

District of Columbia Office of Planning



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 2B
9 Dupont Circle NW
Washington DC 20036

RE: Advisory Neighborhood Commission 2B Comprehensive Plan Resolution

Dear Advisory Neighborhood Commissioners Warwick, Sampson, Landry, Downs, Silverstein, Cunningham, Schwartz, and Hanlon:

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 2B, 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 2B 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.

The Commission's resolution included: improving support for the LGBTQ+ community; supporting the Mayor's affordable housing goals; and improving connectivity through ongoing open space and transportation projects. The Mayor's Proposal includes updates based on the Commission's recommended changes to the language for vulnerable communities and protected classes, affordable housing policies and actions; and updates to current projects like the Connecticut Ave Streetscape and Deck-Over Project. Following submission of the Mayor's Proposal, OP will also continue to work towards reaching the District's affordable housing goals and developing a facilities plan that recognizes and plans for the District's population growth.

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 2B-1	2.14	H-4.3	Housing	In this element, and as appropriate in the Housing Element, indicate better support for youth experiencing homelessness who self-identify as LGBTQ, which constitutes nearly half of D.C.'s youth experiencing homelessness. Include health care and services for LGBTQ patients, a group that faces disparities similarly to other populations identified as at-risk or disadvantaged.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-2	2.14	H-4.3	Housing	Housing Element H-4.3 Meeting the Needs of Specific Groups Persons in the LGBTQ Community should be identified as one of the populations which have specific requirements that benefit from specific supportive services as profiled in this section.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-3	2.14	2507.5	Implementation	Policy IM-1.5.3: Faith Institutions Replace paragraph with: "Recognize faith institutions as members of neighborhood life in Washington, D.C., including their role as neighborhood centers, social service providers, and community anchors. Engage with local faith institutions as participants in neighborhood planning and development initiatives to ensure the views and needs of their members, some who might not otherwise participate in such discussions, are recognized and addressed." This continues to recognize the contributions and importance of religious institutions while avoiding language that could be construed to give specific institutions greater weight on neighborhood planning on development initiatives compared to similar institutions.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-4	2.14	2108.15	Near Northwest	2108.15 Policy NNW-1.1.14: Transit to Georgetown Replace paragraph with "Improve transit connections to Georgetown by implementing a transit way on K Street." Language specific to the H Street streetcar can be removed, and "transit way" can be left non-specific to transit mode.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-5	2.14		Near Northwest	Action NNW: "Cap Park" Project To reflect an updated project name, replace instances of "Cap Park" with "Connecticut Avenue Streetscape and Deck-Over Project"	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-6	2.14		Near Northwest	Policy NNW: LGBTQ Cultural Hub To reflect the intent of ANC 2B's suggestion for an LGBTQ Cultural Hub, replace language with "Celebrate existing and new LGBTQ arts, cultural experiences, and history within Dupont Circle with placemaking and sustained, active programming in parks and community areas in the neighborhood."	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-7	2.14		Near Northwest	Action NNW: Expanded Recreation Center at Stead Park To reflect recent plans for the Community Center at Stead Park, change title as above and change entire paragraph to: "Create an expanded recreation center at Stead Park to include modern facilities to accommodate the growing needs of community programming for residents of all ages. The expanded Recreation Center should strive to receive certification as a net zero energy building."	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-8	2.14		Near Northwest	A "Children's Library" and "outreach services" are not consistent with the DCPL Library Facilities Master Plan nor within the scope of DCPL's services. Those items are also not within the current plans of DPR for the space.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-9	2.14	2112.1	Near Northwest	Intro to NNW-2.2 DUPONT CIRCLE Remove the word "parking" to read "The healthy mix of commercial and residential uses necessitates careful management and balance of public safety and noise to maintain a high quality of life."	