



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 6D  
1101 4<sup>th</sup> Street SW  
Washington DC 20024

RE: Advisory Neighborhood Commission 6D Comprehensive Plan Resolution

Dear Advisory Neighborhood Commissioners Fast, Forgie, Collins, Litsky, Kramer, Hamilton, and Daniels:

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 6D, marked as “Yes” were integrated into the Mayor’s Comprehensive Plan Update (Comp Plan). Such changes include: reinstating the Planning and Development Priorities section; planning for new mixed-use and mixed-income neighborhoods; and continue to plan for public spaces and plazas along the Southwest Waterfront.

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 6D 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 6D-1	2.13	1902.3	Lower Anacostia and Near Southwest	<p>update 'residential uses account for...' to 'residential uses accounted for...'</p> <p>Comment [following the second sentence]: Useful here to reiterate the neighborhoods that constitute the whole Planning Area to which the chart refers, particularly since the 30% vacant land includes East Potomac and Anacostia parks?</p> <p>Comment [end of paragraph]: [here or elsewhere?: The 30 percent of vacant land may create special opportunities or challenges as the area is redeveloped. Buzzard Point in particular will require a full profile of public services and new transportation and traffic planning as it transitions from no ancillary services to residential, hotel and other public uses</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-2	2.13	1906	Lower Anacostia and Near Southwest	<p>Comment:</p> <p>Sections 1906.1, 1907.1, 1907.2 in their entirety highlight the goals of the community culled from multiple community meetings and memorialized in the Small Area Plan and should not be deleted. Additional comments suggest appropriate approaches to specific subparagraphs of 1902.2</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-3	2.13	1907.2	Lower Anacostia and Near Southwest	<p>Comment:</p> <p>Section C adds: Needs reference to the role of the Wharf and anticipated development of Buzzard Point.</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-4	2.13	1907.2	Lower Anacostia and Near Southwest	<p>Comment:</p> <p>Section D: Rather than delete, paragraph should reference the development of Buzzard Point, Anacostia River Trail, Yards Park and Bridge Park, and their roles in connecting the waterfronts, preserving open and public space, and generating and ensuring broad access to new waterfront and water activities.</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-5	2.13	1907.2	Lower Anacostia and Near Southwest	<p>Comment:</p> <p>Section F: Rather than delete, paragraph should discuss 11th Street Bridge and So Capital Bridge and Gateway projects' roles in reaching these objectives</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-6	2.13	1908.3	Lower Anacostia and Near Southwest	<p>Comment:</p> <p>The concept of new neighborhoods is troubling. For example, it is not clear why the reference to "new neighborhoods" should include Southwest, which strongly identifies as a cohesive neighborhood, and that should be recognized in a section on Neighborhood Conservation. Much of new development will occur in existing neighborhoods and the emphasis should be on social integration of old and new, not difference.</p> <p>Amend to read: Create new mixed- use and mixed-income neighborhoods</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-7	2.13	1908.4	Lower Anacostia and Near Southwest	<p>A mix of high- density commercial and residential development should be focused along key corridors, particularly along Maine Avenue and M Street Southeast</p> <p>Question: Southwest and Southeast</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-8	2.13	1911.4	Lower Anacostia and Near Southwest	<p>The existing fish market will be has been retained in its present location and refurbished, with its low-scale character maintained</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-9	2.13	1911.8	Lower Anacostia and Near Southwest	<p>Amend:</p> <p>Continue to create additional public spaces and plazas at the Southwest waterfront during the second phase of construction, of the Wharf,...</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-10	2.13	1912.2	Lower Anacostia and Near Southwest	<p>Amend:</p> <p>South of I-395, the street enters into a mix of new residential high-rise buildings, existing and in some cases historic single family houses, commercial uses, the Nationals Ballpark, and parking lots. South of the Frederick Douglass Bridge, these uses give way to an eclectic mix of industrial and utility uses along the shoreline, including a power plant.</p>	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 6D-11	2.13	1913.1	Lower Anacostia and Near Southwest	<p>The Near Southeast includes the triangular area between the I-695 and the Southeast Boulevard...</p> <p>Comment: First reference to Southeast Boulevard; is that M Street SE?.</p>	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 6D-12	2.13	Policy AW-2.5.11: Affordable and Family-sized Housing in Southwest	Lower Anacostia and Near Southwest	Comment: Very good section	02-Support. No integration needed.	Thank you for your support.
ANC 6D-13	2.13	1907, 1908.4, Policy AW 2.5.4, Policy AW-2.5.7, Policy AW 2.5.11, Action AW 2.5.A c	Lower Anacostia and Near Southwest	General Comment: Some language and content in the current Plan, which gave the Plan authority and the community voice, has been lost or diminished. For example, important introductory portions (1907 especially, a.-g.) set the framework for the area's character, and should be rewritten for updating but not deleted. The Wharf, 11th St. Bridge Project, So. Capitol Gateway Project, Anacostia River Trail, Yards Park, etc., should all be noted here as the section is updated, referencing details that will appear in later sections. The section should also reference community input including, importantly, the Southwest Small Area Plan (SAP) completed in 2015. The SAP was developed with extensive community input, considerably more than in the development of these Amendments, and yet there is no indication upfront that that plan will be formally incorporated into these Amendments (the Draft Amendments note aspects of the SAP, e.g., 1900.2, but do not state that the SAP recommendations are to be incorporated in the Amendments until Policy AW-2.5.2, when preceding guidance may have contradicted them). The section on Buzzard Point is another example, in which reference is made to the Buzzard Point Vision Framework, but the key elements are not reiterated here, so what and how much of the Framework is actually intended to be incorporated is unclear (Policy AW-2.6, Action AW- 2.6.A). Language throughout the document has been weakened. For example, the Draft Amendments now often "encourage" a particular policy, rather than using a verb such as "facilitate" "support" or "require," which might ensure a particular development plan take action to implement the policy (e.g., Policy AW, 1908.4, Policy AW 2.5.4, Policy AW-2.5.7, Policy AW 2.5.11, Action AW 2.5.A c.). This creates the potential for prescriptive guidance in the current Plan to become only general suggestions. On a somewhat related point, the extent of rewrite of the proposed Amendments, others have noted, make this Draft more of a rewrite than an amending process. A complete rewrite would generally take place every ten years.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The Comprehensive Plan is intended to provide general policy guidance across the city, not to provide "prescriptive" actions.
