



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 5A
5171 South Dakota Ave NE
Washington DC 20017

RE: Advisory Neighborhood Commission 5A Comprehensive Plan Resolution

Dear Commissioners Edwards, Wilds, Lewis, Lucio, Washington, and Fletcher:

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 that was not already captured during previous engagement for this Comprehensive Plan amendment, and reaffirmed policies that were 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 5A, marked as “Yes” were integrated into the Mayor’s Comprehensive Plan Update (Comp Plan). Such changes include updates to language around housing and parkland in the Upper Northeast Element. 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 5A 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 5A-1	2.14	2417.4	Upper Northeast	Strike the proposed insertion of "High" Density Housing; and retain existing text with "medium- density housing"	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 5A-2	2.14		Upper Northeast	Revise all references to "Fort Circle Park" in the overview and throughout the plan to recognize National Park Service referral to the site as "Civil War Defenses of Washington"	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 5A-3	1.1		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 5A-4	2.14		Housing	Support the Mayor's goals for a multi-pronged approach for building new homes, including emphasis on preserving space for existing affordable to low-income residents	02-Support. No integration needed.	Thank you for your support.
ANC 5A-5	2.14		Housing	Support for requiring the Commission to prioritize PUDs according to their plans to preserve or replace individual homeowners with the same affordability level and size after construction	02-Support. No integration needed.	Thank you for your support.
ANC 5A-6	2.14		Economic Development	Encourage overall inclusion and development of local, small and disadvantaged businesses	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Supportive policies and actions in the Economic Development Element include: ED1.1.C Business Support Structures, Action, ED1.1.D Improve Access to Capital and Financing Opportunities, ED-1.1.G Stabilize Business Occupancy Costs, ED-1.3.5 Leveraging and Adapting to Technological Change.
ANC 5A-7	2.14		Housing	Transparency in Development Project Financing including demonstrated commitments to affordable housing at less than 30% area median income ("AMI"), 3+ bedrooms; permanently affordable first floor retail and commercial space	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Housing Element for policies related to family sized units such as Policy H-1.2.10 Redevelopment of Existing Subsidized and "Naturally Occurring" Affordable Housing. Final unit configuration and retail space is determined at the project level and is under the purview of OZ, ZC, and/or BZA.
ANC 5A-8	2.14		Housing	Support aggressive programs making Affordable Housing the "Highest Priority" mandating a minimum 30% or more below AMI and approximately 70% at AMI	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The Housing Element emphasizes the strong need for affordable housing for all income levels.

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ANC 5A-9	2.14		Housing	Maintain focus on housing ownership and affordability, providing for an equitable distribution of mixed income and seniors	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Housing Element includes policies and actions regarding homeownership for affordable housing such as: Action H-1.2.E: Property Acquisition and Disposition Division (PADD) Program, Policy H-1.3.1: Housing for Larger Households.
ANC 5A-10	2.14		Upper Northeast	2009 South Dakota and Riggs Road Area Development Plan: All recommendations from the 2009 Area Development Plan should be included in the Comprehensive Plan; the Plan should include all of Ward 5 including the Rock Creek East Chapter	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Action UNE-2.7.A: Riggs Road and South Dakota Avenue Area Final Development Plan.
ANC 5A-11	2.14		Upper Northeast	The 2009 Riggs Road and South Dakota Avenue Area Development Plan should be the guiding document in future modifications to the overall Plan	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Action UNE-2.7.A: Riggs Road and South Dakota Avenue Area Final Development Plan.
ANC 5A-12	2.14		Upper Northeast	Implement Transit-Oriented Development Plan: Emphasize the importance of enhancing environmental and safety measures at Fort Totten due to its status as a "transit village"; and immediate implementation and execution of yet to be realized "transit-oriented development"	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policy Policy UNE-1.1.3: Metro Station Development and Policy UNE-2.7.1: Fort Totten Metro Station.
ANC 5A-13	2.14		Upper Northeast	Emphasize the continuing importance of Pedestrian Access and Safety; potential increase in police Riggs Park should be added to the list of communities potentially impacted by proposed improvements to the Fort Totten metro station, including stressing the importance of pedestrian access, bicycle, and public safety and infrastructure access including docketing stations, etc., in specifically designated areas, with architectural landscaping and overall beautification, if it is truly going to be considered a "transit village"	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policy UNE-2.7.2: Traffic Patterns and Pedestrian Safety.
ANC 5A-14	2.14		Upper Northeast	Institutional Open Space: UDC Bertie Backus should be included	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; References to institutions is not intended to be exhaustive.
ANC 5A-15	2.14		Upper Northeast	Emphasize importance of recognizing existing Small Area Plans and ongoing community involvement and engagement	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Small Area Plans have been integrated into the Comp Plan Update.
ANC 5A-16	2.14		Upper Northeast	Change from a mix of industrial and multi-family residential land uses to a medium density residential and commercial use; encourage underground parking; make every effort to maintain existing heights throughout Upper Northeast Element Area	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Parking policies are addressed in the Transportation Chapter such as Policy T-3.2.1: Parking Duration in Commercial Areas. Height is determined as part of Zoning and development review. The Comp Plan is not zoning. All Zoning changes and processes related to zoning applications are issues for the OZ, ZC, and BZA.

