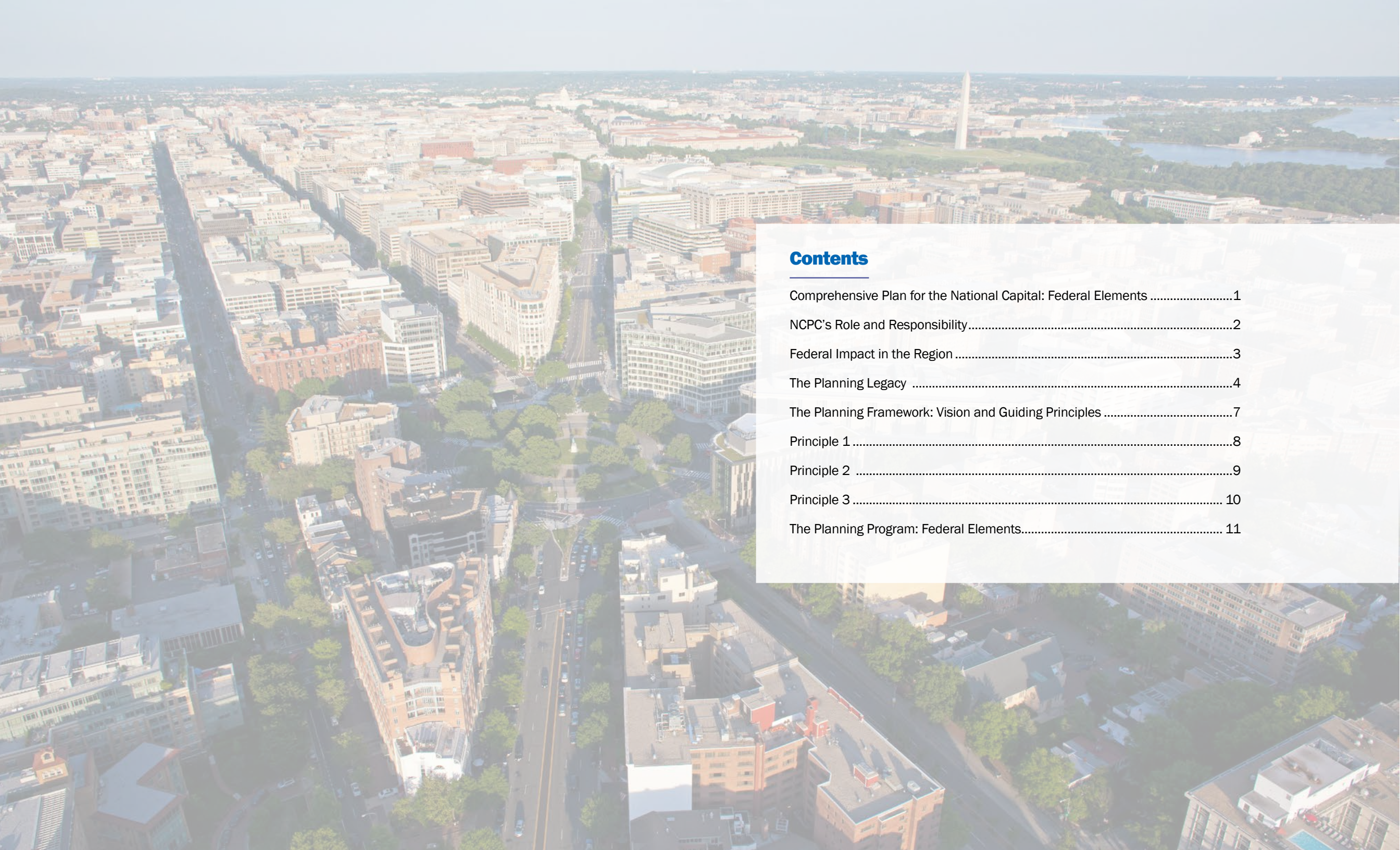


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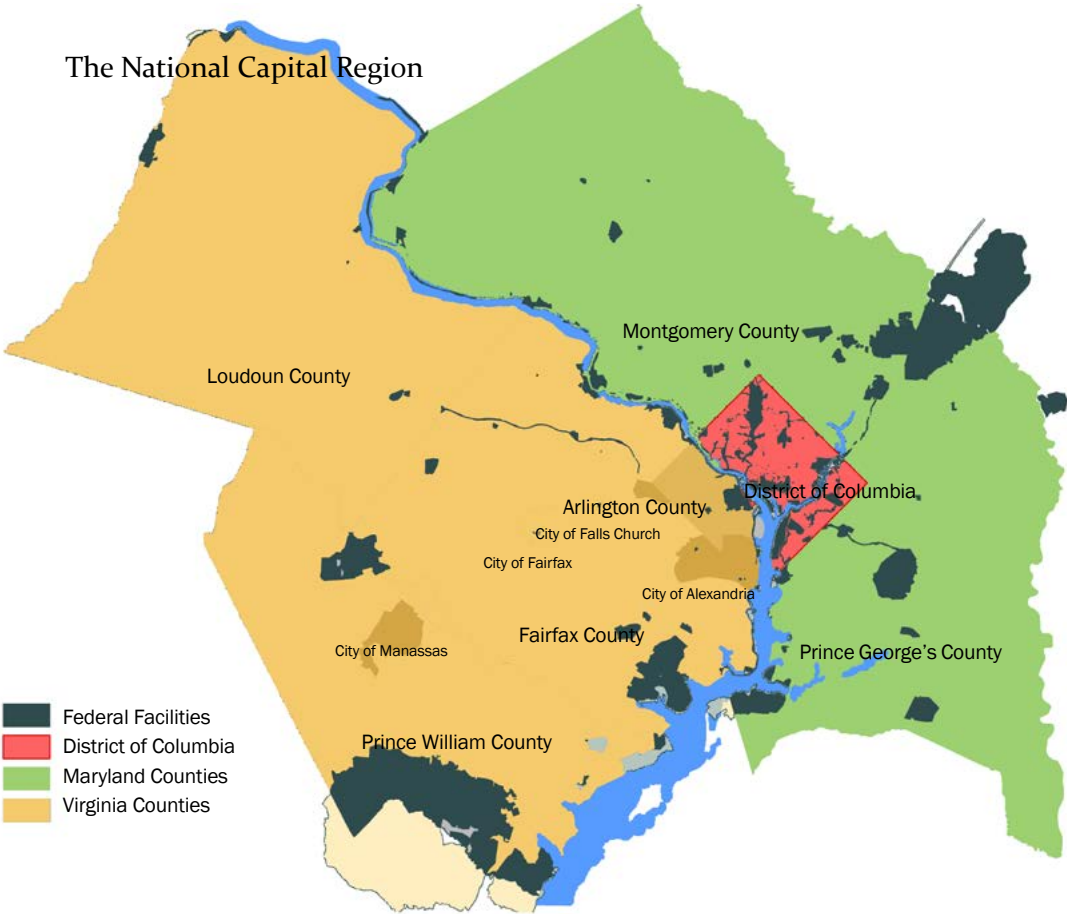
Introduction

National capitals have distinct planning and development needs that distinguish them from other cities. While they share many traits with other metropolitan areas, by virtue of their national constituency they have unique qualities and requirements that must be addressed in their planning. The *Comprehensive Plan for the National Capital* (Comprehensive Plan) recognizes that the nation’s capital is more than a concentration of federal employees and facilities. Washington, DC is the symbolic heart of the United States. It provides a sense of permanence and centrality that extends well beyond the National Capital Region (NCR) and the United States’ national borders. It represents national power and promotes the country’s history, traditions, and culture. Through its architecture and physical design, Washington symbolizes national ideals, values, and aspirations.

The Comprehensive Plan is comprised of two parts—the Federal Elements and the District Elements. The Federal Elements are prepared by the National Capital Planning Commission (NCPC), a federal agency. The Federal Elements of the Comprehensive Plan is a statement of principles, goals, and planning policies for the growth and development of the national capital during the next 20 years. They address matters related to federal properties and interests in the NCR. The Federal Elements are prepared pursuant to Section 4(a) of the National Capital Planning Act of 1952.

The eight Federal Elements in the Comprehensive Plan include Urban Design, Federal Workplace, Foreign Missions & International Organizations, Transportation, Parks & Open Space, Environment, Historic Preservation, and Visitors & Commemoration. Prior to this current update, the Federal Elements were last adopted in 2004.

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 First Amendment Cycle for the 2006 *Comprehensive Plan for the National Capital: District Elements* was initiated in 2009. After concluding the approval process the amendments officially became effective in 2011 (text) and 2012 (maps). In early 2016, DCOP will launch the second amendment cycle for the 2006 District Elements of the Comprehensive Plan.



The National Capital Region includes the District of Columbia; Montgomery and Prince George’s Counties in Maryland; Arlington, Fairfax, Loudoun, and Prince William Counties in Virginia; and all cities within the boundaries of those counties.

NCPC’s Role and Responsibility

