

CHAPTERS 12-19: WARD PLANS ELEMENT

CHAPTER 12: WARD 1 PLAN

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1200 WARD 1 ECONOMIC DEVELOPMENT

1200.1 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

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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.

- 1200.2 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.
- 1200.3 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.
- 1200.4 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.
- 1200.5 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.

1201 WARD 1 OBJECTIVES FOR ECONOMIC DEVELOPMENT

- 1201.1 The objectives for economic development are as follows:
- (a) 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;
 - (b) 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;
 - (c) 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
 - (d) To expand the occupational skills and job opportunities for Ward 1 residents, particularly the unemployed, underemployed, and economically disadvantaged.

1202 WARD 1 POLICIES IN SUPPORT OF ECONOMIC DEVELOPMENT OBJECTIVES

1202.1 The policies in support of economic development objectives are as follows:

- (a) 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;
- (b) 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;
- (c) To implement updated plans for the Shaw and 14th Street urban renewal corridors that are consistent with the Comprehensive Plan's objectives and policies;
- (d) To consider recommending appropriate amendments to the Zoning Regulations consistent with development objectives to allow for orderly and controlled growth of appropriate economic activity in areas adjacent to residential communities;
- (e) 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;
- (f) To give priority to Ward 1's neighborhood economic development by incorporating the participation of qualified neighborhood development organizations or CDCs;
- (g) 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;
- (h) 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;
- (i) 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;

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- (j) 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;
- (k) 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;
- (l) To use District and federal government resources to leverage private sector participation in achieving Ward 1 neighborhood development projects;
- (m) To encourage the development and retention of needed commercial and service establishments in appropriately zoned locations;
- (n) To consider revising the Zoning Regulations to ensure that commercial districts have a variety of services needed by neighborhood residents; and
- (o) 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.

1203 WARD 1 ACTIONS TO IMPLEMENT ECONOMIC DEVELOPMENT OBJECTIVES

1203.1 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:

- (a) To increase access to industry related training schools and programs for Ward 1 residents and improve basic skills development in the local public schools;
- (b) 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;
- (c) To increase daycare facilities for single parent and other households to encourage the entry of Ward 1 residents into the workforce;
- (d) 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;
- (e) To re-evaluate zoning patterns in urban renewal and industrially zoned areas in Ward 1 to improve employment opportunities at appropriate locations;

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- (f) 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;
- (g) To expand training in occupational skills for Ward 1 residents;
- (h) 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;
- (i) 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;
- (j) 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;
- (k) To increase competency in English for residents who speak English as a second language;
- (l) To develop cooperative efforts between government and business in assisting Ward 1 residents in achieving maximum benefits from the redevelopment programs;
- (m) To revitalize and improve the functioning and appearance of the following areas, with emphasis on retaining small business:
 - (1) Central Georgia Avenue;
 - (2) 18th Street and Columbia Road;
 - (3) Florida and Connecticut Avenues;
 - (4) Mount Pleasant Street;
 - (5) Lower Georgia Avenue;
 - (6) 14th and U Streets;
 - (7) Park Road and 14th Street;
 - (8) 18th Street between S Street and Florida Avenue; and
 - (9) 3200 to 3400 blocks of 11th Street, N.W.;

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- (n) To conduct streetscape studies, develop design standards, and create measures to assist desirable small businesses;
- (o) 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;
- (p) To implement economic development objectives for Central Georgia Avenue above Euclid Street by doing the following:
 - (1) 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;
 - (2) 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;
 - (3) 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;
 - (4) Providing assistance to minimize displacement of businesses and residents;
 - (5) Establishing additional means of communication between businesses and residents to provide for mutual self-help and the settling of differences;
 - (6) Establishing a local self-help program to encourage businesses to respond to changing markets by changing their products;
 - (7) Promoting and supporting businesses that capitalize on the unique cultural and ethnic characteristics of residents in the ward;
 - (8) Initiating programs to stabilize taxes to alleviate the adverse effect on business owners and residents; and
 - (9) Requiring that private clubs not be permitted under residential zoning and that large scale nightclubs be restricted from locating near residential areas;
- (q) To implement economic development objectives for 18th Street and Columbia Road by doing the following:

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- (1) Protecting small businesses by amending tax laws where appropriate, encouraging development of new small businesses, and providing housing above existing businesses;
 - (2) 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;
 - (3) 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;
 - (4) Preventing concentrations of liquor-licensed establishments, fast food outlets, and convenience stores;
 - (5) Promoting and supporting businesses that capitalize on the unique cultural and ethnic characteristics of residents in the area;
 - (6) Encouraging the provision and retention of retail and services establishments needed by local residents, instead of a regional clientele, in appropriately-zoned locations; and
 - (7) 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;
- (r) To implement economic development objectives for the Florida and Connecticut Avenues by doing the following:
- (1) Continuing restrictions on the expansion of hotels into residential areas and maintaining hotel use at current levels;
 - (2) Managing tractor-trailer truck movement behind hotels;
 - (3) Encouraging shuttle bus service to reduce parking and traffic problems and to increase patronage of shops by hotel patrons and residents of adjacent neighborhoods;
 - (4) Working with the Mayor’s Committee to Promote Washington to establish a marketing campaign to attract people to shops in the area;
 - (5) Establishing better control of overflow traffic from special events at area hotels;
 - (6) Encouraging a stronger and more active business association in the area;

