

District of Columbia Office of Planning



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 7E
3939 Benning Road NE
Washington DC 20020

RE: Advisory Neighborhood Commission 7E Comprehensive Plan Resolution

Dear Advisory Neighborhood Commissioners Houseal, Rasheed, Green, Allen, Tate, Horton, and Fields:

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 that were not already captured during previous engagement for this Comprehensive Plan amendment.

Resolution Review

Responses to individual comments and recommendations within the Advisory Neighborhood Commission (ANC) resolution are outlined in the public review digest included in this response. After careful review, components of the resolution received from ANC 7E, 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 7E 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: improving commercial neighborhood corridors; encourage employment growth and economic opportunities throughout the Far Northeast and Southeast Area Element; preserve historically and culturally significant buildings; and improve public access to neighborhood amenities. 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 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
AN 7E-1	2.12	1702.4	Far Northeast and Southeast	After careful review and consideration, ANC7E Recommends that language be added to the Far Northeast/Southeast Element to address the following issues: We recommend the following text updates: Commercial uses are clustered in nodes along Minnesota Avenue, East Capitol Street, Naylor Road, Pennsylvania Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Central Avenue SE, H Street SE, and Benning Road (NE and SE).	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-2	2.12	1705.1	Far Northeast and Southeast	We recommend the following text updates: Data from the Department of Employment Services and the Office of Planning indicates there were 7,575 jobs in Far Northeast and Southeast in 2015, primarily in local-serving businesses, public schools, and government. This represents just under one percent of the District's job base and reflects the mainly residential character of the area. The 2015 American Community Survey (ACS) estimates median household income within the census tracts of the Far NE/SE element area at \$40,683, compared to a Districtwide median of roughly \$79,643. The minimum average median household income in the Far NE/SE element area ranges from \$23,132 and \$81,134. About 27 percent of the Far NE/SE population is estimated as living below the federal poverty line, compared at 18 percent for the District-wide total. Since 2000, the Far NE/SE element area has experienced about a 39% increase in the average median household income, and an on average 14% increase of individuals estimated as living below the federal poverty line.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-3	2.12	1708.14	Far Northeast and Southeast	Make the following edits to existing text: Revive the Neighborhood Commercial Revitalization Program or similar effort, once operated by the Marshall Heights Community Development Organization (MHCDO) to expand into additional neighborhood commercial areas, such as East Capitol Street (NE/SE) and Benning Road (NE/SE) in Far Northeast and Southeast. Community-based organizations to lead this effort could include the Ward 7 Business Partnership, the Washington Area Community Investment Fund, or the Marshall Heights Community Development Corporation.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-4	2.12	1708.2	Far Northeast and Southeast	Make the following edits to existing text: Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and preserve the existing land use pattern while allowing for taller and denser infill development that is compatible with neighborhood character.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-5	2.12	1708.4	Far Northeast and Southeast	Make the following edits to existing text: 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, the Fletcher-Johnson property, the former George Washington Carver Apartments site, the Skyland Shopping Center, along I-295 adjacent to the Parkside neighborhood, along Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE "Great Streets" corridors.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-6	2.12	1709.6	Far Northeast and Southeast	Include the following historic landmarks: Queens Stroll Road, Payne Cemetery, Southeast Boundary Stone (SE1), National Capitol Hebrew Cemetery, and the Shrimp Boat.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-7	2.12	1709.6	Far Northeast and Southeast	Make the following edits to existing text: Preserve and restore buildings and places of historic significance in Far Northeast and Southeast, including but not limited to, historic landmarks such as the Nannie Helen Burroughs School, Antioch Baptist Church, Sousa Junior High School, Mayfair Mansions, Shrimp Boat, Strand Theater, Payne's Cemetery, Woodlawn Cemetery, Southeast Boundary Stone (SE1), Queen Stroll SE, the National Capitol Hebrew Cemetery, the Pennsylvania Avenue Commercial District between Minnesota and Alabama Avenues, the Minnesota/Benning Commercial District, and the Deanwood, Burrville, and Marshall Heights neighborhoods.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.

