



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. 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.

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 Housing Element that serves to preserve and protect the socio-economic, environmental, and cultural aspect of this special 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 environment of the city and our communities while we develop 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:

612E-3 PROMOTING ENVIRONMENTAL SUSTAINABILITY

612.1 The term “sustainability” has many definitions. At its core, it refers to managing our resources so that they are not permanently depleted or lost for future generations. On a local level, this principle suggests that we take care to protect our city’s natural features for future residents and visitors to enjoy. On a global level, it suggests that we reduce the consumption of natural resources as we pursue the goal of being a more inclusive city. 612.1

612.2 Four principal objectives for growing more sustainably are described here:

- a. First, encouraging “low impact” development that retains as much stormwater as possible on site, thereby protecting local waterways from pollution, and requires development minimize impacts on the ambient air and noise qualities on the surrounding environment;
- b. Second, promoting “green building”-that is, buildings that are designed through an integrated process that considers site planning reflexive of the surrounding area, modern “green” architecture practices, engineering that minimizes, and the impacts to the environment—and substantially reduces emissions and refuse together, and that incorporates solar-wind energy systems, recycled materials, advanced energy and water conservation systems, and minimal use of toxic or hazardous materials;
- c. Third, providing require opportunities for food production and urban agriculture and gardening; and
- d. Fourth, ensuring that the environmental impacts of development are evaluated during development review which can then be mitigated and monitored. 612.2

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.

615 E-3.3 ENHANCING FOOD PRODUCTION AND URBAN GARDENING

615.1 With more than 60 percent of District residents living in multi-family housing with limited access to private open space, community gardens provide an important resource. There are more than 30 such gardens in the city, each independently operated. Community gardens not only provide a place to grow fruits, vegetables, and flowers, they also provide an environmental, recreational, cultural, and educational asset in the neighborhoods they serve. Our community gardening associations are complemented by a network of local gardening clubs, promoting neighborhood beautification and public space stewardship projects across the city. While these organizations typically operate without District assistance, they provide an important public service to DC residents. Community gardens and urban agriculture not only provides a place to grow fruits, vegetables, and flowers, they also provide an environmental, recreational, cultural, and educational asset in the neighborhoods they serve.

615.2 Policy E-3.3.1: Promotion of Community Gardens and Urban Agriculture

Provide significant support for the development of community gardens on public and private land across the city. Require new developments include city and private financing and open space for public gardens and urban agriculture opportunities on project sites or in the areas surrounding the development. Prioritize local food production and distribution when determining the highest and best use of City-owned and private land. 615.2

615.3 Policy E-3.3.2: Equitable Access to and for Capacity-Building for Community Gardening, Urban Agriculture, and Garden-Club Groups Fresh Food

Enhance the capacity of private and non-profit community gardening organizations to develop and operate community gardens and land for urban agriculture. This should include working with the private sector and local foundations to mobilize financial support and open space and long term land use for food production and fresh food sources, like markets. - Ensure the equitable spatial distribution of community gardens and food markets to provide all DC communities with access to healthy, locally grown food. 615.3

615.4 Policy E-3.3.3: Domestic Gardening and Urban Agriculture

Provide technical and educational support to District residents who wish to plant backyard and rooftop gardens. This could include measures such as partnerships with local gardening groups; education through conferences, websites, and publications; tool lending programs; integrated pest management; and information on composting and best practices in gardening. Where appropriate, support the planting of edible fruit and vegetable plants. 615.4

615.5 **Policy E-3.3.4: Schoolyard Greening**

Work with DC Public and Charter Schools to make appropriate portions of buildings and grounds available for community gardens, and to use buildings and grounds for instructional programs in environmental science and gardening classes. Encourage private schools to do likewise. Require new developments provide financing for gardens and agriculture opportunities on nearby school properties. 615.5

615.6 **Policy E-3.3.5: Produce and Farmers Markets**

Encourage the creation and maintenance of produce markets in all quadrants of the city to provide outlets for community gardens and healthful, locally grown produce for District residents. Improve motorized and non-motorized transportation options to increase utilization of and access to markets. 615.6

615.7 **Action E-3.3.A: Community Gardens East of the Anacostia River**

Recognizing that only two of the city's 31 community gardens are located east of the Anacostia River, require that work with community leaders and gardening advocates to the establishment of new gardens and provide land for urban agriculture in this area. The District ~~must~~ should assist in this effort by providing an inventory of publicly and privately owned tracts of land that are suitable for community gardens, and then working with local advocacy groups to make such sites available. 615.7

~~Community gardens not only provide a place to grow fruits, vegetables, and flowers, they also provide an environmental, recreational, cultural, and educational asset in the neighborhoods they serve.~~

615.8 **Action E-3.3.B: Support for UDC Cooperative Extension**

Enhance the capability of the Cooperative Extension of the University of the District of Columbia to provide technical assistance and research, including educational materials and programs, to support citizen gardening and tree planting efforts. 615.8

NEW ACTION E-3.3.x Amend the DC Municipal Regulations To Better Accommodate Urban Agriculture Uses

Review, and revise where necessary, DC Municipal Regulations, including city zoning codes to support local food production and distribution, including urban agricultural land uses and related infrastructure (i.e. hoopouses, fencing, and storage sheds), possibly using explicit recognition of urban agriculture as a zoning district and provisions to support long-term secured land tenure for food production and distribution purposes. Reduce unnecessary regulatory barriers and encourage better regulation where necessary.