ANC 6D-14	2.13	Policy AW-2.5.6, Action AW 2.5.A, Action AW 2.5.B	Lower Anacostia and Near Southwest	The Draft Amendments should speak directly to the community's intention to preserve the mixed height character of the area. They should also speak to specific strategies to preserve green and open space beyond existing parks, such as streetscape, setbacks, interior and other elements of common space (e.g., Policy AW-2.5.6, Action AW 2.5.A, Action AW 2.5.B).	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Policy AW.2.5.2 states "implement the policies and recommendations of the Southwest Neighborhood Plan. Utilize the Plan as a framework for guiding public investment and evaluating new development per plan recommendations and design guidelines." The Design Guidelines in the SAP speak specifically to the "high/low" design and character of the Southwest neighborhood.
ANC 6D-15	2.13	1912.2, 1912.9	Lower Anacostia and Near Southwest	Increasing congestion from a rapidly growing number of residents and visitors, and competition between automobile, pedestrian, bicycle and scooter traffic, will require careful balancing to ensure safe travel and multiple modes for all ages, income and capabilities. The City has yet to conduct an adequate study of multi-modal transportation options to provide specific policy guidance for Southwest, Buzzard Point and Capitol Riverfront. The heavy focus on connectivity (e.g., 1911.9,1912.3), pays inadequate attention to preserving neighborhood character (e.g.,1912.2, 1912.9), or balancing between transportation options to support the mixed population desired.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See policies in Lower Anacostia/Near Southwest(AW) 2.2.4, AW 2.5.10 and AW 2.6.A for more information on transportation issues.
ANC 6D-16	2.13	1914.3, 1914.6, 1914.7, 1914.10	Lower Anacostia and Near Southwest	The development of Poplar Point should express caution when recommending new cultural and entertainment facilities, in order to deter overdevelopment of the area (1914.3, 1914.6, 1914.7, 1914.10). Comments that it should be seen as an economic driver to adjacent neighborhoods are particularly worrisome (1914.13).	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Additional future planning will be done to provide guidance for the development of Poplar Point.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-17	2.13	1909.1, 1909.5, 1912.2, 1912.8, 1913.4, 1913.4, AW 2.5.5	Lower Anacostia and Near Southwest	The Lower Anacostia/Near Southwest played a pivotal role in the development of Washington, in the post-Civil War migration of freed slaves and continuing northern migration of African-Americans, and in the history of social integration, and that history should where feasible be a part of redevelopment and preservation decisions (see comments 1909.1, 1909.5, 1912.2, 1912.8, 1913.4, 1913.4, AW 2.5.5). The Plan recommends new development of Boathouse Row, a historical African-American boating area, but should ensure that the new activities will not negatively impact the historic yacht clubs (Policy AW-2.3-X, Action AW2.3.E).	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See citation 1901 for more on the history of Lower Anacostia/Near Southwest.
ANC 6D-18	2.13	1980.3, Policy AW-2.5.7	Lower Anacostia and Near Southwest	While there is great attention throughout Chapter 19 to flood mitigation, and energy efficiency is a concern (1980.3, Policy AW-2.5.7), the word solar does not appear.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See the Environmental Protection Element for guidance on solar power and installation.
ANC 6D-19	2.13	1900.8	Lower Anacostia and Near Southwest	Throughout the Planning Area and in the adjacent areas of Capitol Hill, Upper Northeast, and Far Northeast/ Southeast, neighborhoods will be better connected to the river by extending streets to the waterfront, adding waterfront promenades and services, and providing new forms of transportation such as water taxis.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The current language indicates planning for the broader context and is not intended to be exhaustive.
ANC 6D-20	2.13	1902.2	Lower Anacostia and Near Southwest	Add the following sentence at the end of the paragraph: XX percent is District owned, potentially creating special opportunities for steering development, in particular toward affordable housing.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Additional guidance on District-owned land repurposing can be found in the Land Use Element.
ANC 6D-21	2.13	1903.2	Lower Anacostia and Near Southwest	Amend: Some of this change in demographics can be attributed to the net gain in developable land and subsequent new construction of residential units attracting residents to the area, and from the demolition of 758 units in the Arthur Capper Carrollsburg public housing project, whose replacement units have not been fully completed.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Demographic data included the State Data Center Census data and analysis.
ANC 6D-22	2.13	1903.2	Lower Anacostia and Near Southwest	Amend: Additionally, most of the new residential buildings have primarily consisted of market rate studio and one- bedroom units	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Current language adequately addresses it the form of current development.
ANC 6D-23	2.13	1904.2	Lower Anacostia and Near Southwest	There are currently 87 spaces for "live aboard" vessels and houseboats at the Southwest Waterfront Gangplank Marina. Once Phase 2 of the Wharf is completed, that number is expected to increase to 94 spaces.  Comment: The dramatic reduction from 220 to potentially 94 mostly live aboards is another indication of the diminishing housing and income diversity in the area.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The current narrative related to live-aboard units is consistent with District Policy.
ANC 6D-24	2.13	1905.1	Lower Anacostia and Near Southwest	Comment: Here or in 1905.2: Since the City and the community are concerned that District residents benefit from redevelopment, it would be useful to include updated data on the number of local jobs held by DC residents, as well as the number of jobs being created by redevelopment and held by DC residents and the numbers in the projections that might be held by DC residents vs. commuters.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; District agencies are able to supply that requested data but that is updated constantly and not appropriate for a long range document.
ANC 6D-25	2.13	1908.4	Lower Anacostia and Near Southwest	Amend: Encourage commercial development in the Waterfront Area in a manner that is should be	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The modified text does not substantially change the intent of the language.
