

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Councilmember McDuffie introduced the following bill, which was referred to the Committee on _____.

To establish a task force to be in place by January 1, 2013, to develop a strategic plan for the modernization and adaptive reuse of industrial land in Ward 5.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Ward 5 Industrial Land Transformation Task Force Act of 2012".

Sec. 2. Definitions.

For the purposes of this Act, the term:

(a) "Industrial land" means C-M and M zoning designations.

(b) "Industrial uses" means facilities designed for manufacturing, warehousing, distribution, processing raw materials, heavy equipment parking or maintenance, vehicle parking or maintenance, refuse and recycling transfer or processing, scrap and salvage yards, wrecking facilities, and other similar uses.

Sec. 3. Establishment of a Ward 5 Industrial Land Transformation Task Force.

(a) By January 1, 2013, the Mayor shall establish a Ward 5 Industrial Land Transformation Task Force ("Task Force") to develop a plan for the modernization and adaptive

1 reuse of Ward 5's industrial land to better suit the needs of District residents and the District's
2 economy.

3 (b) The Task Force shall consist of 12 members, or designees thereof:

4 (1) The Councilmember of Ward 5;

5 (2) The Director of the Office of Planning;

6 (3) The Director of the Office of Zoning;

7 (4) The Director of the Office of Planning and Economic Development;

8 (5) The Director of the District Department of the Environment;

9 (6) Two residents of Ward 5, appointed by the Councilmember from Ward 5;

10 (7) One representative from a business located on industrial land in Ward 5;

11 (8) One representative from the private commercial development sector with

12 experience working in industrial areas;

13 (9) One representative from an urban planning organization such as the Urban

14 Land Institute;

15 (10) One representative of an organization with experience marketing urban

16 neighborhoods, such as the DC Economic Partnership;

17 (11) A graduate student from the University of the District of Columbia College

18 of Agriculture, Urban Sustainability, and Environmental Science, appointed by the dean of the

19 College;

20 (12) The Task Force shall consult with additional stakeholder groups as

21 necessary.

22 (c) The Director of the Office of Planning shall be responsible for convening and

23 facilitating the Task Force as well as leading the effort to draft the report required herein.

1 (d) By July 1, 2013, the Task Force shall submit to the Mayor and the Council a report
2 detailing a plan to stimulate and promote the modernization and adaptive reuse of parcels of
3 Ward 5's industrial land, consistent with applicable laws and zoning regulations (the "Plan").

4 The Plan shall include:

5 (1) An analysis of the existing conditions of Ward 5's industrial land, including:

6 (A) An inventory of current industrial uses;

7 (B) Occupancy rate;

8 (C) An inventory and condition assessment of brownfields;

9 (D) The proportion of industrial land dedicated to municipal versus private
10 use;

11 (E) The proportion of industrial land dedicated to municipal uses in
12 Ward 5 relative to each ward;

13 (F) The environmental impact of industrial uses on residents within 200
14 feet;

15 (2) An analysis of the number of jobs created and tax revenue generated by Ward
16 5's existing industrial businesses;

17 (3) An analysis of and recommendation for the appropriate amount of industrial
18 land required to optimally serve the District's economy;

19 (4) A vision statement for the modernization and adaptive reuse of Ward 5's
20 industrial land;

21 (5) A set of goals and recommendations for how to modernize and adaptively
22 reuse of Ward 5's industrial land.

23 (6) An analysis of the feasibility and advisability of pursuing the following

1 programming:

2 (A) Recreational uses that develop skills, nurture hobbies, and serve youth
3 and families, such as a bowling alley, movie theater, fitness complex, sports-oriented facility,
4 youth-focused entertainment center, outdoor recreational facilities, and similar uses;

5 (B) Vocational training facilities;

6 (C) Sustainable urban agriculture facilities (excluding medical marijuana
7 cultivation);

8 (D) Craft industrial uses such as a film studio, music production studio, art
9 production and display, woodworking, brewing, soft goods design and production, and similar
10 uses;

11 (E) Office space for business incubators, non-profit corporations, and
12 companies in emerging sectors such as technology, research, and innovation;

13 (F) Emerging modern industrial sector businesses that have a low
14 environmental impact on the surrounding neighborhood;

15 (G) Temporary urbanism initiatives;

16 (7) A projection of the number of jobs and amount of tax revenue that could be
17 generated through the expansion of industries occupying Ward 5's industrial land;

18 (8) A recommendation regarding the adoption of legislative or regulatory
19 measures enhancing industrial design standards to ensure that the design, landscape, façade, and
20 exterior maintenance of industrial facilities promotes the attractiveness and integrity of the
21 surrounding area;

22 (9)(A) A recommendation as to how to market Ward 5's industrial land to
23 promote modernization and adaptive-reuse;

1 (B) A recommendation as to whether the DC Economic Partnership should
2 produce a DC Neighborhood Profile exclusively for Ward 5's industrial land;

3 (10) An analysis of whether relaxing height restrictions along New York Avenue
4 NE's-manufacturing zoned land would catalyze the commercial redevelopment of the corridor;

5 (11) Recommendations for legislative or regulatory measures and zoning
6 amendments to facilitate and incentivize the modernization and adaptive-reuse of Ward 5's
7 industrial land; and

8 (12) An implementation analysis, with a projected timeframe and recommended
9 implementing agents.

10 Sec. 4. Fiscal impact statement.

11 The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal
12 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,
13 approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-206.02(c)(3)).

14 Sec. 5. Effective date.

15 This act shall take effect following approval by the Mayor (or in the event of veto by the
16 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as
17 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
18 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
19 Columbia Register.