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AN 7E-8	2.12	1713.1	Far Northeast and Southeast	Make the following edits to existing text: Capitol View and Northeast Boundary are the easternmost neighborhoods in the District of Columbia, located between XXXX and XXXX (note: add specific geographic boundaries of these neighborhoods in the context of the comprehensive plan, as is provided for other neighborhoods). At the heart of the community, Capitol Gateway Estates sits on a 40-acre site between XXXX and XXXX (note: add specific geographic boundaries) that formerly housed the 1,100-unit East Capitol Dwellings public housing project. Working through the federal HOPE VI program, East Capitol Dwellings was demolished in the early 2000s. The first phase of the revitalized project, consisting of 151 units of senior housing, opened in 2005. An additional 550 units of market rate and subsidized housing will be completed in the coming years. The complex also includes a new shopping district along East Capitol Street. Running through this area is East Capitol Street, one of the busiest arterials in the District of Columbia and an important transportation corridor for commuters between Maryland and the District. The neighborhood is served by the Capitol Heights Metro station (across the state line in Maryland) and bus lines connecting the area to Capitol Hill, Union Station, Navy Yard, and Historic Anacostia. The neighborhood today is primarily residential, with a combination of semi-detached and single family homes. The area has small pockets of commercial activity on East Capitol Street at 53rd Street SE, on Dix Street NE, and at the corner of Central Avenue SE and Southern Avenue.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-9	2.12	1713.2	Far Northeast and Southeast	Make the following edits to existing text: The Capitol Gateway development project holds the promise of driving economic growth, improving residents' access to basic amenities, and attracting visitors and pass-through commuter shoppers traveling along East Capitol Street. Vacant sites in the immediate vicinity can support infill housing, and the blocks closest to the Capitol Heights Metro station can support medium density residential and commercial development. A few blocks to the north, the commercial area along Division Avenue as well as Dix Street can support infill commercial and residential development, providing needed services to the adjacent Northeast Boundary neighborhood.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-10	2.12		Far Northeast and Southeast	NEW: Add a Policy on Economic Development - Promote a wider variety of neighborhood-serving retail in this area. Focus on targeted growth and diversity of retail in new and existing commercial areas on East Capitol Street, Central Avenue, Dix Street NE, and Eastern Avenue.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-11	2.12		Far Northeast and Southeast	NEW: Add a Policy on Community Amenities - Promote improvement of and public access to amenities such as the Marvin Gaye Recreation Center, the Marvin Gaye pedestrian and bicycle trail, the Woodson High School natatorium and outdoor recreation facilities, and the East Capitol Urban Farm.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-12	2.12	1715.1	Far Northeast and Southeast	The Marshall Heights/Benning Ridge area is located south of East Capitol Street and east of Fort Dupont Park. The Marshall Heights area is bounded by East Capitol Street SE and Central Avenue SE to the north, Southern Avenue SE to the southeast, and Benning Road SE to the west. Benning Ridge is bounded by East Capitol Street SE to the north, Texas Avenue SE and Ridge Road SE to the west, Benning Road SE to the east, and Southern Avenue to the south. The neighborhoods' residential areas include a mix of single-family attached and semi-detached homes, as well as some multi-family apartment complexes. Throughout the area, there are scattered vacant lots that are well-positioned for infill development. Relative to other DC neighborhoods, Marshall Heights and Benning Ridge were impacted harder by the late 20th century's white flight, the crack epidemic, and property abandonment and disinvestment because of systemic racism. The communities have been rebounding and growing since the 2000s, which is increasing the need for more local amenities without displacing existing and longtime residents. The neighborhoods would benefit from more place-based economic development that would add more mixed-income housing, neighborhood-serving retail; community arts facilities; institutional uses; high-quality open-spaces, and restored historic and landmark sites.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.

