



MURIEL BOWSER
MAYOR

October 1, 2021

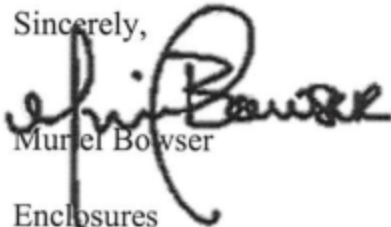
The Honorable Phil Mendelson, Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Suite 504
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for the consideration and approval by the Council of the District of Columbia is the proposed Comprehensive Plan Future Land Use Map and Generalized Policy Map Resolution of 2021. This resolution and the accompanying maps are submitted in accordance with Section 2(b) of the Comprehensive Plan Amendment Act of 2021 ("Act"). The purpose of this resolution is to approve the Comprehensive Plan Future Land Use Map and Generalized Policy Map, which the Office of Planning has updated to reflect the changes described in Sections 2(a)(4) and (5) of the Act.

As you know, the approval of the updated maps will culminate the Comprehensive Plan amendment process, which is critical to advancing the District's priorities around housing, equity, and resilience. I urge the Council to promptly approve this resolution.

Sincerely,


Muriel Bowser

Enclosures


Chairman Phil Mendelson
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve the updated District of Columbia Future Land Use Map and Generalized Policy Map transmitted by the Mayor pursuant to the Comprehensive Plan Amendment Act of 2021.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Comprehensive Plan Future Land Use Map and Generalized Policy Map Approval Resolution of 2021”.

Sec. 2. The Council of the District of Columbia approves the updated District of Columbia Future Land Use Map and Generalized Policy Map, dated XXXX, transmitted by the Mayor pursuant to Section 2(b) of the Comprehensive Plan Amendment Act of 2021, effective September XXXX, 2021 (D.C. Law XXXX; D.C. Official Code § 1-306.02(f)) (“Act”). These maps conform to the requirements of the Act.

Sec. 3. The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal impact statement required by Section 602(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-206.02(c)(3)).

Sec. 4. The Secretary to the Council shall transmit a certified copy of this resolution, upon its adoption, each to the Director of the Office of Planning and the Director of the Office of Zoning.

Sec. 5. This resolution shall take effect immediately.

Comprehensive Plan Generalized Policy Map Proposed Amendments

Status of this Map

This draft map reflects the land use designations approved in SD 24-1 and is subject to DC Council review and approval after SD 24-1 becomes effective.

Purpose

The purpose of the Generalized Policy Map is to categorize how different parts of the District may change between 2020 and 2025. It highlights areas where more detailed policies are necessary, both within the Comprehensive Plan and in follow-up plans, to manage this change. The map should be used to guide land use decision-making in conjunction with the Comprehensive Plan text, the Future Land Use Map, and other Comprehensive Plan maps. Boundaries on the map are to be interpreted in context with these other sources, as well as the context of each location.

Guidelines for Using this Map

The Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comprehensive Plan policies. Several important parameters, defined below, apply to their use and interpretation.

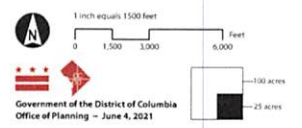
This map is a generalized depiction of anticipated changes through the horizon year of the Comprehensive Plan. Because it is a generalized view, boundaries shown should be interpreted as approximate and not precise delineations. By its nature, it is a projection, and the changes outlined may or may not occur as anticipated.

This map and the Future Land Use Map can be amended. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the maps can be made by residents, property owners, developers, and the District itself. In all cases, such changes require formal public hearings before the Council of the District of Columbia, and ample opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Element.

The generalized depiction shown on this map was designed to be essentially correct as printed, and it is the print edition of this map that is incorporated in the Comprehensive Plan. Users of electronic copies of this map may be able to "zoom in" to reveal additional detail, but any information not clearly visible at the scale of the print edition of the map has not been reviewed by Council, may or may not be correct, and does not reflect any policy or guidance by the District of Columbia Government.