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ANC 5A-17	2.14		Upper Northeast	Reactivate DDOT-triangle Public Park parcel as a means of Developing the Riggs Road/South Dakota Avenue NE intersection with a four (4) corner activity with emphasis on preserving as much green space as possible.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Action UNE-2.7.B: Riggs Road/South Dakota Avenue Redesign and Action UNE-2.4.B: South Dakota Avenue Transportation Study.
ANC 5A-18	2.14		Upper Northeast	Preserve the historical single-family style homes, with No apartments in North Michigan Park	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policy UNE-1.1.1: Neighborhood Conservation.
ANC 5A-19	2.14		Upper Northeast	Request addition of "UDC Bertie Backus Community College Campus" to the list of colleges/universities	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; References to institutions is not intended to be exhaustive.
ANC 5A-20	2.14		Upper Northeast	Redesign and enhance the visual nature and attractiveness of the Riggs Road tunnel under the CSX Tracks	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policy UNE-1.1.11: Buffering.
ANC 5A-21	2.14		Upper Northeast	Streetscape Improvements: add South Dakota Avenue and Riggs Road - landscaping, undergrounding power lines, trees,transforming DDOT green space on SW corner of Riggs to a community park, traffic mitigation	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Action UNE-2.4.A: Streetscape and Façade Improvements and Action UNE-2.7.B: Riggs Road/South Dakota Avenue Redesign.
ANC 5A-22	2.14		Upper Northeast	Industrial Buffer Zones:developing a buffer zone between the industrial area and the community along the red line from the Fort Totten station to the Takoma station	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policy UNE-1.1.11: Buffering.
ANC 5A-23	2.14		Upper Northeast	In the section about demographics, expand references to races/ethnicities to include all races, not just African American	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Demographics Table (Upper Northeast at a Glance).
ANC 5A-24	2.14		Upper Northeast	Clarify that the Fort Totten Station serves the red,green,and yellow lines	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See first sentence under UNE 2.7 Fort Totten Metro Station Area.
ANC 5A-25	2.14		001 - General Comp Plan Comments	Each Element must contain provisions reflecting De's commitment to solving its economic, social, and racial inequities Reflect the diversity of the "new families" in describing the history of the Northeast	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; The Comp Plan is a high-level guide that sets a positive, long-term vision for the physical development of the District. All Elements were drafted to reflect this. During this revision, an equity lens was taken to address economic, social, and racial inequities. For information on the District's history, see the Historic Preservation Element. For information on the history of neighborhoods, see individual Area Elements.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 5A-26	2.14		Upper Northeast	Need more public accountability standards; the finished product should match the promise; including a diversity of services and goods	03-Acknowledged	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.
ANC 5A-27	2.14		Upper Northeast	Encourage more communications among agencies; clarify that Community Review Process is still be required for all development projects, including non-PUDs	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; Community review process for development projects are part of a zoning process. The Comp Plan is not zoning. All Zoning changes and processes related to zoning applications are issues for the OZ, ZC, and BZA.
ANC 5A-28	2.14		Upper Northeast	Emphasize importance of community input; not something that should be pushed through during the holiday, off season; ANCs having "Great Weight"	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; 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 5A-29	2.14		Upper Northeast	Make every effort to maintain existing height restrictions throughout the Upper Northeast Element	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; Height is determined as part of Zoning and development review. This is under the purview of OZ, ZC, and BZA.
ANC 5A-30	2.14		Parks-Rec-Open Space	Create new open spaces; improve safety & quality of existing parks; including introduction of new recreational opportunities	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See PROS-3.1.1 District Open Space Networks for guidance on open space.
ANC 5A-31	2.14		Parks-Rec-Open Space	Sufficient resources should be allocated to reactivate the Fort Circle Park/Civil War Defenses of Washington" Parkland Site-Improvement Plan to include hiking path; paved trails and an open air public recreational area	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Policy PROS-3.1.6 Fort Circle Parks for more information on activation.
