



Executive Director's Recommendation

Commission Meeting: January 9, 2020

PROJECT Comprehensive Plan for the National Capital: District Elements – Comprehensive Plan Framework Amendment Act of 2019	NCPC FILE NUMBER CP19
	NCPC MAP FILE NUMBER 00.00(05.00)45035
SUBMITTED BY Council of the District of Columbia	APPLICANT'S REQUEST Federal interest review
REVIEW AUTHORITY Review and Approval of District Elements per 40 U.S.C. § 8721	PROPOSED ACTION Approval of comments to the Council of the District of Columbia
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The Council of the District of Columbia submitted the enrolled version of Bill 23-1, the Comprehensive Plan Framework Amendment Act of 2019. Pursuant to 40 U.S.C. § 8721, within 60 days after receiving an element or amendment from the Council of the District of Columbia, the National Capital Planning Commission (NCPC) shall certify whether the element or amendment has a negative impact on the interests or functions of the federal establishment in the National Capital.

The District's Framework Element of the *Comprehensive Plan for the National Capital* (Comprehensive Plan) is an introductory chapter within the District Elements that identifies the forces driving changes in the city, present growth forecasts, indicates the core themes and guiding principles, and describes land-use designations.

KEY INFORMATION

- The District Elements is being updated in a two-phased approach, with the Framework Element moving forward at a quicker pace than the remainder of the District Elements.
- The Commission is formally reviewing only amendments to the Framework Element in the Comprehensive Plan Framework Amendment Act of 2019 for negative impacts on the federal interest.
- The District Elements are organized around thirteen Citywide Elements and ten Area Elements. The Framework Element is one chapter within the Citywide Elements.
- The Framework Element does not contain policies or actions – it serves as the foundation for the rest of the Comprehensive Plan. It identifies the forces driving changes in the city, present growth forecasts, indicates core themes and guiding principles, and describes land-use designations.

- NCPC staff will have multiple opportunities to review and comment on proposed changes to the remaining District Elements before it is formally referred to by the Council of the District of Columbia.

RECOMMENDATION

The Commission:

Adopts the attached resolution finding that the *Comprehensive Plan for the National Capital: District Elements—Comprehensive Plan Framework Amendment Act of 2019* will not have a negative impact on the interests or functions of the federal establishment in the National Capital.

Notes on December 5, 2019, the Commission approved the modification to terminate the Urban Renewal Plans for the Shaw School and Downtown Urban Renewal Areas. Should the Council of the District of Columbia decide to terminate the Shaw School and Downtown Urban Renewal Areas, the text in the Framework Element should be revised.

Notes that the Mayor will submit the proposed amendments on the District Elements to the Council of the District of Columbia in Spring 2020.

PROJECT REVIEW TIMELINE

Previous actions	<p>April 5, 2007 – Approval of federal interest review pursuant to 40 U.S.C. § 8721(c) for the Comprehensive Plan for the National Capital: District Elements—Comprehensive Plan Amendments Act of 2006</p> <p>January 6, 2011 – Approval of federal interest review pursuant to 40 U.S.C. § 8721(c) for the Comprehensive Plan for the National Capital: District Elements—Comprehensive Plan Amendments Act of 2010</p> <p>July 2016 – Information Presentation</p> <p>September 2019 – Information Presentation</p>
Remaining actions (anticipated)	<p>TBD - Approval of federal interest review pursuant to 40 U.S.C. § 8721(c) for the Comprehensive Plan for the National Capital: District Elements—2nd Amendment Cycle to the District's Comprehensive Plan</p>

PROJECT ANALYSIS

Executive Summary

The Council of the District of Columbia submitted the Comprehensive Plan Framework Amendment Act of 2019 (enrolled version of Bill 23-1), which includes amendments to the District's Framework Element of the Comprehensive Plan. The Framework Element provides the foundation for the rest of the District Elements and identifies the forces driving change in the city, presents growth forecasts, indicates the core themes and guiding principles, and describes land-use designations.

