

[PLAN]DC

THE DC OFFICE OF PLANNING



FAMILIES

OVERVIEW

Families have always been an integral part to the vibrancy of the District. During the past ten years, the District has seen a large increase in its young adult population. Young professionals continue to be attracted to DC and the region by high quality jobs and the experience of living in a vibrant, thriving city. Many young adults are now forming families, and have a renewed stake in affordable childcare, good schools, recreational opportunities, and larger housing units. Retaining families of all income levels—including seniors and multi-generational households—is an important part of being an inclusive city, and one of the underlying goals of the Comp Plan.



COMMUNITY ENGAGEMENT OUTCOMES

The concern over family-friendly development was reflected by residents during the seven “Plan DC” citywide community meetings in the fall of 2016 and throughout the various engagement forums last year. Community members expressed a general desire to make the District more inclusive of families by improving schools and educational facilities, expanding the number and quality of parks and open spaces, creating more programs and services aimed at youth, and improving neighborhood safety. Participants also wanted to ensure that there was a diversity of housing types for all income levels to serve both families and singles. Community members also expressed their desire to be able to age in place and ensure that planning accommodates the needs of those with declining mobility and provides access to senior services.

BACKGROUND + FACTS

FAMILY AND "NON-FAMILY" HOUSEHOLDS



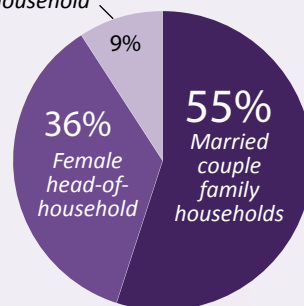
Family
Households

Source: U.S. Census



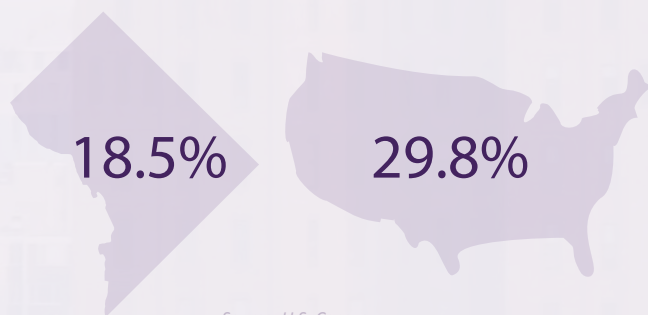
HEAD-OF-HOUSEHOLD

Male head-of-household



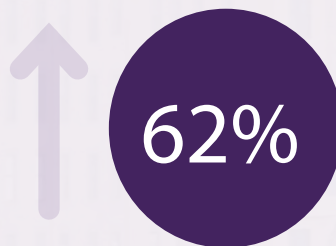
Source: U.S. Census

HOUSEHOLDS WITH A CHILD UNDER 18



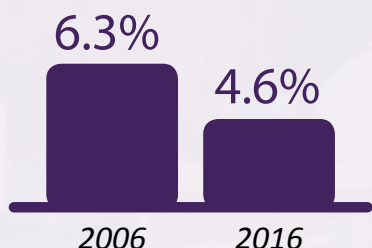
Source: U.S. Census

POPULATION INCREASE



of the District's increase in population was among persons between 20 and 39, with a majority of these residents holding college or graduate degrees

RESIDENTS LIVING WITH GRANDCHILDREN

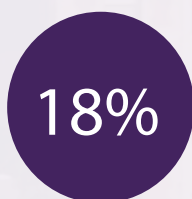


15,000 OF DC CHILDREN
HAD GRANDPARENTS AS
THEIR PRIMARY GUARDIANS

YOUTH



Currently in the District.
These percentages have
decreased since 2000.



of the city's population
growth are children under
the age of 10



28,000
new children by 2025

Starting in 2008, the
annual number of births
increased by 2,500 per
year from around 7,000 to
over 9,500 per year.

SENIORS



Currently in the District.
These percentages have
decreased since 2000.



of the population increase since
2008 were residents aged 60 to
69 years old



23,000
additional residents over the age of 60

COMP PLAN DIRECTION

The Comprehensive Plan addresses many of the needs faced by youth, families and seniors including housing, educational facilities, parks and recreation, health care, and other topics. Below are examples of current policies and actions in the Comp Plan that address families and seniors.

MORE PARKS, RECREATION, AND OPEN

SPACE. The Parks, Recreation and Open Space Element covers the provision of active and passive recreation needs that enhance the visual beauty, identity and character of the District. The Department of Parks and Recreation conducted a thorough assessment of these needs in 2013 that included focus groups, surveys and community meetings. Plans and policies have been developed based on this input. The Comp Plan provides the framework for much of this work, as indicated below:

Examples:

Action PROS-2.1.B: Needs Assessments and Demographic Analysis, Conduct periodic needs assessments, surveys, and demographic studies to better understand the current preferences and future needs of District residents with respect to parks and recreation.

Policy PROS-2.2.3: Program Diversity, Provide diverse recreational activities for persons of all ages and cultural backgrounds, distributed equitably in all parts of the city. Coordinate with other service providers, including DC Public Schools, to maximize the effectiveness of service delivery and minimize redundancy.

Policy PROS-2.2.4: Youth Recreational Services, Provide recreational services that are particularly responsive to the special needs of the District's youth, using recreation and athletics to promote self-esteem, responsibility, and leadership skills among DC teens.

COMMUNITY FACILITIES FOR ALL. The Health and Human Services section of the Community Services and Facilities Element provides guidance on meeting both the needs of older adults and families with children by providing high-quality, accessible, efficiently managed, and properly funded community facilities. Since 2006, there has been significant investment in child care facilities and some of the regulatory obstacles to adding new facilities have been removed. In addition, three senior care facilities have been built including Hattie Holmes, Hayes, and the Bernice Founteneau Wellness Centers. The concept of "Senior Villages" also has been expanding across the City, enabling residents to age in place and receive community support for everyday tasks such as grocery shopping, transportation and home maintenance.

POLICY IN ACTION!

The Age Friendly DC plan focuses on strategies to make DC an inviting and accessible place for residents and visitors of all ages and promotes a continuum of healthy aging in the District.

<https://agefriendly.dc.gov>



Examples:

Policy CSF-2.3.1: Senior Care Facilities, Establish new senior centers in areas that have large elderly populations, particularly neighborhoods in Upper Northwest and Far Northeast. These centers could be co-located in community health facilities or near other public facilities such as libraries or elementary schools to increase the interaction and learning between senior citizens, youth, and others.

Policy CSF-2.2.1: Adequate Child Care Facilities, Allow new and expanded child care facilities in all residential, commercial, and mixed use areas and in community facilities in an effort to provide adequate affordable childcare facilities throughout the District. Locations should be accessible to public transit.

Action CSF-2.2.A: Review and Address Zoning Issues, Review and assess the zoning regulations to identify barriers to the development of child care centers in the District. The assessment should consider ways of reducing any barriers that are identified, provided that child safety and neighborhood quality of life issues can be adequately addressed.