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- (7) Encouraging, around the area hotels, more diversified and upgraded businesses to mutually benefit the hotels, the neighborhood adjoining it, and the local business community; and
 - (8) Enhancing existing commercial and retail structures;
- (s) To implement economic development objectives for Mount Pleasant Street by doing the following:
- (1) 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;
 - (2) 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;
 - (3) Identifying ways to alleviate parking problems associated with commercial structures;
 - (4) Promoting, marketing, and recruiting potential businesses to fill vacant commercial structures;
 - (5) Planning, in cooperation with the community, the revitalization of commercial strips by encouraging cooperative efforts between the business community and local government;
 - (6) Encouraging business people to use available programs, including facade grants and business loans offered by the Department of Housing and Community Development;
 - (7) Providing information to business people about techniques for revitalization;
 - (8) Encouraging the use of tax credits for historic preservation projects, where appropriate;
 - (9) Encouraging the presence of desired retail stores to strengthen the business mix;
 - (10) Conducting a market study to evaluate the appropriate types and mix of retail and services for Mount Pleasant Street;
 - (11) 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;

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- (12) Developing business plans to retain existing businesses;
- (13) Encouraging more ethnic participation in all development activities; and
- (14) Discouraging concentrations of liquor licensed establishments in Mount Pleasant;
- (t) To implement economic development objectives for lower Georgia Avenue by doing the following:
 - (1) Structuring a partnership among the public, community, and business sectors to develop strategies to revitalize the Howard Gateway area;
 - (2) Requiring Howard University to make boarded up structures available for housing, to include but not be limited to, the employer assisted housing program;
 - (3) Requiring Howard University to pay taxes on all property not directly related to the University's educational activities; and
 - (4) Supporting appropriate commercial development at Georgia and Florida Avenues by Peoples Involvement Corporation and other developers;
- (u) To implement economic development objectives for 14th and U Streets by doing the following:
 - (1) 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;
 - (2) Providing incentives to retain existing desirable businesses and developing methods for attracting new businesses to serve the community;
 - (3) Providing intra-government coordination of the 14th Street planning efforts in Ward 1 and other planning efforts underway in adjacent wards;
 - (4) Encouraging appropriate development on now vacant sites and rehabilitation of the area's high quality older buildings; and
 - (5) 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
- (v) To implement economic development objectives for Park Road and 14th Street by doing the following:

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- (1) Completing streetscaping improvements delineated in the 14th Street Urban Renewal Area Plan;
- (2) Supporting appropriate private development in the area where possible;
- (3) Amending the urban renewal plan as appropriate and encouraging disposition of Redevelopment Land Agency parcels and assuring compliance with the Comprehensive Plan;
- (4) 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;
- (5) 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;
- (6) 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;
- (7) Encouraging use of minority contractors, suppliers, and other persons by businesses involved in development at 14th and Park Road;
- (8) Taking full advantage of the Riggs Bank and Tivoli properties, which are of high quality design and historic significance; and
- (9) 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.

1204 WARD 1 HOUSING

1204.1 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.

1204.2 Ward 1 has about thirty-eight thousand seven hundred (38,700) housing units, according to the 1990 census, thirteen percent (13%) of the total number of two hundred seventy-eight thousand five hundred (278,500) units city-wide. In 1980, housing units numbered thirty eight thousand (38,000), of which close to thirty-three thousand five hundred (33,500) were occupied (households), about eighty- eight percent (88%) of the ward's units, as compared to a city-wide occupancy of ninety-one percent (91%). The ward had close to

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one thousand eight hundred (1,800) vacant units which were not for rent or sale. The “for rent or sale” vacancy rate was seven and six tenths percent (7.6%), well above that of most wards.

1204.3 Renters occupied twenty-four thousand eight hundred (24,800) housing units, about seventy-two percent (72%) of the total occupied units, while the nine thousand eight hundred (9,800) owner-occupied units amounted to about twenty-eight percent (28%) of the total. This contrasts with the city which has sixty-one percent (61%) renter-occupied and thirty-nine percent (39%) owner-occupied units. For the total ward population, thirty-one percent (31%) or twenty-three thousand seven hundred (23,700) people lived in owner-occupied units, while fifty-one thousand four hundred (51,400) people or sixty-eight percent (68%) lived in renter-occupied units. This contrasts with the city totals of forty-three percent (43%) or two hundred forty-two thousand five hundred (242,500) people in owner-occupied units and three hundred twenty-two thousand six hundred (322,600) people or fifty-seven percent (57%) in rental units.

1204.4 As of 1991, there were approximately thirty thousand six hundred and one (30,601) occupied subsidized housing units, which constituted approximately twelve percent (12%) of the total occupied stock in the District. Ward 1 had approximately three thousand one hundred thirty-two (3,132) occupied housing units, which represented approximately eight percent (8%) of the ward’s total housing units or eleven percent (11%) of the District’s total occupied subsidized housing units.

1204.5 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 thirty percent (30%) of total household income.

1205 WARD 1 OBJECTIVES FOR HOUSING

1205.1 The objectives for housing are as follows:

- (a) 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;
- (b) 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;
- (c) To provide for the housing needs of elderly householders and reduce the overall cost of housing for elderly householders in the ward;
- (d) To encourage District government employees to live in Ward 1;

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- (e) To encourage metropolitan police officers to live in Ward 1 and to take their cruisers home with them; and
- (f) To discourage city-owned and private housing from becoming vacant and to return vacant housing to housing use.

