



## Submit a Proposed Amendment to the Comprehensive Plan of the National Capital: District Elements

Use this form to submit a **proposed text or map amendment** for the Second Amendment Cycle to the 2006 *Comprehensive Plan of the National Capital: District Elements*. If you are submitting more than one amendment, please use multiple forms. **Only one amendment will be accepted per form.**

The information you provide will assist in evaluating and selecting Comprehensive Plan amendments for the DC Office of Planning to ultimately submit for legislative approval. **It is the responsibility of the applicant to demonstrate the need for and appropriateness of an amendment.** Please review the *Comprehensive Plan Proposed Amendment User Guide* prior to completing this form for further details and assistance in completing this form correctly.

To review the current text and maps of the District's Comprehensive Plan, please visit the DC Office of Planning's website at <http://planning.dc.gov/page/comprehensive-plan>.

### **HOW TO SUBMIT THIS FORM**

Completed forms are due to the DC Office of Planning **no later than May 26th**. Forms submitted after the deadline will not be considered.

You can submit proposed amendment in three different ways:

1. using an interactive version of this form online at <https://AmendPlanDC.dc.gov>.
2. email a completed copy of this pdf to [plandc@dc.gov](mailto:plandc@dc.gov). Submit each proposed amendment with any attachments as a separate email address and form.
3. complete a printed copy of this form and provide it by mail or in person to DC Office of Planning, Attn: Josh Ghaffari, 1100 4th Street SW, Suite E650, Washington, DC 20024. Copies of this form are expected to be available in all DC libraries.

Thank you for your interest in the District's Comprehensive Plan and for completing this form. All proposed amendments will receive equal consideration. If you have any questions, please contact the project team at 202-442-7600 or [plandc@dc.gov](mailto:plandc@dc.gov).

## I. APPLICANT INFORMATION

Date of Submission:

Person proposing amendment:

Organization or Government agency name (if applicable):

Mailing Address:

City:  State:  Zip Code:

E-Mail:

What Ward do you live in?

*Need help finding which Ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>*

I propose this change (check all that apply):

- as a Resident
- as a Non Resident
- on behalf of Business
- on behalf of an Organization
- on behalf of a Government Agency
- Other

**II. Please provide the following information. Please note that certain sections apply only to map or text amendments. Be as clear and complete as possible.**

### **PLEASE COMPLETE FOR BOTH TEXT AND MAP AMENDMENTS**

**1. What type of amendment are you submitting? This question applies whether you want to amend existing content or add new content.**

- Text Amendment
- Map Amendment

**2. Please provide a brief description of the amendment you propose. If you have specific text for the amendment, please provide it here:**

Amendments to the Near NW Element that serve to preserve and protect the socio-economic, environmental, and cultural aspect of this special part of the city.  
See attached.

**3. Describe the impact(s) of the amendment you propose. Explain why the proposed amendment will benefit the District of Columbia and/ or a specific geographic area (if it applies to a specific neighborhood, area or location):**

To preserve and protect the Shaw community while we development for the future.  
See attached.

**4. If applicable, provide the Ward and/ or name of the geographic areas, neighborhoods, locations or sites affected by this proposed amendment:**

Ward:

Specific location(s):

*Need help finding ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>.*

**5. Please indicate the type of change(s) the proposed amendment will accomplish (check all that apply):**

- Incorporate key content from Small Area Plans & other DC Office of Planning or District government plans completed or underway since 2010

List Name of Plans:

- Reflect current, new or emerging issues, initiatives & policies

Identify Issue, Initiative or Policy:

- Change to the land use designation  
 Remove outdated information or other technical correction

- Other

**FOR MAP AMENDMENTS ONLY**

**6.a Which map would you like to amend?**

Future Land Use Map

- if yes, what new Land Use Designation do you propose?:

Generalized Policy Map

- if yes, what changes do you propose?:

**6.b Please help us understand exactly what area you propose to modify, please provide one of the following:**

- Describe the area by listing the streets that mark its boundaries:

- List one or more entire Squares:

- List one or more lots for a specific Square

Square:

Lot number(s):

*If you need assistance finding the square and lot number, please visit the **PropertyQuest** website <http://propertyquest.dc.gov/>.*

**FOR TEXT AMENDMENTS ONLY**

**7. Provide one of the the following information to help us locate the text to be modified. (To see existing text, please visit the *2006 Comprehensive Plan: District Elements* at <http://planning.dc.gov/page/comprehensive-plan>):**

Legislative Citation:

Policy Number:

Action Number:

**8. If you are proposing to add new text to the Comprehensive Plan, provide the Element the new text should be placed:**

Element (required):

**9. Is this amendment supported by an ANC resolution?**

Yes. if yes, please don't forget to attach the resolution.

