"(q) Commercial Zoning.

"(1) The commercial zones of Ward 8 include C-1 (neighborhood shopping), C-2-A and C-2-B (community business center), and C-3-A (medium bulk major business and employment center). They account for about 50 acres, or just over one percent of the ward's land area.

"(2) C-1 commercial districts in the ward are characterized by neighborhood-serving convenience uses such as small grocery stores, carryouts, dry cleaners and beauty shops.

These zones are located at:

"(A) Howard Road and Bryan Place S.E.;

"(B) 30th Street and Naylor Road S.E.;

"(C) Alabama Avenue and 23rd Street S.E.;

"(D) 23rd and Savannah streets S.E.;

"(E) Alabama Avenue and Stanton Road S.E.;

"(F) Wheeler Road between Wahler Place and Barnaby Road

S.E.;

"(G) Chesapeake and Sixth streets S.E.;

"(H) South Capitol and Elmira streets S.W.; and

"(I) Martin Luther King, Jr. Avenue near Irvington Street

S.W.

"(3) C-2-A zones are concentrated along Martin Luther King, Jr. Avenue S.E., between Morris and Howard roads S.E. and south of Saint Elizabeth Hospital down to Fourth Street S.E. There is also a

C-2-A area along South Capitol Street between Martin Luther King, Jr. Avenue S.W. and Chesapeake Street.

"(4) The Congress Park Shopping Center site on Savannah Street S.E., between 13th and Congress streets, is also zoned C-2-A. However, the building that housed the shops formerly located in this zone was demolished for new housing (completed in 1984) and future Metrorail construction.

"(5) Another small C-2-A district is located along Southern Avenue S.E. near Sixth Street S.E. A U.S. Post Office and a fast-food restaurant are located in this zone. Adjacent to it is the ward's only C-3-A district. This zone is located in the Alabama Avenue Development Zone. It is centered around the intersection of South Capitol Street and Southern Avenue S.E./District Line.

"(r) Industrial Zoning.

"(1) There are two industrially zoned districts within Ward 8, containing a total of 350 acres of land. Both of these districts are zoned C-M-1 (low bulk commercial-light manufacturing). The smaller district is located roughly in a triangle formed by Firth Sterling Avenue S.E., Howard Road S.E. and South Capitol Street. It contains approximately 26 acres. The second, larger C-M-1 zone includes the D.C. Village and Blue Plains tracts. The land uses here are public, despite the area's industrial zoning.

"(2) More than half of Ward 8's land is occupied by federal installations. Consequently, 62 percent of that land, or about 2,400 acres, is unzoned.

"SEC. 1200.826 WARD 8 OBJECTIVES FOR LAND USE/ZONING

"The objectives for land use/zoning are:

"(1) Encourage the effective use and rehabilitation of existing housing stock and the upgrading of nonresidential structures.

"(2) Promote healthy and secure residential and nonresidential environments through selective renewal, rehabilitation and neighborhood revitalization programs.

"(3) Increase employment and economic development opportunities and improve the physical condition of the ward through the provision of functional, efficient and attractive commercial, residential, industrial and open space environments.

"(4) Minimize existing and potential conflicts between transportation facilities and adjacent land uses.

"(5) Minimize existing and potential conflicts between residential uses and nonresidential uses.

"(6) Locate more intensive land uses in areas of the ward which, by virtue of existing or planned infrastructure, can accommodate and support these uses.

"(7) Promote and enhance the ward's low density character, open spaces and stable neighborhoods.

"(8) Increase the supply of child care facilities in residential and commercial areas within the ward.

"(9) Relate land use decisions, as applicable, to Comprehensive Plan provisions, to revise the Zoning Regulations to reflect appropriate use changes in the ward, and to establish procedures for monitoring public and private land use actions for consistency with the Comprehensive Plan Land Use Element and accompanying plan maps.

"SEC. 1200.827 WARD 8 ACTIONS IN SUPPORT OF LAND USE/ZONING

"The policies in support of land use/zoning are as follows:

"(1) Increase the proportion of single-family mixed income housing in Ward 8 to enhance and stabilize the residential character of its neighborhoods.