1206 WARD 1 POLICIES IN SUPPORT OF HOUSING OBJECTIVES

1206.1 The policies in support of housing objectives are as follows:

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) 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;
- (f) 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;
- (g) To complete the development of urban renewal properties designated for low- and moderate-income housing and review and simplify requirements that affect the development;

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- (h) To provide, as appropriate, tax and other financial incentives to developers who are prepared to build low- and moderate-income housing;
- (i) 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;
- (j) 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;
- (k) 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;
- (l) 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;
- (m) To seek to provide assistance to families displaced by housing market forces throughout the ward; and
- (n) To establish, as a matter of major governmental priority, the production of housing for elderly households in the ward.

1207 WARD 1 ACTIONS TO IMPLEMENT HOUSING OBJECTIVES

1207.1 The actions to implement housing objectives are as follows:

- (a) 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 doing the following:
 - (1) 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

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- (2) 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;
- (b) To reincorporate vacant and boarded up dwelling units into the ward's and District's housing stock by doing the following:
- (1) 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 Land Use Element of the Comprehensive Plan;
 - (2) 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;
 - (3) 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;
 - (4) 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
 - (5) Requiring Howard University to make boarded-up structures in residential areas available for housing;
- (c) 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 doing the following:
- (1) Making available for housing suitably located publicly owned properties that are vacant, surplus, and unused;
 - (2) Identifying and developing District-owned surplus property and public schools for housing and supportive development where appropriate;
 - (3) 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;
 - (4) Leveraging Community Development Block Grant funds with private financial institution funds to create a loan pool for rehabilitation of vacant residential units;

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- (5) Reviewing the Zoning Regulations to assess the feasibility of permitting accessory apartments where appropriate; and
 - (6) Increasing programs and resources that assist low- moderate-income residents in purchasing buildings;
- (d) 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 doing the following:
- (1) 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;
 - (2) 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
 - (3) 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;
- (e) To reduce the substandard and sometimes overcrowded housing in some areas of the ward by doing the following:
- (1) Establishing a concentrated housing code enforcement program for selected areas in the ward, including Clifton Terrace Apartments, Garfield Terrace, Kelly Miller, and Howard Towers;
 - (2) Encouraging restoration efforts through targeted use of assistance programs to assist owners and encouraging rehabilitation and ownership by tenants; and
 - (3) Enforcing laws that apply to overcrowding of dwelling units in parts of the ward where overcrowding exists;
- (f) To increase home ownership in the ward by doing the following:
- (1) 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;
 - (2) Targeting tax abatement areas to spur homeownership and rehabilitation;

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- (3) Supporting revitalization efforts in areas around the Shaw and U Street metrorail stations;
 - (4) Reviewing the Zoning Regulations to ensure the retention and expansion of the housing stock; and
 - (5) 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;
- (g) 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;
- (h) To increase the attention given to the housing needs of persons with disabilities by doing the following:
- (1) Requesting the Mayor's Committee on Persons with Disabilities to conduct a special study to ascertain strategies to resolve critical issues; and
 - (2) 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;
- (i) To retain housing in former industrial areas and mixed-use areas in the ward by doing the following:
- (1) Encouraging the development of appropriate neighborhood commercial support facilities in conjunction with neighborhood housing programs; and
 - (2) 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
- (j) To maintain the ethnic, racial, economic, and family diversity in the ward by doing the following:
- (1) 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;

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- (2) 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
- (3) Encouraging, with development incentives, more market rate housing in heavily subsidized areas, including Shaw and 14th Street.

1208 WARD 1 ENVIRONMENTAL PROTECTION

- 1208.1 While most environmental issues are dealt with at the regional level, there are specific environmental issues that must be addressed at the ward level.
- 1208.2 Noise pollution affects human health and can work to the disadvantage of area businesses. Loud speakers installed in retail establishments often interfere with human interaction. The District of Columbia Noise Control Act of 1977, effective March 16, 1978 (D.C. Law 2-53; 20 DCMR Chapters 27 to 29), should be enforced to achieve its objectives and amended to protect apartment buildings in commercial zones.
- 1208.3 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.
- 1208.4 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.
- 1208.5 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.

1209 WARD 1 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

- 1209.1 The objectives for environmental protection are as follows:

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- (a) 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
- (b) To encourage the cultivation of produce gardens on public and private land in selected areas.

1210 WARD 1 POLICIES IN SUPPORT OF ENVIRONMENTAL PROTECTION OBJECTIVES

1210.1 The policies in support of environmental protection objectives are as follows:

- (a) To promote land use patterns and transportation services that decrease reliance on automobiles for commuting and routine trips to reduce air pollution;
- (b) To ensure reliable and adequate refuse collection from residences, business establishments, and other facilities throughout the ward;
- (c) To encourage the recovery and recycling of solid waste materials through appropriate regulatory, management, and marketing strategies;
- (d) To practice water conservation in each District government facility and operation and promote conservation by businesses and the general public;
- (e) To eliminate leakage in the water distribution system in the ward and maintain the system in good condition;
- (f) 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;
- (g) 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
- (h) 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.

