



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 7C  
4651 Nannie Helen Boroughs Avenue NE #2  
Washington DC 20019

RE: Advisory Neighborhood Commission 7C Comprehensive Plan Resolution

Dear Commissioners Holmes, Malloy, Davin, Woods, Green, Gaffney, and Smith:

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 7C, marked as “Yes” were integrated into the Mayor’s Comprehensive Plan Update (Comp Plan). Any feedback received that supported existing Comp Plan language has been marked as “Support. No integration needed”.

During OP’s review, numerous recommendations received from ANC 7C were deemed to be sufficiently covered throughout the Comp Plan. In such cases, these components have been marked as “Acknowledged” in the public review digest. The digest provides guidance on where complementary and appropriate language exists in other Elements. In these instances, OP did not add additional language to the Comp Plan; however, where appropriate, OP has added cross referencing language.

Feedback received that was beyond the scope of the Comp Plan (i.e. operational, budgetary, or regulatory items) has been noted, marked as “No” in the public review digest, and more appropriate programs or agencies have been identified.

The Commission's resolution included: encourage employment growth; support additional facilities to meet the mental and physical health needs of Far Northeast and Southeast residents; encourage neighborhood-serving commercial uses; and updating both the Future Land Use Map and the Generalized Policy Map in Far Northeast and Southeast. The Mayor's Proposal includes updates based on the Commission's recommended. Following submission of the Mayor's Proposal, OP, along with our sister agencies, will continue to work towards these important priorities.

### Next Steps

While OP made every effort to incorporate much of the feedback, in some instances OP was unable to incorporate all components of the resolution as part of this amendment.

Nonetheless, all resolutions will be sent to the DC Council and have been reviewed and saved as guidance for a future Comp Plan rewrite and near-term planning efforts. I would also like to set up a time to further discuss your resolutions.

### Background on Changes to the Comprehensive Plan

The Comp Plan is a high-level guiding document that sets an inclusive, long-term vision for the physical development of the District of Columbia. The purpose of the Comp Plan is to help guide the District's growth and change, resulting in positive outcomes for both current and future residents of the District.

The Comp Plan establishes a context and sets broad goals to inform public decision-making and future fine-grained planning efforts. It informs zoning regulations and capital budgeting. However, it does not have the force of law or regulation.

In response to the ANC Resolutions, the Comp Plan was updated when feedback was deemed consistent with the document's scope, was an omission of information, or was not otherwise referenced in the Citywide or Area Elements.

Issues, policies, and programs outside the scope of the District's physical development were not included in this revision. Additionally, the Comp Plan is not intended to provide guidance on operational, budgetary, or regulatory matters. While this feedback was not amended in the Comp Plan, it is extremely valuable to OP as we undertake neighborhood planning initiatives and to help shape the work of our sister agencies.

### Background on Public Review

The Draft Comp Plan Update was released on October 15, 2019. A notice was published in the District of Columbia Register that announced the publication of the Plan and the commencement of the Public Review period. The Public Review period was extended in response to requests from ANCs and other community groups, providing 88 days for the public

and 123 days for ANCs. The Public Review period was open to all stakeholders from October 15, 2019 through January 10, 2020. Advisory Neighborhood Commissions were given until February 14, 2020 to submit official actions. Prior to the release of the Draft Comp Plan Update, two training sessions were held for ANC commissioners on September 19 and 21, 2019. Eight community meetings were held across all eight wards during the months of November and December, and an additional two ANC work sessions were held in December 2019.

Public feedback received from October 15, 2019 to January 10, 2020 through the [plandc@dc.gov](mailto:plandc@dc.gov) email account will be packaged and sent to the DC Council. In addition, ANC Resolutions received from October 15, 2019 to February 14, 2020 through the [plandc@dc.gov](mailto:plandc@dc.gov) email account or through the [resolutions.anc.gov](http://resolutions.anc.gov) portal will also be packaged and submitted to the DC Council. The Mayor's Comprehensive Plan Update will be transmitted to the DC Council in April 2020 along with all ANC Resolutions and public feedback.

