

District of Columbia Office of Planning



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 3F
4401-A Connecticut Avenue NW
Box 244
Washington DC 20008-2322

RE: Advisory Neighborhood Commission 3F Comprehensive Plan Resolution

Dear Advisory Neighborhood Commissioners Nemeth, Kuebler, Rutenberg, Frelinghuysen, and Molod:

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 3F, 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 3F 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: Future Land Use changes along Connecticut Avenue; further defining permanent supportive housing; and continuing to work towards vibrant urban spaces. The Mayor's Proposal includes updates based on the Commission's recommended changes. Following submission of the Mayor's Proposal, OP, along with our sister agencies, will continue to work towards these important priorities.

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 3F-1	1.3	NEW	FLUM	5020-5030 Connecticut Ave. FROM Commercial Low Density Mixed Use, TO Medium Residential/Commercial up to 70'	01-Yes	The FLUM reflects this proposal.
ANC 3F-2	1.3	NEW	FLUM	5039 Connecticut Ave. FROM Commercial Low Density TO Mixed Use, Medium Residential/Commercial up to 70'	01-Yes	The FLUM reflects this proposal.
ANC 3F-3	1.3	NEW	FLUM	5001 and 5013 Connecticut Ave. FROM Commercial Low Density TO Mixed Use, Medium Residential/Commercial up to 50'	01-Yes	The FLUM reflects this proposal.
ANC 3F-4	1.3	NEW	FLUM	5101-5109 Connecticut Ave. FROM Residential Moderate Density TO Medium Residential up to 70'	01-Yes	The FLUM reflects this proposal.
ANC 3F-5	1.3	516.17	Housing	<p>Terminology needs to be clarified. "Supportive housing" apparently is different from "permanent supportive housing." Is "supportive housing" the same thing as assisted or transitional housing? The supportive housing discussion is weakly presented as there is a lack of clarity on the terminology. This paragraph does not give the number of supportive housing units that the city aims to provide. That is assuming that supportive housing is not the same thing as "permanent supportive housing."</p> <p>What are the numbers of "supportive housing" or transitional housing units that the Plan aims to provide? For "permanent supportive housing," clear target of 2,000 units is provided.</p> <p>If "supportive housing" is the same as the "permanent supportive housing," then we ask: how many transitional housing units does the Plan target for production? How many units of transitional housing currently exist? Where are the transitional housing units located?</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 3F-6	1.3	H-4.2.3	Housing	The Plan needs to distinguish very clearly between "supportive housing" and "permanent supportive housing," if a distinction is being made. Permanent subsidized housing" is the crux: ANC3F agrees in principle, but not as the concept is presently implemented. We hope that there will be no increase in the number of permanent supportive housing units until and unless DHS reforms its voucher program.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 3F-7	1.30	900.2	Urban Design	<p>ANC3F believes that safety is of paramount concern. While we wholeheartedly support the statements: "supporting a vibrant urban life that enhances the accessibility, performance, and beauty of our public spaces," and "realizing design excellence and innovation in architecture, infrastructure and public spaces to elevate the human experience of our built environment;"</p> <p>ANC3F recommends restoring the phrase "Improving the public realm, particularly street and sidewalk space" is important with regard to school crossings in ANC3f, especially at Davenport St. and Connecticut Ave. and all crossings to the Murch School.</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 3F-8	1.3	2123	FLUM	ANC3F strongly supports amendment 2123 which calls for an increase in density between Porter Street and Macomb Street along Connecticut Ave. While this area is outside of 3F, it is immediately adjacent to 3F and is heavily used by our constituents.	02-Support. No integration needed.	Thank you for your support.
ANC 3F-9	1.3	H-4.2.51	Housing	ANC3F supports the development of permanent subsidized housing for the homeless in all planning areas of the city.	02-Support. No integration needed.	Thank you for your support.
ANC 3F-10	1.30		Education Facilities	ANC3F recommends more focus on the impact of increased residents on schools with pedestrian and vehicular traffic, crosswalk safety and crowding now already impacting our area. The definition of schools should be expanded to include alternative type of schools that can potentially help alleviate some of these concerns.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Please see the Educational Facilities Element, Policy EDU1.1.1 Master Facility Planning, for guidance on this issue.