Policy H-4.2.3: Neighborhood-Based Senior Housing, Encourage the production of multi-family senior housing in those neighborhoods characterized by large numbers of seniors living alone in single family homes. This will enable senior residents to remain in their neighborhoods and reduce their home maintenance costs and obligations.

HEALTHY ENVIRONMENT FOR STUDENTS. The Educational Facilities Element focuses on providing facilities that inspire excellence in learning, create a safe and healthy environment for students, and help each individual achieve their fullest potential. The chapter has a strong focus on the needs of children, but it also includes policies on lifelong learning.

Examples:

Policy EDU-1.1.1: Updated Facilities Provide updated and modern school facilities throughout the District based on the DCPS Facilities Master Plan.

Policy EDU-1.4.6: Neighborhood Schools, Strongly support the goal of making one's neighborhood school the "school of choice" so that children do not have to travel long distances to schools across town.

Policy EDU-3.3.1: Satellite Campuses, Promote the development of satellite campuses to accommodate university growth, relieve growth pressure on neighborhoods adjacent to existing campuses, spur economic development and revitalization in neighborhoods lagging in market activity, and create additional lifelong learning opportunities for DC residents.



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HISTORIC PRESERVATION

OVERVIEW

Washington, DC's legacy is shaped not only by historic buildings, places, and neighborhoods, but also by plans for the evolving and inclusive City itself. As soon as the first cornerstones were laid and the first avenues, circles and squares were plotted, planning efforts moved beyond the vision of a hallowed monumental city to a reality of urbanization. Officials had to address the needs of residents while supporting the development of housing, commerce, industry, and culture. The City's historic neighborhoods and landmarks are real treasures which must be preserved. There are more than thirty neighborhood historic districts, from Anacostia to Washington Heights. These neighborhoods help to tell the story of the city and define the future of the nation's capitol.

The Historic Preservation Element of the Comprehensive Plan strives to preserve the legacy of these plans and places while accommodating growth and responding to future needs. As the District has grown and evolved over time, the definition of a historic property and issues related to historic preservation have also changed. Since the adoption of the 2006 Comprehensive Plan, the District has experienced dramatic population growth. This growth has brought new life to communities, but has also created new challenges.

While preservation and planning take place within the District, it is up to the community and its leadership to define progress. Communities are encouraged to seek workable solutions that allow for change. They must also ensure that cherished buildings and places are preserved for the use and continued enjoyment for future generations.

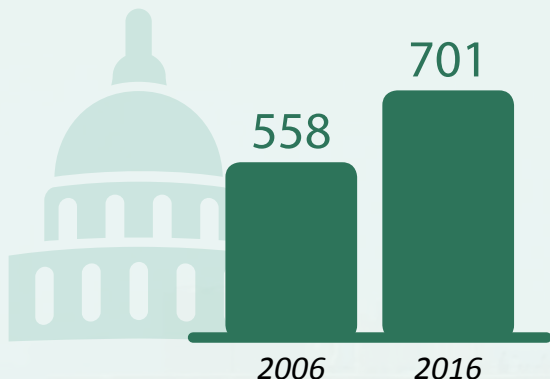
COMMUNITY ENGAGEMENT OUTCOMES



Concerns about how growth might affect the District's historic buildings, resources, and culture were expressed during the seven "Plan DC" citywide community meetings in the fall of 2016 and throughout various engagement forums last year. "Overall, there was a general agreement that improvements are needed throughout the District, but there was also a shared sentiment that growth should not take place at the expense of neighborhood history and character. Suggestions were shared by community members on how to preserve the District's history through maintenance of existing structures, encouraging compatible architecture, and promoting education and community awareness of historic resources. There was also a focus on achieving preservation without displacement of longtime residents and potential adverse impacts on the social and cultural character of DC neighborhoods.

BACKGROUND + FACTS

OF HISTORIC LANDMARKS



Source: DC Office of Planning

OF HISTORICAL DISTRICTS



Source: DC Office of Planning

OF HISTORIC LANDMARKS AND PROPERTY OWNERS WITHIN HISTORIC DISTRICT

30,000

buildings that are either historic landmarks or are within historic districts

19%

of total buildings in the District

Source: DC Office of Planning and DC Office of Tax and Revenue

34,600

owners of historic property in the District

22%

of total property owners

Source: DC Office of Planning and DC Office of Tax and Revenue

GOVERNMENT PROPERTIES THAT ARE HISTORIC

8%

of District properties

19%

of federal properties

80%

of embassy-owned properties

Source: DC Office of Planning and DC Office of Tax and Revenue

HISTORIC PRESERVATION REVIEW

400

Federal Projects

+

360

District Projects



Historic Preservation Review

In 2016, government agencies submitted nearly 400 federal projects and 360 District projects to the DC Historic Preservation Office for historic preservation review.

Source: DC Office of Planning

DC HISTORIC LANDMARKS



Residential buildings account for 36% of all DC historic landmarks, and the vast majority of buildings in historic districts.

Source: DC Office of Planning and DC Office of Tax and Revenue

HISTORIC PRESERVATION REVIEW

25%

increase in 2016 of historic preservation reviews of private construction projects over the past 10 years

Source: DC Office of Planning and DC Office of Tax and Revenue

COMP PLAN DIRECTION

The Historic Preservation Element guides planning for the protection, revitalization and perpetuation of the city's valuable historic assets. It addresses the District's role in exercising preservation leadership, as well as in recognizing historic resources and ensuring compatible design in historic neighborhoods. The Element also recognizes the importance of community outreach, development collaboration, partnerships, and education. Examples of the current policy direction on historic preservation from the Comp Plan are as follows.

PRESERVATION AND PROGRESS. Historic preservation can create successful neighborhoods. It helps drive economic development, preserve neighborhood character, create diverse housing choices, provide space for new small businesses, and foster community engagement in local planning decisions. The quality of life in historic neighborhoods helps to attract new residents, and provides a competitive advantage relative to newer communities.

Example:

Policy HP-2.4.3: Compatible Development: Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, preserve the established form of development as evidenced by lot coverage limitations, yard requirements open space, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail.



ADAPTING LANDMARKS FOR NEW USE. Historic properties are assets that were built to last. The Comp Plan supports neighborhood vitality through the adaptive reuse of historic properties for modern needs. It encourages uses that are consistent with the character of the property and design standards that account for different levels of historic significance and different types of historic environments. Greater flexibility is suggested for properties that can accommodate greater intervention or more dramatic new design.

Example:

Policy HP-2.4.1: Rehabilitation of Historic Structures: Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation as suitable for the particular historic environment.

PROTECTING NEIGHBORHOOD CHARACTER.

District and federal preservation standards strive to protect historic architectural features and respect historic context. This does not mean that additions and new construction must mimic historic buildings. The key is to achieve harmony with historic surroundings through a building's scale, mass, and materials, while paying close attention to the characteristics of the surrounding historic environment. Good contemporary architecture can fit within this context—it is necessary in an evolving and dynamic city and is welcomed as an expression of our time.

Example:

Policy HP 3.4.3: Neighborhood Revitalization: Utilize historic preservation programs and incentives to encourage historic preservation as a revitalization strategy for neighborhoods and neighborhood business districts.