The 2019-2020 Public Review Period, along with previous engagement efforts dating back to 2016, provided OP with valuable community feedback, resulting in a consistent and inclusive Draft Comp Plan Update. Thank you for submitting an official action that represented your community and for being an active and engaged leader during this Comprehensive Plan Amendment cycle.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Trueblood', with a long horizontal flourish extending to the right.

Andrew Trueblood

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 7C-1	2.14	1708.4	Far Northeast and Southeast	We recommend the following text updates: Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, the East Capitol Street Gateway, at the Skyland Shopping Center, along 1-295 adjacent to the Parkside neighborhood, along the Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE "Great Streets" corridors, and along the 58th to Eastern Ave Dix St corridor. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 7C-2	2.14	1709.7	Far Northeast and Southeast	We recommend the following text updates: Create incentives to support additional facilities to meet the mental and physical health needs of Far Northeast and Southeast residents. These incentives could be lenient zoning approvals in line with ANC and community input, DHCD funding set-asides, or tax abatements. Target facilities would include primary and urgent care facilities, youth development centers, nutrition and chronic disease treatment, family counseling, and drug abuse and alcohol treatment facilities. Such facilities are vital to reduce crime and promote positive youth development. Specific plans for new social service and health facilities should be developed through needs assessments, agency master plans, strategic plans, and the District's public facility planning process. All plans should be prepared in collaboration with the community, with input from local ANCs and civic associations, residents and businesses, and local community development corporations and non-profit service providers. Facilities should be near places of quality transportation and/or parking, and does not negatively impact or change the cultural fabric of the community. This would mean they would be located in commercial/mixed-use zones as well as midway between residential and commercial areas for easy access.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 7C-3	2.14	1712.3	Far Northeast and Southeast	We recommend the following text updates: The neighborhood's main commercial streets—Nannie Helen Burroughs Avenue, Sheriff Road, and Division Avenue—have strong potential for infill and revitalization.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 7C-4	2.14	FNS-2.2.6	Far Northeast and Southeast	Policy FNS-2.2.6: We recommend the following text updates: Encourage the development of a variety of neighborhood-serving commercial uses along Nannie Helen Burroughs Avenue, Sheriff Road, and Minnesota Avenue to create and invest into community owned small businesses, adding and creating jobs for District residents and establish retail and service uses that support the surrounding residential community. Commercial uses in these locations should provide infrastructure that is attractive to drivers, pedestrians, and cyclists; supply adequate underground and on-site parking and access to public transit especially buses; and create an active street environment that helps to reinvigorate the commercial corridors. Medium density development is appropriate, particularly near the intersection of Nannie Helen Burroughs and Minnesota Avenues.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 7C-5	2.14	1979	FLUM	Amendment to the FLUM from mixed use Low Density Commercial/ Moderate Density Residential to Moderate Density Commercial / Medium Density Residential for the north and south sides of Nannie Helen Burroughs Avenue, NE, from the east side of 44th Street to the west side of 50th Street, as reflected on the attached exhibit	01-Yes	The FLUM reflects this change.
ANC 7C-6	2.14	New	FLUM	Amendment to the FLUM from Low Density Commercial to Moderate Density Commercial for 1100 Block of Eastern Ave NE.	01-Yes	The FLUM reflects this change.
ANC 7C-7	2.14		Generalized Policy Map	Deanwood Metro should be a new neighborhood center	01-Yes	The GPM reflects this change.
ANC 7C-8	2.14		Generalized Policy Map	Change Nannie Helen Burroughs Ave NE from Neighborhood Enhancement Area to Main Street Mixed Use Corridor	01-Yes	The GPM reflects this change.
ANC 7C-9	2.14		Generalized Policy Map	The Benning Market project location will include several new retail entries and it should be designated as a Multi-Neighborhood Center Area in the new comp plan.	01-Yes	The GPM reflects this change.
ANC 7C-10	2.14		Generalized Policy Map	Recommend that the 3400 block (where Market 7/Benning Market will be located) be reflected as a retail corridor on the General Policy map in the comp plan.	01-Yes	The GPM reflects this change.
ANC 7C-11	2.14	1708.6	Far Northeast and Southeast	We recommend the following text updates: Work closely with Prince George's County and the Maryland National Capital Park and Planning Commission to guide the development of land along the Maryland/District line, especially around the Capitol Heights and Southern Avenue Metro stations. Safe pedestrian access to these stations should be provided. Given the proximity of the Capitol Heights and Naylor Road Metrorail stations to the District line (about 1000 feet respectively), collaborative transit and parking-oriented development planning around these stations is also encouraged.	02-Support. No integration needed.	Thank you for your support.