Background

The Comprehensive Plan is comprised of two parts—the Federal Elements and the District Elements. The Federal Elements are prepared by the NCPC and the District Elements are prepared by the District of Columbia Office of Planning (DCOP) on behalf of the Mayor and adopted by the Council of the District of Columbia.

The District's Comprehensive Plan is organized around thirteen Citywide Elements and ten Area Elements. The Citywide Elements include Framework; Land Use; Transportation; Housing; Environmental Protection; Economic Development; Parks, Recreation and Open Space; Urban Design; Historic Preservation; Community Services and Facilities; Educational Facilities; Infrastructure; and Arts and Culture. The Area Elements include Capitol Hill; Central Washington; Far Northeast and Southeast; Far Southeast/Southwest; Lower Anacostia Waterfront/Near Southwest; Mid-City; Near Northwest; Rock Creek East; Rock Creek West; and Upper Northeast.

The District Elements of the Comprehensive Plan were last updated in 2006. The first amendment cycle for the 2006 District Elements of the Comprehensive Plan was initiated in 2009. After concluding the approval process the amendments officially became effective in 2011 (text) and 2012 (maps). In early 2016, DCOP launched the second amendment cycle for the 2006 District Elements of the Comprehensive Plan. The second amendment process included an Open Call for comments from March 24, 2017 to June 23, 2017. Due to the high volume and scope of amendments received during the open call period, DCOP amended the District Elements in a two-phased approach, with the Framework Element moving forward at a quicker pace than the remainder of the District Elements.

In 2018, the Mayor submitted amendments on the Framework Element to the Council of the District of Columbia (originally submitted as Bill 22-633), which was subject to extensive comment at a public hearing. In January 2019, the Council of the District of Columbia reintroduced it as Bill 23-1 and revised a modified Framework Element to reflect updated data and descriptions of the forces driving change, included new sections on housing, resilience and equity, capital improvements, and the development process. The Council of the District of Columbia also modified the categories used for the Future Land Use Map and Generalized Policy Map, added new guiding principles, and amended several existing principles.

Pursuant to 40 U.S.C. § 8721, within 60 days after receiving an element or amendment from the Council of the District of Columbia, NCPC shall certify whether the element or amendment has a negative impact on the interests or functions of the federal establishment in the National Capital. If the Commission finds a negative impact on the federal interests or functions of the federal establishment, the amendments shall not be incorporated into the Comprehensive Plan. The Council of the District of Columbia has adopted the Comprehensive Plan Framework Amendment Act of 2019 and has formally referred it to NCPC for a 60-day federal interest review.

Analysis

NCPC reviewed the amendments to the Framework Element in the Comprehensive Plan Framework Amendment Act of 2019 for negative impacts to the federal interest. The Framework Element does not contain policies or actions - it serves as the foundation for the rest of the Comprehensive Plan. The Framework Element recognizes the city's dual role as a world capital and local city and how the federal presence remains Washington's most prominent and visible asset. The federal presence provides jobs for District residents, attracts visitors to the city, and sustains cultural institutions. Due to the city's dual role, the Comprehensive Plan is also divided into District and Federal Elements. At times, federal interests and local perspectives may not align. The federal presence requires that the Comprehensive Plan take a perspective that extends beyond the District's boundaries and with an approach that recognizes that federal and local interests must have a sense of shared stewardship that benefits all.

The Framework Element is a chapter within the Citywide Elements and serves four purposes:

1. Provides context for the rest of the Plan by describing the forces driving change in the city.
2. Describes the District's growth forecasts and projections.
3. Lays out 40 principles to be followed as the District moves from "Vision to Reality," which expresses cross-cutting goals for the District's future that guide the Plan's policies and actions.
4. Describes the Generalized Policy Map, Future Land Use Map, how the Comprehensive Plan guides development decisions, and role of capital investments in addressing current and future challenges regarding infrastructure and facilities.