The region’s significant federal presence requires extensive planning and coordination. As the central planning agency for the federal government in the NCR, NCPC is charged with planning for the appropriate and orderly development of the NCR and the conservation of its important natural and historical features. The Commission coordinates all federal planning activities in the region, and has several planning functions.

Commission responsibilities include:

- Preparing long-range plans and special studies to ensure the effective functioning of the federal government in the NCR.
- Preparing the *Comprehensive Plan for the National Capital* jointly with the District of Columbia government.
- Approving federal master plans and construction proposals in the District of Columbia, as well as some District government buildings.
- Reviewing proposed District of Columbia master plans, project plans, and capital improvement programs, as well as changes in zoning regulations.
- Reviewing plans for federal buildings and installations in the region.
- Reviewing comprehensive plans, area plans, and capital improvement programs proposed by state, regional, and local agencies for their potential impact on the federal establishment.
- Preparing the Federal Capital Improvements Program, and monitoring and evaluating federal capital investment projects proposed by federal agencies in the region.

[Section 4\(a\) of the National Capital Planning Act of 1952](#)¹ requires that NCPC prepare and adopt a “comprehensive, consistent, and coordinated plan for the National Capital.” The Federal Elements of the Comprehensive Plan is the blueprint for the long-term development of the national capital and is the decision-making framework for Commission actions on plans, proposals, and policies submitted for its review. The Commission’s comprehensive planning function involves preparing and adopting the Federal Elements, as well as reviewing the District Elements for their impact on the federal interest.

The Comprehensive Plan: Shared Stewardship

Collectively, federal, regional and local planning plays an important role in the character, development and growth, and livability of Washington. A vibrant District of Columbia should accommodate both the needs of our national government as well as enhance the lives of the city’s residents, workers, and visitors. It should embody an urban form and character that builds upon a rich history, reflects the diversity of people and embodies the enduring values of the American republic. Furthermore, it creates a development trajectory in which residents participate in day-to-day life, in a manner that leverages the unique assets and identity of the National Capital Region.