Identify policies and incentives to encourage (or require) developers to include space for food production and distribution and composting in new developments including a) updating codes so that land set aside for Small Enterprise Urban Agriculture (and/or community gardens) counts towards existing green space set-aside

requirements, b) updating green building requirements or incentive programs so that dedication of space for gardening and/or agreements to purchase locally grown food counts towards green building requirements.

Identify additional policies and incentives to encourage the establishment of new green roofs and the adaptation of existing roofs for food production.

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E-3.4 REDUCING THE ENVIRONMENTAL IMPACTS OF DEVELOPMENT

616.1 The District of Columbia Environmental Policy Act (DCEPA), modeled after the National Environmental Policy Act (NEPA), requires all District agencies to analyze and disclose the environmental effects of their major actions, including the permitting of new development. Environmental Impact Statements are required for projects that are likely to have substantial negative impacts on the environment. 616.1

616.2 To determine if a project meets this threshold, applicants must complete a simple checklist called an “Environmental Impact Screening Form” (EISF). Unlike the NEPA “Environmental Assessment,” the EISF contains simple yes/no questions and requires no narrative or analysis. The policies and actions below call for a more rigorous analysis of impacts in the future, with more substantive documentation of environmental effects. 616.2

616.3 Policy E-3.4.1: Mitigating Development Impacts

~~Take measures to e~~Recognize that environment impacts occur during construction and after starting operation of new developments in the District. Ensure that future development mitigates impacts on the local natural environment, including on the air, water, and ambient noise, and quality of life of local neighborhoods, and results in environmental improvements wherever feasible. Particular sensitivity must be given to communities who are frontline to environmental impacts and prevent overdevelopment that negatively affects more vulnerable populations of residents. Construction practices which result in unstable soil and hillside conditions or which degrade natural resources without mitigation shall be prohibited. 616.3

616.4 Policy E-3.4.2: Transparency of Environmental Decision-Making

Ensure that discussions and decisions regarding environmental impacts and mitigation measures occur through a transparent process in which the public is kept informed and given a meaningful opportunity to participate. Analysis of the local socio-economic demographics must be completed to fully understand how local impacts will affect local populations, especially on those residents more

vulnerable to air, water, noise, and other quality of life impacts brought on by new development in the area. 616.4

616.5 **Policy E-3.4.3: Environmental Assessments**

Ensure full and meaningful compliance with the District of Columbia Environmental Policy Act of 1989, effective October 18, 1989 (D.C. Law 8-36; D.C. Official Code § 8-109.01 *et seq.*), including the use of procedures to assess the environmental impacts of major development projects comparable to the regulations developed by the Council on Environmental Quality for the National Environmental Policy Act of 1969, approved January 1, 1970 (83 Stat. 852; 42 U.S.C. 4321 *et seq.*). The environmental review should include all pertinent information about the effects of the project on the human environment, including information about existing conditions, projected impacts, and mitigation measures. Carbon dioxide and other greenhouse gas (GHG) emissions impacts should be included in the environmental impact assessments. The process should ensure that the information is available when a development is proposed and is available to the public and decision-makers before any decision is made. DCEPA and the EISF processes do not replace the required understanding and mitigating of local environmental impacts brought onto areas surrounding new developments during the earliest stages of development review.

616.6 **Policy E-3.4.4: Monitoring of Operational and Construction Impacts**

Strengthen District government programs that monitor and resolve air pollution, water pollution, noise, soil contamination, dust, vibration, and other environmental impacts resulting from commercial uses, industrial uses, trucking, construction activities, and other activities around the city that could potentially degrade environmental quality. 616.6

616.7 **Action E-3.4.A: Citywide Natural Resource Inventory**

Compile and maintain and publish annually a citywide natural resources inventory that catalogs and monitors the location and condition of the District's natural resources. The inventory should be used as a benchmark to evaluate the success of environmental programs and the impacts of land use and development decisions. 616.7

616.8 **Action E-3.4.B: Strengthening Environmental Screening and Assessment Procedures**

Implement a program to strengthen the environmental screening, assessment, impact statement, and notification requirements in the District of Columbia. Based on an analysis of existing practices in the District and “best practices” around the country, recommend statutory and procedural changes to more effectively document and mitigate the environmental impacts of development and infrastructure projects, and to ensure that impacted residents, businesses, and DC agencies have adequate opportunities for review and comment. In adoption of any new environmental standards or procedures, consideration should be given to the cost of compliance for affected businesses, the opportunities for public participation, and the cost to the environment if the standards/procedures are not implemented. 616.8

616.9 **Action E-3.4.C: Environmental Enforcement**

Undertake an interagency effort to improve compliance with the District’s existing environmental laws and regulations. This effort should include public education, compliance assistance, and the convening of an environmental crime and enforcement working group. 616.9

Source: Comprehensive Plan Amendment Act of 2006, effective March 8, 2007 (D.C. Law 16-300) published at 54 DCR 924 (February 2, 2007); as amended by the Comprehensive Plan Amendment Act of 2011, effective April 8, 2011 (D.C. Law 18-361) published at 58 DCR 908, 916 (February 4, 2011).

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