Policy MC-1.2.6: Mid-City Historic Resources: Protect the historic resources of the Mid-City area, with particular attention to neighborhoods that are currently not protected by historic district designation and are thus at greater risk for demolition or inappropriate re-development.

A RESOURCE FOR AFFORDABLE HOUSING.

Financial incentives are sometimes necessary as a means of achieving preservation of historic properties, especially for affordable housing. Existing preservation incentives include the federal Historic Preservation Tax Credits, Low Income Housing Tax Credits, and New Market Tax Credits. District programs include revolving loan funds such as the targeted Historic Homeowner Grants for owners with low and moderate incomes.

Example:

Policy HP-3.5.A: D.C. Preservation Incentives: Implement and promote the District's targeted homeowner grants through an active program of outreach and public information. Monitor and evaluate the program to assess its effectiveness and to guide the development of other appropriate incentives and assistance programs.

POLICY IN ACTION!

Affordable housing providers are the primary users of federal historic preservation tax credits in the District. Since 2006, affordable providers have renovated 1,397 affordable housing units, of which 599 were not previously affordable. Renovation of another 319 units using the credits was in progress at the end of 2016.

EXPLORING COMMUNITY HERITAGE. Broad public awareness of historic properties is vital to a successful historic preservation program. It promotes understanding and appreciation of local history and heritage, allowing communities to take pride in their past and residents to value the history of their own homes.

Example:

Policy HP-3.2.4: Cultural Tourism: Celebrate the cultural history of District neighborhoods. Recognize cultural preservation as an integral part of historic preservation, and use cultural tourism to link neighborhoods and promote communication between diverse groups.

Policy HP-3.2.A: Preservation Outreach and Education: Sustain an active program of outreach to the District's neighborhoods. Develop educational materials on the cultural and social history of District communities as a means to engage residents and introduce historic preservation values and goals. Promote public understanding of not just the principles for preserving properties but also the social and community benefits of historic preservation.

Policy AW-1.2.5: African-American Heritage: Recognize and highlight the role of Lower Waterfront neighborhoods in the history of the District's African-American community. This role should be commemorated and recognized through markers, heritage trails, and cultural facilities.

BETTER ACCESS TO INFORMATION. Historic Preservation Office records contain information from decades of historic resource surveys, documentation efforts, and historic designations. Better access to this information helps communities and residents appreciate local history. It also provides greater certainty to property developers contemplating major investment decisions, thus lessening the potential for conflict over demolition and redevelopment.

Example:

Policy HP-3.1.A: Internet Access to Survey Data and Designations: Increase Internet access to documentation of historic properties, including historic landmark and historic district designation forms, National Register nomination forms, and determinations of eligibility for designation. Expand and improve HistoryQuest DC, the GIS-based interactive Internet map that provides basic historical documentation on individual properties throughout the city.



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HOUSING AFFORDABILITY

OVERVIEW

Since adoption of the District's Comprehensive Plan in 2006, DC has gone through a period of transformative change. A host of forces including regional transportation, economic growth, national demographic shifts, and increasing international appeal are reshaping the District into a global city with all the benefits and challenges that go with it. Between 2010 and 2015 alone, the District's population increased by 70,000 residents and added approximately 30,000 households, which is a dramatic reversal after decades of population decline in the late 20th Century. The growth trends are expected to continue into the future. Growth has had both positive and negative effects on the District's housing market. While the number of housing units has increased, housing has become less affordable for many residents in the District.

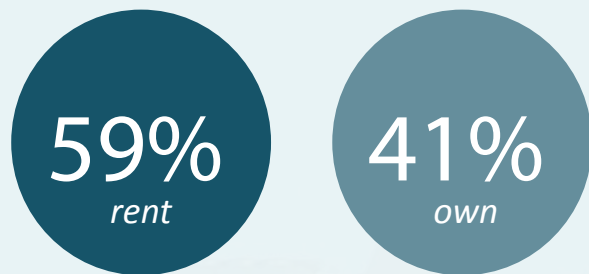
COMMUNITY ENGAGEMENT OUTCOMES

The concern over housing affordability was a key issue raised by residents during the seven "Plan DC" citywide community meetings in the fall of 2016 and throughout various engagement forums last year. A large number of participants expressed concern that rising housing prices, especially for low, moderate and middle income families from the District. Concerns were expressed about the rising cost of rental and for-sale housing, the lack of affordable housing for low income families, and the transformation of once affordable neighborhoods into high income areas. The lack of deed-restricted affordable housing constructed as part of new neighborhoods, "workforce" housing for moderate and middle-income families, family-sized units in new housing, and the geographic concentration of affordable housing were also expressed by community members. Overall, there was a general concern that housing prices are impacting the diversity and quality of life for residents, especially for families, lower income residents and people of color.