The Comprehensive Plan for the National Capital is comprised of two parts: the Federal Elements and the District Elements. The Federal Elements of the Comprehensive Plan are developed by the National Capital Planning Commission and the District Elements by the District of Columbia’s Office of Planning. Combined, these elements constitute the District’s mandated planning documents, and guide development in the District of Columbia to balance federal and local interests with a collective responsibility for the natural, cultural, economic, and social environments. Many of the Elements have local, regional, and national significance; and together they advance Washington’s great design and planning heritage.

Together, the National Capital Planning Commission and the District of Columbia Office of Planning work to enhance Washington, DC as a great national capital and plan for its equitable development through inspiring civic architecture, rich landscapes, distinct neighborhoods, vibrant public spaces, environmental stewardship, and thoughtful land-use management.

Federal Impact in the Region

*The National Capital Region
draws millions of visitors
to its national memorials,
museums, and other destinations.*

The federal government exerts a powerful influence on the region's image, appearance, and livability. Americans have special aspirations for Washington, DC and the surrounding region because it is the nation's capital and symbolic heart of the country. They expect their seat of government to set the national standard for beautiful and inspiring civic architecture and landscapes, efficient transportation, environmental stewardship, and land-use management that respects Washington's great urban design heritage. Since the establishment of the city in the late 18th century, the federal government has played an active role in its planning and development to ensure that the nation's capital meets these expectations. In many cases federal laws, regulations, policies, and funding decisions direct activities in the region. Existing federal laws and policies recognize and give priority to Washington, DC as the established seat of the national government. This has been a major factor in assuring the continued growth of Washington's downtown commercial core even during periods of slow economic growth.

There are more than 230 memorials and museums in the city and surrounding environs. Washington attracts approximately 17.4 million domestic visitors and 1.6 million international visitors annually,² generating about \$6.7 billion for the local economy.³ The tourism sector is strengthened by the large number of federal visitor attractions in the area. Heritage tourists who constitute the leading growth sector in national tourism, are drawn by cultural resources such as memorials, museums, and historic sites. The region continues to be enriched through the creation of new national memorials and museums.

According to the 2004 Comprehensive Plan's Foreign Missions & International Organizations Element, there were 169 foreign diplomatic missions and 28 officially recognized international organizations in the NCR. In 2013, the figures reached 322 and 31, respectively.⁴ The diplomatic and international community continues to be a source of economic growth in Washington as it provides employment and attracts international culture and commerce.

*The federal government is the
single largest employer in the
National Capital Region.*

The federal government continues to be the single largest employer in the region, although the federal share of total regional employment has declined since 1990. In 2000, approximately 15 percent of the total regional workforce was federal. In 2013, approximately 437,000 federal employees worked in the NCR, accounting for 12.3 percent of the total regional workforce. Of the total federal workforce, approximately 49 percent worked in Washington, DC; 30 percent in Virginia; and 21 percent in Maryland.⁵

*The federal government spends
billions on procurement and
contracting activities
in the National Capital Region.*

While the size of the federal workforce has decreased since the 1990's, federal procurement and private-sector contracting has increased. Regional federal procurement spending grew from approximately \$32.3 billion in 2001⁶ to more than \$80 billion in 2010.⁷ Most of the growth was due to unusually large procurements for homeland security and defense. However, the recent fiscal outlook suggests increased budget constraints in the near future, pushing agencies to achieve their missions with greater efficiencies, limited budgets, and reduced spending on federal contracts.

*The federal government leases
or owns a significant amount
of space in the region.*

The federal government is the single largest owner and occupant of real property in the region. Although federal leases continue to decrease, it has not diminished the significance of federal ownership. In 2015, the U.S. General Services Administration portfolio consisted of 100.5 million rentable square feet of federal office space in the NCR, comprised of 44.2 million rentable square feet in 212 federal buildings and 56.3 million rentable square feet in 485 leased buildings.⁸ In 2014, the U.S. Department of Defense controlled approximately 75 million square feet in more than 3,204 buildings in the NCR, comprised of approximately 73 million square feet in 2,993 owned buildings and two million square feet in 211 leased buildings.⁹

*The federal government owns
and maintains vast holdings
of open space in the region.*

Open space and parkland are important resources for residents, visitors, and workers as the region continues to experience growth. These federal open spaces are significant settings for important monuments, grand public promenades, major federal buildings, public open spaces, and quiet gatherings. Examples include the L'Enfant Plan's formal squares and circles, the National Mall, Manassas Battlefield, and the Cheaseapeake & Ohio Canal (all managed by the National Park Service). Due to the environmental value and scenic beauty provided by natural and cultural landscape resources, the federal government acquires and protects hundreds of acres of natural areas.

The Planning Legacy



L'Enfant Plan Era

In 1787, the Constitution authorized the new federal government to establish a federal district as the seat of government. In the [Residence Act of 1790](#),¹⁰ the government called for the district to be sited within a 75-mile stretch of the Potomac River, and authorized President Washington to choose the precise location. He chose an area encompassing the upper reaches of the navigable waterway, embracing the mouth of the “Eastern Branch” (now the Anacostia River), as well as the port cities of Georgetown and Alexandria.