"(A) Ward 8 has a concentration of public and privately owned multi-family housing. Some of the areas where private multi-family housing predominate include: Buena Vista neighborhood, primarily along Stanton and Pomeroy roads S.E.; Eaton Road and Birney Place S.E. in Barry Farm; Thirteenth Street S.E. between Alabama and Mississippi avenues S.E. in Congress Heights; Wayne Place S.E. in Congress Heights; and Danbury Street, Forrester Street, Galveston Place and Galveston Street S.W. in Bellview. Public housing complexes in Ward 8 include large developments such as: Barry Farms at Sumner and Wade roads S.E.; Valley Green Apartments, Highland Dwellings and Highland Addition Apartments, all along Valley Avenue S.E. in Washington Highlands; and Stanton Dwellings and Frederick Douglass Dwellings, both along Alabama Avenue and Stanton Road S.E. in the Douglass neighborhood.

"(B) Recommended actions:

"(i) Continue to encourage housing developers to provide single-family housing in their developments.

"(ii) Encourage housing developers seeking Large Tract Review (LTR) or zoning approval to include detached single-family units at appropriate sites.

"(iii) Continue to upgrade and improve the maintenance of public housing complexes in the ward.

"(2) Provide for the stability and maintenance of residential neighborhoods by ensuring adequate controls to protect against adverse impacts from nonresidential uses such as fast food restaurants and similar convenience retail uses, public halls, churches, day care centers and other institutional uses.

"(A) Community concerns have been raised about the potential or actual adverse effects of nonresidential uses on the residential character of neighborhoods such as Congress Heights and Bellview. Neighborhood residents are particularly concerned about the following: a senior citizen multi-service center tentatively proposed for a site in Congress Heights; and a public hall located in the South Capitol/Atlantic streets commercial district which has been the scene of violent incidents.

"(B) Recommended actions:

"(i) Initiate and complete a city wide analysis of nonresidential uses in residential zone districts.

"(ii) Develop a city wide zoning text amendment to more effectively control nonresidential uses such as fast food restaurants and similar convenience retail uses, including provisions dealing with height, density and bulk permitted in residential zones, to provide greater stability and protection for nearby residential development.

"(iii) Mitigate any traffic, parking and related safety problems on local residential streets that are the consequence of nonresidential uses in residential neighborhoods.

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"(iv) Increase enforcement of zoning and building codes and inspections for all nonresidential uses in residential zones to ensure their compliance with the existing regulations.

"(3) Determine the appropriate mix, scale, intensity and design of the development proposed for the Anacostia Metro Station Development Opportunity Area so that adjacent residential and commercial uses are not negatively impacted.

"(A) The Anacostia Metro Development Opportunity Area is in the Anacostia Development Zone. It is generally bounded by Firth Sterling Avenue S.E., South Capitol Street, Anacostia River, 11th Street Bridge and I-295/Anacostia Freeway S.E. In addition to being a Development Opportunity Area, the site is also designated in the Comprehensive Plan for a mixture of medium density commercial, high density housing and institutional uses. Most of the Anacostia Metro development site is unzoned federal parkland and controlled by the National Park Service.

"(B) Recommended actions:

"(i) Prepare a small area study allowing for a participatory process in which the city, the federal government and the affected community can agree on a compatible mix of uses and scale of development at this critically important site.

"(ii) Retain the basic mixed use concept represented in a conceptual cultural complex plan prepared for the site by the Office of the Deputy Mayor for Economic Development to ensure minimal negative impact on adjacent neighborhood residential and commercial uses.

"(iii) Provide for citizen participation in the development review process to assist the District in responding to community concerns.

"(iv) Provide local assistance to private developers through appropriate programs that will facilitate development in the area.

"(4) Determine the appropriate mix, scale, intensity and design of development for the Congress Heights Metrorail Station area to ensure maximum Metrorail access and use, and to protect and preserve the surrounding residential areas.

"(A) The planned Congress Heights Metrorail Station will be at Alabama Avenue and 13th Street S.E. in the Alabama Avenue Development Zone. The Comprehensive Plan designates the station site as a new or upgraded local neighborhood center suitable for moderate density commercial development.

"(B) Recommended actions:

"(i) Prepare a small area study of the Metrorail station area to determine the appropriate mix, scale, intensity and design of development.

"(ii) Provide assistance to private developers through appropriate programs which will facilitate development in the Metrorail station area.

"(iii) Monitor the reuse of surplus and unused Washington Metropolitan Area Transit Authority properties through the city's joint development review processes to ensure developments that contribute to and are compatible with the existing character of the surrounding neighborhoods.