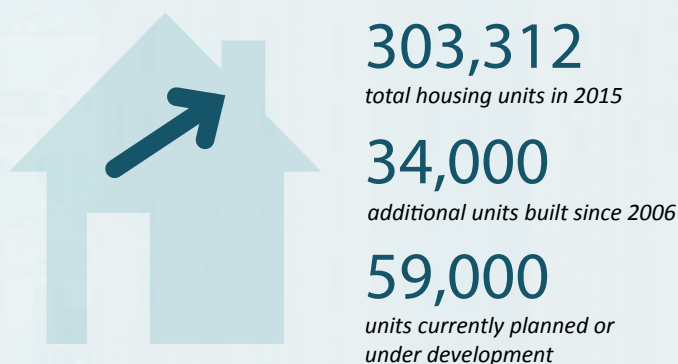
BACKGROUND + FACTS

HOUSING TENURE



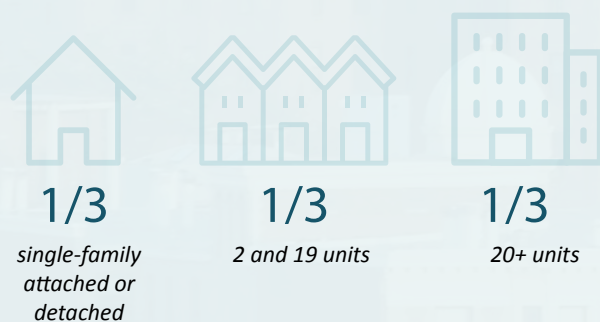
Source: U.S. Census

GROWTH IN HOUSING UNITS



Source: Office of Planning

UNITS BY BUILDING TYPE



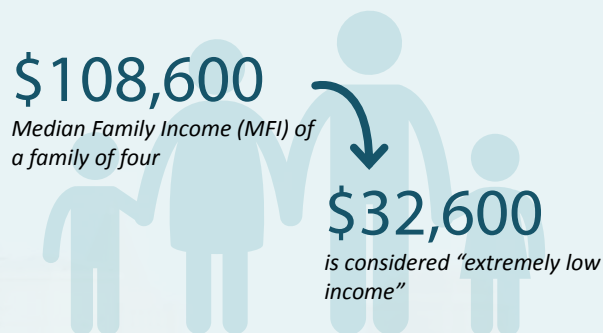
Source: U.S. Census

MEDIAN SALES PRICE

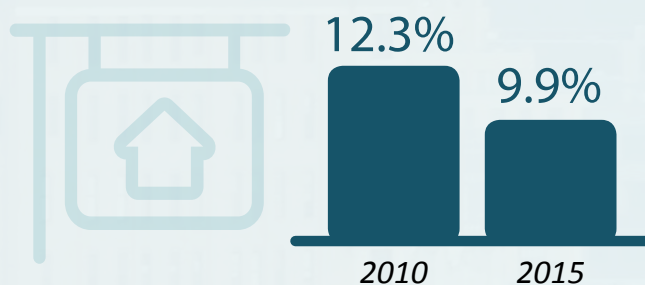


Source: GCAAR

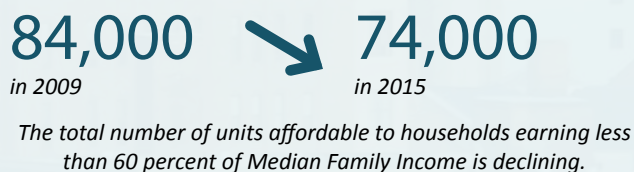
MEDIAN FAMILY INCOME



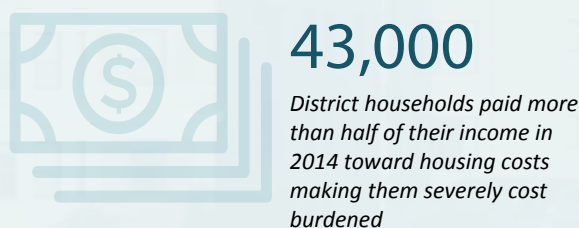
VACANCY RATE



HOUSING UNITS AFFORDABLE FOR HOUSEHOLDS MAKING 60% OF MFI

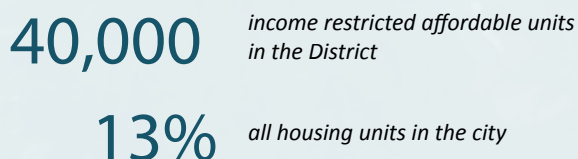


COST BURDENED HOUSEHOLDS



Source: U.S. Census, HUD, DHCD

INCOME RESTRICTED AFFORDABLE UNITS



Source: DC Preservation Network

COMP PLAN DIRECTION

The Housing Element of the Comp Plan contains the District of Columbia's official policies for housing production and conservation, along with detailed background information on the City's housing stock. In addition, each Area Element includes a summary of the housing characteristics and housing issues in that Area. These policies and programs emphasize affordable housing production and preservation for households of all economic means. Examples of the current policy direction on housing affordability from the Comp Plan are as follows.

MORE AFFORDABLE HOUSING. The Comp Plan includes policies and programs to expand the production of housing for low income and working class households. Examples include maintaining a Housing Production Trust Fund, enacting zoning laws to promote more affordable housing, conserving existing affordable housing and creating development incentives for more affordable housing in higher income areas.

Example:

Policy H-1.2.1: Affordable Housing Production as a Civic Priority. Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.

Policy H-1.2.7: Density Bonuses for Affordable Housing. Provide zoning incentives to developers proposing to build low- and moderate-income housing. Affordable housing shall be considered a public benefit for the purposes of granting density bonuses when new development is proposed. Density bonuses should be granted in historic districts only when the effect of such increased density does not significantly undermine the character of the neighborhood.



INCREASE HOUSING SUPPLY. Since the City is growing and will continue to grow in the future, the Comp Plan identifies the need for more market rate housing throughout the City. New housing will be targeted towards transit station areas, boulevards and new neighborhoods, such as the Southwest Waterfront and St. Elizabeth's Hospital. Increasing the supply of housing at all income levels will ensure that housing prices stabilize relative to incomes. Increasing overall housing supply at all price points will enhance overall affordability.

DIVERSITY OF HOUSING TYPES. Washington, DC is a diverse city with many different types of household sizes that cross the age spectrum. This has implications for the District's housing policies. The Comp Plan includes policies and programs to maintain and enhance the diversity of the housing stock, including policies to promote housing for families, co-operative and co-housing, in-law units, and single room occupant units.

Example:

Policy H-1.3.1: Housing for Families: Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.

POLICY IN ACTION!

Action H-1.2.A called for the adoption of an Inclusionary Housing Requirement in new, multifamily developments. In 2009, the District adopted a requirement that new market rate housing developments with 10 or more units set aside 8% to 10% of units for households earning 50%-80% of Median Family Income.

To date, 500 IZ units of affordable housing have been created with approximately 800 more units in the pipeline for the next 2-3 years.

IMPROVING THE EXISTING HOUSING STOCK.

While much of the Comp Plan focuses on new development and growth, there is also a strong focus on conserving and rehabilitating existing housing. This occurs through a policies aimed at the restoration of vacant housing, directing housing investments to neighborhoods with the greatest potential for sustained improvements, the renovation of public housing and purchasing properties on scattered sites to de-concentrate poverty and promote integration of low income housing into the community at large.

Example:

Policy H-2.2A: Housing Code Enforcement: Improve the enforcement of housing codes to prevent deteriorated, unsafe, and unhealthy housing conditions, especially in areas of persistent code enforcement problems. Ensure that information on tenant rights, such as how to obtain inspections, contest petitions for substantial rehabilitation, purchase multi-family buildings, and vote in conversion elections, is provided to tenants.

PROTECTING RENTERS. Nearly 60 percent of the housing units are rentals. This percentage is likely to increase in the future if housing costs continue to outpace income growth. The District has a long history of protecting tenants' rights and is one of only a handful of major cities in the United States with rent control laws. Additional programs include the Tenant Opportunity to Purchase Act, which helps tenants purchase their buildings, and just cause eviction requirements which provide tenant security.

Example:

Policy H-2.1.6: Maintain rent control as a tool for moderating the affordability of older rental properties and protecting long-term residents, especially the elderly. In

considering future refinements to the rent control program, the District should be careful to determine whether the proposed changes improve effectiveness, fairness and affordability without discouraging maintenance and preservation of rental housing units.

Action H-3.1.G: Tenant Purchase Program. Increase assistance to tenants seeking to purchase their units. Review the effectiveness of the city's existing Tenant Purchase program and enhance the ability of this program to provide technical, financial, legal, organizational and language assistance to tenants in exercising their purchase rights.

SPECIAL NEEDS HOUSING. A plan for an inclusive city cannot ignore the needs of the homeless, troubled youth, the elderly, and persons with disabilities. Comp Plan policies include equitably distributing affordable and special needs housing throughout all 8 Wards of the City, promoting partnerships with non-profits and organizations that promote special needs housing, and extensive community engagement to address neighborhood concerns on special needs housing.

Example:

Program H-4.2-A: Incentives for Retrofits: Create financial incentives for landlords to retrofit units to make them accessible to persons with disabilities, and to include units that are accessible in new housing construction.