The next task was to site and construct government buildings within this district. President Washington accepted the proposal of Pierre L'Enfant, an engineer who previously worked with the Continental Army and federal government, to design the capital with a broad vision, providing the framework for a complete large-scale city that would meet the long-term needs of a growing nation.

L'Enfant's city plan, though occupying only a portion of the federal district, was extraordinarily ambitious. It included sites for major government buildings; memorials and other civic art; barracks and arsenals; cultural facilities; institutions such as hospitals and city markets; and the urban fabric to support a residential and commercial city. The streets and avenues were broad and park-like: half their right-of-way was intended for walkways with double rows of trees. The [L'Enfant Plan](#)¹¹ was overlaid with an abundant network of open space, ranging from monumental to local in scale, incorporating the area's rivers and topography, and resulting in the varied yet cohesive form that still characterizes the nation's capital.



McMillan Commission Era

The McMillan Commission was concerned with reviving, refining, and extending the L'Enfant Plan to preserve and enhance the national capital's character. The [McMillan Plan of 1901](#)¹² addressed two main issues: building a public park system and designating sites for groupings of public buildings.

By connecting the existing parkland and extending the capital's park system into the outlying areas of Washington, Maryland, and Virginia, the McMillan Plan established a unified character for regional open space. Scenic drives and parkways would trace the shorelines of the area's rivers and streams. These parkways would rise through the valleys and along steep hillsides to connect the larger parks and unite the old Civil War forts into a great circle encompassing L'Enfant's axial organization. The Fort Circle Park System, as it was conceived, was to be second in importance only to the National Mall and the river designs.

The McMillan Plan grouped public buildings in formal landscaped settings, resulting in a highly concentrated monumental core. The plan reinforced a monumental National Mall composed of prominent features and public buildings. Many important elements of the plan were accomplished over the next quarter century: building the Lincoln Memorial; redesigning the landscape of the U.S. Capitol and White House; removing the railroad tracks from the Mall; constructing Union Station; building the Rock Creek and Potomac Parkway; and landscaping East and West Potomac Parks.



Comprehensive Planning in the National Capital Region During the 20th Century

The development of planning in the Washington region parallels the evolution of the profession throughout the nation, but with unique circumstances due to the presence of the national capital.

The McMillan Plan of 1901 provided a strong framework for many projects, both in the core and extending into the region. The plan formalized the National Mall's design, established key national parks, and created federal precincts such as the Federal Triangle. Within a few years, the need for a regulatory body became apparent. In 1910, the federal government created the U.S. Commission of Fine Arts, whose duties included [“advis\(ing\) upon the location of statues, fountains, and monuments in the public squares, streets, and parks in the District of Columbia.”](#)¹³

It took on the role of protecting and promoting the McMillan Plan, and two of its initial members had been part of the McMillan Commission. In 1910, Congress passed the Height of Buildings Act to limit building heights in Washington, DC. The U.S. Commission of Fine Arts' duties soon expanded to include design review of all public buildings and enforced the height limitations in Washington. The Height of Buildings Act has shaped Washington's horizontal skyline, views, and street-level character and is a valued urban design principle and important part of planning in the nation's capital.

In the 1910s and 1920s, the planning field was becoming a more established component of modern urban management. Federal legislation in 1924 created the National Capital Park Commission to develop a comprehensive plan for the park, parkway, and playground systems of Washington. In 1926 its duties were extended to include consideration of all elements of city and regional planning, such as land use; major thoroughfares; systems of parks, parkways, and recreation; mass transportation; and community facilities. This federal agency was renamed the National Capital Park and Planning Commission (NCPPC) in 1926, and in 1952 it became the National Capital Planning Commission. It was responsible for all planning matters within the District of Columbia, and also had limited planning responsibilities extending into the region. Planning bodies at the county and state level were also created during this period, including the Maryland-National Capital Park and Planning Commission in 1927, established by the state with authority in both Montgomery and Prince George's Counties.