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-10	2.14		Near Northwest	Action NNW: "Cap Park" Project To reflect an updated project name, replace instances of "Cap Park" with "Connecticut Avenue Streetscape and Deck-Over Project"	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-11	2.14		Near Northwest	Policy NNW: LGBTQ Cultural Hub To reflect the intent of ANC 2B's suggestion for an LGBTQ Cultural Hub, replace language with "Celebrate existing and new LGBTQ arts, cultural experiences, and history within Dupont Circle with placemaking and sustained, active programming in parks and community areas in the neighborhood."	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 2B-12	2.14		Near Northwest	<p>Action NNW: Expanded Recreation Center at Stead Park</p> <p>To reflect recent plans for the Community Center at Stead Park, change title as above and change entire paragraph to: "Create an expanded recreation center at Stead Park to include modern facilities to accommodate the growing needs of community programming for residents of all ages. The expanded Recreation Center should strive to receive certification as a net zero energy building."</p> <p>A "Children's Library" and "outreach services" are not consistent with the DCPL Library Facilities Master Plan nor within the scope of DCPL's services. Those items are also not within the current plans of DPR for the space.</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 2B-13	2.14		Near Northwest	ANC 2B generally agrees with the Recommended Amendments to the Comprehensive Plan as related to Dupont Circle and surrounding area. Upon review of the Near Northwest Area Element, the Future Land Use Map, and other portions of the Recommended Amendments to the Comprehensive Plan, and upon receiving feedback from neighbors, community organizations, and local businesses, ANC 2B provides the below consolidated feedback, building upon our previous resolutions to the Office of Planning.	02-Support. No integration needed.	Thank you for your support.
ANC 2B-14	2.14		Housing	<p>ANC 2B recognizes the District's greatest need in land use matters is a critical shortage of housing at all levels other than luxury housing, and that shortage is especially acute at affordable housing levels.</p> <p>Therefore, we strongly support the Mayor's initiative to create a minimum of 36,000 additional housing units by the year 2025, with at least one-third of those units being affordable housing. We believe special efforts should be made to ensure that an abundant number of those units deemed affordable be earmarked for tenants and families with an income of 30-50% of the area median income (AMI). Affordable housing should be defined to include housing that is affordable to families, existing residents, and people of low and moderate incomes who are the backbone of service industries in the neighborhood.</p>	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The Housing Element provides guidance on housing affordability for varying income levels and household sizes.
ANC 2B-15	2.14		Housing	We strongly support the Mayor's initiative to create a minimum of 36,000 additional housing units by the year 2025, with at least one-third of those units being affordable housing. We believe special efforts should be made to ensure that an abundant number of those units deemed affordable be earmarked for tenants and families with an income of 30-50% of the area median income (AMI). Affordable housing should be defined to include housing that is affordable to families, existing residents, and people of low and moderate incomes who are the backbone of service industries in the neighborhood.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See the Housing Framework for Equity and Growth and corresponding reports from the Office of Planning, the Department for Housing and Community Development, and the Deputy Mayor for Planning and Economic Development.
ANC 2B-16	2.14		Housing	We further urge that the Comprehensive Plan Amendments acknowledge that the District's land use and development policies and actions were deliberately used for decades as a means to achieve de facto segregation by race and income class, and we applaud current initiatives, such as eliminating restrictions in broad areas of the District that limit those areas to single family housing only. Allowing duplexes, triplexes, and townhouses throughout those areas would be a means to increase density and diversity. ANC 2B includes five historic districts, and we recognize that historic preservation laws and guidelines will serve to ensure that development will be consistent with the unique character within those historic districts.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See the Housing Framework for Equity and Growth and corresponding reports from the Office of Planning, the Department for Housing and Community Development, and the Deputy Mayor for Planning and Economic Development.