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ANC 7C-12	2.14	9916	FLUM	Change from Moderate Density Residential to Low Density Commercial, Moderate Density Residential	02-Support. No integration needed.	Thank you for your support.
ANC 7C-13	2.14	9918	FLUM	Low Density Commercial, Parks, Recreation and Open Space, Low Density Residential and Moderate Density Residential to Moderate Density Commercial and Medium Density Residential	02-Support. No integration needed.	Thank you for your support.
ANC 7C-14	2.14	9816	FLUM	Change from Moderate Density Residential to Moderate Density Commercial, Medium Density Residential	02-Support. No integration needed.	Thank you for your support.
ANC 7C-15	2.14	9979	FLUM	Change from Local Public Facilities to Moderate Density Commercial, Moderate Density Residential	02-Support. No integration needed.	Thank you for your support.
ANC 7C-16	2.14	1975	FLUM	Amendment to the FLUM from mixed use Commercial Low Density/ Moderate Density Residential to mixed use Medium Density Commercial / Medium Density Residential for all of Square 51"97 and the areas including and adjacent to the intersection of Nannie Helen Burroughs and Division Avenues, NE, as reflected on the attached exhibit.	02-Support. No integration needed.	Thank you for your support.
ANC 7C-17	2.14	1984	FLUM	Amendment to the FLUM for that section of Benning Road, NE near the Benning Road Metrorail Station, from A Street, SE to Blaine Street, NE that are currently designated mixed use Moderate Density Commercial/Moderate Density Residential. (See attached.) Change land use designation for these parcels to mixed use Medium Density Commercial/Medium Density Residential.	02-Support. No integration needed.	Thank you for your support.
ANC 7C-18	2.14	1996.1	FLUM	Change the FLUM for the area generally surrounding the Deanwood Metrorail Station from mixed-use Low Density Commercial / Moderate Density Residential to mixed use mixed-use Low Density Commercial / Moderate Density Residential	02-Support. No integration needed.	Thank you for your support.
ANC 7C-19	2.14	1996.2	FLUM	Change the FLUM for the area generally surrounding the Deanwood Metrorail Station from mixed-use Low Density Commercial / Moderate Density Residential to mixed use mixed-use Low Density Commercial / Moderate Density Residential	02-Support. No integration needed.	Thank you for your support.
ANC 7C-20	2.14	2021	FLUM	Amendment to the FLUM from mixed-use Moderate Density Commercial/Moderate Density Residential to mixed-use Medium Density Commercial/Medium Density Residential for that portion of Nannie Helen Burroughs Avenue, NE from Minnesota Avenue to the west side of 44th Street	02-Support. No integration needed.	Thank you for your support.
ANC 7C-21	2.14	2035	FLUM	Amendment to the FLUM from mixed-use Medium Density Commercial / Moderate Density Residential to mixed-use Medium Density Commercial / Medium Density Residential at and near the intersection of Minnesota Avenue and Benning Road, up to Nannie Helen Burroughs Avenue.	02-Support. No integration needed.	Thank you for your support.
ANC 7C-22	2.14	1679	FLUM	For the WMATA Deanwood Metrorail Station site, amend the Future Land Use Map to designate the entire site Low Density Commercial/Medium Density Residential/Local Public Facilities	02-Support. No integration needed.	Thank you for your support.
ANC 7C-23	2.14	1542	FLUM	For WMATA's Benning Road Metrorail Station site, amend the Future Land Use Map (FLUM) to designate the site Medium Density Residential/Medium Density Commercial/Local Public Facilities	02-Support. No integration needed.	Thank you for your support.
ANC 7C-24	2.14	1979	FLUM	Both organizations support Tracking Number 1979 and encourage its inclusion in comprehensive plan.	02-Support. No integration needed.	Thank you for your support.
ANC 7C-25	2.14	1712.8	Far Northeast and Southeast	We recommend the following new policy: Policy: Keeping Deanwood Metro station development affordable in line with community input and design. Any residential development using federal or local dollars, or those within 1,000 feet of WMATA land, for transit-oriented development will have a 20% IZ participation rate (for-sale units).	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Land Use Element, Action LU-1.4.C: Metro Station and Inclusionary Zoning.
ANC 7C-26	2.14	1708.14	Far Northeast and Southeast	We recommend the following text updates: Revive the Neighborhood Commercial Revitalization Program or similar effort, to expand into the Far Northeast and Southeast neighborhood commercial areas mentioned in 1708.4. Empower vested community Community Based organizations to lead, coordinate and implement development efforts to include the Deanwood Community Development Organization, Ward 7 Business Partnership, the Washington Area Community Investment Fund, the Marshall Heights Community Development Corporation, or Medici Road.	04-No	Current language is sufficient and does not preclude regulatory action; The current language is sufficient. For more information see Action FNS-1.1.B: Restart the Neighborhood Commercial Revitalization Program.