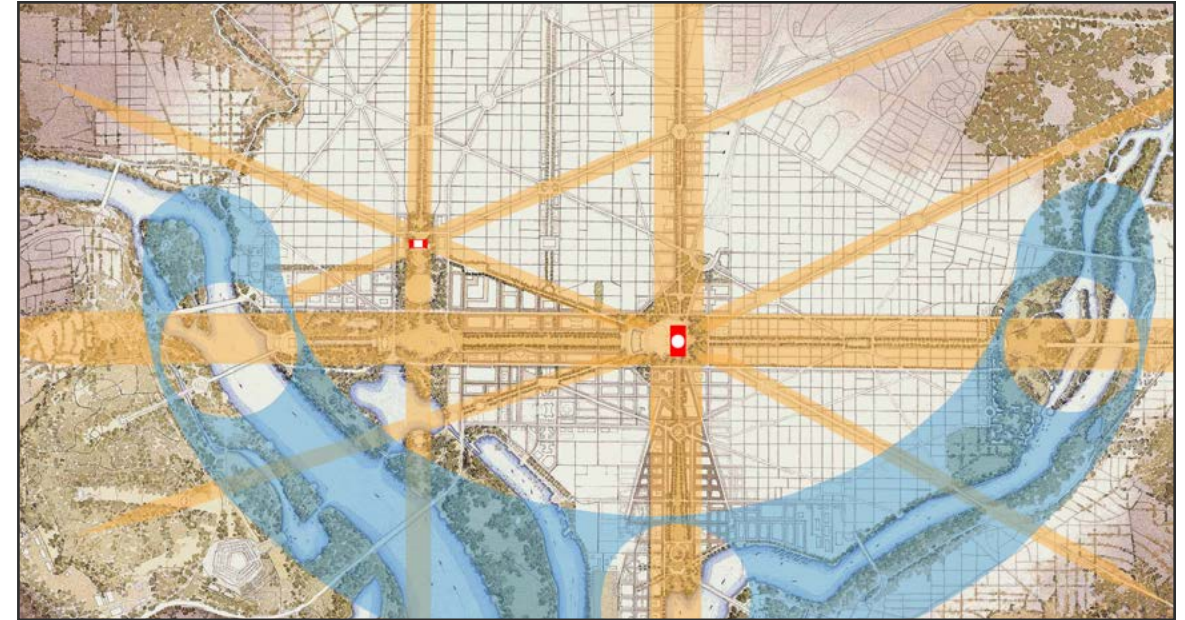
These federal and state agencies worked together on planning initiatives throughout the following decades. Beginning in 1930, the [Capper-Cramton Act](#)¹⁴ authorized NCPPC to acquire land for a regional park and parkway system, including coordinated acquisition of stream valley parks in coordination with Maryland and Virginia planning authorities. NCPPC produced the 1950 Comprehensive Plan, primarily covering Washington, DC but also addressing regional issues. During the 1950s, NCPPC and NCPC studies demonstrated the need for a regional mass transit system, leading to the federal authorization of the Washington Metropolitan Area Transit Authority in 1965. In 1961, NCPC produced the influential [A Plan for the Year 2000](#),¹⁵ proposing a model for long-term regional growth. M-NCPPC then incorporated and expanded on this recommended model in its own comprehensive plan, titled “On Wedges and Corridors.” The National Capital Regional Planning Council, a federal agency operating between 1952 and 1966, issued a [Regional Development Guide](#)¹⁶ in 1966. And, NCPC issued drafts of new Comprehensive Plans in 1965 and 1967.

During this period, pressure was building for home rule in Washington, DC including reconsideration of the appropriateness of NCPC's role as Washington's local planning agency. The federal [Home Rule Act of 1973](#)¹⁷ designated the District of Columbia's elected mayor as the planner for the District government, a power that is exercised through the DC Office of Planning. NCPC's role was re-defined to focus primarily on federal property in Washington, DC and the region. A new comprehensive planning effort was undertaken, leading to the publication of the *Comprehensive Plan for the National Capital* during the mid-1980s. This plan, a joint effort of NCPC and the District of Columbia government, contained Federal Elements, addressing federal concerns throughout the region, and District Elements, addressing matters of local concern. The Federal Elements also work in conjunction with comprehensive plans adopted by the various counties and cities in the region. This shared responsibility for the Comprehensive Plan remains the model for planning in the NCR.





Legacy Plan view of central Washington



Recentering the city to the U.S. Capitol is a principle theme in the Legacy Plan.

Planning America's Capital for the 21st Century

In 1997, the NCPC released its long-term vision for the development of the monumental core. [*Extending the Legacy: Planning America's Capital for the 21st Century*](#)¹⁸ was developed in response to the projected long-term demands on the nation's capital and the threat of overbuilding in the monumental core. By recentering the monumental core on the U.S. Capitol, the Legacy Plan creates opportunities for new monuments, museums, and federal offices in all quadrants of the city. It calls for mixed-use development, expanding the reach of public transit, and eliminating obsolete freeways, bridges, and railroad tracks that fragment the city. It reclaims Washington's historic waterfront for public enjoyment and adds parks, plazas, and other urban amenities. While the Commission initially characterized the Legacy Plan as a long-range vision, support has been strong and many of the plan's most significant proposals are in development.

Principal themes of the Legacy Plan:

- Build on the historic L'Enfant and McMillan Plans, which are the foundation of modern Washington.
- Unify the city and the monumental core, with the U.S. Capitol at the center.
- Use new memorials and other public buildings to enhance economic development.
- Integrate the Potomac and Anacostia Rivers into the city's public life and protect the Mall, East and West Potomac Parks, and adjacent historic buildings from future development that would result in a loss of open space, natural areas, and historic resources.
- Develop a comprehensive, flexible, and convenient transportation system that eliminates barriers and improves movement within the city.



The Planning Framework: Vision and Guiding Principles

The Commission envisions:

A vibrant world capital that accommodates the needs of our national government; enriches the lives of the region's residents, workers, and visitors; and embodies an urban form and character that reflects the enduring values of the American people.

The Comprehensive Plan's Federal Elements are linked by three guiding principles and themes that emerged within these principles.

1. Accommodate federal and national capital activities.
2. Reinforce smart growth and sustainable development planning principles.
3. Support local and regional planning and development objectives.