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ANC 3F-11	1.30	H-4.3.5	Housing	<p>Policy 4.3.5 (Returning Citizens)</p> <p>ANC3F lauds the goal of the Department of Corrections and the Mayor's Office on Returning Citizens to ease re-entry while working to reduce recidivism and maintain public safety. What will ensure the city keeps the commitments it makes in the Comprehensive Plan to "ensure public safety?"</p> <p>There was a notable case in 2019 whereby a voucher resident at Sedgewick Gardens threatened police and neighbors alike. The individual subsequently moved to The Brandywine building a few blocks north on Connecticut Avenue. The individual was then incarcerated after another violent incident.</p> <p>ANC3F feels that care should be taken so that returning citizens are not concentrated into existing housing, and that they should be spread more evenly.</p> <p>ANC3F is a welcoming community who wishes to be a good partner. We are looking for the assurance that the city will provide the services and resources necessary to us and the community that enable us to be successful in this effort.</p>	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The Comp Plan is intended as a high-level guiding document. Enforcement is outside of the scope of Comp Plan.
ANC 3F-12	1.30		Housing	<p>Paragraph New Unnumbered (Persons with Behavioral Health Issues)</p> <p>Case managers routinely do not visit their clients, and "ongoing counseling" could perhaps be helpful if the people who needed it were required to have the necessary counselling. The goals of the Comprehensive Plan cannot be met if the city does not address what is not working now.</p>	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; The Comp Plan is intended as a high-level guiding document. Enforcement is outside of the scope of Comp Plan.
ANC 3F-13	1.3	H-4.2.5	Housing	<p>The language here is inadequate, since in many cases what constitutes a barrier to homeless individuals and families in finding affordable and supportive housing is that landlords may be leery of voucher programs that are being administered without accountability and/or being mismanaged both in terms of those to whom vouchers are given (in a number of cases, people who've been assessed as unready to live independently have received vouchers anyway) and in terms of how they're supported after they receive vouchers.</p> <p>In addition, the question of "incentives to landlords" begs to be revisited. There is already a current subsidy (windfall) to landlords of up to 175% and even 187% of the fair market rental rates in our area.</p>	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; The Comp Plan is intended as a high-level guiding document. Enforcement is outside of the scope of Comp Plan.
ANC 3F-14	1.30	H-4.3.6	Housing	<p>Policy H-4.3.6 (Behavioral Health Issues)</p> <p>ANC3F agrees that to ensure public safety "steps should be taken to prevent the eviction of mentally ill persons from publicly financed housing so long as they are following the rules of tenancy." Furthermore, ANC3F supports "the production of housing for people with mental illness through capital and operating subsidies."</p> <p>ANC3F also strongly agrees that there is a need to "improve the availability and coordination of such housing with wrap-around mental health and other human services, and to ensure that each individual's housing is maintained if and when they need to be hospitalized."</p> <p>However, ANC3F also feels that the language around this issue is weak in the Comprehensive Plan. How much housing for the mentally ill does the city plan to produce? What kind of housing is needed? How does the city plan to "improve the availability of such housing?"</p>	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; The Comp Plan is intended as a high-level guiding document. The Housing Element integrates policies from Homeward DC which includes more details on services for people with behavioral health issues to stay in housing.
ANC 3F-15	1.30		Economic Development	<p>The District of Columbia is interested in promoting business opportunities, and ANC3F feels the design and compatibility of new residential and mixed use residential/commercial buildings in the mixed-use designated areas to be of critical importance.</p> <p>In the longer term, the problems of the expansion of existing single-family dwellings into multi-use units concerns us, as does the expansion or support of hoteling such as Airbnb, etc. in residential areas.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Urban Design and Housing Elements for more guidance on mixed-use development form.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 3F-16	1.30	1200.2	Education Facilities	<p>ANC3F recommends restoration of the deleted bulleted sentence that reads as follows: "Modernizing the District's public schools to provide a safe and stimulating learning environment for District students."</p> <p>ANC3F recommends the following additional phrase "and greater actualization of ties between the University of the District of Columbia and the Van Ness neighborhoods." to the phrase engaging Washington, DC's universities as innovation centers and as potential activators for large site development and as good neighbors that are compatible with surrounding neighborhoods through the use of a campus plan."</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; For more information on UDC and Van Ness see the Rock Creek West Area Element, Section: RCW-2.3 Van Ness Commercial District 2313.
ANC 3F-17	1.3	RCW-1.1.6	Rock Creek West	ANC3F recommends the following edit to the phrase "Design context-specific transitions to be more aesthetically pleasing" should have the phrase "and meet Gold LEED standards" inserted into it prior to "from development along the avenues..."	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Green building policies are outlined in the Environmental Protection Element which also incorporates Sustainable DC 2.0. Examples include Policy E-3.2.2 Net-Zero Buildings.