ANC 5A-32	2.14		Transportation	Metro Station Development: Seek Accountability Mandatory Requirements for Small and Local Business Development participation; including landscaping/beautification, retail, restaurants, etc.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Safety is one of the primary critical issues referenced in the Transportation Element. The Environmental Protection Element includes policies regarding the participation of local businesses in sustainability initiatives such as landscaping and stormwater management including Action E-6.1.F Environmental Partnerships and Policy E-6.2.2: Continuing Education on the Environment.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 5A-33	2.14		Upper Northeast	Require compliance with mandatory District resident employment and Small and Local Business utilization requirements in all areas at all times	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Action ED-1.2.B: Technical Assistance under Economic Development.
ANC 5A-34	2.14		Upper Northeast	Encourage increased installation of native trees, grasses, and rain gardens throughout upper northeast	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Policy E-21.1.3: Sustainable Landscaping Practices and Policy E-2.1.5: Tree Planting on Private Lands.
ANC 5A-35	2.14		Upper Northeast	Permitting Larger Scale Development alongside the CSX Railroad Track between Riggs Road and 2nd Street NE, including Riggs Park, creating retail development including small and local business, i.e., full-scale sit-down full-scale restaurants	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; FLUM designated area for a mix of moderate/medium commercial and residential.
ANC 5A-36	2.14		Upper Northeast	Revise sentence to clarify that new homeowners is not the only factor driving up the value of property in DC	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Housing Element covers factors affecting housing market. See Overview section for more information on market conditions.
ANC 5A-37	2.14		Generalized Policy Map	The Parks Main Street (South Dakota Avenue & Riggs Road NE) should be reflected on the General Land Use Map (GLUM)	04-No	Current language is sufficient and does not preclude regulatory action; Already designated as Neighborhood Commercial Center on GPM.
ANC 5A-38	2.14		Housing	When practical, require "Equity Ownership" opportunities for, either or both- individual or organized community groups, in cases involving transfers of government owned land	04-No	Current language is sufficient and does not preclude regulatory action; See Housing Element H-1.2.4: Housing Affordability on Publicly Owned Sites.
ANC 5A-39	2.14		Land Use	Seek transfer of land on SW corner of Riggs Road and South Dakota Avenue from DC DDOT to DC Department of Parks and Recreation (DPR). Originally supported via ANCSA Resolution dated September 27, 2017 (attachment #6)	04-No	Current language is sufficient and does not preclude regulatory action; This area is being implemented per the Riggs Road and South Dakota Avenue Area Final Development Plan. See Action UNE-2.7.A: Riggs Road and South Dakota Avenue Area Final Development Plan.
ANC 5A-40	2.14		Upper Northeast	The Modern at Artplace and Riggs Parks Place should be mentioned on the list of sites in the planning stages	04-No	Current language is sufficient and does not preclude regulatory action; Modern at Art Place is already constructed. References to ongoing development was largely not included to maintain the Comp Plan's accuracy.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 5A-41	2.14		Upper Northeast	Remove "ride-hailing" services from consideration as public transit	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The Transportation Element does not consider ride-hailing services as public transit. It recognizes: The on-demand ride hailing services offered by Transportation Network Companies (TNCs) have created new opportunities and challenges for mobility in the District, providing individuals with new transportation options, but increasing demands on the District's limited roadway capacity. See Proposed Policy T-2.2.7: Transportation Network Companies.
ANC 5A-42	2.14		Education Facilities	Support a program of attracting and maintaining high quality educators; who in turn will advance the significance of public education by extending the school district to be more competitive with Charter Schools	04-No	Recommendation is beyond the scope of the Comprehensive Plan; School administration is beyond the Comp Plan's scope.
ANC 5A-43	2.14		Upper Northeast	Designate Riggs Park among list of enumerated commercial corridors (South Dakota Avenue and Riggs Road NE) as eligible recipients of Great Street Funding for transportation, streetscape,and facade improvements.	04-No	Recommendation is beyond the scope of the Comprehensive Plan; Comp Plan does not designate "Great Streets". Reference Economic Development Action ED-3.1.A: Neighborhood Commercial Revitalization.
ANC 5A-44	2.14		Upper Northeast	Clarify and strengthen by inserting definitive language replacing "should" with "shall" and removing all ambiguity language resulting in policies becoming discretionary	04-No	Recommendation is beyond the scope of the Comprehensive Plan; The Comprehensive Plan is a high-level guide that sets a positive, long-term vision for the physical development of the District.
ANC 5A-45	2.14		Historic Preservation	Request addition of "Riggs Parks" to the list of neighborhoods in the sentence identifying the Upper Northeast communities	04-No	See list of designated Historic Districts under section 1005 of the Historic Preservation Element.