1211 WARD 1 ACTIONS TO IMPLEMENT ENVIRONMENTAL PROTECTION OBJECTIVES

1211.1 The actions to implement environmental protection objectives are as follows:

- (a) 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 doing the following:
 - (1) 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
 - (2) Accelerating the implementation of the District's combined sewer overflow abatement program;
- (b) 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 doing the following:
 - (1) 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;
 - (2) Exploring opportunities to create neighborhood-based recycling centers;
 - (3) Coordinating efforts with appropriate District government and community groups to become certified as a "Keep America Beautiful City";
 - (4) Examining existing legislation to identify impediments to implementing the District's litter laws;
 - (5) 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;
 - (6) Expanding the "Clean It or Lean It" program to include grounds of vacant buildings;
 - (7) Strengthening the anti-littering laws and enforcing the laws against all violators;
 - (8) Providing a single pick-up point at the rear of properties for recyclables and non-recyclables where possible; and
 - (9) 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;

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- (c) 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 doing the following:
 - (1) 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
 - (2) 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;
- (d) To eliminate unoccupied and boarded up buildings that are scattered throughout the ward and which contain code violations, are infested by rats, mice, and roaches, and pose significant sanitation problems by doing the following:
 - (1) Strengthening the “War on Rats” and other environmental health programs in the ward; and
 - (2) Enforcing laws that apply to solid waste disposal, storage areas, and trash management for both residential and commercial owners in the ward;
- (e) To decrease the heavy dependence on automobiles and the resultant air pollution problems in the ward and in the District by doing the following:
 - (1) 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 and to reduce air pollution;
 - (2) Improving bus service and traffic signal controls to reduce bus and automobile emissions; and
 - (3) Discouraging commuter automobile traffic and encouraging mass transit to reduce commuter dependence on streets in the ward;
- (f) To decrease the health hazards and unpleasant areas that are created by human and domesticated animal excreta by doing the following:
 - (1) Enforcing laws designed to control human and domesticated animal excreta; and
 - (2) Providing additional, easily accessible, and well-maintained public restrooms in public areas and commercial establishments;

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- (g) 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 doing the following:
 - (1) 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;
 - (2) Maintaining and restoring all tree boxes in a continuous fashion; and
 - (3) Enforcing penalties against property owners who do not comply with snow and ice removal requirements; and
- (h) To address the fact that industrial uses that are adjacent to schools and residential communities pose hazards to human health in some areas of the ward by doing the following:
 - (1) Removing uses that generate noise, truck traffic, odors, particulates, and removing utility station operations; and
 - (2) Considering the possibility of amending the Zoning Regulations to prevent uses referenced in subparagraph (1) of this paragraph in residential communities and require that the uses be located in areas where the uses can be buffered from residential communities.

1212 WARD 1 TRANSPORTATION

- 1212.1 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.
- 1212.2 Ward 1 is the smallest of the eight (8) wards, but because it is located 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.
- 1212.3 Major commuter routes in the ward include 16th Street, Rock Creek Parkway, Connecticut Avenue, Rhode Island Avenue, Massachusetts Avenue, and Georgia Avenue.
- 1212.4 Traffic circulation west of 16th Street in Ward 1 is affected by the Rock Creek Parkway. Only Massachusetts and Connecticut Avenues, Park and Klingle 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.

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- 1212.5 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, Harvard and Warder Streets, Park Place and Columbia Road are especially inconvenienced.
- 1212.6 Public transportation is important in Ward 1. About fifty-eight percent (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 ten and three tenths percent (10.3%) of the ward's population, are usually transit dependent. The population under eighteen (18) years, seventeen and five tenths percent (17.5%) of the ward's population, cannot drive and is considered transit dependent. Income distribution also suggests high transit dependence. Twenty percent (20%) of the thirty four thousand six hundred eighty (34,680) households in the ward earn less than five thousand dollars (\$5,000) a year. Another eighteen percent (18%) of the households earn five thousand dollars (\$5,000) to fifteen thousand dollars (\$15,000) a year.
- 1212.7 Ward 1 is served by approximately forty-five (45) Metrobus routes. About forty-three percent (43%) of the routes operate at least twenty (20) hours per day, and ninety-one percent (91%) offer rush hour service at least once every fifteen (15) minutes. On thoroughfares such as Connecticut Avenue where a number of lines operate, buses come as often as once every five (5) to seven (7) minutes.
- 1212.8 During off-peak hours, buses usually run once every thirty (30) minutes with some operating once every fifteen (15) to twenty (20) minutes. Saturday and Sunday service is also frequent. Over fifty percent (50%) of regular weekly service extends through the weekend.
- 1212.9 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 one half (1/2) to one (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.
- 1212.9 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:
- (a) 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 three (3) to four (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;
 - (b) 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; and

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- (c) 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.
- 1212.11 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.
- 1212.12 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.
- 1212.13 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.
- 1212.14 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 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
- 1212.15 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 (2) metrorail stations on the Red Line, located in two (2) adjacent wards, serve Ward 1: the Woodley Park-Zoo station in Ward 3, and the Dupont Circle Station in Ward 2.
- 1212.16 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 eighteen thousand one hundred (18,100) and fifteen thousand one hundred (15,100) people each day, respectively. Ward 1 anticipates full funding, construction and completion of the Columbia Heights and Georgia Avenue metro stations.
- 1212.17 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.

1213 WARD 1 OBJECTIVES FOR TRANSPORTATION

1213.1 The objectives for transportation are as follows:

- (a) 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;
- (b) To complete the Green Line metrorail route in Ward 1 and promote the increased use of mass transit throughout the ward;
- (c) To reduce the ward's dependence on the private passenger automobile in order to improve air quality and reduce congestion;
- (d) To provide a system of streets and alleys to ensure access to all sections of Ward 1 and the District; and
- (e) 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.