"(iv) Provide for the improvement of the land use mix and urban design qualities of new development in the Congress

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Heights Metrorail Station area through the city's land use regulatory processes.

"(v) Provide for citizen participation in the development review process to assist the District in responding to community concerns.

"(5) Ensure that new development in the Saint Elizabeth Hospital Special Treatment Area is compatible, in terms of its use, design, scale, circulation and landscaping, with the mental health treatment activities housed at the hospital while contributing to the economic revitalization of Ward 8.

"(A) The Saint Elizabeth Hospital Special Treatment Area is in the Anacostia Development Zone. It is generally bounded by Barry Farm, Suitland Parkway S.E, the Douglass neighborhood, Congress Heights and I-295/Anacostia Freeway S.E. The city has identified up to 40 acres of the hospital's West Campus as being suitable for new development, including a possible new University of the District of Columbia satellite campus or mental health-related research activities.

"(B) Recommended actions:

"(i) Assess the feasibility of locating activities at the SEH West Campus which might complement the mental health treatment activities already housed at the hospital and be compatible with adjacent existing and proposed residential and commercial land uses.

"(ii) Provide for citizen participation in the development review process to assist the District in responding to community needs and concerns.

"(iii) Coordinate the ongoing revitalization of the Martin Luther King, Jr. Avenue/Portland Street S.E. commercial corridor with the development of appropriate uses at the SEH West Campus.

"(6) Construct a new multi-neighborhood shopping center at the South Capitol Street/Southern Avenue commercial development site to upgrade the adjacent commercial area as recommended in the Comprehensive Plan.

"(A) The South Capitol Street/Southern Avenue commercial development site is in the Alabama Avenue Development Zone. It is generally bounded by Oxon Run Creek, South Capitol Street and the District line. The Comprehensive Plan designates this site for moderate density commercial development. The adjacent existing commercial strip is designated as a new or upgraded local neighborhood center by the Comprehensive Plan. Nine acres of the 10-acre site are unzoned federal parkland under the jurisdiction of the District's Department of Recreation and Parks.

"(B) Recommended actions:

"(i) Secure a "package" deal with the federal government regarding the possible exchange of selected National Park Service (NPS) properties with property in District or in private ownership which has the potential for useful open space and is acceptable to NPS. This site, as well as the Anacostia Metrorail Station development area, involves the issue of the proper disposition and appropriate development of NPS-owned parkland sites.

"(ii) Initiate a comprehensive planning process for the entire South Capitol Street/Southern Avenue commercial district, including the development site under consideration, with emphasis on determining the appropriate mix and scale of development and mitigating

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potential impacts on adjacent residential and commercial uses and federal property.

"(7) Monitor proposed and existing community-based residential facilities (CBRFs) in the ward to ensure their compliance with zoning regulations.

"(A) Considerable community concern has been generated about the potential impacts of concentrations of new CBRFs on the residential character of Ward 8 neighborhoods such as Barry Farm and Congress Heights. Neighborhood residents are particularly concerned about: Mobile homeless shelters proposed for a site at Saint Elizabeth Hospital; and CBRF proposals for residential properties in Congress Heights for which rooming house occupancy permits have been obtained.

"(B) Recommended actions:

"(i) Review and improve the system that is used to inform residents of the potential location of a CBRF in their neighborhood.

"(ii) Establish strategies and procedures for conducting a community outreach program to enhance community awareness and understanding of CBRFs.

"(iii) Consider establishing a community advisory board to facilitate more community involvement in the CBRF process, including Advisory Neighborhood Commissioners, civic groups, church representatives and other concerned citizens.

"(8) Evaluate and recommend appropriate changes to the zoning map to make it consistent with the Comprehensive Plan as amended by D.C. Law 8-129.

"(A) Revise and update the zoning regulations and map to conform them with the densities and uses indicated on the enacted Comprehensive Plan Land Use Map. D.C. Law 8-129, Comprehensive Plan Amendments Act of 1989 identifies areas in the ward where zoning and land use are not consistent with the Comprehensive Plan, as amended. These and other land use and zoning inconsistencies should be corrected so that all new development is consistent with the Comprehensive Plan.

"(B) Recommended actions:

"(i) Conduct a further survey and analysis of land use and zoning in Ward 8 to identify locations where zoning and land uses are not consistent with each other.