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AN 7E-13	2.12	1715.2	Far Northeast and Southeast	Several developments have recently been completed or are in the pipeline. Hilltop Terrace, Carver Terrace Apartments, and JW King Senior Housing have added over 200 new homes along Benning Road and East Capitol Street. Just to the north, the former Eastgate Gardens public housing complex now known as Glenncrest has been redeveloped into 269 new homes—including senior housing, public housing, and market-rate family housing. As opportunities arise, adaptive reuse, context-sensitive design, and interpretive signage or public art should be incorporated into future infill development. The former George Washington Carver Apartments site and the Fletcher-Johnson site are prime locations for such applications. Retail center improvements, including those at Benning Road and H Street SE; Southern and Central Avenues SE; and Benning Road between F and G Streets SE, should also be pursued to enhance existing businesses and add needed services to the surrounding underserved communities.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-14	2.12	1715.4	Far Northeast and Southeast	Eastgate Gardens: Maintain the Glenncrest Community, formerly known as the Eastgate Gardens, as a mixed-income community with senior housing, subsidized housing, homeownership opportunities, and a community arts center accessible to surrounding communities. As population increases here and elsewhere in the Marshall Heights and Benning Ridge neighborhoods, DCOP should pursue the revitalization of shopping areas along Benning Road SE. Such efforts should also include incentivizing new retail and other economic development opportunities at the Fletcher-Johnson site (FNS-2.5.C) to serve the growing surrounding community better.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
AN 7E-15	2.12	9816	FLUM	Change from Moderate Density Residential to Medium Density Commercial, Medium Density Residential, Local Public Facilities (Benning Rd SE between 46th St SE and A St SE)	01-Yes	The FLUM reflects this change.
AN 7E-16	2.12	9918	FLUM	Recommends changing from Moderate Density Commercial and Medium Density Residential to Medium Density Commercial and Medium Density Residential at the Capitol Gateway site. This site is adjacent to a metro station and does not currently have a residential character, therefore we encourage the District to promote higher density development at this location.	01-Yes	The FLUM reflects this change.
AN 7E-17	2.12	New	FLUM	ANC7E Recommends changing use of the area between East Capitol Street SE, 47th Street, and 49th Street SE (former George Washing Carver apartments) from Medium Density Residential to Moderate Density Residential/Moderate Density Commercial, Local Public Facilities. This change will support the District's workforce housing goals and economic development.	01-Yes	The FLUM reflects this change.
AN 7E-18	2.12	New	FLUM	ANC7E Recommends changing the use of Square XXXX (corner of Central Avenue and Southern Avenue) from Low Density Commercial to Moderate Density Residential and Low Commercial. This change will support the District's workforce housing goals and economic development.	01-Yes	The FLUM reflects this change.
AN 7E-19	2.12	New	FLUM	Recommends changing use the area on East Capitol Street between 53rd Street SE and 53rd Place SE) from Low Density Residential to Moderate Density Commercial/Moderate Density Residential. This location already has commercial development including a take-out restaurant, child care center, convenience/liquor store, workforce training center, and parking lot. Other storefronts at this location are vacant. The physical infrastructure is in poor condition and development at this location could support the District's workforce housing goals, economic development, and a diverse mix of neighborhood-serving retail.	01-Yes	The FLUM reflects this change.
AN 7E-20	2.12	New	FLUM	Recommends changing use of area (Central Avenue between 49th Street NE and 49th Place NE) to Moderate Density Commercial and Moderate Density Residential. This site currently has a liquor store and vacant storefronts. It is located three blocks from the Benning Road Metro station and could provide diverse neighborhood-serving retail meeting the needs of the community.	01-Yes	The FLUM reflects this change.
AN 7E-21	2.12	NA	Generalized Policy Map	ANC7E Recommends adding a new layer for the Future Planning Analysis Areas- the Fletcher-Johnson and the former George Washington Carver Apartments area, an "Enhanced/New Neighborhood Center" or "Neighborhood Commercial Centers."	01-Yes	The GPM reflects this change.
AN 7E-22	2.12	9979	FLUM	ANC7E Recommends changing from Moderate Density Commercial, Moderate Density Residential to Mixed-Use Medium Density Commercial, Moderate Density Residential. This change will support the District's workforce housing goals and provide much needed retail options, sit down restaurants, and opportunities to highlight the rich culture of the community (Boundaries of C St SE, 49th St SE, 46th St SE and eastern side of Benning Rd SE.)	02-Support. No integration needed.	Thank you for your support.