The Framework Element also includes guidelines for using the generalized policy map and the future land use map. Section 228.1(j) states "*Urban renewal plans remain in effect for parts of the District of Columbia, including Shaw, Downtown, and Fort Lincoln. These Plans remain in effect and their controlling provisions must be considered as land use and zoning decisions are made.*" NCPC staff notes that on December 5, 2019, the Commission approved the modification to terminate the Urban Renewal Plans for the Shaw School and Downtown Urban Renewal Areas. Should the Council of the District of Columbia decide to terminate the Shaw School and Downtown Urban Renewal Areas, the text in the Framework Element should be revised.

Process

NCPC staff will have multiple opportunities to review and comment on proposed changes to the remaining District Elements before it is formally referred to by the Council of the District of Columbia. The draft District Elements and maps are currently out for public review since October 15, 2019 until January 10, 2020. NCPC will provide staff comments during the public comment period to identify potential federal issues and concerns, which can be addressed before the proposed amendments are formally referred to our Commission. The Mayor will submit the proposed amendments on the District Elements to the Council of the District of Columbia in Spring 2020. The Commission will formally review the remainder of the District Elements after it is referred to by the Council of the District of Columbia.

Conclusion

The amendments in the Framework Element submitted by the Council of the District of Columbia recognizes the role of the federal government and how it remains an important asset in Washington. The amendments will not have a negative impact on the federal interests. **Therefore, staff recommends adopting the attached resolution finding that the *Comprehensive Plan for the National Capital: District Elements—Comprehensive Plan Framework Amendment Act of 2019* will not have a negative impact on the interests or functions of the federal establishment in the National Capital.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

Staff has determined that the amendments to the Framework Elements are not inconsistent with the Federal Elements of the Comprehensive Plan.

National Historic Preservation Act

The Commission's review of the amendments does not require review pursuant to the National Historic Preservation Act, Section 106 process.

National Environmental Policy Act

NCPC does not have a National Environmental Policy Act (NEPA) responsibility.

CONSULTATION

Coordinating Committee

The Coordinating Committee discussed the Comprehensive Plan Framework Amendment Act of 2019 at its December 18, 2019 meeting, and without objection, the Committee forwarded the proposed comments to the Commission with the statement that the proposal has been coordinated

with all participating agencies. Participating agencies include the National Park Service, Washington Metropolitan Area Transit Authority, District of Columbia State Historic Preservation Office, District of Columbia Office of Planning, and the District Department of Energy and the Environment.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Project Summary
- Enrolled Bill 23-1 - Comprehensive Plan Framework Amendment Act of 2019

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1/2/2020

ATTACHMENTS

- Project Summary
- Resolution

Comprehensive Plan for the National Capital: District Elements – Comprehensive Plan Framework Amendment Act of 2019

Washington, DC

Federal Interest Review

Council of the District of Columbia

District Elements

Framework Element

The Framework Element is an introductory chapter within the District Elements that identifies the forces driving change in the city, presents growth forecasts, indicates the core themes and guiding principles, and describes land-use designations.