No

Don't Know

**FOR ALL AMENDMENTS**

**10. If applicable, please attach any photos, maps, Advisory Neighborhood Commission resolutions, or other documents that may clarify or support the proposed amendment or assist in evaluating it.**

Number of attachments:

## **2111 NNW-2.1 SHAW/CONVENTION CENTER AREA**

- 2111.1 The Shaw/Convention Center Area is bounded by Massachusetts Avenue and New York Avenue on the south, 12th Street and Vermont Avenue on the west, U Street and Florida Avenue on the north, and New Jersey Avenue on the east. This area has a long history as an economically and ethnically diverse residential neighborhood. An urban renewal plan for the area was adopted in 1969 in response to the 1968 riots and poor housing conditions in much of the area. The urban renewal plan took a more incremental approach than was taken in Southwest, selectively clearing alley dwellings and substandard housing rather than calling for wholesale clearance. As a result, the area contains a mix of publicly assisted housing complexes from the 1970s and older row houses from the late 19th and early 20th centuries. 2111.1
- 2111.2 Recent market trends in the District, as well as the opening of the Washington Convention Center in 2004, have increased development pressure on the neighborhood. This has brought the opportunity to revitalize the struggling business districts along 7th, 9th, and 11th Streets, but it has also brought the threat of displacement for long-time low-income residents. Two historic districts were created in the area in 1999 to control growth and mitigate the effects of development sparked by the new convention center in the center of this neighborhood. 2111.2
- 2111.3 In 2005, the Office of Planning completed the Convention Center Area Strategic Development Plan to guide development, revitalization, and conservation in this area. The Plan identified several issues, including the need to protect affordable housing, generate new quality housing, revitalize local businesses, improve sidewalks and public space, upgrade parks and public facilities, provide stronger design controls, and expand the Shaw Historic District. Nearly one-fifth of the housing units in the study area receive some form of public subsidy and are considered affordable. Many are part of the federal Section 8 program and are vulnerable to conversion to market rate rents in the next five to ten years. A recent market study of the area indicates that residents can support up to 600,000 square feet of commercial space, but until 2005 there was no strategy for where it should be located or how it might be attracted. 2111.3
- 2111.4 The Strategic Development Plan identifies programs to address these issues and defines specific actions and municipal programs to preserve and enhance the quality of life for all residents living in the study area. It defines a number of sub-areas, including historic row house neighborhoods, the immediate vicinity of the Convention Center area, the 7th/9th retail corridors, the Uptown Area (in the adjacent Mid-City Planning Area), the 11th Street corridor, Shaw and Seaton Schools, the Rhode Island Av/New Jersey Av intersection, the Bundy School/NW Cooperative II, and the two metro station areas. The Plan calls for maintaining the current number of affordable housing units, targeting commercial development to sites where it is most likely to benefit the community, and providing a clear hierarchy of streets and public spaces. 2111.4
- 2111.5 **Policy NNW-2.1.1: Affordable Housing**

Protect existing affordable housing within the Shaw/Convention Center area [using District resources such as tax abatements, renovation grants, affordable subsidies, and acute analysis and regular reporting of](#)

~~displacement pressures brought on by new developments, and~~ Produce new affordable housing for families with 3+ bedrooms, and market rate housing on underutilized sites. Require substantial affordable housing units at deep affordability levels on any public land that may be redeveloped. Require the use a range of tools to retain and develop affordable housing in the study area, including tenant organization and public education, inclusionary zoning, renewing project-based Section 8 contracts, tax abatements, public-private partnerships, and including affordable housing when development on publicly owned land includes a residential component. 2111.5