"(ii) Prepare reports to the Zoning Commission recommending appropriate rezoning actions to make ward zoning consistent with the Comprehensive Plan.

"(iii) Update the Comprehensive Plan Land Use Map as follows to ensure that zoning is consistent with the Comprehensive Plan in accordance with D.C. Law 8-129:

"(iv) The area bounded by Southern Avenue S.E., Bonini Street S.E. and Barnaby Road S.E. is included in the moderate density residential land use category.

"(v) Martin Luther King, Jr. Avenue S.E. from Morris Road S.E. to Howard Road S.E. is included in the moderate density residential land use category.

"(vi) The area at the intersection of Alabama Avenue and 13th Street S.E. east of the Congress Heights Metrorail Station is included in the mixed use moderate density residential and moderate density commercial land use category.

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"(vii) The mixed use high density residential and medium density commercial and institutional area around the Anacostia Metrorail station is included in the high density residential and medium-high density commercial and institutional land category.

"(viii) Prepare Small Area action plans for: the Anacostia Metro Development Opportunity Area, which is bounded by the 11th Street Bridge, I-295/Anacostia Freeway, Firth Sterling Avenue S.E., Howard Road S.E., Martin Luther King, Jr. Avenue S.E., Suitland Parkway, Firth Sterling Avenue S.E., South Capitol Street, Frederick Douglass Memorial Bridge and the Anacostia River; and the South Capitol Street/Southern Avenue study area, which is bounded by Oxon Run, Third Street S.E., Livingston Terrace S.E., Sixth Street S.E. and Southern Avenue/District Line."

Sec. 3. Miscellaneous.

(a) The District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76; D.C. Code § 1-245 *passim*), is amended as follows:

(1) Section 7 is amended by adding a new subsection (c) at the end of the section to read as follows:

"(c) The Mayor shall transmit 2 generalized land use maps to the Council within 60 days of the effective date of the Comprehensive Plan Amendments Act of 1994. The maps transmitted under this subsection shall conform to the requirements of section 1136(a) through (e) of title 11 of section 3 ("Land Use Element of the Comprehensive Plan"), be printed at a scale of 1,200 feet to 1 inch, use standardized colors for planning maps, indicate generalized land use policies, and include a street grid and minor changes in format or design to improve the readability or understanding of the adopted policies. The Council shall hold a public hearing to determine if the maps transmitted under this section conform to the maps adopted under sections 1136(a) through (e) of the Land Use Element of the Comprehensive Plan. If the Council determines that a map transmitted under this section conforms to a map adopted under sections 1136(a) through (e) of the Land Use Element of the Comprehensive Plan, the Council shall approve the map by resolution."

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

"Sec. 8. Preserving and ensuring community input.

"(a) Continuous community input into every phase of development of titles I through XII of section 3 (the "Comprehensive Plan"), from conception to adoption to implementation, is essential to assure that the Comprehensive Plan in all its elements is the valid expression of District residents, property owners, commercial interests, and other groups and individuals in the District. A variety of means to secure community input should be utilized, including advisory and technical committees, community workshops, review of draft texts, public forums and hearings, and other means of discussion and communication. The District government, through its executive and legislative branches, will strive to ensure that the Comprehensive Plan, in all its elements, is both responsive and responsible.

"(b) Community input into the implementation of the District elements of the Comprehensive Plan will be assured by the requirement of a periodic review. Not less frequently than once every four years, beginning January 31, 1998, the Mayor shall submit to the Council a

report, accompanied by a proposed resolution, on the progress made by the government of the District of Columbia in implementing the District elements of the Comprehensive Plan. The Council shall schedule a public hearing on the progress report and, following each review period, submit to the Mayor the findings of the Council and a copy of the public testimony on the progress report.

"(c) Each progress report shall include an action report, which shall detail, by Comprehensive Plan objective, lead agency, and fiscal year, any action required to implement the Comprehensive Plan. For each action, the fiscal year scheduled for initiating the action and the fiscal year scheduled for completing the action shall be indicated. The action report shall address any action not yet completed that relates to the Comprehensive Plan.

"(d) The Mayor shall submit periodically to the Council for its consideration proposed amendments to the Comprehensive Plan. Such amendments shall be submitted not less frequently than once every four years, beginning January 31, 1997, and shall be accompanied by an environmental assessment of the proposed amendments. Proposed amendments may also be submitted by the Mayor to the Council at any other time that the Mayor determines to be necessary.