1214 WARD 1 POLICIES IN SUPPORT OF TRANSPORTATION OBJECTIVES

1214.1 The policies in support of transportation objectives are as follows:

- (a) 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;
- (b) 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;
- (c) To support the completion of the entire one hundred three (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 Georgia Avenue/New Hampshire Avenue;
- (d) To promote the increased use of mass transit in Ward 1 and the District;

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- (e) 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;
- (f) 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;
- (g) 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;
- (h) 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
- (i) 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.

1215 WARD 1 ACTIONS TO IMPLEMENT TRANSPORTATION OBJECTIVES

1215.1 The actions to implement transportation objectives are as follows:

- (a) To complete the Green Line with stations at Shaw, U Street, Columbia Heights, and Georgia Avenue/New Hampshire Avenue, and the Downtown station, to ensure that Ward 1 residents receive adequate public transportation services by doing the following:
 - (1) Continuing full funding for the development of each of the two (2) remaining metrorail stops to be developed on the Green Line in Ward 1, including Columbia Heights and Georgia Avenue/New Hampshire Avenue; and
 - (2) 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;
- (b) To reconcile the delivery of goods and provision of services to commercial establishments with the efficient movement of traffic and pedestrians by doing the following:
 - (1) Establishing time restrictions on certain streets and alleys for goods and service deliveries to prevent impeding pedestrian and vehicular traffic within the ward;

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- (2) Requiring adequate off-street loading facilities in each rehabilitated or new development;
 - (3) Preventing the closing of alleys that provide off-street delivery service to commercial and residential development; and
 - (4) 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;
- (c) To promote the maintenance and improvement of efficient bus service for cross-town connections and metro connections by doing the following:
- (1) Maintaining and improving existing bus service from Mount Pleasant to metrorail stations on the Red Line, including Dupont Circle and Cleveland Park;
 - (2) Consolidating bus stops, especially in Adams Morgan;
 - (3) 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
 - (4) 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;
- (d) To address the fact that streets, parks, and bridges are adversely affected by tractor trailers, trucks, and parked autos by doing the following:
- (1) 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
 - (2) 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;
- (e) To eliminate the unsafe conditions for pedestrians created by narrow sidewalks by doing the following:
- (1) Widening sidewalks at the intersections of 16th and U Streets;

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- (2) Eliminating the right turn lanes on 16th Street and providing sidewalks and planting areas;
 - (3) Widening the sidewalk at the intersection of 18th Street and Columbia Road;
 - (4) Preventing intrusions into existing public space on sidewalk areas that do not leave a minimum width of ten feet (10 ft.) of unencumbered paved walking area for pedestrians in commercial and mixed-use areas; and
 - (5) Widening the sidewalks on the south side of the 1300 and 1400 blocks of Park Road;
- (f) 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;
- (g) To address the fact that parking spaces are inadequate in commercial and residential areas by doing the following:
- (1) 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 Facilities Act of 1980, effective September 26, 1980 (D.C. Law 3-108; D.C. Code § 40-804 *et seq.*);
 - (2) 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 three (300) to three hundred fifty (350) spaces;
 - (3) Selecting parking site locations and parking facility designs and size specifications so as to prevent adversely affecting nearby residential communities or parkland;
 - (4) 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
 - (5) Removing rush hour parking restrictions in Ward 1 where feasible;
- (h) To secure better enforcement of residential parking permit restrictions, alley parking and loading restrictions by doing the following:

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- (1) Expanding the parking enforcement program by providing additional equipment and staff to carry out enforcement; and
 - (2) 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;
- (i) 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 doing the following:
- (1) 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;
 - (2) Studying ways to make pedestrian travel more desirable and less hazardous in Ward 1;
 - (3) Providing improved public space for use by pedestrians by incorporating carefully planned street furniture and planting;
 - (4) Improving the median strip in the center of Sherman Avenue with trees, shrubs, grass, and flowers;
 - (5) Providing additional two-way or four-way stop signs where needed, such as the corner of 19th Street and Kalorama Road and the corner of Champlain and Euclid Streets;
 - (6) 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
 - (7) Providing additional traffic control signal lights where warranted, including 13th and Fairmont Streets; and
- (j) 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:
- (1) 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;
 - (2) Encouraging the use of mass transit for commuter trips; and

- (3) 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.

1216 WARD 1 PUBLIC FACILITIES

- 1216.1 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.
- 1216.2 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.
- 1216.3 A major survey of public facilities in Ward 1 is essential to determine maintenance problems and capital improvement needs. This is especially important in Ward 1 which has a high population density and few parks, open spaces, and recreational facilities.

1217 WARD 1 OBJECTIVES FOR PUBLIC FACILITIES

- 1217.1 The objectives for public facilities are as follows:
 - (a) To ensure the construction, rehabilitation, and maintenance of facilities essential for public service delivery in Ward 1;
 - (b) To provide for the coordinated planning of public facility construction and rehabilitation in Ward 1; and
 - (c) 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.

1218 WARD 1 POLICIES IN SUPPORT OF PUBLIC FACILITIES OBJECTIVES

- 1218.1 The policies in support of public facilities objectives are as follows:
 - (a) To develop appropriate criteria, adequate information, and thorough coordination of procedures to assist in establishing priorities for capital improvement projects in Ward 1;

- (b) 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;
- (c) 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;
- (d) 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
- (e) 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.

