



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 4A  
7720 Alaska Avenue, NW  
Washington, DC 20012

RE: Advisory Neighborhood Commission 4A Comprehensive Plan Resolution

Dear Advisory Neighborhood Commissioners Black, Green, Lincoln, Whatley, Singleton, Nelson, and Moss:

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 4A, 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”. For example, the ANC’s recommendation to address the growing needs of seniors who do not use online technologies described in the text has been addressed and new language was added in the Transportation Element.

During OP’s review, numerous recommendations received from ANC 4A 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. For example, the ANC recommended language supporting the

greening of residential alleys, which is acknowledged in the Urban Design Element Policy, UD-1.1.7.

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](mailto: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](mailto:plandc@dc.gov) email account or through the [resolutions.anc.gov](http://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 4A-1			001 - General Comp Plan Comments	Request for more time	01-Yes	The community public review process was extended for both the community and ANCs resulting in 88 days for the public and 123 days for ANCs. ANC input is being reviewed as great weight and forwarded to DC Council for great weight.
ANC 4A-2	12.9	400.6	Transportation	This section gives no recognition to the needs of a growing elderly population that cannot or does not use the services and technologies being described online in glowing terms	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 4A-3	12.9	309.14	Land Use	Support intent to discourage alterations that result in a loss of family-sized units	02-Support. No integration needed.	Thank you for your support.
ANC 4A-4	12.9	E-3.2.1	Environmental Protection	We support.	02-Support. No integration needed.	Thank you for your support.
ANC 4A-5	12.9	E-3.3A	Environmental Protection	We support.	02-Support. No integration needed.	Thank you for your support.
ANC 4A-6	12.9	E-5.2C	Environmental Protection	We support the maintenance of a water pollution control program that implements and enforces the water quality standards, including those impacting Rock Creek East (like Rock Creek and Piney Branch Creek)	02-Support. No integration needed.	Thank you for your support.
ANC 4A-7	12.9	E-5.2E	Environmental Protection	We support enforcing the Total Maximum Daily Load	02-Support. No integration needed.	Thank you for your support.
ANC 4A-8	12.9	HP 1.4	Historic Preservation	We support this proposed action.	02-Support. No integration needed.	Thank you for your support.
ANC 4A-9	12.9	HP 2.1.A & HP2.1.B	Historic Preservation	We support protecting and preserving the historic places of Washington	02-Support. No integration needed.	Thank you for your support.
ANC 4A-10	12.9	HP 2.2A	Historic Preservation	We support harmonizing and protecting the important vistas of DC	02-Support. No integration needed.	Thank you for your support.
ANC 4A-11	12.9	HP 2.2C	Historic Preservation	We support the proposal to preserve the original street pattern in historic districts by maintaining public rights of way and historic building setbacks	02-Support. No integration needed.	Thank you for your support.
ANC 4A-12	12.9	HP2.2D	Historic Preservation	We support this policy.	02-Support. No integration needed.	Thank you for your support.
ANC 4A-13	12.9	H-1.2.J	Housing	We support establishing affordability goals by Area Element. The ANCs may be able to assist with this	02-Support. No integration needed.	Thank you for your support.
ANC 4A-14	12.9	H-1.5B	Housing	We support the changes to the zoning regulations in accordance with the resolution passed by ANC 4A. We recommend that the city provide guidance to residents on how we can lawfully have an accessory unit (also called granny flats or in-law suites) consistent with neighborhoods	02-Support. No integration needed.	Thank you for your support.
ANC 4A-15	12.9	H-2.2.2	Housing	Support	02-Support. No integration needed.	Thank you for your support.
ANC 4A-16	12.9	H-1.3C	Housing	We support Technical Assistance for Condominiums and Cooperatives	02-Support. No integration needed.	Thank you for your support.