"(e) The process for executive branch consideration of proposed amendments to the Comprehensive Plan initiated by District agencies or the public shall include:

- "(1) Standards for appropriateness;
- "(2) A format and deadline for submission of amendments;
- "(3) Public meetings to be held by the executive;
- "(4) A mechanism for public review of all proposed amendment submissions;
- "(5) A mechanism for public review of the Mayor's proposed amendments; and
- "(6) Submission by the Mayor to the Council of proposed amendments to the Comprehensive Plan."

(3) A new section 9a is added to read as follows:

"Sec. 9a. Publication of the Comprehensive Plan.

"(a) The Mayor shall, within 180 days of the date of approval by the Mayor (or in the event of veto by the Mayor, the date of action by the Council to override the veto) of the Comprehensive Plan Amendments Act of 1994, publish the Comprehensive Plan, as amended, in its entirety.

"(b) The Comprehensive Plan shall be consolidated by the District of Columbia Office of Documents into a single new title of the District of Columbia Municipal Regulations to be designated by the District of Columbia Office of Documents. Titles I through XI of the Comprehensive Plan shall be available for sale separately from Title XII, and each of the 8 ward plans that comprise Title XII also shall be available for sale separately."

(b) The District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984, effective March 16, 1985 (D.C. Law 5-187; D.C. Code § 1-247 *et seq.*), is amended as follows:

(1) Section 4(b)(5) (D.C. Code § 1-247(b)(5)) is amended to read as follows:

"(5) Small area action plans shall be prepared for selected geographical areas, including, but not limited to, the following areas:

"(A) Each of the special treatment areas, housing opportunity areas, and development opportunity areas that are designated on the enacted District-wide generalized land use maps to implement the policies established for these areas in the Land Use Element of the Comprehensive Plan;

"(B) The Mount Pleasant area, after studying the following proposed policies for this area:

"(i) Support creative and multicultural expression through displays, performances, and festivals;

"(ii) Maintain and enhance the character of the neighborhood by encouraging creative cultural design (including special-merit design) while protecting historical landmarks;

"(iii) Promote additional low-income and moderate-income housing;

"(iv) Encourage small-business incubators and plazas for licensed market vendors in order to increase business opportunities for residents; and

"(v) Support low-impact mixed-use of residential space for multicultural arts, crafts, and other professional and consulting services;

"(C) The Southwest Urban Renewal Area and other urban renewal areas to ensure that appropriate zoning plans for these areas continue to be developed in consultation with affected citizens, which shall be implemented in phases immediately upon the termination of the various sections of the urban renewal plans; and

"(D) The Capitol Hill business district, the Eastern Market metrorail station area, and the Potomac Avenue metrorail station area, to implement policies for these areas set forth in the Ward 6 Plan."

(2) Section 6 (D.C. Code § 1-249) is amended by adding a new subsection (c) to read as follows:

"(c) No permit shall be issued by the District government for the construction, alteration, or use of a building by an educational institution if:

"(1) The institution is required under the Zoning Regulations to submit a campus plan for approval pursuant to 11 DCMR 210;

"(2) The use or stated use is provided for in the campus plan;

"(3) The location of the building is different than provided for in the approved campus plan; and

"(4) The off-campus location is within the area of one of the communities whose civic association or advisory neighborhood commission participated in the campus plan process."

(3) Section 7(b) (D.C. Code § 1-250(b)) is amended to read as follows:

"(b) The Mayor shall, within 1 year of the effective date of the Comprehensive Plan Amendments Act of 1994, propose amendments to the zoning regulations or maps to eliminate any inconsistency of the zoning regulations with the Land Use Element of the Comprehensive Plan."

(c) Section 209 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-210; D.C. Code § 7-429), is amended by adding a new subsection (f) to read as follows:

"(f) The approval of each street or alley closing that is not exempted by section 308b of the Comprehensive Plan (10 DCMR) shall

be contingent upon the filing in the Recorder of Deeds Division of the District of Columbia Department of Finance and Revenue of a covenant between the District government and the applicant that incorporates the housing requirements set forth in section 308b of the Comprehensive Plan (10 DCMR), as such requirements may be amended."