ANC 6D-26	2.13	1908.4	Lower Anacostia and Near Southwest	Amend: Such development should bring more retail services and choices to the Anacostia Waterfront including a range of retail types and affordability as well as space for government and private sector activities, such as offices and hotels.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The existing language promotes a range of retail types, which is inclusive of price.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-27	2.13	1908.4	Lower Anacostia and Near Southwest	Maritime activities such as cruise ship operations that can be supported by the rivers, should be maintained and supported as the waterfront redevelops.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The health of the waterways is discussed in the Environmental Protection Element.
ANC 6D-28	2.13	Policy AW 1.1.X Southwest Ecodistrict Plan Implementation	Lower Anacostia and Near Southwest	Identify and implement design guidelines for new or renovated buildings, streetscape and signage improvements, pedestrian circulation changes, and measures to mitigate the scale of the area's monolithic buildings while recognizing and preserving their historic importance.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Please see guidance in the Historic Preservation Element for additional information.
ANC 6D-29	2.13	1909.1	Lower Anacostia and Near Southwest	Add to the end of the policy: Other historic structures that remain should be assessed for historic significance, including their role in preserving the history of the area and, as appropriate, assisted in preservation efforts that can be undertaken.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The current language already recognizes the historical and cultural importance.
ANC 6D-30	2.13	1909.5	Lower Anacostia and Near Southwest	Amend: Acknowledge the impact of the African-American community through markers, heritage trails, and cultural facilities and historic preservation where feasible.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Cultural facilities is a more appropriate term, see the Historic Preservation Element for more on Historic designation.
ANC 6D-31	2.13	Map 19.1	Lower Anacostia and Near Southwest	This is the map that belongs at the beginning, with perhaps a version repeated here.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The location of the Map is appropriate as a lead into the detailed discussion areas.
ANC 6D-32	2.13	1911.8	Lower Anacostia and Near Southwest	Amend: Public piers should extend from the two each of the major terminating streets, providing views and public access to the water. Comment: This applies only to 7th and 9th Streets	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The currently language is appropriate and not overly prescriptive.
ANC 6D-33	2.13	1912.3	Lower Anacostia and Near Southwest	These issues will be addressed as part of the South Capitol Street Corridor Project currently underway. Question: Corridor or Gateway?	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Thank you for this comment. Current language adequately addresses it.
ANC 6D-34	2.13	1912.8	Lower Anacostia and Near Southwest	Leverage the success of the Washington Nationals Ballpark and Audi Field, the new professional soccer stadium, drawing residents, workers and visitors to the Capitol Riverfront/Navy Yard area to catalyze additional development of the South Capitol Street corridor with retail, high density residential, entertainment, and commercial uses.  Question re South Capitol Corridor: Is the South Capitol Street "corridor" just So. Capitol Street? There are historic structures that might be preserved and integrated into new high rise development on So. Cap. and certainly other individual homes off So. Cap. that should not be lost.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Please See the Buzzard Point Vision Framework and Design Review Guide for information on future public investments.
ANC 6D-35	2.13	1912.14	Lower Anacostia and Near Southwest	reference to the South Capitol Street Corridor project. Should it be Gateway?	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Describing the effort as a project is appropriate terminology.
ANC 6D-36	2.13	1914.3	Lower Anacostia and Near Southwest	Existing: Poplar Point has also been identified by the National Capital Planning Commission as a potential site for new monuments, commemorative works and museums  Comment: Needs clarification to deter overdevelopment of the area.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Additional future planning will address the development of Poplar Point.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-37	2.13	NEW - Second paragraph under AW-2.5	Lower Anacostia and Near Southwest	Southwest residents have indicated a strong desire to maintain the area's historic integrity of inclusion for all kinds of families and household incomes.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Current language already recognizes resident's desires.
ANC 6D-38	2.13	Policy AW 2.5.4: An Equitable and Inclusive Southwest Neighborhood	Lower Anacostia and Near Southwest	Support and encourage facilitate affordable and equitable access to housing with a range of housing types to support families, seniors, singles, people with disabilities and artists.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The Comprehensive plan cannot facilitate actions, but it can encourage.
ANC 6D-39	2.13	Policy AW-2.6.1: Buzzard Point Vision Framework	Lower Anacostia and Near Southwest	This section needs to reiterate the key elements of the BP Vision Framework intended to incorporated here.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The current language recognizes the Buzzard Point Vision Framework, please see citation 1912.6.
ANC 6D-40	2.13	Policy AW-2.3-X: Development of Boathouse Row	Lower Anacostia and Near Southwest	Existing: Increase access to water recreation, and use resilient design features to mitigate flooding and sea level rise. This area has the potential to be further developed as a recreational area with facilities and amenities to support wider community use.  Comment: Examples would help here. How will further development impact the historic yacht clubs created as a response to racial segregation in other associations that used the water?	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Additional information on resilient design can be found in the Environmental Protection Element. Site specific recommendations can be the result of neighborhood planning work.
ANC 6D-41	2.13	1900	Lower Anacostia and Near Southwest	Comment: A detailed map at the beginning that distinguishes the various planning areas that will be discussed later (e.g., Southwest, Buzzard Point, Poplar Point, Navy Yard/Capitol Riverfront...) would greatly help. The general overview, it should be noted, does not apply across all of these areas. Without reference to the subareas early on, later discussions are often particularly difficult to follow.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; A map of the planning area and the policy focus areas is included in the Area Element, please see Map 19.1.
ANC 6D-42	2.13	NEW following 1900.2	Lower Anacostia and Near Southwest	Amend to say: The Southwest neighborhood is known for its mix of low and high density modernist buildings, and other areas closer to Capitol Hill maintain the historic rowhouse blocks amid new construction. There is a mix of high rise, public housing and other subsidized housing throughout the area. The area of Buzzard Point will be completely transformed in the next decade from spotty industrial and governmental functions to residential, entertainment and other mixed uses, including more extensive public use of the water front at the confluence of the Anacostia and Potomac rivers.  Comment: "the Southwest neighborhood is known" -- and as the Southwest Small Area Plan documents, is celebrated by its residents for...	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Planning in Buzzard Point is ongoing.