LEGEND

- 1748 Recommended Map Amendment**
This amendment is subject to Council review and approval after SD 24-1 becomes effective.
- Neighborhood Conservation Areas**
Neighborhood Conservation Areas are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Neighborhood Enhancement Areas**
Neighborhood Enhancement Areas are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Future Planning Analysis Areas**
Future Planning Analysis Areas are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Resilience Focus Areas**
Resilience Focus Areas are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Proposed State of Washington, Douglas Commonwealth**
The Douglas Commonwealth is a proposed new state of Washington. It is located in the western part of the state, and is bounded by the Pacific Ocean to the west, the Canadian border to the north, and the Oregon border to the south. It is a proposed new state of Washington, and is located in the western part of the state.
- Land Use Change Areas**
Land Use Change Areas are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Commercial/Mixed Use Areas**
Commercial/Mixed Use Areas are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Main Street Mixed Use Corridors**
Main Street Mixed Use Corridors are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Neighborhood Commercial Centers**
Neighborhood Commercial Centers are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Enhanced/New Neighborhood Centers**
Enhanced/New Neighborhood Centers are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Multi-Neighborhood Centers**
Multi-Neighborhood Centers are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Enhanced/New Multi-Neighborhood Centers**
Enhanced/New Multi-Neighborhood Centers are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Regional Centers**
Regional Centers are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Other Map Elements**
Other Map Elements are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Federal Lands**
Federal Lands are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Central Washington**
Central Washington is a region of the state of Washington. It is located in the central part of the state, and is bounded by the Pacific Ocean to the west, the Canadian border to the north, and the Oregon border to the south. It is a region of the state of Washington, and is located in the central part of the state.
- Institutional Uses**
Institutional Uses are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Parks - Federal and District-owned**
Parks - Federal and District-owned are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Water Bodies**
Water Bodies are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.
- Metro Stations**
Metro Stations are areas of the District that are designated as areas of special interest. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance. These areas are typically located in areas of historic significance, or areas of natural beauty, or areas of cultural significance.



Comprehensive Plan Future Land Use Map Proposed Amendments

Status of this Map

This draft map reflects the land use designations approved in RRD 24-2 and is subject to DC Council review and approval after the 2022 election.

Purpose

This map uses color-coded categories to represent policy for future land use across the city. The Future Land Use Map is intended to be used in conjunction with the Comprehensive Plan policies and actions. The purpose of this map is to represent the land use policies contained in the Comprehensive Plan.

Guidelines for Using this Map

The Comprehensive Plan Map and Future Land Use Map are intended to provide general guidance for development and conservation decisions and are considered in conjunction with other Comprehensive Plan policies. General map parameters, defined below, apply to both maps.

The Future Land Use Map depicts the intended land use for an area generally. It is not a zoning map. A zoning map is a regulatory map that establishes detailed requirements and development standards for various types of land use, such as height, setbacks, and other physical standards. In contrast, the Future Land Use Map uses broad categories to represent the intended land use for an area generally. It is not a zoning map.

The map shows intended uses for the future year of the Comprehensive Plan. It is not an "existing land use map" although in many cases, the current land use in an area may be the same as the intended land use.

While the map shows intended uses for the future year, it does not show all existing properties or a block, there may be individual buildings that are larger or smaller than those shown on the map.

The zoning of any given area could be guided by this map, interpreted in conjunction with applicable guidance from the text of the Comprehensive Plan, including the District Elements and the Area Elements.

Some areas may be compatible with more than one Comprehensive Plan Future Land Use Map designation.

The map is intended to be used in conjunction with the Comprehensive Plan. It is not a regulatory map. It is intended to be used in conjunction with the Comprehensive Plan policies and actions. It is not a regulatory map.

This map does not show density or intensity of land use or public uses. If a change in use occurs in the future, the density or intensity of land use or public uses should be generally consistent with the density or intensity of land use or public uses in the Comprehensive Plan Area Elements or an approved Campus Plan.

Streets and public right-of-ways are not an explicit category on this map. Within any given area, the street map passes through are assigned the same designation as the adjacent area.

This map and the Comprehensive Plan Map can be amended. The Comprehensive Plan is intended to be a dynamic document that is periodically updated to reflect the changing needs of the city. Proposals to amend the map can be made by residents, property owners, developers, and the District staff. In all cases, such changes require formal public hearings before the Council of the District of Columbia, and the District staff.

The Comprehensive Plan Map is intended to be a dynamic document that is periodically updated to reflect the changing needs of the city. Proposals to amend the map can be made by residents, property owners, developers, and the District staff. In all cases, such changes require formal public hearings before the Council of the District of Columbia, and the District staff.