2111.6 **Policy NNW-2.1.2: Reinforce Existing Development Patterns**

Stabilize and maintain existing moderate-density row house areas within the Shaw/Convention Center Area. Locate multi-unit buildings in areas already zoned for greater density, including areas near the Mount Vernon Square and Shaw/Howard University Metrorail stations, and on publicly owned land with the potential for housing. Ensure that development on infill sites scattered throughout the row house portions of the Shaw/Convention Center area is consistent and compatible in use with the neighborhood's built environment and socio-economic character. Evaluate adverse impacts of large scale developments on land values and displacement, impacts on public services like transit, infrastructure, and community facilities, and negative effects on the environment. 2111.6

2111.7 **Policy NNW-2.1.3: Shaw/Howard University and Mount Vernon Square Metro Stations**

Encourage mixed-income residential development with underground parking adjacent to the Shaw/Howard and Mount Vernon Square Metro stations, particularly on existing surface parking lots. Mixed income projects must realize meaningful proportions of incomes across the spectrum of affordability, with an emphasis on affordability for low income families. Do not encourage the concentration of wealth. 2111.7

2111.8 **Policy NNW-2.1.4: Blagden Alley**

Encourage adaptive reuse and mixed use infill development along Blagden Alley, a residentially zoned block with historic structures such as carriage houses, garages, and warehouses. Appropriate measures should be taken to safeguard existing residential uses as such development takes place. 2111.8

2111.9 **Policy NNW-2.1.5: 7th and 9th Street Corridors**

Locate locally based, staffed and operated retail development within the Shaw/Convention Center Area in a manner that best serves residents, creates the best environment for businesses to succeed, and uses land already zoned for commercial uses. Continuous ground floor retail uses should be encouraged along sections of 7th and 9th Streets as designated in the 2005 Strategic Development Plan to create a traditional pedestrian-oriented Main Street pattern and establish a unified identity for the community. These corridors should attract convention-goers, residents, and visitors, and should include both new and existing businesses. District resources shall be used to promote local entrepreneurs, small business enterprises, and

[worker-owned cooperatives, especially in any projects seeking zoning entitlements. Require all available District resources to prevent displacement of existing small businesses.](#) 2111.9

**2111.10 Policy NNW-2.1.6: 11th Street Retail**

Strengthen 11th Street between M and O Streets as a mixed use district with ground floor retail and upper story residential buildings with a [proportionate](#) mix of market rate and affordable units, [especially for low income family units with 3+ bedrooms](#). Emphasize 11th and N Streets as the hub of this area. [District resources shall be used to promote local entrepreneurs, small business enterprises, and worker-owned cooperatives, especially in any projects seeking zoning entitlements.](#) [Require all available District resources to prevent displacement of existing small businesses.](#) 2111.10

**2111.11 Policy NNW-2.1.7: Public Realm**

Improve streets and open spaces throughout the Shaw/Convention Center Area. Open space in the area should promote a sense of community, provide a high level of public safety, and address multiple needs. Connections between the area's parks and open spaces should be strengthened and opportunities for new recreational activities should be accommodated where feasible. [Protect available open public spaces from overdevelopment pressures for public use.](#) 2111.11

**2111.12 Policy NNW-2.1.8: Street Hierarchy**

Design the streetscapes in the Shaw/Convention Center Area to clearly differentiate between residential streets and commercial streets, and to highlight the distinct role of avenues, retail streets, greenways, and primary and secondary residential streets. 2111.12

**2111.13 Action NNW-2.1.A: Historic Resources**

Establish an historic district in Shaw East Survey Area. Coordinate with the National Park Service to ensure that detailed plans for the Carter G. Woodson House are consistent with goals for the neighborhood. 2111.13

**2111.14 Action NNW-2.1.B: Retention of Non-Conforming Retail**

~~Investigate zoning tools to retain~~ [Protect and retain](#) Shaw's non-conforming retail corner stores and other existing retail uses within residential areas [by using development and zoning reviews to employ all available District resources to prevent displacement of existing small businesses.](#) 2111.14