Context Elements

Framework

Introduction

Implementation

Citywide Elements



Land Use



Economic Development



Housing



Environmental Protection



Transportation



Community Services & Facilities



Educational Facilities



Urban Design



Historic Preservation

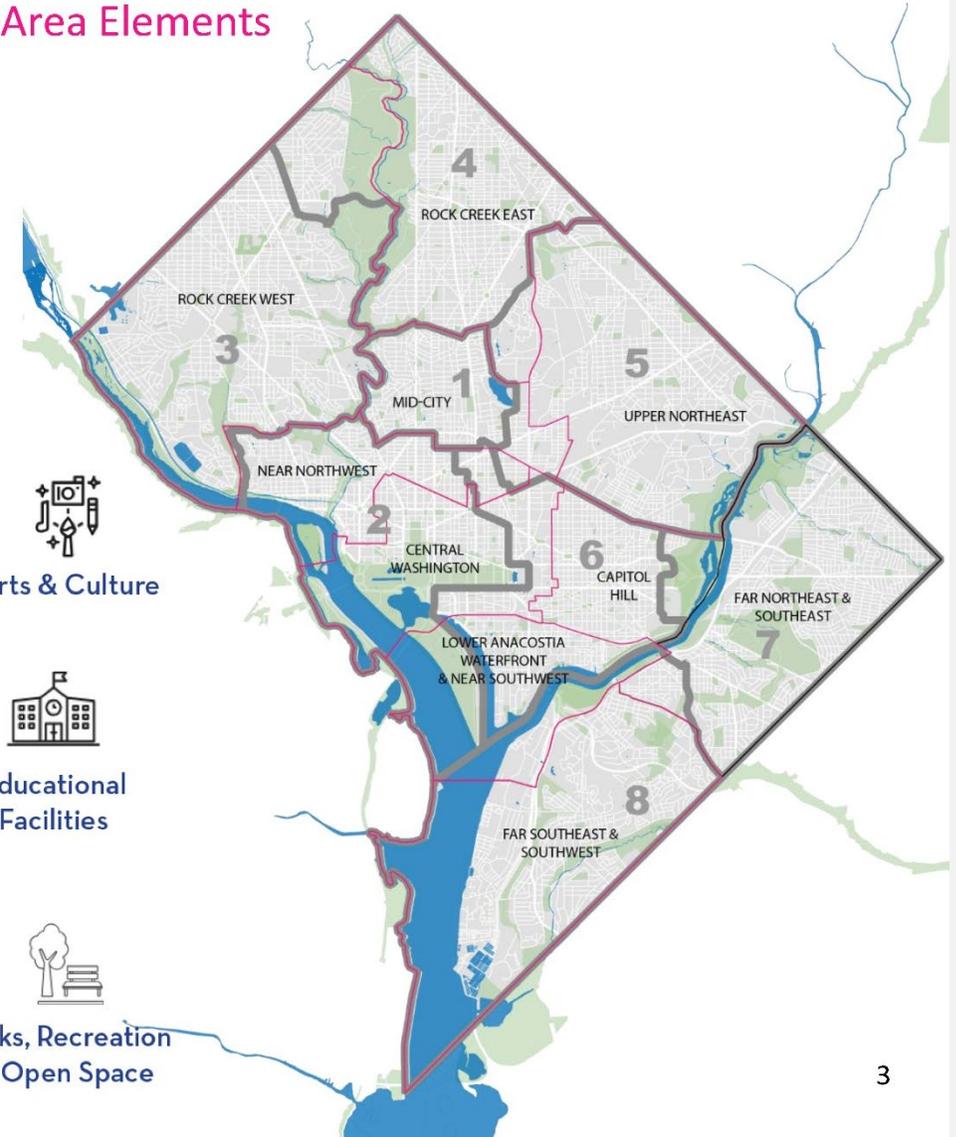


Infrastructure



Parks, Recreation & Open Space

Area Elements



**RESOLUTION REGARDING FEDERAL INTEREST IMPACTS FROM THE
COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL: DISTRICT ELEMENTS
COMPREHENSIVE PLAN FRAMEWORK AMENDMENT ACT OF 2019**

January 9, 2020

WHEREAS, pursuant to the National Capital Planning Act of 1952, as amended (40 U.S.C. § 8721), (“Planning Act”), the Council of the District of Columbia has adopted the Comprehensive Plan Framework Act of 2019 (enrolled version of Bill 23-1), containing amendments to the Framework Element of the *Comprehensive Plan for the National Capital: District Elements*, and submitted the element to the National Capital Planning Commission (“Commission”) for review and comment with regard to the impact of the element on the interests or functions of the federal establishment in the National Capital, and;

BE IT RESOLVED that, pursuant to § 8721(c) of the Planning Act, the Commission, on January 9, 2020, finds that the enrolled version of Bill 23-1 will not have a negative impact on the interests or functions of the federal establishment in the National Capital.