Program H-4.2-A: Incentives for Senior Housing: Explore incentives such as density bonuses, tax credits, and special financing to stimulate the development of assisted living and senior care facilities, particularly on sites.



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JOBS + COMMERCE

OVERVIEW

The District has a strong and growing economy. Most jobs are concentrated in government, professional and business services (lawyers, architectural services, engineering services, accounting services, etc.), hospitality and tourism, healthcare and life sciences, and social impact jobs (non-profit organizations, issue advocacy, social enterprises, etc.). The District's workforce has one of the highest levels of educational attainment in the nation which has fueled diversification and growth. However, economic prosperity has not reached all people equally. Unemployment rates are three times higher for people whose highest level of educational attainment is high school compared to those with bachelor's degrees. Recognizing the importance of jobs and commerce, the Comp Plan includes an Economic Development Element. A major goal of the Element is to better connect residents to jobs and economic opportunities, particularly in disadvantaged communities. Many of the Element's policies aim to increase access to quality jobs while simultaneously leveraging opportunities to expand and diversify the economy.

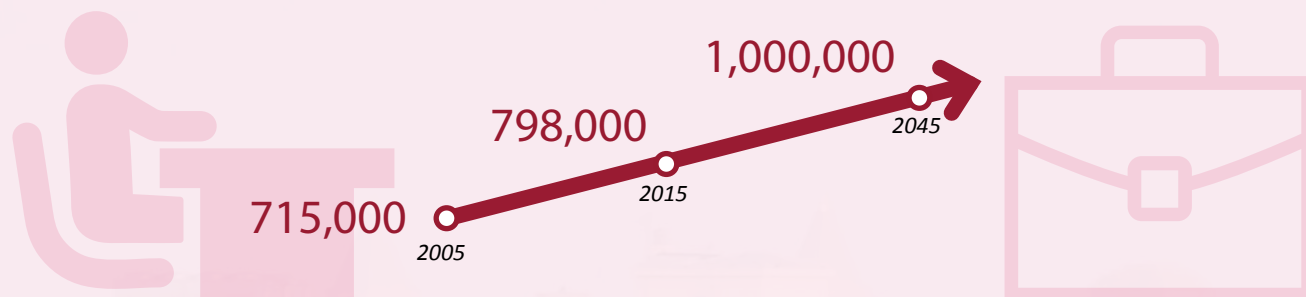


COMMUNITY ENGAGEMENT OUTCOMES

As the District's population continues to increase, the need to diversify the economy, plan for job growth, foster small business success, and sustain neighborhood commercial districts is more important than ever. This concern was reflected by community members during the seven "Plan DC" citywide community meetings in the fall of 2016 and also throughout various engagement forums last year. Community members voiced their desire to ensure that jobs provide opportunities for persons with a variety of education and skill levels. There was interest in promoting small businesses and entrepreneurship, increasing neighborhood serving retail, providing educational opportunities to support career pathways, and increasing housing production at all price points. In addition, there was a strong desire to increase access to opportunity for all residents, regardless of income level, educational attainment or race/ethnicity. Participants called for better schools, high quality public education, increased job training opportunities, and local hire requirements, among other priorities. Overall, there was general agreement that the District's recent growth will continue to expand job opportunities but that growth should benefit all residents.

BACKGROUND + FACTS

OF JOBS



Source: State Data Center Cooperative Forecast, State Data Center, Data Roundtable Presentation

JOBS IN THE REGION COMPARED TO THE DISTRICT

3.28 MILLION

jobs in the Metro region

25%

are in DC

Source: Data analyzed from Bureau of Labor Statistics, BLS, State Data Center, Data Roundtable Presentation

DC RESIDENTS THAT WORK IN DC

75%

of employed DC residents
work in DC.

INCOME GAP

5% of residents
make **52 TIMES** the
income of the
bottom 20% of
residents

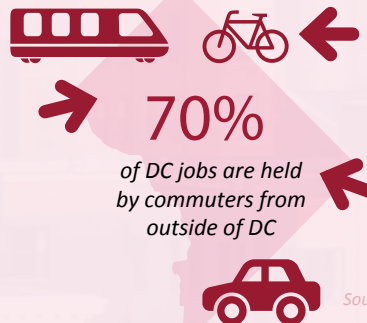


Source: "A City Breaking Apart: The Incomes of DC's Poorest Residents Are Falling, While Economic Growth is Benefiting Better-Off Residents." DC Fiscal Policy Institute, 25 February 2016.

COMMUTERS INTO DC

70%

of DC jobs are held
by commuters from
outside of DC



Source: U.S. Census

TAXABLE SALES

\$12.7 BILLION

in taxable retail and restaurant sales
in 2016 representing a 28% increase
over 2010 sales.

Source: WDCEP 2016 Development Report



UNEMPLOYMENT

8.7%

6.1%

2012

2016



Source: Bureau of Labor Statistics

COMP PLAN DIRECTION

The Comp Plan addresses the future of the District's economy and the creation of economic opportunity for current and future District residents. The Economic Development Element provides much of the policy direction, but economic development is also a key part of Land Use, Transportation, Housing, and other Plan elements. Comp Plan policies and programs seek to sustain core industries, attract new and diverse industries, accommodate future job growth, foster the success of small businesses, revitalize neighborhood commercial centers, improve resident job skills, and help a greater number of District residents find and keep jobs in the Washington regional economy. Examples of the current policy direction on jobs and commerce from the Comp Plan are as follows.

DIVERSIFY AND GROW THE DISTRICT ECONOMY.

Since the city is growing and will continue to grow into the future, the Comp Plan identifies the need to stabilize and diversify the District's economy. This includes policies and programs that support large industries that form the base of the District's economy. These policies also include recommendations to support industries like technology, non-profit advocacy and the creative arts that can expand economic opportunities.

Examples:

Policy ED-1.1.2: Economic Linkages. Leverage the potential of core industries to provide new employment opportunities, particularly the growth of businesses that supply essential goods and services to the government, universities, hospitals, law firms, hotels, non-profits, and other major employers in the city.

Policy ED-1.1.3: Diversification. Diversify the District's economy by targeting industries with the greatest potential for growth, particularly technology-based and creative industries, retail, international business, and the building trades.

ENSURE SPACE FOR ALL MARKET SEGMENTS.

The large expected growth in jobs will necessitate the construction of additional space for new jobs. At the same time, technology is reshaping the way we work, impacting the demand for space and patterns of commerce. The location and amount of employment-related development must also be balanced with the need for housing and land for public uses and infrastructure. The Comp Plan provides policies to guide the growth of major industries to achieve a balanced economy and maximize access to jobs for District residents.

Examples:

Policy ED-2.3.4: Lodging and Accommodation. Support the development of a diverse range of hotel types, serving travelers with varying needs, tastes, and budgets. New hotels should be encouraged both within Central

Washington and in outlying commercial areas of the city, particularly in areas which presently lack quality accommodation.

Policy ED-2.4.1: Institutional Growth. Support growth in the higher education and health care sectors. Recognize the potential of these industries to provide employment and income opportunities for District residents, and to enhance the District's array of cultural amenities and health care options.