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AN 7E-23	2.12	FNS-1.1.13	Far Northeast and Southeast	Calculate true area median incomes (AMI) and income expenditures within local neighborhoods as identified for redevelopment, and strategically determine financial actions that are properly balanced economically within the local scales of economy. Through proper analysis, forecasting and public subsidies, internally manage the forces of value appreciation.	03-Acknowledged	Recommendation is beyond the scope of the Comprehensive Plan; This recommendation is beyond the scope of the Comp Plan; however this topic is being studied by the Office of Planning as part of the Housing Framework for Equity and Growth initiative.
AN 7E-24	2.12	FNS-1.1.11	Far Northeast and Southeast	Prioritize stakeholder and local resident visions by forming partnerships which defines and develops a renewed and collective interest in a common local vision. Through a local planning process of charrettes and community vignettes sponsored by the local community development non-profit sector, redefine the parameters of relevant sustainable development programs with the planning context.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Framework Element, Section 220 for community participation in public processes.
AN 7E-25	2.12	FNS-1.1.12	Far Northeast and Southeast	Within the planning process and decision making of all economic development activity, ensure the structure of a comprehensive built-in mechanism for job creation, CBE contracting, capacity building and new business development opportunities exist for local stakeholders.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Economic Development Element Section ED-1.1 Diversifying the Economic Base, for policies regarding programs for small and local businesses.
AN 7E-26	2.12	FNS-1.1.14	Far Northeast and Southeast	Integrate into the planning process of affordable housing production, labor force preparedness and equity reinvestment the process of exponential homeownership, increased business entrepreneurship and ownership of local assets as an approach to building local markets, increasing the tax base and retaining net income leakage.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Economic Development Element for policies regarding business entrepreneurship, for example, Policy ED 1.1.4: Promote Local Entrepreneurship and Action ED-2.1.D: Supporting Entrepreneurship.
AN 7E-27	2.12	1708.3	Far Northeast and Southeast	Policy FNS 1.1.2 Development of New Housing We are concerned that housing priorities are characterized as mixed-use, mixed income developments. We believe that our housing priorities should reflect mixed used, mixed-income developments for a range of household sizes. As such, the development of single-family homes would preserve the existing character of the community and meet housing demands of large families.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policy FNS-1.1.1: Conservation of Low-Density Neighborhoods. Additional information on housing development can be found in the Housing Element. See section H-1.2 Ensuring Housing Affordability.
AN 7E-28	2.12	1715.1	Far Northeast and Southeast	We are concerned that significant investments in mixed-income housing is encouraged throughout Marshall Heights/Benning Ridge. In non-commercial corridors, we encourage and support the development of low-density, single family homes with three and four bedrooms to complement existing architectural traditions and community character (see inline text recommendations above).	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; For more information on housing development and mixed-use development see the Housing Element and Land Use Element. For information on respecting existing neighborhood character, see the Urban Design Element.

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AN 7E-29	2.12	1715.5	Far Northeast and Southeast	<p>Marshall Heights Zoning Study Results and Restriction on New Apartment Complexes in the Area Per DCOP's 2008 Marshall Heights Zoning Study, "Final Report Z.C. No. 07-30 Map Amendment Marshall Heights Area," all parcels designated as R-5-A were rezoned to R-2 or R-3, therefore barring the development of new apartment buildings in the neighborhood's residential core. Prior to the rezonings, numerous post-war developments in Marshall Heights included incompatible multifamily apartment housing on parcels located adjacent to detached single-family homes. Conforming with the new R-2 and R-3 classifications, single-family attached and semi-detached homes should be the primary infill housing type in the neighborhood's residential core. Any new multifamily apartment housing in Marshall Heights should be incorporated into mixed-use development projects along Benning Road SE and East Capitol Street SE, and at the Fletcher-Johnson and the former George Washington Carver sites.</p> <p>1715.5 Ensure comprehensive planning and implementation strategies for the redevelopment of the Fletcher-Johnson site. Such strategies must be guided by community input. Any award or procurement should include the direct input of local Advisory Neighborhood Commissions. Redevelopment of the site should complement the neighborhood; to provide a medium-density mixed-use development that includes a combination of commercial, residential, office, and institutional uses with high-quality community facilities.</p> <p>Fletcher-Johnson is positioned within the Marshall Heights neighborhood, across Benning Road SE from the Kipp DC Benning Campus, southeast of the DC DMV and Benco Shopping Center, and west of the Maryland border. In the late 1800s, Payne's Cemetery occupied the current Fletcher-Johnson site. The Fletcher-Johnson campus opened in 1977 and closed in 2008. While some portions of the building were previously leased to public charter schools, the last time the building was fully occupied was during HD Woodson High School's modernization. The building has been fully vacant since 2011. The site offers a unique opportunity to reshape a long-languishing property into a community benefit for the neighborhood and District-wide residents. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) issued a Request for Proposals (RFP) for Fletcher-Johnson, requiring offerors to submit two proposals for the property: the first following the site's by-right zoning designation, the second following approved language from the latest amendments to this Comprehensive Plan. The community has expressed that the property's land-use designation should be medium-density mixed-use to allow for commercial uses, local government operations, housing, and publicly accessible recreation and gathering spaces.</p>	03-Acknowledged	Referenced text has been updated to a text box. See 1715.4a Text box: Fletcher-Johnson Campus.
AN 7E-30	2.12		Far Northeast and Southeast	Add an Action to implement a Benning Rd SE Transportation Study and implement its major recommendations.	04-No	Current language is sufficient and does not preclude regulatory action; See Action FNS-2.4.B: Benning Road Reconstruction and Streetcar Extension.
AN 7E-31	2.12		Far Northeast and Southeast	Add a Policy to deem Benning Rd a Commercial District and encourage the preservation and expansion of commercial uses of Benning Rd that are primarily neighborhood serving. The corridor should include a mix of moderate to medium density commercial and moderate density residential.	04-No	Current language is sufficient and does not preclude regulatory action; See Policy FNS-1.1.3: Directing Growth and Policy FNS-2.1.2: Shopping Center Improvements.
AN 7E-32	2.12	1708.13	Far Northeast and Southeast	Make the following edits to existing text: Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road (NE & SE), Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Eastern Avenue NE, Sheriff Road, East Capitol Street SE, Central Avenue SE, H Street SE, and Pennsylvania Avenue SE. These improvements should respect and enhance historic structures and landmarks in these areas.	04-No	Current language is sufficient and does not preclude regulatory action; See Policy FNS-2.3.2: 61st and Dix, Policy FNS-1.1.3: Directing Growth.