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ANC 7C-27	2.14	1712.1	Far Northeast and Southeast	We recommend the following text updates: The Deanwood Small Area Plan has been completed and will be included in the Comp Plan so that is considered an official legislative document. The Office of Planning is currently updating the area plan to ensure it is based on community-led equitable development. Once it is completed, the Comprehensive Plan will be updated with the newer version of the Deanwood Small Area Plan.	04-No	Current language is sufficient and does not preclude regulatory action; See new narrative under section 1712. New narrative discusses the "The Deanwood Strategic Development Plan" process and implementation.
ANC 7C-28	2.14	1712.7	Far Northeast and Southeast	We recommend the following new policy: Policy: Kenilworth Industrial Area hiring - Any District or federal funding for development in this area will have a mandatory 40% hire rate from the Greater Deanwood area. Create tax and finding incentives for new developments to create space for the business incubator.	04-No	Current language is sufficient and does not preclude regulatory action; See Policy FNS-2.2.3: Kenilworth Industrial Area at Deanwood's Western Border.
ANC 7C-29	2.14	1712.5	Far Northeast and Southeast	We recommend the following text updates: Strongly encourage infill development on vacant lots in the Deanwood community. Identified infill development on vacant and abandoned lots in the Deanwood community should be led by community based organizations with vested small businesses and residents as participants, employees and contractors. Where designated on the Future Land Use Map, development should respect and perpetuate the low density, single family character of the neighborhood, with new one, and two, three and four bedroom-family residences (single or multi-family) that complement existing architectural traditions and community character.	04-No	Current language is sufficient and does not preclude regulatory action; Additional information on infill development and underutilized lots can be found in the Land Use Element. Information on development compatibility with existing land uses can be found in the Urban Design element.
ANC 7C-30	2.14	1715.3	Far Northeast and Southeast	We recommend the following text updates: Support the development of the many scattered vacant lots in the Greater Deanwood and Marshall Heights community with new low density development. To ensure there are homes at varying income levels support RF-1 and MU- 3 zoning, especially low-density multifamily homes and home-based businesses. This will provide ownership opportunities for area residents and housing stock needed to attract families with children back to Far Northeast and Southeast. Improve schools, parks, and other public services in Greater Deanwood and Marshall Heights to meet the needs created by additional growth, and to attract families to the area.	04-No	Current language is sufficient and does not preclude regulatory action; Additional information on housing typologies and ownership opportunities can be found in the Housing Element. Changes to zoning are outside the scope of the Comp Plan.
ANC 7C-31	2.14	1711.1	Far Northeast and Southeast	We recommend the following text updates: The Minnesota/Benning Business District includes the Minnesota Avenue Metro station and the shopping district to the south, extending along both sides of Minnesota Avenue to East Capitol Street. Sometimes referred to as "Downtown Ward 7", it includes the 150,000 square foot East of the River Park Shopping Center, the Senator Square Shopping Center (anchored by the former Senator Theater) where redevelopment plans are being vetted, and a variety of small retail and service businesses serving Far Northeast and Southeast. DC Government should provide programs and funds and resources for existing small business tenants to stay in place at Senator Square including direct stabilization.	04-No	Current language is sufficient and does not preclude regulatory action; Additional information on programs for local businesses are covered in the Economic Development Element. See Action ED-1.1.C: Business Support Structures and Policy ED-1.2.3: Procurement and Outsourcing Opportunities as examples.