ANC 6D-43	2.13	1900.5	Lower Anacostia and Near Southwest	Is there anything from the Buzzard Point Framework that can be added to the end of the paragraph?	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Planning for Buzzard Point is ongoing.
ANC 6D-44	2.13	1903.2	Lower Anacostia and Near Southwest	Amend: These trends reflect the increase in the working-age and childless population moving into the area and possibly the relative predominance of small units in the new development.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Please see the population data for this information.
ANC 6D-45	2.13	1903.3	Lower Anacostia and Near Southwest	Diversity is one of the strengths of the Lower Waterfront community. The Southwest neighborhood, in particular, is one of the most racially and economically diverse areas in the District of Columbia.  Add: As the Southwest Small Area Plan attests, "Southwest's most defining characteristic is its people" and "Residents overwhelmingly expressed their desire to maintain the economic and racial diversity that makes the community so strong and vibrant."	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The proposed comment is too subjective in nature to incorporate, its residents are referenced throughout the element.



Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-46	2.13	1908.3	Lower Anacostia and Near Southwest	Opportunities for neighborhood-scale energy utilities as part of the development of these areas should be evaluated, utilizing traditional fuels or wastewater thermal to provide greater environmental benefits for the community.  Comment: Why are solar energy options not part of this discussion?	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; "Neighborhood scale energy utilities" include a range of sustainable options such as solar.
ANC 6D-47	2.13	1908.8	Lower Anacostia and Near Southwest	Design streets along the waterfront to be truly multi-modal, meeting the needs of pedestrians, bicyclists, and transit users as well as motor vehicles.  Transit: Meaning public transit users? Motor vehicle: Other private motor vehicles?	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Transit implies "public" transit, and motor vehicle implies all other modes not walking, biking, and traditional public transit.
ANC 6D-48	2.13	1911.1	Lower Anacostia and Near Southwest	The Southwest Waterfront is a 45-acre area along the Washington Channel, stretching three quarters of a mile along Maine Avenue from the Tidal Basin to Fort McNair. Comment: One mile from Titanic Memorial to 14th St. Bridge	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The current description appropriate narrates the location of the Southwest Waterfront.
ANC 6D-49	2.13	1911.1	Lower Anacostia and Near Southwest	Future developments on the north side of Maine Avenue should be designed to support a pedestrian friendly environment and to support neighborhood serving businesses.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Development at the Wharf and along Maine Avenue is consistent with completed plans.
ANC 6D-50	2.13	1913.13	Lower Anacostia and Near Southwest	These resources include the Navy Yard, local educational, religious, and cultural institutions, and historic landmarks, including industrial and utility buildings like the DC Pumping Station and other buildings, such as the Blue Castle.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The current language is not intended to be exhaustive, the old Streetcar Barn is included in industrial and utility buildings.
ANC 6D-51	2.13	1903.2	Lower Anacostia and Near Southwest	Comment on the last paragraph: This will require attention to the types and cost of housing in new development in order to achieve the demographic diversity that, as articulated in the Southwest Small Area Plan, the community values.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The Southwest Neighborhood Policy Focus Area provides policy guidance on desired family size units in future development.
ANC 6D-52	2.13	1908.2	Lower Anacostia and Near Southwest	Comment: The concept of maintaining the social diversity, clearly articulated in the Southwest Small Area Plan, and including housing and amenities that will support a range of income and household types, should lead Section 1908 and in the subsections that follow, as appropriate.  Question: Why are ADUs relevant to this area?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; See the Southwest Neighborhood Policy Focus Area.
ANC 6D-53	2.13	1908.6	Lower Anacostia and Near Southwest	In general, there should be a progression from a more urban environment on the lower basins (Washington Channel and the river gateway) to a more natural environment on the upper basins such as Kingman and Heritage Islands, and the Arboretum.  Comment: It would be helpful to include some illustration of the meaning of urban to natural environment.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; See the Environmental Protection Element for information on development around waterways.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-54	2.13	1909.3	Lower Anacostia and Near Southwest	Question: Do you need an additional section ensuring the development of additional public services including public safety, school and health facilities?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; See the Community Services and Facilities Element for information on public safety, schools, and health facilities.
ANC 6D-55	2.13	1912.6	Lower Anacostia and Near Southwest	The Buzzard Point Vision Framework and Design Review Guide, completed by the Office of Planning in 2017, provides urban design-based guidance to shape future public investments and private mixed-use development as part of Buzzard Point's transformation into a new waterfront community.  Add: ...to the west of South Capitol Street	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The framework applies to the area west of South Capitol Street, so including a location is redundant.
ANC 6D-56	2.13	1912.8	Lower Anacostia and Near Southwest	Question: Where is there mention of housing and commercial development that will support income and demographic mix?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Please see the Southwest Neighborhood Policy Focus Area.
ANC 6D-57	2.13	1912.10	Lower Anacostia and Near Southwest	Promote multimodal transportation improvements along the South Capitol Corridor, including transit options like streetcar or bus rapid transit, and improved pedestrian connections to the Navy Yard and Waterfront Metrorail stations.  Question: Has the streetcar option been reviewed by the ANC or received other community input?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The policy provides examples of types of transit, streetcar or bus rapid transit, any future implementation would require further study by DDOT.
ANC 6D-58	2.13	1912.12	Lower Anacostia and Near Southwest	Comment: Good point but should specifically reference the Second Street "spine" in Buzzard Point Framework in order to ensure that approach does not negatively impact the referenced communities	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language emphasizes the importance of protecting established adjacent communities.
ANC 6D-59	2.13	1914.5	Lower Anacostia and Near Southwest	Existing: Redevelopment of Poplar Point is intended to coincide with and bolster parallel initiatives to revitalize Historic Anacostia, redevelop St. Elizabeth's Hospital, and rebuild Barry Farm except those structures and streets that are otherwise memorialized.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The existing language is appropriate and reflects future implementation.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-60	2.13	1914.13	Lower Anacostia and Near Southwest	It is not clear why Poplar Point should be identified as an economic driver. Without specific examples of appropriate and inappropriate use of fragile wetlands and open space the suggestion potentially puts the area at risk.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The language is consistent with the Future Land Use Map and District Policy. The area is identified for future analysis and will provide guidance on how to best move forward with development.
