



**MURIEL BOWSER**  
**MAYOR**

October 1, 2021

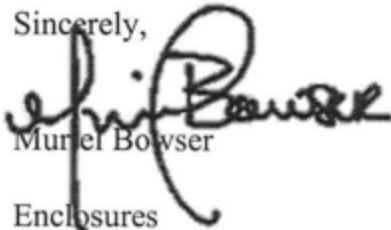
The Honorable Phil Mendelson, Chairman  
Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Suite 504  
Washington, DC 20004

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

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A PROPOSED RESOLUTION

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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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 Bill 24-1 and is subject to DC Council review and approval after Bill 24-1 becomes effective.

## Purpose

The purpose of the Generalized Policy Map is to delineate 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 concert 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.

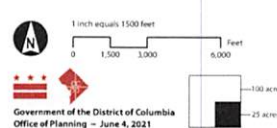
This map is a generalized depiction of anticipated changes through the horizon year of the Comprehensive Plan. Because it is a generalized view, boundaries shown should be interpreted as approximate and not precise delineations. By its nature, it is a projection, and the changes outlined may or may not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

- 1744** Recommended Map Amendment  
The recommended map amendment is the proposed change to the Future Land Use Map.
- Neighborhood Conservation Areas**  
Neighborhood Conservation Areas are areas that are generally considered to be of high historical, architectural, or scientific significance. These areas are identified in the Comprehensive Plan and are subject to special preservation and management standards. The Future Land Use Map identifies these areas with a yellow background and a dashed red boundary.
- Neighborhood Enhancement Areas**  
Neighborhood Enhancement Areas are areas that are generally considered to be of high potential for future development and growth. These areas are identified in the Comprehensive Plan and are subject to special development and management standards. The Future Land Use Map identifies these areas with a light blue background and a dashed blue boundary.
- Future Planning Analysis Areas**  
Future Planning Analysis Areas are areas that are identified in the Comprehensive Plan as areas that require further study and analysis. These areas are identified in the Future Land Use Map with a light green background and a dashed green boundary.
- Resilience Focus Areas**  
Resilience Focus Areas are areas that are identified in the Comprehensive Plan as areas that are vulnerable to natural hazards and other risks. These areas are identified in the Future Land Use Map with a light purple background and a dashed purple boundary.
- Proposed State of Washington, Douglass Commonwealth**  
The proposed State of Washington, Douglass Commonwealth is a proposed political entity that is located in the District of Columbia. It is identified in the Future Land Use Map with a light orange background and a dashed orange boundary.
- Land Use Change Areas** / **Land Use Change Areas (Federal)**  
Land Use Change Areas are areas that are identified in the Comprehensive Plan as areas that are subject to future land use changes. These areas are identified in the Future Land Use Map with a light yellow background and a dashed yellow boundary. Land Use Change Areas (Federal) are areas that are identified in the Comprehensive Plan as areas that are subject to future land use changes and are owned by the federal government. These areas are identified in the Future Land Use Map with a light blue background and a dashed blue boundary.
- Commercial/Mixed Use Areas**  
Commercial/Mixed Use Areas are areas that are identified in the Comprehensive Plan as areas that are intended for commercial and mixed-use development. These areas are identified in the Future Land Use Map with a light orange background and a dashed orange boundary.
- Main Street Mixed Use Corridors**  
Main Street Mixed Use Corridors are areas that are identified in the Comprehensive Plan as areas that are intended for main street mixed-use development. These areas are identified in the Future Land Use Map with a light orange background and a dashed orange boundary.
- Neighborhood Commercial Centers** / **Enhanced/New Neighborhood Centers**  
Neighborhood Commercial Centers are areas that are identified in the Comprehensive Plan as areas that are intended for neighborhood commercial development. These areas are identified in the Future Land Use Map with a light orange background and a dashed orange boundary. Enhanced/New Neighborhood Centers are areas that are identified in the Comprehensive Plan as areas that are intended for enhanced or new neighborhood commercial development. These areas are identified in the Future Land Use Map with a light orange background and a dashed orange boundary.
- Multi-Neighborhood Centers** / **Enhanced/New Multi-Neighborhood Centers**  
Multi-Neighborhood Centers are areas that are identified in the Comprehensive Plan as areas that are intended for multi-neighborhood commercial development. These areas are identified in the Future Land Use Map with a light orange background and a dashed orange boundary. Enhanced/New Multi-Neighborhood Centers are areas that are identified in the Comprehensive Plan as areas that are intended for enhanced or new multi-neighborhood commercial development. These areas are identified in the Future Land Use Map with a light orange background and a dashed orange boundary.
- Regional Centers**  
Regional Centers are areas that are identified in the Comprehensive Plan as areas that are intended for regional commercial development. These areas are identified in the Future Land Use Map with a light orange background and a dashed orange boundary.
- Other Map Elements**  
Other Map Elements include Federal Lands, Central Washington, Institutional Uses, and Parks - Federal and District-owned. These elements are identified in the Future Land Use Map with various colors and patterns.