ANC 2B-17	2.14		Housing	The Comp Plan should address the housing crisis with a goal of development without displacement. We must acknowledge that gentrification and higher rents have displaced 25,000 District residents in a decade, and 90% of them were people of color. Displacing long-term residents, often families whose ties to the District go back generations, is not an acceptable way to address the housing shortage.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See the Housing Framework for Equity and Growth and corresponding reports from the Office of Planning, the Department for Housing and Community Development, and the Deputy Mayor for Planning and Economic Development.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 2B-18	2.14		Housing	We urge that as additional housing is provided, special protections should be included to retain, replace, and increase stocks of affordable housing. The goal of all major development should be no net loss of affordable housing.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See the Housing Framework for Equity and Growth and corresponding reports from the Office of Planning, the Department for Housing and Community Development, and the Deputy Mayor for Planning and Economic Development.
ANC 2B-19	2.14		Land Use	We further urge that the Comprehensive Plan Amendments acknowledge that the District's land use and development policies and actions were deliberately used for decades as a means to achieve de facto segregation by race and income class, and we applaud current initiatives, such as eliminating restrictions in broad areas of the District that limit those areas to single family housing only. Allowing duplexes, triplexes, and townhouses throughout those areas would be a means to increase density and diversity.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Discussion and deeper history of decision making is covered in our Housing Framework for Equity and Growth, by the Historic Preservation Office, and by the Department for Housing and Community Development.
ANC 2B-20	2.14		Community Services and Facilities	Supporting the LGBTQ+ Community in the Housing Element and the Community Services and Facilities Element ANC 2B represents Dupont Circle and is proud to be the neighborhood which is historically the center of D.C.'s LGBTQ+ community. We are proud of our LGBTQ+ community and the fact that D.C. is one of the most welcoming jurisdictions in the country. Members of the LGBTQ+ community can have needs different than non-LGBTQ+ members and the Comprehensive Plan should plan for these needs moving forward.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Revised Policy CSF 2.39: Improving Access to Long-Term Supports and Services for Vulnerable Populations and Action CSF 2.3.D Improving Coordination and Service Delivery among District Agencies covers this topic.
ANC 2B-21	2.14		Community Services and Facilities	In this element, and as appropriate in the Housing Element, indicate better support for youth experiencing homelessness who self-identify as LGBTQ, which constitutes nearly half of D.C.'s youth experiencing homelessness. Include health care and services for LGBTQ patients, a group that faces disparities similarly to other populations identified as at-risk or disadvantaged.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Revised Policy CSF 2.39: Improving Access to Long-Term Supports and Services for Vulnerable Populations and Action CSF 2.3.D Improving Coordination and Service Delivery among District Agencies covers this topic.
ANC 2B-22	2.14	CSF-2.3.D	Community Services and Facilities	Action CSF-2.3.D: Improving Coordination and Service Delivery Among District Agencies Include the LGBTQ community in this language, as there are specific healthcare and services the LGBTQ community either requires or can benefit from.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Revised Policy CSF 2.39: Improving Access to Long-Term Supports and Services for Vulnerable Populations and Action CSF 2.3.D Improving Coordination and Service Delivery among District Agencies covers this topic.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 2B-23	2.14		Housing	ANC 2B includes five historic districts, and we recognize that historic preservation laws and guidelines will serve to ensure that development will be consistent with the unique character within those historic districts. The Comp Plan should address the housing crisis with a goal of development without displacement. We must acknowledge that gentrification and higher rents have displaced 25,000 District residents in a decade, and 90% of them were people of color. Displacing long-term residents, often families whose ties to the District go back generations, is not an acceptable way to address the housing shortage. Therefore, we urge that as additional housing is provided, special protections should be included to retain, replace, and increase stocks of affordable housing. The goal of all major development should be no net loss of affordable housing.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Principles of Redevelopment of Affordable Housing in the Housing Element.