PRINCIPLE 1

Accommodate Federal and National Capital Activities

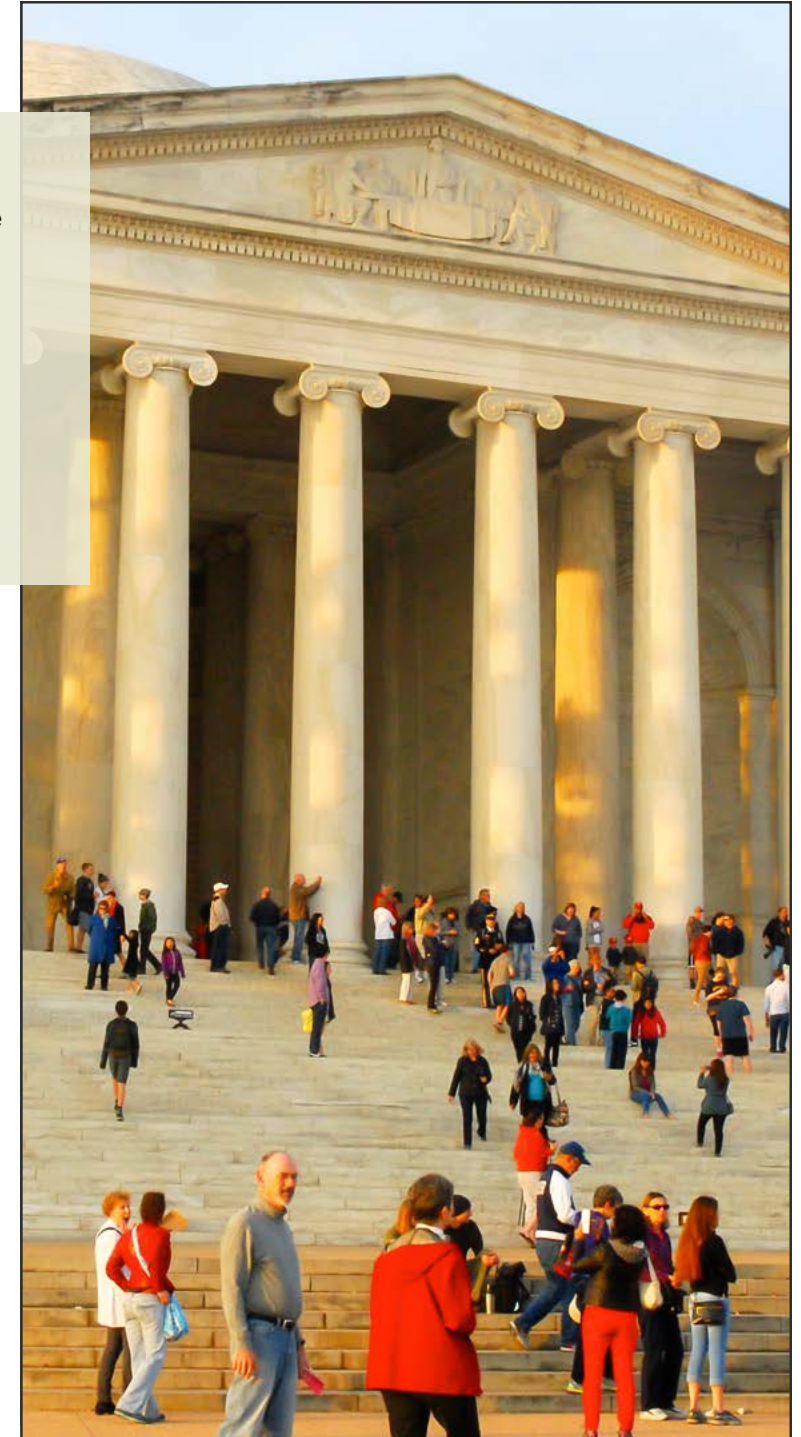
One of the key themes within this guiding principle is the importance of the appearance and image of the nation's capital. The city's physical design conveys the values and qualities to which we aspire as a nation. The Federal Elements emphasize fundamental concepts of beauty and order. Washington, DC, and the federal activities within it, must reflect the highest standards of architecture, urban design, and planning. As the central planning agency for the federal government, NCPC is committed to ensuring that adequate provisions are made for future generations who will come to the capital to petition the government, conduct business, or visit memorials and museums that honor the nation's heroes and capture its history.

A second important theme is the operational efficiency of the federal government. The Federal Elements envision a capital city that is the economic, political, and cultural center of the Washington region. The Central Employment Area (CEA) (refer to the map in the Federal Workplace Element) is seen as the primary focus of new federal office development and the preferred location of new major national capital activities. Government headquarter facilities and functions that support national capital activities, such as entertainment and tourism, are encouraged to locate within or near the CEA. Washington, DC is considered the primary location for foreign missions and international organizations, consistent with international law and practice. An emphasis will be placed on retaining national and international activities in the city while preserving the autonomy of the District of Columbia government to regulate and plan local land use.