# Comprehensive Plan Future Land Use Map Proposed Amendments

## Status of this Map

This draft map reflects the land use designations approved in RC 24-1 and is subject to DC Council review and approval after RC 24-2 becomes effective.

## Purpose

This map uses color-coded categories to express policy goals 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 proposed land use framework.

## 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 intended to be used in conjunction with the Comprehensive Plan policies. General guidance parameters, defined below, apply to their use and interpretation.

The Future Land Use Map depicts the intended land use for an area generally. It is not a zoning map. A zoning map is parcel-specific and establishes detailed requirements and development standards for setbacks, height, use, parking, and other attributes. In contrast, the Future Land Use Map uses broad land use categories, and its categories do not specify allowable uses or development standards. In addition, the map is to be interpreted broadly and the land use designations identify broad objectives.

The map identifies intended uses for the horizon year of the Comprehensive Plan. It is not a "building land use map" although in many cases future uses in an area may be the same as those that exist today.

While this framework sets the general vision for the map, not all contiguous properties or a block, there may be individual buildings that are larger or smaller than those larger within other areas.

The zoning of any given area should 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 other districts may be compatible with more than one Comprehensive Plan Future Land Use Map designation.

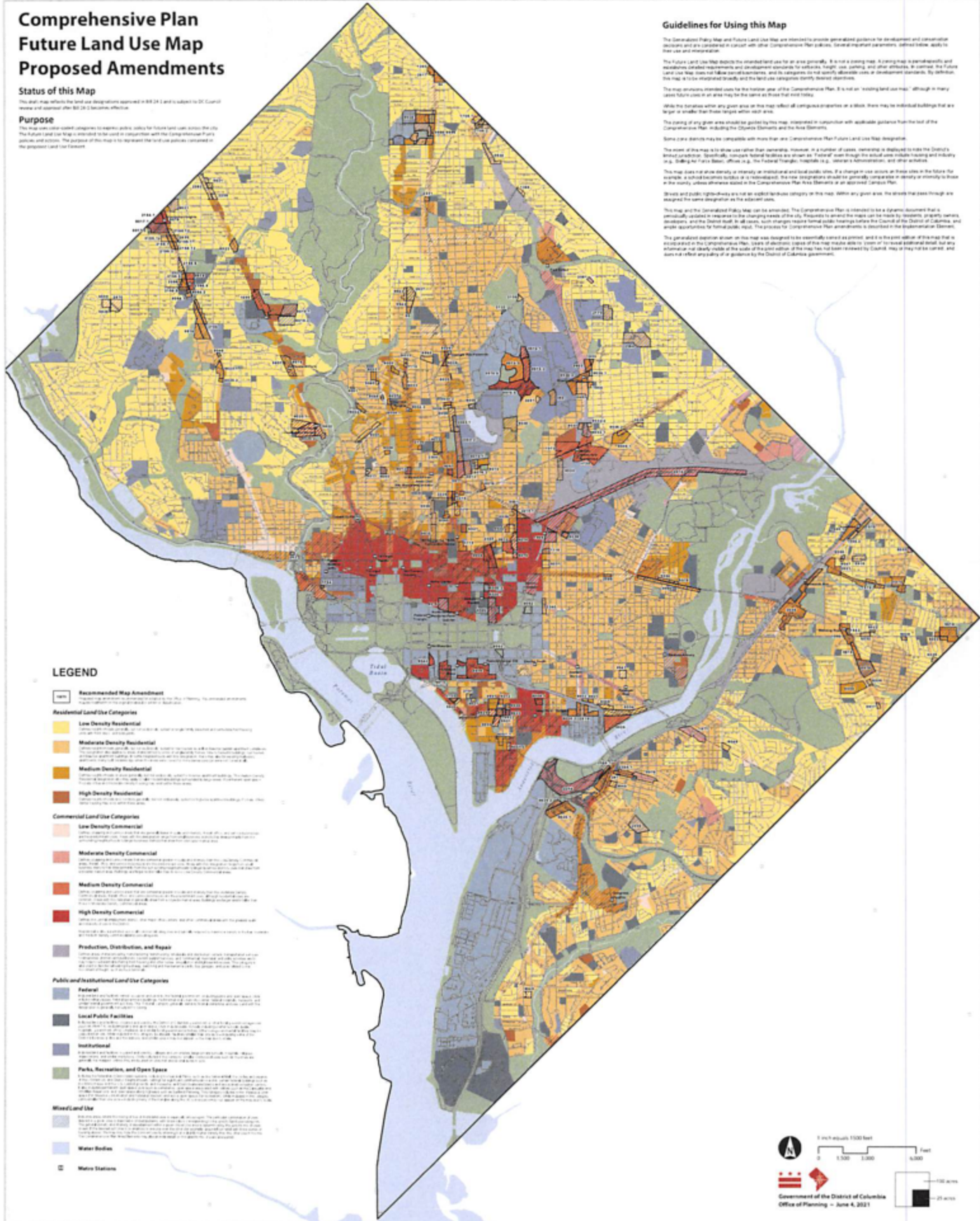
The extent of the map is to show use rather than ownership. However, in a number of cases, ownership is displayed to indicate the District's direct jurisdiction. Specifically, certain federal facilities are shown as Federal assets through the actual use of the building and industry (e.g., DOD, FBI, State, etc.) offices (e.g., the Federal Trade Commission, the Federal Reserve Bank, etc.) and other activities.

This map does not show density or intensity of residential and local public uses. If a change in use occurs at these sites in the future (for example, a school becomes public or is redeveloped), the new designations should be generally compatible in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or an approved Campus Plan.