1219 WARD 1 ACTIONS TO IMPLEMENT PUBLIC FACILITIES OBJECTIVES

1219.1 The actions to implement public facilities objectives are as follows:

- (a) To improve maintenance of public facilities throughout the ward by doing the following:
 - (1) Securing regular and effective maintenance and safety at the following public areas and facilities:
 - (A) 16th Street and Harvard Park;
 - (B) Parkview Park;
 - (C) Bancroft Elementary School Playground;
 - (D) New Hampshire Avenue and T Street Park;
 - (E) Harrison Playground;
 - (F) 14th Street and Ogden Street Park;
 - (G) Cooke School Grounds;
 - (H) Unity Park;

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- (I) 18th Street and Columbia Road;
 - (J) Warder and Newton Streets;
 - (K) Park Road and New Hampshire Avenue;
 - (L) 13th and U Streets;
 - (M) Kenyon and Warder Streets;
 - (N) Georgia Avenue and Newton Street;
 - (O) Georgia Avenue and Park Road;
 - (P) Georgia Avenue and Otis Place;
 - (Q) Kalorama Park;
 - (R) Walter C. Pierce Park;
 - (S) Small triangular parks and other street parks, especially the small park bounded by 19th Street, T Street, and Florida Avenue; and
 - (T) Lamont Street Park in Mount Pleasant; and
- (2) 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;
- (b) 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;
- (c) To improve library services and collections, which are inadequate for certain age and population groups in the ward by doing the following:
- (1) Expanding resources of the D.C. Public Library through utilizing public school and local college resources as well as those of its own;
 - (2) Increasing, through the District of Columbia Public Library, the number of "bookmobiles" within easy walking distance of each residence; and
 - (3) Considering establishment of a library in Adams Morgan;

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- (d) To improve Ward 1 recreation and park facilities, some of which are understaffed and inadequately equipped, by doing the following:
 - (1) Retaining existing federal and District-owned park and recreation centers, illustrating the boundaries of these facilities on the Comprehensive Plan Land Use Map, and creating a zoning category for parks and open space;
 - (2) Completing Phase II of the Walter C. Pierce Park, providing a small field house and staff, and illustrating park boundaries on the map;
 - (3) Providing improvements in Kalorama Park in such a way as to not adversely affect the adjacent residential community;
 - (4) Providing parks and recreation areas, especially for children, on public land or other vacant lots in Mount Pleasant, with playground equipment and proper maintenance;
 - (5) Encouraging use of parks for non-noisy, relatively small, open air events, such as non-amplified chamber music concerts or puppet shows;
 - (6) Continuing current and developing additional community garden programs; and
 - (7) Developing small pocket parks and open space areas; and
- (e) To provide adequate full-service, in-door recreational facilities for Ward 1 youth by doing the following:
 - (1) Developing a full-service, year round, youth recreational facility for Ward 1 youths at RLA Parcel twenty-seven (27) in the area of 14th and Irving Streets; and
 - (2) Reviewing current recreational facilities and programs and targeting improvements through the regular budget cycle and the Capital Improvements Program.

1220 WARD 1 URBAN DESIGN

1220.1 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 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

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- consist of masonry with limestone and pressed metal detailing. Brick is the predominant building material for the ward.
- 1220.2 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.
- 1220.3 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.
- 1220.4 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-Cardozo and Shaw-Howard University metrorail stations and other major developments are completed. Residential uses between the arteries are characterized predominantly by masonry three (3) and four (4) story rowhouses and apartment buildings.
- 1220.5 Urban design guidelines for Ward 1 should cover major portions of the ward, including the following:
- (a) Shaw School Urban Renewal Area;
 - (b) 14th Street Urban Renewal Area;
 - (c) Metro Station Impact Area;
 - (d) LeDroit Park Historic District;
 - (e) 16th Street Historic District;
 - (f) Mount Pleasant Historic District;
 - (g) Striver's Row Historic District;
 - (h) Massachusetts Avenue Historic District;
 - (i) Howard University Master Plan;

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- (j) Individual landmark buildings and special streets, including 16th Street and Vermont, New Hampshire, Florida and Georgia Avenues;
- (k) Kalorama Triangle Historic District;
- (l) Woodley Park Historic District;
- (m) Sheridan-Kalorama Historic District;
- (n) 18th Street and Columbia Road;
- (o) Riggs-Tivoli area; and
- (p) 14th Street and U Street corridors.

1221 WARD 1 OBJECTIVES FOR URBAN DESIGN

1221.2 The objectives for urban design are as follows:

- (a) To develop overall strategies and design philosophies that reflect Ward 1's unique neighborhood characteristics;
- (b) To restore Ward 1's bridges to their original forms, with special emphasis on the Taft and Ellington Bridges;
- (c) 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;
- (e) 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;
- (e) 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;
- (f) To evaluate Ward 1's alleys serving commercial land uses for their adequacy as loading and maneuvering spaces, especially in commercial corridors;
- (g) To evaluate increased loading and access facilities to accommodate delivery and parking functions at the rears of new commercial buildings; and
- (h) To encourage private landscaping of public yards and spaces in Ward 1.

1222 WARD 1 POLICIES IN SUPPORT OF URBAN DESIGN OBJECTIVES

1222.1 The policies in support of urban design objectives are as follows:

- (a) 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;
- (b) To design new residential, commercial, and other buildings to complement or enhance Ward 1's physical character;
- (c) 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;
- (d) 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;
- (e) 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;
- (f) 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
- (g) 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.