ANC 6D-61	2.13	Action AW- 2.5.B: Lansburgh Park	Lower Anacostia and Near Southwest	Redesign Lansburgh Park to become a safer, more accessible "central park" for the Southwest community. Create a signature design and beautiful park space that serves as a centerpiece for redevelopment of surrounding properties like the Greenleaf complex and the Southwest government cluster. Ensure that amenities that are highly valued by the community and contribute to community bonding, such as the Southwest Community Garden, are maintained. Ensure that Any future design also should enhance community resilience by helping to address and manage flooding issues.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Future designs of Lansburgh Park will include additional planning and community engagement.
ANC 6D-62	2.13	1909.3	Lower Anacostia and Near Southwest	Continue to develop new destinations for community sports... Comment: Clarify the meaning of community sports—the intent should not be that the plan encourage additional large, commercial arenas, which the area cannot likely support.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The existing language does not say "community sports".
ANC 6D-63	2.13	1911.4	Lower Anacostia and Near Southwest	Add at the end of the first paragraph As a link to the adjoining residential neighborhood, retail along Maine Avenue is intended to be neighborhood serving while commercial development on the waterside of the Wharf serves all.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Development along Maine Avenue is consistent with completed AWI plans.
ANC 6D-64	2.13	1911.6	Lower Anacostia and Near Southwest	(sentence was deleted): Southwest is a strong urban community which benefits from the wide social, economic, and ethnic diversity of its residents, as well as a diverse mix of housing types and affordability levels Comment: This sentence reiterates the characterization in the Small Area Plan and should not be deleted.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The Southwest Neighborhood is part of a larger community context of the Wharf, L'Enfant Plaza and Buzzard Point. The Southwest Neighborhood Policy Focus area provides additional guidance.
ANC 6D-65	2.13	1911.6	Lower Anacostia and Near Southwest	(sentence was deleted): Plans for the site call for the re-establishment of 4th Street through the site, and the retention and improvement of retail and office space—along with new uses such as housing and open space. Comment: The last sentence should reference the redevelopment of 4th Street between M and I Streets as "Waterfront Station," which is intended to create a "town center" for the immediate residential community of Southwest.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The Southwest Neighborhood Policy Focus area provides additional guidance on the commercial development of 4th Street as a "town center".

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-66	2.13	1911.7	Lower Anacostia and Near Southwest	Amend to read: Support the redevelopment of the Southwest Waterfront with medium to high-density housing, commercial and cultural uses, and improved open space and parking.  Add following cultural uses:...to support a range of income and ages. The Maine Avenue side of the Wharf should continue to support small and locally serving businesses with a variety of mechanisms to ensure their ability to sustain over the long term. ...(Note: Phase One of the Wharf has below market rate housing).	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Development at the Wharf and along Maine Avenue is consistent with completed plans, additional narrative is not needed.
ANC 6D-67	2.13	1912.11	Lower Anacostia and Near Southwest	Question: Where is the discussion of access to and specific uses of the South Capitol oval and "commons"? What community uses will it serve?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The ovals have not been designated for any specific uses. Public green spaces are flexible and can be used by the community in varying ways.
ANC 6D-68	2.13	1912.16	Lower Anacostia and Near Southwest	The Plan should address the future of industrial and utility uses in Buzzard Point, identify concepts and standards for new development, and address a range of related urban design, transportation, infrastructure, environmental, and community service issues.  Comment: including housing and commercial development that will support income and demographic diversity.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; This Action has been deemed complete, and as such odos not need more modification.
ANC 6D-69	2.13	1913.4	Lower Anacostia and Near Southwest	The Plan calls for the preservation of important historic resources and the respectful integration of future developments with those of historic resources.  Comment: Meaning of resources? Are there specific buildings intended for preservation, as in the deleted language and other buildings in the former Navy Yard?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language provides clarity that the Navy Yard complex is historic, rather than identifying specific features.
ANC 6D-70	2.13	1913.11	Lower Anacostia and Near Southwest	Amend the L'Enfant Plan designation as needed to prevent further intrusion into the New Jersey Avenue vista of the Capitol Dome or other intended street views.  Comment: Does this sentence conflict with restoration of L'Enfant plan?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language was developed in coordination with the Historic Preservation Office, with the goal of preserving the New Jersey Avenue vista of the Capitol Dome.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-71	2.13	Policy AW 2.3.X: Revitalization of Lower 8th Street SE	Lower Anacostia and Near Southwest	The planned unit development process should be used to allow for additional building heights on portions of the Lower Eighth Street SE corridor while not encroaching on the existing view shed of the historic Latrobe Gate of the Navy Yard.  Question: What is justification for advocating increased building height in this area?	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language reflects a community process to support limited additional height that respects the historic character of the existing surroundings. The intention is to create a better connection of the Barracks Row commercial underneath the Southeast Freeway to M Street SE.
ANC 6D-72	2.13	Policy AW-2.5.8: Southwest Arts and Culture	Lower Anacostia and Near Southwest	Grow and support Southwest as a premier arts and cultural destination, leveraging existing institutions such as Arena Stage, new movie and black box theaters, the Westminster jazz programming, Shakespeare theater back-of-the-house operations and the Anthem concert venue to attract new creative uses in both temporary and permanent locations and to reinforce I Street SW as a cultural corridor.  Comment on "destination": "hub" rather than destination would put the emphasis on content rather than visitors Comment: add for both residents and visitors to the area.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language reflects the approved recommendations in the Southwest Neighborhood Plan. Additionally, Westminster Church is likely to be redeveloped by the church community and the Jazz concerts may not be permanent.
ANC 6D-73	2.13	Policy AW-2.5.8: Southwest Arts and Culture	Lower Anacostia and Near Southwest	Not clear why I St is identified as cultural corridor. The whole area and its direct link to 7th St NW is a more apt characterization.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language recognizing I Street reflects the approved recommendations in the Southwest Neighborhood Plan.