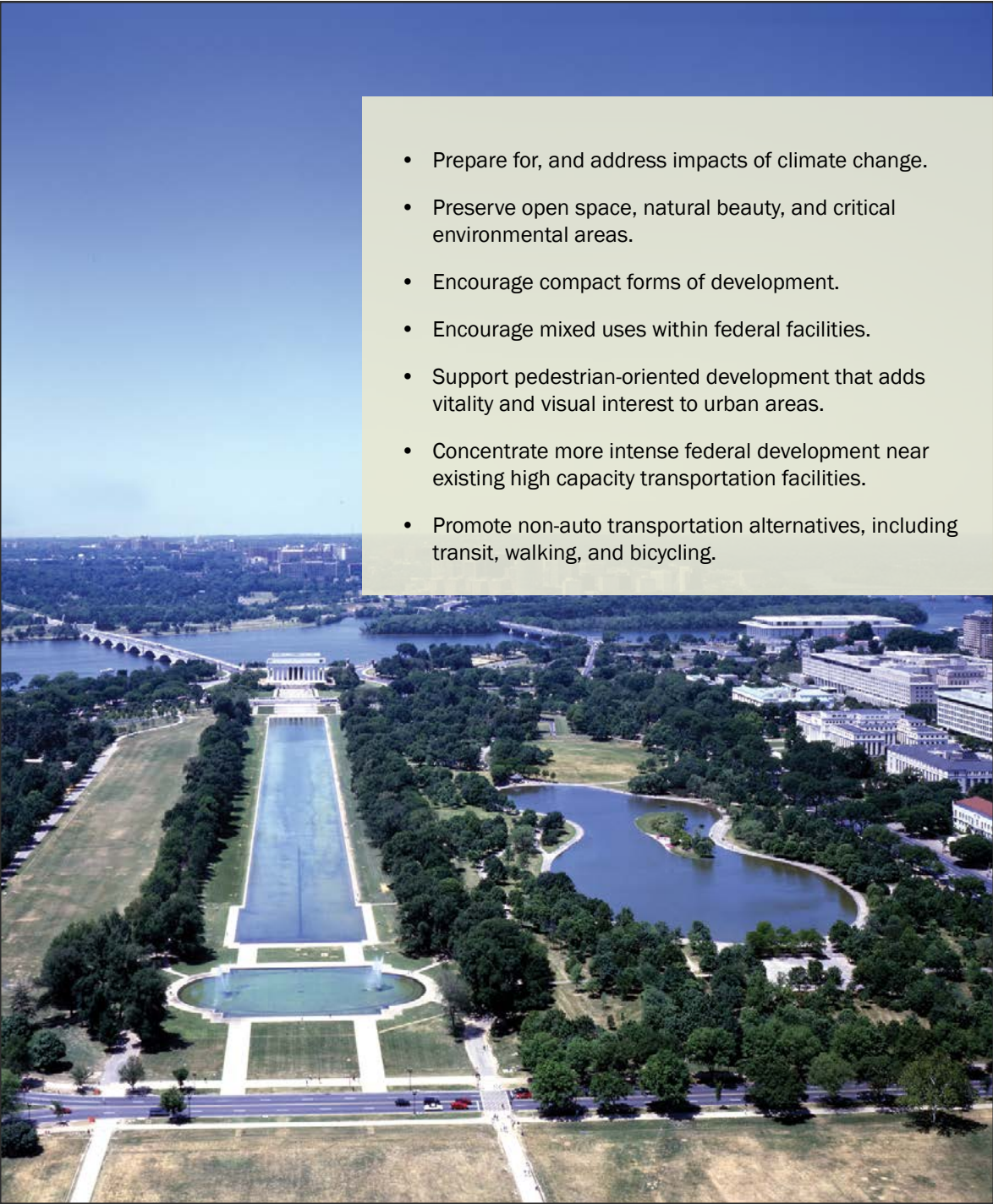
- Enhance the beauty and order of the nation's capital.
- Promote the highest quality design and development in the National Capital Region.
- Balance accessibility and security.
- Preserve historic properties and important L'Enfant and McMillan Plan design features.
- Disperse activities throughout the city and region.
- Promote the District of Columbia as the prime location for foreign diplomatic missions.

Those sectors of the regional economy that have traditionally been strong—information processing, support services, intelligence gathering, medical research, international activities, national defense, tourism, information technology, and support services related to the government—are expected to continue to be drivers of the region's economy because of their strong ties to the federal government. Activities requiring larger land areas or greater levels of security should locate in areas of the region that can accommodate those requirements. The federal government should make every attempt to use existing federal facilities and land for new federal space needs.

The Federal Elements recognize that many federal employees value living near their places of work, increasing the possibility that federal employees could commute primarily by transit, bicycle, and walking. Further, the siting and design of new federal facilities in the city and its urban core that are convenient to public transportation will encourage employees and visitors to make greater use of transit opportunities. Federal activities will also be encouraged to locate in ways that promote the development of new, related private-sector activities, while meeting the requirements of federal agencies. Regardless of their location, federal facilities are expected to safely and efficiently accommodate government functions while promoting the highest quality design.



Catalina Calachan

- 
- Prepare for, and address impacts of climate change.
 - Preserve open space, natural beauty, and critical environmental areas.
 - Encourage compact forms of development.
 - Encourage mixed uses within federal facilities.
 - Support pedestrian-oriented development that adds vitality and visual interest to urban areas.
 - Concentrate more intense federal development near existing high capacity transportation facilities.
 - Promote non-auto transportation alternatives, including transit, walking, and bicycling.

PRINCIPLE 2

Reinforce Smart Growth and Sustainable Development Planning Principles

The Federal Elements encourage smart growth and sustainable development. The plan includes strategies that orient development to public transit; protect environmental and natural resources; organize new development in compact land use patterns; promote opportunities for infill development to take advantage of existing public infrastructure; and adapt and reuse existing historic and underutilized buildings to preserve the unique identities of local neighborhoods. Sustainable development recognizes the interrelationship between economic growth, environmental quality, and livability, and the responsibility that citizens have to preserve their communities and quality-of-life for future generations. These principles benefit the federal government and the region as a whole.

A critical theme within this guiding principle is transportation mobility and accessibility. To facilitate the movement of federal employees to and from their places of employment, federal agencies in the region are leading the way with a variety of creative commuting programs. The federal government provides a monthly transit benefit for employees. Many agencies have highly effective transportation management plans to help reduce the number of drive-alone commuters, encourage carpooling and vanpooling, and offer staggered work hours and telework options. Considering the NCR's status as one of the most congested regions in the country, federal agencies must continue to find new and effective transportation strategies at their work sites, including incentives for alternative travel modes such as walking and biking.