1223 WARD 1 ACTIONS TO IMPLEMENT URBAN DESIGN OBJECTIVES

1223.1 The actions to implement urban design objectives are as follows:

- (a) To determine appropriate height, bulk, density, and building materials so that new structures are designed to be harmonious with their surroundings by doing the following:
 - (1) Developing a voluntary system of covenants requiring design review and guidelines for facade design and signage in commercial areas;
 - (2) Reevaluating urban design standards in urban renewal plans in order to better ensure the appropriate design of new development on specific renewal sites;

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- (3) Developing design standards to guide the District's review of development proposals for Washington Metropolitan Area Transit Authority owned sites and other sites; and
 - (4) 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;
- (b) To eliminate unsightly billboards and provide better control of signage by doing the following:
- (1) Amending sign regulations to improve placement and size of signs;
 - (2) Restricting signs by size and content above the ground floor level in mixed-use districts; and
 - (3) Requiring design review of all Urban Renewal projects development plans;
- (c) 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 doing the following:
- (1) 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
 - (2) Amending the current vending regulations as they pertain to appropriate widths of sidewalks to reduce congestion on sidewalks;
- (d) 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;
- (e) To increase and retain street trees in residential and commercial areas in Ward 1 by doing the following:
- (1) 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;

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- (2) Keeping treewells planted with trees, prohibiting owners from removing treewells; and
 - (3) 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
- (f) To beautify streetscapes and widen sidewalks by doing the following:
- (1) Widening sidewalks at 14th Street near Park Road, 1300 and 1400 blocks of Park Road, 16th and U Streets, 18th Street, and Columbia Road;
 - (2) Replanting and improving the median strip on Sherman Avenue; and
 - (3) Considering the possibility of providing a median strip along Calvert Street between the Duke Ellington Bridge and Adams Mill Road.

1224 WARD 1 PRESERVATION AND HISTORIC FEATURES

- 1224.1 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.
- 1224.2 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 (2) major landmark bridges, linking the developing city east and west across Rock Creek Park, were built in the early 20th century.
- 1224.3 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

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research or “heritage” center, to be located at Garnet-Patterson School, will become a focal point for this historically significant area.

1224.4 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.

1224.5 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.

1225 WARD 1 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

1225.1 The objectives for preservation and historic features are to preserve the important historic features of Ward 1 while permitting new development that is compatible with those features.

1226 WARD 1 POLICIES IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES OBJECTIVES

1226.1 The policies in support of preservation and historic features objectives are as follows:

- (a) To protect and enhance the important historic resources of Ward 1 and the national capital;
- (b) 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;
- (c) 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
- (d) To ensure that historic buildings in Ward 1 whose significance is embodied in their sites and settings, as well as 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.

1227 WARD 1 ACTIONS TO IMPLEMENT PRESERVATION AND HISTORIC FEATURES OBJECTIVES

1227.1 The actions to implement preservation and historic features objectives are as follows:

- (a) 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 doing the following:
 - (1) Surveying potential landmarks and historic areas in Ward 1;
 - (2) 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;
 - (3) 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
 - (4) Considering the possibility of designating certain new, or expanding certain exiting 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);
- (b) To strengthen historic preservation laws and regulations, as well as related laws and regulations, and enforce more strongly existing laws by doing the following:
 - (1) Amending laws to extend to historic districts the protection afforded proposed historic landmarks from the moment the application on a historic district is filed;
 - (2) Portraying historic districts on updated maps and considering historic district zoning;
 - (3) 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
 - (4) Enforcing existing laws prohibiting demolitions and alterations of exteriors of historically designated areas, districts, and individual properties without approval process through the Historic Preservation Review Board;
- (c) To protect the L'Enfant Plan city and environs by doing the following:

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- (1) 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
 - (2) Providing vista and height limitation within the L'Enfant Boundaries and for the escarpment at the edge of these boundaries;
- (d) To provide adaptive reuse and rehabilitation for many structures in commercial districts of Ward I suitable for adaptive reuse and rehabilitation by doing the following:
- (1) Encouraging use of programs which are of assistance in encouraging rehabilitation of properties, such as tax credits and facade easements; and
 - (2) Providing information to business people about programs such as business loans offered through the federal or District governments;
- (e) 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
- (f) To prevent demolition by neglect of historic landmarks or contributing buildings in historic districts by applying existing programs and creating additional legislative remedies.

1228 WARD 1 LAND USE

1228.1 Ward 1 has one thousand two hundred nineteen (1,219) acres of land, about four percent (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.

1228.2 Land use in Ward 1 is primarily residential, with the predominant pattern that of rowhouses, about forty-nine percent (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 eighteen and eight tenths percent (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.

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- 1228.3 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 fourteen percent (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.
- 1228.4 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.
- 1228.5 Industrial land occupies less than one percent (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.
- 1228.6 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.
- 1228.7 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.

1228.8 In a ward of high land use and population density, parks and open spaces occupy only thirteen percent (13%) of the land as compared with an average of twenty and five tenths percent (20.5%) for the city as a whole. At the same time, the ward has some thirty-one and two tenths percent (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 four and four tenths percent (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.

1228.9 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.

1229 WARD 1 OBJECTIVES FOR LAND USE

1229.1 The objectives for land use are as follows:

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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

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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;

- (e) 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;
- (f) 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
- (g) 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.

1230 WARD 1 POLICIES IN SUPPORT OF LAND USE OBJECTIVES

1230.1 The policies in support of land use objectives are as follows:

- (a) To promote the conservation, enhancement, and revitalization of Ward 1's residential neighborhoods for housing and neighborhood related uses;
- (b) 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;
- (c) 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

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cases, suggest modification of the Zoning Regulations and street patterns and strict enforcement of traffic, anti-litter, and noise and pollution regulations;

- (d) To promote appropriate commercial development in Ward 1, including centers for retail and office uses, to expand employment opportunities for ward residents;
- (e) 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;
- (f) 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;
- (g) 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;
- (h) 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
- (i) 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.