Policy ED-2.5.1: Industrial Land Retention. Retain an adequate supply of industrially zoned land in order to accommodate the production, warehousing, distribution, light industrial, and research and development activities which sustain the local economy, support municipal services, and provide good employment opportunities for District residents.

PROMOTE SMALL AND LOCALLY-OWNED

BUSINESSES. Small and locally-owned businesses are an important part of what makes the District's neighborhood commercial areas thrive. They also catalyze neighborhood renewal, provide local jobs, and sustain the diversity of shopping areas. The Comp Plan includes policy direction to support small and locally-owned businesses, including providing access to capital, encouraging the creation of small business incubators, as well as promoting business growth and assisting businesses that are displaced.

Example:

Policy ED-3.2.1: Small Business Retention and Growth. Encourage the retention, development, and growth of small and minority businesses through a range of District-sponsored technical and financial assistance programs.

Policy ED-3.2.2: Small Business Incubators. Provide low-cost rental space ("incubators") for small, home-grown businesses and start-up companies, particularly companies that are responsive to technological and economic innovation in the marketplace. A variety of spaces should be considered for business incubators, including vacant storefronts and surplus public buildings.

Policy ED-3.2.3: Access to Capital. Expand access to equity, debt capital, long-term debt financing, and small business loans for small and medium-sized businesses. These tools should be used to leverage private investment in facade improvements, new and expanded business ventures, streetscape improvements, and other outcomes that help revitalize commercial districts and generate local jobs.

INCREASE ACCESS TO JOBS AND EMPLOYMENT.

The District's economic development agenda needs to create good quality jobs for District residents. The policies and programs in the Comp Plan are aimed at increasing access to employment opportunities, increasing workforce development, improving the educational attainment levels of District residents, and providing transportation access to District jobs.

Example:

Policy ED-4.1.2: Career-Oriented Curriculum. Encourage the DC Public Schools and Public Charter Schools to continue to provide career magnet campuses, such as McKinley Technology High School and Marriott Hospitality Charter School. District government will advocate on behalf of its residents for expanded vocational training within its public schools.

Policy ED-4.1.6: Agency Coordination. Promote collaboration between the District's education, human services, juvenile justice, and workforce development agencies to better serve the city's youth, reduce barriers to employment, and connect District students with education and training opportunities that lead to successful employment.

Policy ED-4.2.3: Focus on Economically Disadvantaged Populations. Focus workforce development efforts on economically disadvantaged communities, particularly those with many unemployed or marginally employed residents. Assistance should also be focused on groups most in need, including persons with limited work skills, single mothers, youth leaving foster care, ex-offenders, and persons with limited English proficiency.



[PLAN]DC

THE DC OFFICE OF PLANNING



NEIGHBORHOOD COMMERCIAL CENTERS

OVERVIEW

The District of Columbia is not only defined by its monumental core but also by its diverse neighborhoods and commercial districts. DC neighborhoods range from historic districts to modern new neighborhoods, and from high density urban environments to low density suburban -like areas. At the heart of many DC neighborhoods are commercial centers and corridors that provide local services and jobs, create a sense of neighborhood identity, and serve as public gathering places to meet and interact with neighbors. Additionally, these neighborhood commercial areas provide a significant source of revenue as they are destinations for retail and commerce.

The neighborhood commercial corridors range in size, scale and types of uses. Some are more focused on serving the immediate neighborhood with small “mom and pop” retail shops while others are city-wide or regional destinations. Despite their differences, neighborhood commercial corridors share common issues, including parking, compatibility with adjacent residential areas, aesthetics and blight, and the mix and character of activities. The Comp Plan provides important policy direction on these issues, both on a citywide level and on a neighborhood level. Having a viable neighborhood center is an important part of creating “complete” neighborhoods, where residents can walk to nearby shops and services rather than driving. This can also reduce retail “leakage” to the suburbs, and keep sales tax dollars in DC.

COMMUNITY ENGAGEMENT OUTCOMES



Photo Credit: Capitol Riverfront BID

During the engagement process, which included seven “PlanDC” citywide community meetings and various engagement forums throughout the last year, community members expressed their appreciation for the District’s neighborhood centers, and the role they play in shaping neighborhood character and community life. Residents would like to maintain the neighborhood-focus of these areas, enhance the diversity of uses to better serve the needs of individual neighborhoods, allow for mixed use development, provide support for small and local businesses, and ensure that new development along the corridors respects and reinforces the character and identity of each area. Overall, there was strong support for continuing the current path of strengthening neighborhood-service retail and commercial corridors throughout the District.

BACKGROUND + FACTS

MAIN STREETS

The District has 11 active and accredited “Main Street” programs. Created in 2002 through the National Trust for Historic Preservation, Main Streets serves as the citywide coordinating program that provides services and funding for the 11 Main Streets in the District of Columbia. The mission of the program is to promote the revitalization of traditional business districts.

Active DC Main Streets programs:

1. Barracks Row Main Street
2. Destination Congress Heights
3. Ward 7 Business Partnership
4. Historic Dupont Circle Main Streets
5. H Street Main Street
6. North Capitol Main Street
7. Shaw Main Street
8. Rhode Island Avenue Main Street
9. Tenleytown Main Street
10. Van Ness Main Streets
11. Eastern Market

In 2015, DC Main Streets programs generated the following economic activity:

- Net Jobs Created: 1,252
- Net New Businesses: 30
- Rehabilitation Projects Completed: 30
- Public Improvement Projects Completed: 18
- New Construction Projects Completed: 15



GREAT STREET CORRIDORS

The Government of the District of Columbia through the Office of the Deputy Mayor for Planning and Economic Development (DMPED) administers the Great Streets Retail Small Business Reimbursement Grants. These are competitive grants of up to \$50,000 for qualified small business owners who wish to improve their place of business. The purpose of the grant program is to support existing small businesses, attract new businesses, increase the District’s tax base, create new job opportunities for District residents, and transform emerging commercial corridors into thriving and inviting neighborhood centers.

Great Street Corridors:

1. Wisconsin Ave NW Corridor
2. Connecticut Ave NW Corridor
3. Georgia Ave NE Corridor
4. U Street/14th Street Corridor
5. 7th Street/ Georgia Ave NW Corridor
6. North Capitol Street Corridor
7. Rhode Island Ave NE Corridor
8. New York Ave NE Corridor
9. H Street/Bladensburg Rd NE Corridor
10. Minnesota-Benning Corridor
11. Nannie Helen Burroughs Ave. Corridor
12. Pennsylvania Ave SE (A) Corridor
13. Pennsylvania Ave SE (B) Corridor
14. Pennsylvania Ave SE (C) Corridor
15. MLK/South Capitol (A) Corridor
16. MLK/South Capitol (B) Corridor
17. MLK/South Capitol (C) Corridor

BUSINESS IMPROVEMENT DISTRICTS (BIDS)

The DC BID Council is an association of Washington DC’s ten business improvement districts. Collectively, The DC BID Council brings together BID leaders and stakeholders to collaborate on issues and concerns that cut across all of our boundaries and impact the entire city. BID members spend \$27 million dollars per year to help manage and enhance neighborhoods that are home to 70% of the DC employment base and 40% of the city’s tax base.