ANC 6D-74	2.13	Policy AW-2.5.8: Southwest Arts and Culture	Lower Anacostia and Near Southwest	Reinforce the connection between SW and the 7th St NW theater and entertainment district.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language reflects the approved recommendations in the Southwest Neighborhood Plan.
ANC 6D-75	2.13	Policy AW 2.5.9: Southwest District Parcels	Lower Anacostia and Near Southwest	Future developments at these sites should consider land banking for affordable housing as well as public-private opportunities for joint development as well as co-location of District government uses.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language reflects the approved recommendations in the Southwest Neighborhood Plan, see the Housing Element for more policies on how to facilitate affordable housing.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-76	2.13	Policy AW-2.5.11: Affordable and Family-sized Housing in Southwest	Lower Anacostia and Near Southwest	Promote Ensure a mix of affordable and market-rate residential units that better serve...	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language reflects the the appropriate terminology for a guiding document.
ANC 6D-77	2.13	Action AW-2.5.A: Greenleaf Planned Unit Development	Lower Anacostia and Near Southwest	Future developments on the northside of Maine Avenue should be designed to support a pedestrian friendly environment and to support neighborhood serving businesses.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Development along Maine Avenue is consistent with completed plans.
ANC 6D-78	2.13	Policy AW-2.6.3: Buzzard Point Design and Architecture	Lower Anacostia and Near Southwest	Promote innovative design and architecture for new development in this area and for the creation of a unique urban waterfront. Encourage a water orientation in site planning and design, facilitating public access to the water along the entire periphery of the area and marine transportation.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The current language reflects the goals of AWI, and encourages access to the waterfront.
ANC 6D-79	2.13	Action AW- 2.6.A: Buzzard Point Transportation/Riverwalk Connections	Lower Anacostia and Near Southwest	Reconnect streets where possible and redesign Second Street as the inland extension of the Anacostia Riverwalk while ensuring that residential complexes along Second Street are protected.	03-Acknowledged	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Development is consistent with AWI and Buzzard Point Plans, developments on 2nd Street are consistent with the established grid.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-80	2.13	AW 2.5.3, AW 2.5.9	Lower Anacostia and Near Southwest	<p>There are no targets in Chapter 19. The Mayor has committed to 36,000 new units citywide by 2025, including 12,000 below market rate units, through a combination of new construction and vouchers for existing stock. The Mayor has also committed to \$100M/year in the Housing Production Trust Fund (HPTF); \$116M was budgeted in 2019, \$76M in 2020, and \$116M is proposed for 2021. The expectation is that between increased density, aggressive new development, and mostly existing tools, such as inclusionary zoning (IZ) and the Low Income Housing Tax Credit (LIHTC), DC will reach necessary levels of new affordable housing.</p> <p>The City added only 37,000 units in the 14 years between 2004 and 2018. The Trust Fund has produced over 10,000 units since 2001, but because of rising construction costs and other factors it was expected to produce one-third fewer units last year than it did in 2015 (710 vs. 1140). The DC Fiscal Policy Institute finds that in order to keep pace with 2015 levels, the Fund would need over \$150M in 2020, and for the lowest income residents \$230M each year for the next 10 years. The current IZ requires 8-10% below market rate units in new buildings or renovations that increase the building size by over 50%. Now in its 10th year, IZ has produced 1000 units, accelerating to about 200/year in the last 4 years. New York City, in contrast, has raised its IZ requirement to 20% and lowered the income threshold to 40% of AMI in order to reach more low and very low income households. Hearings in the Spring will consider increasing the District requirement to 10 -20%. The Plan Amendments do not address the issue.</p> <p>The current IZ requires 8-10% below market rate units in new buildings or renovations that increase the building size by over 50%. Now in its 10th year, IZ has produced 1000 units, accelerating to about 200/year in the last 4 years. New York City, in contrast, has raised its IZ requirement to 20% and lowered the income threshold to 40% of AMI in order to reach more low and very low income households. Hearings in the Spring will consider increasing the District requirement to 10 -20%. The Plan Amendments do not address the issue.</p> <p>Adequate levels of affordable housing will have to be achieved through additional mechanisms, including land banking, land trusts and commitment of publicly-owned parcels for affordable housing; preservation of public housing where feasible; limited equity coops; and increasing percentages of units for IZ as a community benefit in new development. The Plan Amendments do not address these, which are of particular relevance to areas undergoing rapid redevelopment and gentrification, as in the Lower Anacostia/Near Southwest.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Housing Element on housing production and housing affordability. The Department for Housing and Community Development also has information regarding these issues
ANC 6D-81	2.13	1903.2	Lower Anacostia and Near Southwest	<p>In addition, the Southwest Small Area Plan calls for varied height and open space through a mix of townhouses and high rises, as has characterized the area since the 1960s redevelopment, and might also preserve some of the pre-60s and historic structures in the community. The redevelopment of Arthur Capper-Carrollsborg and the replacement of the Ellen Wilson Dwellings (now Townhomes on Capitol Hill) is a deliberate attempt to replicate the dominant style of Capitol Hill rowhouses, not to increase density. The Draft Amendments note the preponderance of new units that are studios or one bedrooms (1903.2), but do not emphasize the critical need for many more larger units to accommodate a range of household types. The discussion of Buzzard Point development omits attention to mixed income development and below market rate units almost entirely.</p> <p>Another point related to housing diversity, deleted language in Section 1904.2 shows that there has been a dramatic reduction in live-aboard housing, from 220 spaces to 94 once Phase 2 of the Wharf is completed. Live-aboards are typically affordable alternatives to land-based housing. The Plan should address the decrease and options for increasing live-aboard vessels, particularly with new marina development at Buzzard Point, in order to retain the character of the neighborhood and the largely affordable living arrangements on both rivers.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; The Housing Element has additional guidance and information related to housing types in the District.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-82	2.13	1913.3	Lower Anacostia and Near Southwest	<p>One of AWI's most important principles is to preserve existing low- income housing in the area, while adding thousands of units of new market rate and affordable housing.</p> <p>Comment: Needs some approximation of numbers in order to assess the total of market rate and affordable housing anticipated.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Creating specific housing targets is not appropriate in the Area Element of the Comprehensive Plan. The Area Element provides policy guidance on preserving and creating affordable housing choices for a diverse population. Please see Policy Focus Area AW 2.5 Southwest Neighborhood which includes new policies and actions focused on one-to-one replacement of public housing units, creating additional affordable units at Greenleaf Public Housing, encouraging "affordable and equitable access to housing with a range of housing types."