ANC 2B-24	2.14	2109.1	Near Northwest	2109.10 Policy NNW 1.2.10: Sustainable Development Reinstate this paragraph as modified: "Encourage the use of green building practices within Near Northwest, with a particular emphasis on solar installations and green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce stormwater runoff, and provide an amenity for residents." ANC 2B is unclear as to why this section was removed, and is comfortable if this or similar suggestions on green building practices are being applied District-wide instead of specific to Near Northwest.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Environmental Protection Element for more guidance on sustainable building practices.
ANC 2B-25	2.14		Near Northwest	Supporting the LGBTQ+ Community in the Housing Element and the Community Services and Facilities Element ANC 2B represents Dupont Circle and is proud to be the neighborhood which is historically the center of D.C.'s LGBTQ+ community. We are proud of our LGBTQ+ community and the fact that D.C. is one of the most welcoming jurisdictions in the country. Members of the LGBTQ+ community can have needs different than non-LGBTQ+ members and the Comprehensive Plan should plan for these needs moving forward.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; The Housing Element discusses this issue, see Section H.3 Housing Access addresses inclusion and fair housing including gender identity, sexual orientation and other protected classes.
ANC 2B-26	2.14		001 - General Comp Plan Comments	The Dupont Circle Advisory Neighborhood Commission (ANC 2B) is proud to have participated in the process of amending the D.C. Comprehensive Plan. ANC 2B appreciates that the Office of Planning has been responsive to feedback ANC 2B and the Dupont Circle neighborhood have provided regarding this process dating back to 2016. ANC 2B is thankful that our suggestions submitted in 2018 were included in the Recommended Amendments to the Comprehensive Plan in October 2019, and that an additional opportunity for ANC feedback was granted.	03-Acknowledged	Thank you for your feedback and for being an active participant in the Comp Plan process.
ANC 2B-27	2.14		001 - General Comp Plan Comments	ANC 2B generally agrees with the Recommended Amendments to the Comprehensive Plan as related to Dupont Circle and surrounding area. Upon review of the Near Northwest Area Element, the Future Land Use Map, and other portions of the Recommended Amendments to the Comprehensive Plan, and upon receiving feedback from neighbors, community organizations, and local businesses, ANC 2B provides the below consolidated feedback, building upon our previous resolutions to the Office of Planning.	03-Acknowledged	Thank you for your feedback.
ANC 2B-28	2.14	2108.12	Near Northwest	2108.12 Policy NNW-1.1.11: Pedestrian and Bicycle Safety Replace paragraph with "Improve safety for pedestrians and bicyclists through the continued upgrading and improved maintenance of all sidewalks, intersections, and roadways, and by supporting the construction of networks of protected bike lanes and trails. Sidewalks should be constructed and maintained in such a way as to ensure accessibility for people who are elderly or disabled. Protected bike lanes offer many benefits, including improved safety and walkability for pedestrians, reducing traffic accidents and injuries for cyclists, and making bike riding more attractive for riders of varying abilities." This language clarifies maintenance of all sidewalks and additional context.	04-No	Current language is sufficient and does not preclude regulatory action; The Transportation Element Element includes sections on pedestrian and cyclists safety and facilities, see T-2.3 Bicycle Access, Facilities, and Safety and T-2.4 Pedestrian Access, Facilities, and Safety.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 2B-29	2.14	2108.11	Near Northwest	<p>Policy NNW-1.1.10: Parking Management</p> <p>In the last sentence of the proposed amendment, strike "and ridesharing services" to read "In addition, efforts should be taken to encourage visitors to these commercial districts via non-motorized modes and public transit." ANC 2B believes visitors to Near Northwest commercial districts should not be encouraged to use car-based services, whether hailed, shared, or personally-owned.</p> <p>Add "Consider the removal of parking minimums and consider the implementation of parking maximums throughout Near Northwest." ANC 2B believes mandatory parking minimums are destructive to the future strength and resilience of commercial districts by inducing demand for car traffic, and in residential areas parking minimums negatively impact the cost of housing.</p>	04-No	Current language is sufficient and does not preclude regulatory action; See Transportation Element Action T-3.2.E Manage Off-Street Parking Supply which provides guidance for reducing parking as well as Policy T-1.1.8 Minimize Off-Street Parking.
ANC 2B-30	2.14	H-4.3	Housing	<p>Policy H-4.3. Housing for LGBTQ Older Adults should be considered as an addition to this section. D.C. has the highest percentage of LGBTQ adults in the country but critically insufficient LGBTQ-affirming older adult housing compared to other comparable cities.</p>	04-No	Recommendation is sufficiently covered in another element/policy/action; Section H.3 Housing Access addresses inclusion and fair housing including gender identity, sexual orientation and other protected classes.