**2111.15 Action NNW-2.1.C: Convention Center Spin-off Development**

Leverage the presence of the Washington Convention Center to achieve compatible spin-off development

on adjacent blocks, including a new Convention Center hotel at 9th and Massachusetts Avenue, leased street front space within the Convention Center for retail use, and upgrading facades along 7th and 9th Streets to attract retail tenants. Provide safe, well-marked, street-level pedestrian connections between the Convention Center and these areas. 2111.15

**2111.16 Action NNW-2.1.D: New Housing**

Provide incentives for mixed-income housing, with an emphasis on providing substantial numbers of family units that are deeply affordable above the retail space on 7th and 9th streets, and encourage development of multi-family apartments ~~and~~, condominiums, residential cooperatives, and community land trusts—on parcels that are vacant or that contain buildings identified as non-contributing to the Shaw Historic District on 11th Street. 2111.16

**2111.17 Action NNW-2.1.E: Retail Rezoning**

Rezone the following parts of the Shaw/Convention Center area to require ground floor retail in new development or in major rehabilitation projects:

- a. 7th Street between Mount Vernon Square and M Street, and between O Street and Rhode Island Avenue;
- b. 9th Street between Mount Vernon Square and N Street, and between M and O Streets;
- c. O Street between 7th and 9th Streets; and
- d. 11th Street between M and O Streets. 2111.17

**2111.18 Action NNW-2.1.F: O Street Market and Environs**

Support development of the O Street market site as a mixed use project that becomes the focal point for the 7th and 9th Street retail corridors. Encourage NCRC to develop their properties on adjacent sites along O and P Streets with mixed use projects containing ground floor retail and upper story housing. 2111.18

**2111.19 Action NNW-2.1.G: Watha Daniel Library**

Rebuild the Watha T. Daniel/Shaw Neighborhood Library as a state of the art library that provides a community gathering place and attractive civic space as a well a source of books, media, and information. Realize the full potential of the site to address multiple community needs, including housing and local-



serving retail use. 2111.19

**2111.20 Action NNW-2.1.H: Shaw Area Traffic Study**

Study 6th, 7th, 9th, and 11th Streets to determine current levels of traffic and the necessary number of travel lanes, and make recommendations to improve the use of the public right-of-way along these streets. 2111.20

**2111.21 Action NNW-2.1.I: Street Hierarchy and Public Realm**

Undertake the following actions to improve the public realm in the Shaw/ Convention Center area:

- a. Develop, maintain, and enforce standards for residential and commercial streets that address sidewalks, tree boxes, and public rights-of-way;
- b. Improve the appearance of gateway intersections at New Jersey and Rhode Island Avenues, New Jersey and New York Avenues, Mount Vernon Square, and 11th and Massachusetts Avenue; and
- c. Explore the designation of P Street NW as a “greenway” and identify opportunities for connecting open spaces along the street. 2111.21

**2111.22 Action NNW-2.1.J: Expiring Section 8 Contracts**

~~Protect and preserve~~ ~~Develop a strategy to renew the~~ expiring project-based Section 8 ~~housing by requiring District and private resources to renew subsidized~~ –contracts within the Shaw area, recognizing the vulnerability of these units to conversion to market rate housing. Consider the redevelopment of these sites with mixed income projects that include a ~~substantial number n equivalent number~~ of affordable units ~~greater than what presently exists along with new, –and additional~~ market rate units. 2111.22

**2111.23 Action NNW-2.1.K: Bundy School Redevelopment**

Explore re-zoning and public-private partnerships to facilitate redevelopment of the old Bundy School and adjacent surface parking lot. Construction of mixed income housing and recreational uses should be pursued on the site. 2111.23

**2111.24 Action NNW-2.1.L: Shaw Junior High Feasibility Study**

~~Protect the~~ ~~Conduct a feasibility study for redeveloping~~ Shaw Junior High School and Recreation Center

~~from demolition through neglect. Retain and reuse the school site for public needs permanently. through a public-private partnership that includes a reconstructed school and recreation center, new mixed income housing, upgraded green space to replace the one-acre concrete plaza, and restoration of the L'Enfant street right-of-way along 10th and Q Streets. Seaton School should be included within the study area. 2111.24~~

*The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66)) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available [www.planning.dc.gov](http://www.planning.dc.gov).*