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

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 respond to the changing needs of the city. Proposals to amend the map can be made by developers, property owners, advocates, and the District itself. In all cases, such changes require formal public hearings before the Council of the District of Columbia, and provide opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Elements.

The generalist approach shown on this map was designed to be essentially broad as possible, and in the event that a map that is incorporated in the Comprehensive Plan, users of electronic copies of the map may be able to zoom or zoom out 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 not be current, and does not reflect any policy of guidance by the District of Columbia government.



## LEGEND

- Recommended Map Amendment**
- Residential Land Use Categories**
  - Low Density Residential**
  - Moderate Density Residential**
  - Medium Density Residential**
  - High Density Residential**
- Commercial Land Use Categories**
  - Low Density Commercial**
  - Moderate Density Commercial**
  - Medium Density Commercial**
  - High Density Commercial**
- Production, Distribution, and Repair**
- Public and Institutional Land Use Categories**
  - Federal**
  - Local Public Facilities**
  - Institutional**
- Parks, Recreation, and Open Space**
- Mixed Land Use**
- Water Bodies**
- Metrol Stations**

1 inch equals 1,000 feet

0 1,500 3,000 4,500 Feet

Government of the District of Columbia  
Office of Planning - June 4, 2021

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)

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**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*

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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

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**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.<sup>1</sup> The updated maps incorporate changes made by the Council-approved amendments to the Comprehensive Plan.<sup>2</sup>

**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

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

<sup>2</sup> 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.<sup>3</sup>

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<sup>3</sup> 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.)