ANC 6D-83	2.13	1913.16	Lower Anacostia and Near Southwest	<p>Comment: Needs clarification so that the mixed height character of the area is not compromised.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Additional information on building characteristics can be found in the Urban Design Element.
ANC 6D-84	2.13	Action AW 2.3-E Boathouse Row Recreational Uses	Lower Anacostia and Near Southwest	<p>Existing: Ensure that zoning and land use guidance are put into place to facilitate the use of Boathouse Row as a recreational and community resource. Recreational improvements also should include equipment or design features that are appropriate for persons of all ages and physical abilities.</p> <p>Question: Will any portion be preserved in its natural state? Needs clarification. And same question as above, what protections are intended for historic clubs in the area.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Policy AW 2.3.X for additional guidance on future planning for Boathouse Row.
ANC 6D-85	2.13	NEW - Second paragraph under AW-2.5	Lower Anacostia and Near Southwest	<p>Additionally, the District of Columbia Housing Authority (DCHA) intends to redevelop the Greenleaf public housing complex, located on four large parcels straddling both sides of M Street, SW near the Waterfront Metro Station, into a mixed income housing development which will include new residents in market rate units and one for one replacement units for current Greenleaf residents using a "Build First" strategy to ensure none are displaced out of Southwest .</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Action AW-2.5.A and Policy AW 2.5.3 for language regarding Greenleaf redevelopment and build first options.
ANC 6D-86	2.13	Policy AW:-2.5.3: Greenleaf Public Housing Redevelopment	Lower Anacostia and Near Southwest	<p>Promote the redevelopment of the Greenleaf public housing complex, comprised of four sites on both the north and south sides of M Street SW between 3rd and Delaware Streets, to benefit existing Greenleaf residents and realize a well-designed mixed-income community, which will adhere to the commitment to build replacements before relocating any current Greenleaf residents out of the community.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Action AW-2.5.A and Policy AW 2.5.3 for language regarding Greenleaf redevelopment and build first options.
ANC 6D-87	2.13	Policy AW 2.5.4: An Equitable and Inclusive Southwest Neighborhood	Lower Anacostia and Near Southwest	<p>Needs examples of strategies that will facilitate equity and inclusiveness as development continues.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See AW 2.5 Southwest Neighborhood Policy Focus Area for information about equitable development.



Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-88	2.13	Policy AW-2.5.5: Southwest Historic Preservation	Lower Anacostia and Near Southwest	There should also be attention here to strategies to preserve other historic structures that are part of the important history of Southwest for the African American community pre and post Civil War, the connection between housing and public health (the Sanitary Houses), and the areas role as port of entry for immigrant groups. The Plan can call attention to opportunities for preservation and integration of historic structures into new development	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Policy AW-1.2.5 African-American Heritage for more guidance on this topic.
ANC 6D-89	2.13	Policy AW-2.5.6 Southwest Greenspaces and Parks	Lower Anacostia and Near Southwest	Existing: Strike a balance between nature and the built environment and retain the green character of Southwest as it continues to grow.  Comment: Needs examples such as green streetscape and setbacks, public access to interior green and open spaces, and improvements in existing park system.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See AW-1.1.X; AW-2.5.7; AW-2.5.B; AW-2.6.4 for more guidance on maintaining the area's green character.
ANC 6D-90	2.13	Policy AW-2.5.7: Southwest Sustainability and Resilience	Lower Anacostia and Near Southwest	Existing: Encourage the adoption of sustainability measures to support outstanding environmental performance, energy efficiency, stormwater management and healthy living.  Comment: Shouldn't we mandate, not encourage, sustainability measures in new development, such as solar energy sources unless unfeasible?	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Environmental Protection Element for more guidance on sustainable development, also as a high-level guiding document the Comp Plan can only encourage, it cannot require.
ANC 6D-91	2.13	Policy AW-2.6.2: Buzzard Point Development	Lower Anacostia and Near Southwest	Where is the attention to affordable housing, demographic diversity and the necessary amenities and public services to support the new development?	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Please see the Housing Element, which has detailed guidance on affordable housing, demographic diversity and the necessary amenities and public services.
ANC 6D-92	2.13	1911.4, 1911.6, 1911.7, 1911.10, 1912.16	Lower Anacostia and Near Southwest	With regard to the range of amenities needed to support diversity, a variety of financial assistance for commercial space (such as small square footage, direct subsidies, favorable lease arrangements, commercial condos) might ensure more neighborhood-serving retail and services, in order to serve households across a wide income spectrum. Attention to such strategies is not a persistent focus throughout the document (1911.4, 1911.6, 1911.7, 1911.10, 1912.16). Open space and park designs will also impact how a socially diverse population will be attracted and accommodated in new development. The discussion of Buzzard Point development omits entirely planning for the schools, recreational facilities, transportation, health services, police and fire service, which will be needed to support massive and demographically mixed new residential development (Policy AW-2.6.2).	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Information and guidance on how to apply these principles can be found in the Citywide Elements. Guidance on public green spaces can be found in the Parks, Recreation, and Open Space Element. Guidance on retail uses and mixed-use development can be found in the Economic Development and Land Use Elements.