1. Adams Morgan Partnership
2. Anacostia BID
3. Capitol Hill BID
4. Capitol Riverfront BID
5. DowntownDC BID
6. Georgetown BID
7. Golden Triangle BID
8. Mount Vernon Triangle CID
9. NoMa BID
10. The Southwest BID



Photo Credit: Capitol Riverfront BID

COMP PLAN DIRECTION

SUPPORT NEIGHBORHOOD BUSINESSES. The Comp Plan includes current policy direction to expand and strengthen neighborhood commercial corridors across the District. To improve access to goods and services for residents, the Plan encourages the reuse of vacant buildings, along with appropriately-scaled retail infill development on vacant and underutilized lots.

Example:

Policy ED-2.2.3: Neighborhood Shopping. Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences.

Policy ED-3.1.1: Neighborhood Commercial Vitality. Promote the vitality and diversity of Washington's neighborhood commercial areas by retaining existing businesses, attracting new businesses, and improving the mix of goods and services available to residents.



Policy ED-2.2.7: Planning For Retail. Coordinate neighborhood planning efforts with the District's economic development planning and implementation programs in order to improve retail offerings in local commercial centers.

AREA-SPECIFIC POLICIES. The Comprehensive Plan includes policies and programs targeted to each of the District's 10 planning areas. These policies are more location specific, and provide policies and programs for how new and existing commercial corridors in each area could be developed, enhanced or revitalized.

Example:

Policy CH-1.1.3: Upgrading Commercial Districts. Reinforce and upgrade the major commercial districts of Capitol Hill, including the H Street and Benning Road corridors, the Pennsylvania Avenue corridor, 7th and 8th Streets SE, and Massachusetts Avenue between Union Station and Stanton Park. Support the further development of these areas with local-serving retail services, provided that such uses are compatible with surrounding land uses and the historic architecture and scale of the shopping districts themselves. Support the retention of existing neighborhood-serving businesses in these areas through programs that provide technical and financial assistance to small, locally-owned establishments.

Policy MC-2.1.1: Revitalization of Lower Georgia Avenue. Encourage continued revitalization of the Lower Georgia Avenue corridor. Georgia Avenue should be an attractive, pedestrian-oriented "Main Street" with retail uses, local-serving offices, mixed income housing, civic and cultural facilities, and well-maintained public space.

Policy RCW-2.1.1: Connecticut Avenue Corridor. Sustain the high quality of the Connecticut Avenue corridor. The positive qualities of the corridor, particularly its attractive older apartment buildings, green spaces, trees, and walkable neighborhood shopping districts, should be conserved and enhanced. Continued efforts to improve traffic flow and parking should be pursued, especially in the commercial districts.

NEIGHBORHOOD COMMERCIAL DISTRICTS

AND CENTERS. Commercial uses are an essential part of the District's neighborhoods. The Comp Plan includes policies to promote well-defined centers by improving business conditions, upgrading storefronts and the street environment, and improving parking and pedestrian safety and comfort. It also recommends zoning changes to reduce land use conflicts through buffering and screening requirements.

Example:

Policy LU-2.4.1: Promotion of Commercial Centers. Promote the vitality of the District's commercial centers and provide for the continued growth of commercial land uses to meet the needs of District residents, expand employment opportunities for District residents, and sustain the city's role as the center of the metropolitan area. Commercial centers should be inviting and attractive places, and should support social interaction and ease of access for nearby residents.

Policy LU-2.4.2: Hierarchy of Commercial Centers. Maintain and reinforce a hierarchy of neighborhood, multi-neighborhood, regional, and main street commercial centers in the District. Activities in each type of center should reflect its intended role and market area, as defined in the Framework Element. Established centers should be expanded in areas where the existing range of goods and services is insufficient to meet community needs.

Policy LU-2.4.6: Scale and Design of New Commercial Uses. Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas.

SUPPORTING THE NEIGHBORHOOD BUSINESS ENVIRONMENT.

Some District commercial centers lack neighborhood serving retail, basic amenities or have commercial vacancy rates. The Comp Plan includes policy direction to promote the vitality and diversity of neighborhood businesses through technical assistance, financial incentives, and by coordinating its revitalization programs with those of the private and non-profit sectors. The Comprehensive Plan also addresses ways to promote the downtown commercial district to lend itself to supporting the growing residential neighborhoods in the downtown area.

Example:

Policy CW-1.1.9: Neighborhood-Serving Retail in Central Washington. Ensure that Central Washington's retail uses serve not only the regional market, but also the local neighborhood market created by residential development within the area. This should include basic consumer goods

like drug stores, hardware stores, and grocery stores, to supplement the major anchors and specialty shops.

Policy ED-3.1.1: Neighborhood Commercial Vitality. Promote the vitality and diversity of Washington's neighborhood commercial areas by retaining existing businesses, attracting new businesses, and improving the mix of goods and services available to residents.

Policy ED-3.1.2: Targeting Commercial Revitalization. Continue to target government economic development programs to areas of greatest need, including older business areas and commercial centers that inadequately serve surrounding areas. Focus on those areas where the critical mass needed to sustain a viable neighborhood commercial center can be achieved.

SUPPORT SMALL AND LOCAL BUSINESSES. The District's neighborhood commercial corridors are sustained by small and local businesses. The Comp Plan includes policy direction that enable small businesses to continue to thrive, including income and property tax incentives, assistance to commercial tenants seeking to purchase their buildings, commercial land trusts, and relocation assistance programs for displaced business.

Example:

Policy ED-3.1.7: Community Equity Investment. Provide opportunities for community equity investment in local economic development projects. This may include methods of business financing that provide District residents with greater opportunities for equity shares in new development.

Policy ED-3.2.6: Commercial Displacement. Avoid the displacement of small and local businesses due to rising real estate costs. Programs should be developed to offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices.

Policy ED-3.2.7: Assistance to Displaced Businesses. Assist small businesses that are displaced as a result of rising land costs and rents, government action, or new development. Efforts should be made to find locations for such businesses within redeveloping areas, or on other suitable sites within the city.



[PLAN]DC

THE DC OFFICE OF PLANNING



PARKS, RECREATION + OPEN SPACE

OVERVIEW

The District's parks system and green space are some of its most valuable resources. These features help define the District's character, protect natural resources, and contribute to community building and wayfinding. The District has a wide array of parks and open spaces ranging from neighborhood parks and plazas to community parks with athletic fields and recreation centers. Additionally, the District runs a vibrant recreation program that provides structured activities for youth, seniors, and families. The District's recreation programs support health and wellness, build self-esteem and pride, and connect residents to one another and to their communities. The city's parks also attract visitors and contribute to the tourism industry. DC has over 7,600 acres of parkland, which is one of the highest "acres per resident" rates in the nation. However, 74% of parks and open space is under the jurisdiction of the National Park Service, and 16% is under the control of DC Public Schools. Despite its large inventory of parklands and recreational facilities. Some parts of the District have better access to open space than others. The Comprehensive Plan helps the District respond to future changes in the demand for park and recreation services in response to growth, demographic changes, and emerging recreational trends.