ANC 7C-32	2.14	1712.5	Far Northeast and Southeast	We recommend the following new policy: Policy: Disposing of District owned property in the Greater Deanwood area - Any property that is sold by any DC government agency for less than market value must first be offered to a Deanwood based CBO such as Deanwood Community Development Organization, Ward 7 Business Partnership, the Washington Area Community Investment Fund, or Medici Road and begin construction within 12 months or the deal is nullified. At least two hires for the abovementioned development must live in the Greater Deanwood area.	04-No	Current language is sufficient and does not preclude regulatory action; Additional language on Publicly-Owned sites can be found in the Land Use Element. See Policy LU-1.3.1: Reuse of Large Publicly-Owned Sites.
ANC 7C-33	2.14		Generalized Policy Map	Change Minnesota Ave NE From Minnesota Ave Metro to Eastern Ave NE from Neighborhood Enhancement Area to Neighborhood Commercial Centers	04-No	Current language is sufficient and does not preclude regulatory action; Already near a Regional Center to the south, and commercial center to the east.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 7C-34	2.14		Generalized Policy Map	Change Eastern Ave NE and Sheriff Rd NE from Neighborhood Enhancement Area to Neighborhood Commercial Center	04-No	Current language is sufficient and does not preclude regulatory action; Neighborhood Commercial Center was deemed not appropriate for this location considering the Future Land Use Map designation and Comp Plan policies.
ANC 7C-35	2.14		Generalized Policy Map	Change Northbound Kenilworth Ave NE from Neighborhood Enhancement Area to Neighborhood Commercial Center	04-No	Current language is sufficient and does not preclude regulatory action; Neighborhood Commercial Center was deemed not appropriate for this location considering the Future Land Use Map designation and Comp Plan policies.
ANC 7C-36	2.14	1701.4	Far Northeast and Southeast	We recommend the following text updates: Public investment in recent years has included the reconstruction of H.D. Woodson High School in 2011 and the opening of the Ron Brown College Preparatory High School in 2016. Four libraries in the Comprehensive Planning area were built or modernized as well as five recreation centers. Three of the libraries, Dorothy I. Height, Francis A. Gregory and Capitol View met the prior Comprehensive Plan aim to provide a minimum of 20,000 square feet of floor space. The single-room Deanwood Library co-located within the Deanwood Community Center did not meet the 20,000 square feet minimum with only 7,300 square feet of floor space. There is strong community interest in expanding, modernizing, or constructing the Deanwood Library to be a full-service library, with floor space of at least 20,000 square feet and with its own entrance and an open, inviting and attractive facade. The Benning Stoddard, Deanwood, Kenilworth, Marvin Gaye and Ridge Road Recreation Centers aim to offer state of the art facilities and amenities. Public/private investment brought the Nationals Baseball Academy and the Unity Medical Centers delivering much needed resources.	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; See Community Services and Facilities Element, Action CSF-3.1.B: Branch Libraries and DCPL 2017-2021 Strategic Plan.