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ANC 4A-17	12.9	H-1.3.1	Housing	We recognize the need for housing that supports larger households and the fact that larger households may include extended family members, family groups and or caregivers	02-Support. No integration needed.	Thank you for your support.
ANC 4A-18	12.9	H-2.1.1	Housing	We agree that the City should track displacement and neighborhood change so that we may be able to help residents stay in DC, if that want to	02-Support. No integration needed.	Thank you for your support.
ANC 4A-19	12.9	H-4.2	Housing	We support the policies and efforts to end homelessness	02-Support. No integration needed.	Thank you for your support.
ANC 4A-20	12.9	309.11	Land Use	We support the policy to discourage the replacement of quality homes in "good physical condition" with larger ones that will use more energy.	02-Support. No integration needed.	Thank you for your support.
ANC 4A-21	12.9	LU-1.3.3.a	Land Use	We support the District's efforts to ensure housing near Metro stations and bus corridors is affordable	02-Support. No integration needed.	Thank you for your support.
ANC 4A-22	12.9	316	Land Use	appears to need no comment	02-Support. No integration needed.	Thank you for your support.
ANC 4A-23	12.9	RE-1.2.B	Rock Creek East	We support the proposal the proposal to document the places of potential historic significance in the Rock Creek East Planning Area, along with those already receiving historic recognition	02-Support. No integration needed.	Thank you for your support.
ANC 4A-24	12.9	RCE2.8A	Rock Creek East	We support the Land Use and Zoning Changes to the Future Land Use Map and Generalized Policy Map designation and established zoning for the Walter Reed site pursuant to the proposed Comprehensive Plan Land Use designations map in the Walter Reed Small Area Plan. We recognize that there is another ongoing plan that pertains to the State Department side of Walter Reed	02-Support. No integration needed.	Thank you for your support.
ANC 4A-25	12.9	t-2.5	Transportation	We support providing sufficient funding sources to maintain and repair (and keep open) the District's system of streets, alleys, bridges, sidewalks and bike lanes. We think that transportation funds should be used for public transportation purposes.	02-Support. No integration needed.	Thank you for your support.
ANC 4A-26	12.9	E-2.2A	Environmental Protection	Add "Rock Creek and Piney Branch Creek" to the list. We have a serious source of pollution that the City has ignored, with 29 storm sewer overflows that were supposed to be addressed at the same time as the Anacostia River contamination was addressed.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; DOEE is actively working on water and creek restoration.
ANC 4A-27	12.9	H-2.2.3	Housing	Support. As the goals is to help residents and seniors maintain their homes and prevent displacement, we urge the OP to consider creating neighborhood Tax Increment Financing (TIFs), which could leverage grants for low-income families and seniors for repair to their properties	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The language in the Comprehensive Plan does not preclude evaluating funding sources for low-income and senior residents.
ANC 4A-28	12.9	309.4	Land Use	This should be clarified, as not all neighborhoods are large enough to allow mix of residential and commercial, and Crestwood, Colonial Village, and North portal Estates appear to be such neighborhoods	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Additional information on specific neighborhoods and areas can be found in the Area Elements.
ANC 4A-29	12.9	309.5	Land Use	Striking "single-family" should be reversed, or at least clarified, to be clear that the plan supports the ongoing existence of single family neighborhoods	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The Comp Plan text and maps support the ongoing existence of single-family housing.

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ANC 4A-30	12.9	309.7	Land Use	"Equity and opportunity for disadvantaged persons" should be part of any consideration, but it should not dominate all other community elements, as the issue should be equity and opportunity for all citizens	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See the Framework Element for additional information on equity for all District residents.
ANC 4A-31	12.9	309.13	Land Use	Central planning should not be allowed to eliminate low and moderate density neighborhoods without assured heavy involvement of the residents of the affected neighborhoods. The new language is very undesirable, "except along premium transit corridors"	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The Comp Plan supports a variety of housing types and neighborhoods. See Housing, Urban Design, and Area Elements.
ANC 4A-32	12.9	310.8	Land Use	Add the language: Support the greening of residential alleys where feasible, and especially in neighborhoods adjacent to Rock Creek Park, to enhance sustainability and stormwater management	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See the Urban Design Element: Policy UD-1.1.7: Community Life in Alleys which discusses greening alleys.
ANC 4A-33	12.9		Rock Creek East	4A may request a small area plan	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Neighborhood planning initiatives, including Small Area Plans will be evaluated following the submission of the Comp Plan to Council.
ANC 4A-34	12.9	T-2.3C	Transportation	If equity and fairness is important and if DC is to be an age-friendly, family-friendly city, the transportation performance measures should apply to all modes of transportation -- not just walking and bicycle transportation	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; These performance measures are specific to this section (T-2.3 Bicycle Access, Facilities, and Safety). Other sections address performance measures for the entire networks.
ANC 4A-35	12.9	407	Transportation	keep water taxis	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Figure 4.1 has been changed from the 2006 plan, and the language no longer relates to the figure.
ANC 4A-36	12.9	403.6	Transportation	Moving beyond a car only measure is the purpose of elimination of the old grading system. But what will be the new measure if we no longer use the grading system	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The plan specifies "In the District, level of service measures must integrate vehicular, bicycle, pedestrian and transit travel. The benchmark should be the number of people that can pass along a corridor or through an intersection rather than just the number of cars."