(d) Section 11 of 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, approved June 20, 1938 (52 Stat. 801; D.C. Code § 5-427), is amended as follows:

(1) The existing text is designated as subsection (a).

(2) A new subsection (b) is added to read as follows:

"(b) If, pursuant to rules issued pursuant to sections 1 through 16, the Zoning Commission approves a zoning density increase for a commercial office building or structure with a floor area ratio that is greater than the floor area ratio permitted as a matter of right under the Zoning Regulations, the applicant who obtains the zoning density increase shall be required to comply with the housing requirements set forth in section 308b of the Comprehensive Plan, as such requirements may be amended."

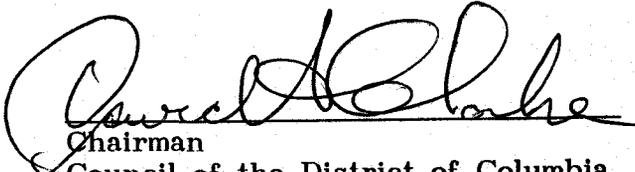
Sec. 4. Effective date.

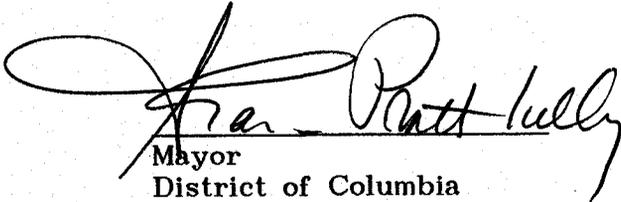
(a) Except as provided in subsection (b), this act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-233(c)(1)), and publication in either the District of Columbia Register, the District of Columbia Statutes-at-Large, or the District of Columbia Municipal Regulations.

(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 § 1-2002(a)) and section 423 of the District of Columbia Self-Government and Governmental

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Reorganization Act, approved December 24, 1973 (87 Stat. 792; D.C. Code § 1-244).


Chairman
Council of the District of Columbia


Mayor
District of Columbia

APPROVED: August 8, 1994



COUNCIL OF THE DISTRICT OF COLUMBIA

Council Period Ten

RECORD OF OFFICIAL COUNCIL VOTE

DOCKET NO: Bill 10-212

Item on Consent Calendar

ACTION & DATE: Adopted First Reading, 6-7-94

VOICE VOTE: Approved

Recorded vote on request

Absent: Barry, Brazil, Chavous and Lightfoot

ROLL CALL VOTE - RESULT

Table with 16 columns: COUNCIL MEMBER, AYE, NAY, N.V., A.B. and 16 rows listing members: CHMN. CLARKE, BARRY, BRAZIL, CHAVOUS, CROPP, EVANS, JARVIS, LIGHTFOOT, MASON, NATHANSON, RAY, SMITH, JR., THOMAS, SR.

X - Indicates Vote A.B. - Absent N.V. - Present, not voting

CERTIFICATION RECORD

Secretary to the Council (Signature)

Date: July 22, 1994

Item on Consent Calendar

ACTION & DATE: Adopted Final Reading, 6-21-94

VOICE VOTE: Approved

Recorded vote on request

Absent: Barry

ROLL CALL VOTE - RESULT

Table with 16 columns: COUNCIL MEMBER, AYE, NAY, N.V., A.B. and 16 rows listing members: CHMN. CLARKE, BARRY, BRAZIL, CHAVOUS, CROPP, EVANS, JARVIS, LIGHTFOOT, MASON, NATHANSON, RAY, SMITH, JR., THOMAS, SR.

X - Indicates Vote A.B. - Absent N.V. - Present, not voting

CERTIFICATION RECORD

Secretary to the Council (Signature)

Date: July 22, 1994

Item on Consent Calendar

ACTION & DATE:

VOICE VOTE:

Recorded vote on request

Absent:

ROLL CALL VOTE - RESULT

Table with 16 columns: COUNCIL MEMBER, AYE, NAY, N.V., A.B. and 16 rows listing members: CHMN. CLARKE, BARRY, BRAZIL, CHAVOUS, CROPP, EVANS, JARVIS, LIGHTFOOT, MASON, NATHANSON, RAY, SMITH, JR., THOMAS, SR.

X - Indicates Vote A.B. - Absent N.V. - Present, not voting

CERTIFICATION RECORD

Secretary to the Council

Date