COMMUNITY ENGAGEMENT OUTCOMES

Improving parks, recreational facilities, and open spaces, and planning for new facilities, is an important priority for District residents. During the engagement process, which included 7 "PlanDC" citywide community meetings and various engagement forums throughout the last year, participants weighed in on this topic and indicated strong support for new parks and improved park maintenance and programming throughout the city. Specifically, the community would like high quality dog parks, parklets (turning parking spaces into mini park spaces), increased tree canopy, more modernized recreation centers, and additional programs for youth and seniors. Additionally, participants expressed a desire for continued stewardship of parks and open spaces so that they are continually improved over time. Finally, community members expressed the need to make parks accessible to nearby neighborhoods through improved transportation and wayfinding.



Photo Credit: Capitol Riverfront BID

BACKGROUND + FACTS

ACRES OF PARKS

7,821
ACRES
OF PARKS
& OPEN SPACE



Department of Parks + Recreation

Other

16%

74%
National Park
Service

10%



Source: Parks and Recreation Master Plan

PASSIVE AND ACTIVE RECREATION AREAS

95

Playgrounds

20

Splash
Pads

50

Aquatic
Facilities

5

Partner
Farms

12

Dog
Parks

135

Athletic
Fields

11

Indoor
Pools

12

Outdoor
Pools

22

Community
Gardens

4

Urban
Gardens

336

Courts

5

Skate
Parks

900 ACRES
OF GREEN SPACE

Source:

ACRES PER 1,000

12.1

ACRES OF PARK SPACE
PER 1,000 RESIDENTS

Source:



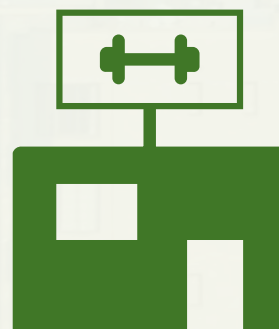
RECREATION CENTERS

73 RECREATION
CENTERS



Highest # of recreation
centers per capita
nationwide!

Source:



RECREATION PROGRAMS

400 EVENTS &
PROGRAMS PER
YEAR!

Source:



COMP PLAN DIRECTION

The Parks, Recreation, and Open Space Element includes the District of Columbia's official policies for parks, recreation, and open space. It recognizes the important role parks play in recreation, aesthetics, neighborhood character, health, and environmental quality. It includes policies on related topics such as recreational facility development, the use of private open space, and the creation of trails to better connect the District's open spaces and neighborhoods. In addition, each Area Element includes a summary of existing community assets and recommendations pertaining to parks, recreation, and open space in that area. The District has also developed a Parks and Recreation Master Plan that includes detailed guidance on facilities, recreational programming, and direction for specific parks.

PLAN AND MANAGE PARKS AND OPEN SPACES.

The Comprehensive Plan includes current policy direction to 1) classify and manage the District's parks and open space assets; 2) close gaps in recreational service delivery; 3) protect existing assets; and 4) meet the needs of a growing and changing city by expanding DC's parkland inventory.

Example:

Policy PROS-1.1.3: Park Diversity. Provide a diverse range of recreational experiences in parks within the District of Columbia, including a balance between passive and active recreational uses, and a mix of local-serving, region-serving, and national recreational uses. 804.10

Policy PROS-1.1.4: Mini-Parks. Develop a coherent identity for mini-parks through a coordinated approach to management among the various government agencies that can define the role of mini-parks in the larger park system, help the agencies manage them more efficiently, and promote system-wide investment of resources. 804.10a This goal aligns with SDC Action 3.5 (Create small parks and green spaces in areas with inadequate open space).

Policy PROS-1.2.1: Closing the Gaps. Achieve a better distribution of parks in all neighborhoods of the city. This will require a priority on improving or expanding parks in: (a) more densely populated neighborhoods with limited open space; (b) areas that are more than ½ mile from a neighborhood or community park (or a federal park that serves an equivalent function); (c) areas where substantial new housing growth is expected, based on the forecasts of the Comprehensive Plan; and (d) areas where the existing recreation centers and parks are in poor condition.

Policy PROS-1.2.2: Improving Access. Improve access to the major park and open space areas within the city through pedestrian safety and street crossing improvements, bike lanes and storage areas, and adjustments to bus routes. Improving access to parks and open spaces for all residents aligns with SDC Nature Goal 3 (By 2032, provide parkland or natural space within a 10-minute walk of all residents).

Policy PROS-1.2.3: Responding To Community Change. Update and improve existing parks in response to changing demographics, cultural norms, and community needs and preferences. Parks should reflect the identity and needs of the communities they serve.



IMPROVE PARK AND RECREATIONAL FACILITIES.

The Comp Plan identifies the need to periodically assess existing park and recreational facilities and provides general direction on how gaps might be closed and how new facilities can be provided to meet future needs. It specifically calls for community input in the needs assessment process and strives to direct funding for recreational facilities to the neighborhoods where they are needed most.

Example:

Policy PROS-2.1.4: Responding to Local Preferences. Provide amenities and facilities in District parks that are responsive to the preferences and needs of the neighborhoods around the parks. Park planning should recognize that there are different leisure time interests in different parts of the city. To better understand these differences, the community must be involved in key planning and design decisions.

Policy PROS-2.1.5: Adapting to Changing Needs. Allow the development of facilities which respond to changing preferences and community needs in appropriate District parks, including fenced dog exercise areas (dog parks), skate parks, tot lots, and water spray parks.

ENHANCE OPEN SPACE NETWORKS. The Comprehensive Plan provides an overview of the different types of open space in the city, noting that much of the park inventory is under the jurisdiction of the National Park Service. The Plan explores the concepts of “mini parks” to better utilize small green spaces to serve neighborhoods.

Example:

Policy PROS-1.1.4: Mini-Parks. Develop a coherent identity for mini-parks through a coordinated approach to management among the various government agencies that can define the role of mini-parks in the larger park system, help the agencies manage them more efficiently, and promote system-wide investment of resources.

Policy PROS-3.1.1: Monumental Core. Preserve the integrity of the National Mall open space, and advocate for federal plans and programs that protect this area from inappropriate or excessive development.

Policy PROS-3.2.2: Connecting Neighborhoods to the Rivers. Develop open space linkages between the Anacostia and Potomac Rivers and adjacent neighborhoods, using stream tributaries such as Watts Branch and Pope Branch as a framework for linear parks between the shoreline and nearby residential areas.

EXPAND ACCESS TO PARKS AND OPEN SPACES THROUGH PARTNERSHIPS. The Comp Plan describes how the District should leverage existing partnerships to improve access to open space for all District residents. This also includes more creative use of assets such as school yards and incorporating open space in new neighborhoods.

Example:

Policy PROS-4.1.2: Joint Planning and Management Strategies. Develop joint planning and management strategies for all parks where the District of Columbia and National Park Service have overlapping responsibilities. Use coordinated standards for lighting, fencing, walkways, maintenance, and security in these areas.

