



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 1D
3160 16th Street NW
Washington DC 20010

RE: Advisory Neighborhood Commission 1D Comprehensive Plan Resolution

Dear Advisory Neighborhood Commissioners Sandenburgh, Stewart, McKay, Romero-Latin, and Allinger:

On behalf of the Office of Planning (OP), I would like to thank you and your community for taking the time to review and provide critical feedback on the Draft Comprehensive Plan Update.

The feedback we received during the 2019-2020 Public Review period has provided OP with critical guidance from the community and reaffirmed policies not already captured during previous engagement for this Comprehensive Plan amendment.

Resolution Review

Responses to individual comments and recommendations within the Advisory Neighborhood Commission (ANC) resolution are outlined in the public review digest included in this response. After careful review, components of the resolution received from ANC 1D, marked as “Yes” were integrated into the Mayor’s Comprehensive Plan Update (Comp Plan). Any feedback received that supported existing Comp Plan language has been marked as “Support. No integration needed”.

During OP’s review, numerous recommendations received from ANC 1D were deemed to be sufficiently covered throughout the Comp Plan. In such cases, these components have been marked as “Acknowledged” in the public review digest. The digest provides guidance on where complementary and appropriate language exists in other Elements. In these instances, OP did not add additional language to the Comp Plan; however, where appropriate, OP has added cross referencing language.

Feedback received that was beyond the scope of the Comp Plan (i.e. operational, budgetary, or regulatory items) has been noted, marked as “No” in the public review digest, and more appropriate programs or agencies have been identified.

Next Steps

While OP made every effort to incorporate much of the feedback, in some instances OP was unable to incorporate all components of the resolution as part of this amendment. Nonetheless, all resolutions will be sent to the DC Council and have been reviewed and saved as guidance for a future Comp Plan rewrite and near-term planning efforts. I would also like to set up a time to further discuss your resolutions.

Background on Changes to the Comprehensive Plan

The Comp Plan is a high-level guiding document that sets an inclusive, long-term vision for the physical development of the District of Columbia. The purpose of the Comp Plan is to help guide the District’s growth and change, resulting in positive outcomes for both current and future residents of the District.

The Comp Plan establishes a context and sets broad goals to inform public decision-making and future fine-grained planning efforts. It informs zoning regulations and capital budgeting. However, it does not have the force of law or regulation.

In response to the ANC Resolutions, the Comp Plan was updated when feedback was deemed consistent with the document’s scope, was an omission of information, or was not otherwise referenced in the Citywide or Area Elements.

Issues, policies, and programs outside the scope of the District’s physical development were not included in this revision. Additionally, the Comp Plan is not intended to provide guidance on operational, budgetary, or regulatory matters. While this feedback was not amended in the Comp Plan, it is extremely valuable to OP as we undertake neighborhood planning initiatives and to help shape the work of our sister agencies.

Background on Public Review

The Draft Comp Plan Update was released on October 15, 2019. A notice was published in the District of Columbia Register that announced the publication of the Plan and the commencement of the Public Review period. The Public Review period was extended in response to requests from ANCs and other community groups, providing 88 days for the public and 123 days for ANCs. The Public Review period was open to all stakeholders from October 15, 2019 through January 10, 2020. Advisory Neighborhood Commissions were given until February 14, 2020 to submit official actions. Prior to the release of the Draft Comp Plan Update, two training sessions were held for ANC commissioners on September 19 and 21, 2019. Eight community meetings were held across all eight wards during the months of November and December, and an additional two ANC work sessions were held in December 2019.

Public feedback received from October 15, 2019 to January 10, 2020 through the plandc@dc.gov email account will be packaged and sent to the DC Council. In addition, ANC Resolutions received from October 15, 2019 to February 14, 2020 through the plandc@dc.gov email account or through the resolutions.anc.gov portal will also be packaged and submitted to the DC Council. The Mayor's Comprehensive Plan Update will be transmitted to the DC Council in April 2020 along with all ANC Resolutions and public feedback.

The 2019-2020 Public Review Period, along with previous engagement efforts dating back to 2016, provided OP with valuable community feedback, resulting in a consistent and inclusive Draft Comp Plan Update. Thank you for submitting an official action that represented your community and for being an active and engaged leader during this Comprehensive Plan Amendment cycle.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Trueblood", with a long horizontal flourish extending to the right.

Andrew Trueblood

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 1D-1	12.23	MC-2.5.D	Mid City	<p>Opposing Action MC-2.5.D in the Comprehensive Plan</p> <p>Concerning the Mid-City Element of the Comprehensive Plan, ANC1D advises against the incorporation of Action MC-2.5.D: Market the Unique Character of Mount Pleasant Street: Led by the Mount Pleasant Main Street, coordinate a marketing campaign to promote Mount Pleasant businesses to District residents outside the neighborhood.</p> <p>That recommendation is directly contrary to the advice of the Mount Pleasant Street Market Analysis of 2009, which concluded the following:</p> <p>Mt. Pleasant Street does not have the infrastructure necessary to serve as a destination retail location. As a neighborhood route, Mt. Pleasant Street does not have the dimensions or the capacity to support destination-oriented traffic. Parking concerns, including limited site availability for new parking construction, would also place severe limitations on the street's ability to draw from and serve a larger trade area.</p> <p>Furthermore,</p> <p>Setting aside the traffic and wayfinding difficulties, attracting a larger customer base will compromise the small, local customer base. Retail character and clientele will become less "Mt. Pleasant-oriented" and less special. The foundation of the street's prosperity would almost certainly be compromised by clogged roadways and parking lots.</p> <p>Mount Pleasant Street is currently doing well as a neighborhood retail area serving residents within walking distance. The high population density and prosperity of the immediate neighborhood suffice to provide patronage to the local business establishments. From the market study, again: Mt. Pleasant's "buy local" shopping attitude essentially guarantees a baseline of retail demand that is immune from nearby retail growth and emerging competition.</p>	04-No	Current language is sufficient and does not preclude regulatory action; Although the market study may not support this based on today's market trends, things will inevitably change within the next 5+ years from a market perspective (increased development) and would warrant this Action.