1231 WARD 1 ACTIONS TO IMPLEMENT LAND USE OBJECTIVES

1231.1 The actions to implement land use objectives are as follows:

- (a) To prevent problems for adjacent residential areas associated with competition for parking spaces as commercial redevelopment proceeds by doing the following:
 - (1) Surveying potential site areas to implement the Neighborhood Municipal Off-Street Parking Facilities Act of 1980, effective September 26, 1980 (D.C. Law 3-108; D.C. Code § 40-804 *et seq.*);

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- (2) Restricting uses in new and existing mixed-use and commercial buildings which generate substantial traffic and parking problems; and
 - (3) Preventing subdivision of residential buildings without adequate parking;
- (b) To protect the character of residential neighborhoods from the encroachment of inappropriate nonresidential uses by doing the following:
- (1) Reviewing the definition of nonresidential uses permitted as a matter of right in residential zones to recommend changes needed in the Zoning Regulations; and
 - (2) 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;
- (c) To recognize that there is an insufficient supply of vacant land in suitable locations to accommodate large-scale economic development projects by doing the following:
- (1) 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;
 - (2) Encouraging small scale and rehabilitation projects in existing buildings or on small infill parcels in Ward 1; and
 - (3) 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;
- (d) 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 doing the following:
- (1) Amending the housing code to require more space per occupant per room;
 - (2) Enforcing the housing regulations to prevent overcrowding within structures;
 - (3) Enforcing the zoning regulations to prevent illegal units and illegal occupancies;

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- (4) 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
 - (5) 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;
- (e) 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 doing the following:
- (1) Increasing police patrols in the commercial and mixed-use commercial/residential areas in the ward;
 - (2) 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;
 - (3) 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;
 - (4) 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
 - (4) 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;
- (f) 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 doing the following:

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- (1) 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:
 - (A) 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;
 - (B) 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 outlets, and convenience stores; encourage retention of older buildings affording the neighborhood its identity and infill development compatible with them;
 - (C) On Florida and Connecticut Avenues: protect residential character along the 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;
 - (D) 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;
 - (E) On U Street from the alley behind 16th Street to 14th Street: retain existing mixed-use residential and commercial character on the north and south sides of U Street between 16th Street and mid-block 14th Street and residential land use on the north side;
 - (F) 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;

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- (G) On the south side of U Street from 7th Street: retain mixed-use residential/commercial usage and density along the south side of U Street;
 - (H) On 14th Street between S and Chapin Streets: provide for a mix of residential and commercial use;
 - (I) On Florida Avenue between 7th and 2nd Streets: encourage rehabilitation of rowhouses and attractive infill development; and
 - (J) On the 1400 block of Park Road: consider lower density zoning, such as C-2-A, on the south side of the 1400 block of Park Road to act as a buffer to the higher density of 14th Street, N.W., and to recognize the existing land use of the area; and
- (2) Preventing concentrations of liquor licenses and “chain-linked” fast-food operations;
- (g) To prevent concentrations of Community-Based Residential Facilities (“CBRFs”) throughout Ward 1 by doing the following:
- (1) 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;
 - (2) Considering changes to the Zoning Regulations to secure a more evenhanded treatment for various zones and a more equal distribution for all the wards;
 - (3) Securing a better plan for release of residents from various facilities (or in lieu of such facilities), such as St. Elizabeths, and penal institutions;
 - (4) Referencing the District-wide facilities which house various sheltered and emergency shelter populations;
 - (5) Improving public facilities and government rented facilities which house various sheltered and emergency shelter populations;
 - (6) Considering other approaches to that of extensive decentralized de-institutionalization;
 - (7) Providing that all community based residential facilities are licensed and properly supervised;

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- (8) 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
 - (9) Requiring Community Based Residential Facilities to have community advisory boards;
- (h) To determine the appropriate reuse for abandoned and vacant buildings, public and private, found throughout many areas of the ward by the following:
- (1) Studying the appropriate reuse for abandoned and vacant buildings;
 - (2) Inventorying vacant and abandoned buildings in the ward and assisting with their rehabilitation;
 - (3) Supporting planned redevelopment as sites become available; analyses, where feasible, should be conducted to determine appropriate use;
 - (4) 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;
 - (5) Discouraging the demolition of buildings which can be used as an alternative to cleared land; and
 - (6) Considering changes in zoning of school properties to residential to better control options for possible future use;
- (i) 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;
- (j) To prevent inappropriate Howard University expansion which could have negative impacts on surrounding residential areas, particularly LeDroit Park, by doing the following:
- (1) 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;
 - (2) Supporting modification of the 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;

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- (3) Enacting legislation which will discourage universities, including Howard, from expanding dormitory or other university activities into residentially zoned areas; and
- (4) Encouraging Howard to fix up vacant residential properties for housing;
- (k) 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 doing the following:
 - (1) Identifying additional resources to assist in joint public/private initiatives to reflect the artistic/cultural potential of this area;
 - (2) Designing U Street to physically link cultural and historical features; and
 - (3) 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;
- (l) 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 Georgia Avenue and V Street by doing the following:
 - (1) 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;
 - (2) Locating and structuring industrial zones in areas where they can be buffered from residential communities, have access to truck, rail, and air transit routes and 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
 - (3) Considering zoning changes within industrial areas which predominately residential to residential; and
- (m) 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.