ANC 6D-93	2.13	NEW AW-Resilient Affordable Housing	Lower Anacostia and Near Southwest	Comment: This is a good new policy statement but it is not clear why climate resilience measures would not apply to all housing, particularly new housing.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; Additional guidance on resilience efforts can be found throughout the Comp Plan, including the Housing Element and the Environmental Protection Element.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-94	2.13	1908, and comments, 1908.2, 1908.3, 1908.4, 1911.7, 1912.16	Lower Anacostia and Near Southwest	<p>Diversity and Affordability</p> <p>The Southwest Small Area Plan clearly states the Southwest community's commitment to preserving its iconic social diversity. Although there is no Small Area Plan for the Capitol Riverfront or Lower Anacostia, and Buzzard Point has yet to see its first residents, ANC 6D has made clear its interest in supporting social diversity in repeated recommendations on redevelopment proposals in all areas within its jurisdiction. The community's concern with maintaining social diversity, combined with the broad consensus in the District on the crisis in affordable housing, should elevate the issues to a principle focus throughout the Plan (see, for example, 1908, and comments, 1908.2, 1908.3, 1908.4, 1911.7, 1912.16).</p> <p>Social diversity can be achieved in the array of housing types, in the range of retail and other amenities, in the level of density and amount of open/common space that attract and accommodate varied demographic groups, and in transportation options that accommodate a range of age, income and life styles.</p> <p>With respect to housing, maintaining diversity requires explicit targets—for Lower Anacostia/Near Southwest specifically, and as they relate to overall District goals.</p>	04-No	<p>Recommendation is beyond the scope of the Comprehensive Plan; Creating specific housing targets is not appropriate in the Area Element of the Comprehensive Plan. The Area Element provides policy guidance on preserving and creating affordable housing choices for a diverse population. See Policy Focus Area AW 2.5 Southwest Neighborhood which includes new policies and actions focused on one to one replacement of public housing units, creating additional affordable units at Greenleaf Public Housing, encouraging "affordable and equitable access to housing with a range of housing types." Additional policies for the District owned parcels in Southwest include language addressing redevelopment of those sites to create more housing opportunities including affordable housing. Action AW-2.5.A outlines the criteria for redevelopment of Greenleaf Public Housing to ensure that all current units are replaced, increase the total number of units to include new workforce housing and provide</p>
ANC 6D-95	2.13	1900.7	Lower Anacostia and Near Southwest	<p>Amend text to say:</p> <p>The waterfront area is already experiencing substantial change. Since 2000, over 4 million of square feet of office space have been constructed in the Capitol Riverfront/Navy Yard area and more than 6,000 and hundreds of new residential units have been built, with over 800 set aside as affordable units. Over 6,000 residents now live in the Capitol Riverfront/Navy Yard area, with that number expected to grow to 16,000 by 2020, making this the fastest growing neighborhood in the District.</p> <p>Former public housing at Arthur Capper-Carrollsborg is being transformed has been redeveloped as into Capitol Quarter, a mixed income community with planned one-for-one replacement of every public housing unit removed.</p> <p>Comment: Change sentence to be clear that one forone replacement remains to be completed: "...and one for-one replacement of every public housing unit, which began in 20XX, is expected to be completed by 20XX." [Need commitment to BMR units in time certain.]</p> <ul style="list-style-type: none"> <li>- Add "while will produce XXX below market rate units by 20XX</li> <li>- Additionally, add the years in which residential buildings near Canal Park will be complete</li> <li>- Update "replacement units for public housing units" with: "...creating a total XX units of below-market-rate housing upon completion</li> </ul> <p>Phase 1 of the Wharf in Southwest opened in late 2017 with over 1,000 residential units including XXX affordable units...[following this sentence, add: Phase 2 of the Wharf will be completed by 2023 with XX residential units, of which XX will be affordable, a XXX bed hotel, XXXsq ft of office space and xxxx sq ft of retail and restaurants.]</p>	04-No	<p>Recommendation is beyond the scope of the Comprehensive Plan; The intention of the proposed revision is already addressed in the Southwest Policy Focus Area. Requiring specific housing targets with deadlines is not appropriate in the Comprehensive Plan.</p>

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 6D-96	2.13	NEW AW-Lower Anacostia Waterfront Infrastructure for Flood Mitigation	Lower Anacostia and Near Southwest	<p>Amend text to say: The waterfront area is already experiencing substantial change. Since 2000, over 4 million of square feet of office space have been constructed in the Capitol Riverfront/Navy Yard area and more than 6,000 and hundreds of new residential units have been built, with over 800 set aside as affordable units. Over 6,000 residents now live in the Capitol Riverfront/Navy Yard area, with that number expected to grow to 16,000 by 2020, making this the fastest growing neighborhood in the District.</p> <p>Former public housing at Arthur Capper-Carrollsborg is being transformed has been redeveloped as into Capitol Quarter, a mixed income community with planned one-for-one replacement of every public housing unit removed.</p> <p>-</p> <p>Comment: Change sentence to be clear that one for-one replacement remains to be completed: "...and one for-one replacement of every public housing unit, which began in 20XX, is expected to be completed by 20XX." [Need commitment to BMR units in time certain.]</p> <ul style="list-style-type: none"> <li>- Add "while will produce XXX below market rate units by 20XX</li> <li>- Additionally, add the years in which residential buildings near Canal Park will be complete</li> <li>- Update "replacement units for public housing units" with: "...creating a total XX units of below-market-rate housing upon completion</li> </ul> <p>Phase 1 of the Wharf in Southwest opened in late 2017 with over 1,000 residential units including XXX affordable units...[following this sentence, add: Phase 2 of the Wharf will be completed by 2023 with XX residential units, of which XX will be affordable, a XXX bed hotel, XXXsq ft of office space and xxxx sq ft of retail and restaurants.]</p>	04-No	<p>Recommendation is beyond the scope of the Comprehensive Plan; Creating specific housing targets is not appropriate in the Area Element of the Comprehensive Plan. The Area Element provides policy guidance on preserving and creating affordable housing choices for a diverse population. Please see Policy Focus Area AW 2.5 Southwest Neighborhood which includes new policies and actions focused on one to one replacement of public housing units, creating additional affordable units at Greenleaf Public Housing, encouraging "affordable and equitable access to housing with a range of housing types."</p>