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ANC 4A-37	12.9	404	Transportation	This proposal relies on "moveDC" as the rule setter -- thus our comment may not be relevant, but we question whether these changes are legally compliant or in the public interest	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; All policies and actions are reviewed for legal compliance.
ANC 4A-38	12.9	T-1.4	Transportation	Clarification is requested regarding T-1.4. Any "enhancement" within the public rights of way are supposed to be consistent with the official dedicated public purpose and should effectuate that purpose. Any changes should follow the process to close or convert the public space. Allowing commercial entities to take away public space should be reviewed. What does "open street" mean? For dedicated bus lanes, will the buses be permitted sole access or will it be a mixed-use situation	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Public Space making relates to public activation of the right-of-way for people's enjoyment. More information on Public Space activation can be found in the Urban Design Element.
ANC 4A-39	12.9	H-2.1.6	Housing	Rent control should be perpetual and not expire. DC should consider whether all buildings should be subject to rent control	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; The language in the Comprehensive Plan does not preclude reviewing rent control policies and provisions.
ANC 4A-40	12.9	410.10	Transportation	This would require the installation of sidewalks throughout the District. We have been requesting the installation of 2 blocks of sidewalks for 2 years (on Blagden Avenue and Mathewson Drive in 4A08) and the city has been unable to do that. We also have issues with sidewalk upkeep. It does not seem like a good expenditure to insist on sidewalks, especially where the ANCs have not requested them. Given priority to adding sidewalks where they have been requested. Don't pave needlessly. Use our limited funds for other transportation needs	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; Feedback is operational in nature and inappropriate for the Comp Plan.
ANC 4A-41	12.9		Transportation	Add "efficient and reliable." It is not just about safety	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; The priority of: Improving the efficiency of the existing transportation system encompasses efficient and reliable.
ANC 4A-42	12.9	306.6	Land Use	Confirm in the text that "premium transit corridors" include bus corridors	03-Acknowledged	Premium transit corridors include bus corridors.
ANC 4A-43	12.9	307	Land Use	Must match current use - which appears to be the intent -- but this should very clearly stated	03-Acknowledged	Guidance on respecting current land uses can be found in the Urban Design Element.
ANC 4A-44	12.9	309	Land Use	Must protect and respect existing neighborhoods	03-Acknowledged	Phrases like "protect neighborhood character," which has been documented to have been used to perpetuate racial exclusion and segregation, has been replaced with "respect neighborhood character" to reframe this important objective using an inclusive tone. However, we retained phrases like "protect historic resources" because that remains consistent with our current historic preservation policy.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 4A-45	12.9	309.12	Land Use	the goal should be to PROTECT and respect, not just respect, as it is a lower standard.	03-Acknowledged	Phrases like "protect neighborhood character," which has been documented to have been used to perpetuate racial exclusion and segregation, has been replaced with "respect neighborhood character" to reframe this important objective using an inclusive tone. However, we retained phrases like "protect historic resources" because that remains consistent with our current historic preservation policy.
ANC 4A-46	12.9	317	Land Use	was this eliminated?	03-Acknowledged	Yes, Section 317, LU-3.4 Group Housing has been removed. See Housing Element for discussion. Portions of the Group Housing section were removed entirely from the Comp Plan for legal and safety reasons.
ANC 4A-47	12.9	RCE2.8C	Rock Creek East	We need more information regarding the proposed plan and whether there will continue to be one travel lane in each direction and the impact to the residences along Aspen Street, NW	03-Acknowledged	Traffic patterns are under DDOT's purview and they can provide project specific updates.
ANC 4A-48	12.9		Rock Creek East	We recognize the need to create a Transportation Demand Management Plan and the implement the TDM for the former Walter Reed site. ANC 4A needs more information before we can offer comments on the transportation plan	03-Acknowledged	TDM Plans are under DDOT's purview and they can provide project specific updates.
ANC 4A-49	12.9	403.5	Transportation	What are "compact and accessible development patterns"?	03-Acknowledged	To include land use patterns that provide accessible and central transportation options.
ANC 4A-50	12.9	409	Transportation	Relies on "moveDC" and repeats several times that DC should add more dedicated bike lanes, but where?	03-Acknowledged	moveDC provides project specific guidance. moveDC is actively being updated by DDOT.
ANC 4A-51	12.9	405	Transportation	coordination is recommended	03-Acknowledged	Action T-1.1.D Land Use - Transportation Coordination calls for increased regional coordination.
ANC 4A-52	12.9		Transportation	Until such time as the Highway Plan is replaced, DC should comply with the plan	03-Acknowledged	The functional classification system is a tool developed by the Federal Highway Administration (FHWA) and used by DDOT to help describe and generally assign the vehicular transportation purpose of a street within the street network.
ANC 4A-53	12.9	H-2.1.A	Housing	We support the maintenance of a rehabilitation grant program for owners of small residential units, that will link the grants to income limits for future tenants. This should not be restricted just to apartment building owners.	04-No	Current language is sufficient and does not preclude regulatory action; H-2.2.2 addresses owner occupied housing.



Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 4A-54	12.9	309.8	Land Use	The goal should be to PROTECT and respect, not just respect, as it is a lower standard. Residents as taxpayers participate in helping the city meet objectives such as placement of "affordable housing" in the city	04-No	Current language is sufficient and does not preclude regulatory action; Phrases like "protect neighborhood character," which has been documented to have been used to perpetuate racial exclusion and segregation, has been replaced with "respect neighborhood character" to reframe this important objective using an inclusive tone. However, we retained phrases like "protect historic resources" because that remains consistent with our current historic preservation policy.
ANC 4A-55	12.9	309.10	Land Use	This should be explicit in stating "single family neighborhoods" as opposed to the elimination of those words	04-No	Current language is sufficient and does not preclude regulatory action; References to form of buildings in neighborhoods was updated to reflect the District's diverse neighborhoods. Specific references to neighborhoods can be found in the Area Elements.
ANC 4A-56	12.9	T-1.1.A	Transportation	Strike the language, "implement moveDC performance measures and the District Mobility Project to quantify transportation service and assess land use". Further consideration is needed to ensure that the proposed performance measures meet our needs and are consistent with FHWA rules since we rely on federal funding for many of our projects	04-No	Current language is sufficient and does not preclude regulatory action; moveDC is the Districts mobility policy plan.
ANC 4A-57	12.9	500.18	Housing	The presumption of a decline in families should not be generalized as it is, since in neighborhoods like Crestwood, it is not accurate. As the plan notes, it is necessary to maintain capacity for large families	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Rock Creek East documents a decline in the number of children as a percent of population.
ANC 4A-58	12.9	405.5	Transportation	Keep paragraph as it explains Figure 4.1	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The figure is different than previous Figure 1. The language does not appropriately describe the figure.
ANC 4A-59	12.9	410.2	Transportation	it should not be required that sidewalks be installed in single family neighborhoods	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; District Policy supports walkability in all neighborhoods.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 4A-60	12.9		Housing	ANC 4A incorporates by reference its support of the request made by Mark Pattison, then President of the Shepherd Park Citizens Association, for changes to the zoning of specific lots in Shepherd Park in 2017	04-No	Recommendation is beyond the scope of the Comprehensive Plan; The Comp Plan is not zoning. All Zoning changes and processes related to zoning applications are issues for the OZ, ZC, and BZA.