Another fundamental theme that emerges within the guiding principle is the stewardship of the region's natural and cultural resources. For more than two centuries, the federal government has actively acquired, developed, and maintained parks and open space, and protected and enhanced natural resources in the region. The importance of this mission continues. In addition, the federal government is also focusing on planning for, and addressing the impacts of climate change and flooding. Natural resources continue to be threatened by growth and development and with declining budgets, it is imperative to develop and seek unified approaches and implement innovative solutions to ensure that these resources will be preserved and enjoyed by all citizens now and in the future.

- Maximize the contribution of federal projects to local and regional jurisdictions through the location and design of federal facilities
- Promote intergovernmental coordination.

PRINCIPLE 3

Support Local and Regional Planning and Development Objectives

The federal government will continue to be a major generator of growth and development in the NCR. Federally owned and leased facilities are located throughout the region, and federal activities significantly impact the region's economic health, welfare, and stability.

The Commission and other federal agencies should work closely with local authorities and affected community groups in areas where federal activities are located, or are proposed to be located.

The Commission strongly promotes intergovernmental cooperation and public participation in the preparation and review of federal policies, plans, and programs in the region by:

- Coordinating federal plans, projects, and capital improvement programming with local, regional, and state plans and programs.
- Encouraging federal agencies planning development projects to participate in the Commission's "early consultation" program in order to inform nonfederal officials and community organizations about such projects prior to their submission to the Commission.
- Providing for public participation in the Commission's preparation and review of federal policies, plans, projects, and capital improvement programs.
- Assisting federal agencies in resolving issues with affected non-federal agencies and community groups in preparing proposed policies, plans, and programs.
- Coordinating the federal interest review of local, regional, and state plans and programs.
- Promoting information-sharing and data exchanges with state, regional, and local authorities.



The SW Ecodistrict Initiative proposes to redesign the 10th Street corridor.

The Planning Program: Federal Elements

The *Comprehensive Plan for the National Capital: Federal Elements* identifies and addresses the current and future needs of federal employees, visitors, and residents to the nation’s capital and provides policies that:

- Guides urban design features that contribute to the image and function of the nation’s capital.
- Guides the location of new federal facilities and the management of existing federal facilities.
- Guides the placement and accommodation of foreign missions and international agencies.
- Promotes the preservation and enhancement of the region’s natural resources and environment.
- Protects historic and cultural resources.
- Encourages federal, local, state, and national authorities to work together.
- Supports access into, out of, and around the nation’s capital that is as efficient as possible for federal and non-federal workers.

The eight Federal Elements are Urban Design (a new element); Federal Workplace; Foreign Missions & International Organizations; Transportation; Parks & Open Space; Federal Environment; Historic Preservation; and Visitors & Commemoration.



Urban Design Element: Promote quality design and development in the region that reinforces its unique role as the nation’s capital and creates a welcoming and livable environment for people. Its Technical Addendum is a resource that supports policies and includes background, planning approaches, and explanatory graphics.



Federal Workplace Element: Locate the federal workforce in a way that enhances the efficiency, productivity, value, and public image of the federal government; strengthens the NCR’s economic well-being; and emphasizes Washington, DC as the seat of the federal government.



Foreign Missions & International Organizations Element: Plan a secure and welcoming environment for the location of diplomatic and international activities in Washington, DC. This should be done in a manner that is appropriate to the status and dignity of these activities; enhances Washington’s role as one of the world’s great capitals; and is sensitive to the character and use patterns of the city’s neighborhoods.



Transportation Element: Develop and maintain a multi-modal regional transportation system that meets the travel needs of workers, residents, and visitors while improving regional mobility, accessibility, air quality, and environmental quality through expanded transportation alternatives and transit-oriented development.



Parks & Open Space Element: Conserve and enhance the NCR’s parks and open space system, ensure that adequate resources are available for future generations, and promote an appropriate balance between open space resources and the built environment.



Federal Environment Element: Promote the NCR as a leader in environmental stewardship and sustainability. The federal government seeks to preserve and enhance the quality of the region’s natural resources to ensure that their benefits are available for future generations to enjoy.



Historic Preservation Element: Preserve, protect, and rehabilitate historic properties in the NCR and promote design and development that is respectful of the guiding principles established by the Plan of the City of Washington and the symbolic character of the capital’s setting.



Visitors & Commemoration Element: Provide a positive and memorable experience for all visitors to the NCR in a way that showcases the institutions of American culture and democracy, supports planning goals, and enhances activities that are unique to visiting the nation’s capital.

The Federal Elements—along with the District Elements, federal and District agencies’ systems plans, individual installation master plans and subarea plans, development controls, and design guidelines—constitute the road map for NCP’s land use planning and development decision-making processes in the NCR.

Endnotes

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16. **Regional Development Guide** <http://babel.hathitrust.org/cgi/pt?id=mdp.39015031866729;view=1up;seq=4>
17. **Home Rule Act of 1973** <http://dccouncil.us/pages/dc-home-rule>
18. **Extending the Legacy** [http://www.ncpc.gov/ncpc/Main\(T2\)/Planning\(Tr2\)/ExtendingtheLegacy.html](http://www.ncpc.gov/ncpc/Main(T2)/Planning(Tr2)/ExtendingtheLegacy.html)