LEGEND

- Recommended Map Amendment**
Proposed changes to the Comprehensive Plan Future Land Use Map are shown in yellow. The recommended amendment is shown in yellow.
- Residential Land Use Categories**
- Low Density Residential**
Single-family detached houses, townhouses, and small multi-family units. This category is intended for areas with a low density of housing.
 - Moderate Density Residential**
Medium-density multi-family units, townhouses, and small multi-family units. This category is intended for areas with a moderate density of housing.
 - Medium Density Residential**
Medium-density multi-family units, townhouses, and small multi-family units. This category is intended for areas with a moderate density of housing.
 - High Density Residential**
High-density multi-family units, townhouses, and small multi-family units. This category is intended for areas with a high density of housing.
- Commercial Land Use Categories**
- Low Density Commercial**
Low-density commercial uses, such as small businesses, retail, and services. This category is intended for areas with a low density of commercial uses.
 - Moderate Density Commercial**
Medium-density commercial uses, such as medium-sized businesses, retail, and services. This category is intended for areas with a moderate density of commercial uses.
 - Medium Density Commercial**
Medium-density commercial uses, such as medium-sized businesses, retail, and services. This category is intended for areas with a moderate density of commercial uses.
 - High Density Commercial**
High-density commercial uses, such as large businesses, retail, and services. This category is intended for areas with a high density of commercial uses.
- Production, Distribution, and Repair**
Industrial uses, such as manufacturing, warehousing, and distribution. This category is intended for areas with a high density of industrial uses.
- Public and Institutional Land Use Categories**
- Federal**
Federal government buildings, embassies, and other federal facilities. This category is intended for areas with a high density of federal facilities.
 - Local Public Facilities**
Local government buildings, libraries, and other public facilities. This category is intended for areas with a high density of public facilities.
 - Institutional**
Educational, religious, and other institutional facilities. This category is intended for areas with a high density of institutional facilities.
 - Parks, Recreation, and Open Space**
Parks, recreation areas, and open space. This category is intended for areas with a high density of parks and recreation.
- Mixed Land Use**
Mixed-use areas, such as areas with a mix of residential, commercial, and public uses. This category is intended for areas with a high density of mixed-use development.
- Water Bodies**
Water bodies, such as rivers, lakes, and ponds. This category is intended for areas with a high density of water bodies.
- Water Stations**
Water stations, such as water treatment plants and distribution systems. This category is intended for areas with a high density of water infrastructure.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL

ATTORNEY GENERAL
KARL A. RACINE



Legal Counsel Division

MEMORANDUM

TO: Ronan Gulstone
Director
Office of Policy and Legislative Affairs

FROM: Brian K. Flowers
Deputy Attorney General
Legal Counsel Division

DATE: August 10, 2021

SUBJECT: Legal Sufficiency Review of Draft Resolution, the “Comprehensive
Plan Future Land Use Map and Generalized Policy Map Approval
Resolution of 2021”
(AE-21-549)

This is to Certify that this Office has reviewed the above-referenced legislation and has found it to be legally sufficient. If you have any questions regarding this certification, please do not hesitate to contact me at 724-5524.

Brian K. Flowers

Brian K. Flowers


Government of the District of Columbia
Office of the Chief Financial Officer



Fitzroy Lee
Interim Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Fitzroy Lee
Interim Chief Financial Officer 

DATE: August 23, 2021

SUBJECT: Fiscal Impact Statement – Comprehensive Plan Future Land Use Map
and Generalized Policy Map Approval Resolution of 2021

REFERENCE: Draft Resolution provided to the Office of Revenue Analysis on July 23,
2021

Conclusion

Funds are sufficient in the fiscal year 2021 budget and proposed fiscal year 2022 through fiscal year 2025 budget and financial plan to implement the resolution.

Background

The resolution approves an updated Future Land Use Map and Generalized Policy Map of the Comprehensive Plan.¹ The updated maps incorporate changes made by the Council-approved amendments to the Comprehensive Plan.²

Financial Plan Impact

Funds are sufficient in the fiscal year 2021 budget and proposed fiscal year 2022 through fiscal year 2025 budget and financial plan to implement the resolution. Updating the maps is part of the regular Comprehensive Plan amendment process and the Office of Planning can make the updates within current resources. The bill that amended the Comprehensive Plan was approved with a

¹ The current maps can be viewed here: <https://planning.dc.gov/page/comprehensive-plan-generalized-policy-maps>.

² Comprehensive Plan Amendment Act of 2020, projected law date of September 23, 2021 (D.C. Act 24-110; 68 DCR 6918).

The Honorable Phil Mendelson

FIS: "Comprehensive Plan Future Land Use Map and Generalized Policy Map Approval Resolution of 2021,"
Draft resolution provided to the Office of Revenue Analysis on July 23, 2021.

partial subject to appropriations clause but is currently fully funded in the Council-approved fiscal year 2022 budget.³

³ Subtitle VII(1), Fiscal Year 2022 Budget Support Act of 2021 (Bill 24-285, passed final reading of Council, but is awaiting transmittal to the Mayor.)