ANC 7C-37	2.14		Generalized Policy Map	Change Sheriff Rd NE from Neighborhood Enhancement Area to Main Street Mixed Use Corridor	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Sherrid Road is near Nannie Helen Burroughs Avenue, which is designated as Main Street.
ANC 7C-38	2.14	1712.6	Far Northeast and Southeast	We recommend the following text updates: Focus neighborhood-serving commercial development such as the Comprehensive Planned Deanwood Town Center, in Deanwood along the Nannie Helen Burroughs Corridor, with the intersection of Division and Nannie Helen Burroughs Avenues restored as a community hub. Convert low-density mixed-use zones into higher density zones.	04-No	Recommendation is beyond the scope of the Comprehensive Plan; Changes to zoning are outside the scope of the Comp Plan. The Comp Plan is not zoning.
ANC 7C-39	2.14	1712.5	Far Northeast and Southeast	We recommend the following new policy: Policy: Supporting new development that matches the existing Deanwood Residential Character - Many lots are either too small, or uneconomical, to build on based on current zoning laws. If the local ANC body approves the variance, or zoning map change, then BZA or ZC would refund applicant fees if the application is rejected based on exemptions or variances approved by the ANC.	04-No	Recommendation is beyond the scope of the Comprehensive Plan; The Comp Plan is not zoning. All Zoning changes and processes related to zoning applications are issues for the OZ, ZC, and BZA.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 7C-40	2.14	1712.5	Far Northeast and Southeast	We recommend the following new policy: Action: Tax abatement on infill property sales - Create a tax incentive for blighted and vacant property owners, that are current on their taxes, to participate in DOPA or sell to community based nonprofit developers such as Deanwood Community Development Organization, Ward 7 Business Partnership, the Washington Area Community Investment Fund, or Medici Road.	04-No	Recommendation is sufficiently covered in another element/policy/action; The Comp Plan is intended as a high-level guiding document. This proposal is beyond the scope of the Comp Plan. DOPA is administered by DHCD and determined on a project by project basis
ANC 7C-41	2.14	1712.7	Far Northeast and Southeast	We recommend the following new policy: Policy: Encouraging technical assistance from the local business incubator - Create tax and funding incentives for new developments to include the business investment, incubator's technical assistance in their financial model.	04-No	Recommendation is sufficiently covered in another element/policy/action; See Economic Development Element, Policy ED-2.1.7: Lower-Cost and Flexible Office Space.
ANC 7C-42	2.14	1712.8	Far Northeast and Southeast	We recommend the following text updates: Provide for additional mixed-use development in partnerships with community based organizations, consisting of medium-density housing and commercial development in the vicinity of the Deanwood Metrorail Station and along Kenilworth Avenue NE. Ensure that commercial development and retail is prioritized and based on community input by local ANCs and community organizations. Ensure that appropriate transitions are provided between new development and the adjacent residential areas.	04-No	Recommendation is sufficiently covered in another element/policy/action; Additional information on land uses within a close proximity to Metro stations can be found in the Transportation Element. Information regarding transitions between buildings can be found in the Urban Design Element.
ANC 7C-43	2.14	2006	FLUM	Amendment to the FLUM from Local Public Facilities to mixed- use Local Public Facilities/Moderate Density Residential for the parcel currently occupied by Fletcher-Johnson Middle School.	04-No	This proposal conflicts with amendments 9816, 9979 which already support changing Fletcher Johnson site to mixed-use.