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AN 7E-33	2.12	FNS-1.1.15	Far Northeast and Southeast	The Far Northeast neighborhoods of Ward 7 shows significant economic and commercial potential for effective new neighborhood retail growth and small business stabilization. Despite moderate population losses, the Far Northeast neighborhoods still contain considerable market strength. An effective approach to commercial district business revitalization and retail development must tap demand net leakages. For example, the potential for new commercial activity within the Minnesota Avenue and Benning Road business district are among the most promising locations for neighborhood transformation and for a Neighborhood Business Improvement District (N-BID). The N-BID would undertake numerous actions. Action 1: Retain and attract new neighborhood-oriented retail businesses along distressed corridors. Action 2: Develop methods to create the preservation of affordable commercial retail spaces. Action 3: Undertake initiatives that facilitate the acquisition of distressed commercial properties.	04-No	Current language is sufficient and does not preclude regulatory action; See Policy FNS-1.1.4: Retail Development, Policy FNS-2.1.1: Minnesota/Benning Revitalization, Policy FNS-2.2.6: Neighborhood-Serving Commercial Uses, Policy FNS-2.6.4: Economic Development and Action FNS-2.6.G: Physical Improvements.
AN 7E-34	2.12	1709.3	Far Northeast and Southeast	Make the following edits to existing text: Work with the National Park Service to continue to improve access to Fort Dupont Park by providing shared parking, bicycle and pedestrian access, new and improved trails, and public transit service.	04-No	Current language is sufficient and does not preclude regulatory action; Pedestrian and Bicycle access can include trails. See the Parks and Recreation Element for more information on trails. Examples include: Policy PROS-1.2.2: Improving Accessibility and Policy PROS-1.4.6: Park Amenities on NPS Land.
AN 7E-35	2.12		Far Northeast and Southeast	NEW: Action FNS 2.5.C: Repurpose the Fletcher Johnson Campus—the language must be updated by DMPED to provide a more up to date account of events. For example, the document should state the year in which the RFP was released. It should also incorporate findings from the MyRFP Process that highlights the needs of the community.	04-No	Current language is sufficient and does not preclude regulatory action; Fletcher Johnson is recommended for a Future Land Use Map change and identified as part of Benning Road Future Planning Analysis Area.
AN 7E-36	2.12	1715.3	Far Northeast and Southeast	Support the development of vacant lots in the Marshall Heights with new neighborhood-serving and context-sensitive development that can provide homeownership opportunities for existing and future residents. Infill development should also include two- and three-bedroom housing units to retain and attract families with children. Improving neighborhood schools, parks, and other public facilities will also be critical.	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.
AN 7E-37	2.12		Far Northeast and Southeast	Add a Policy that addresses Nonprofits and Private Service Organizations. The language should indicate that we work with private service organizations and nonprofits organizations in the Far Northeast/Southeast area to ensure that their locations and operations complement neighboring properties and enrich surrounding communities and do not create unintended negative consequences to surrounding areas.	04-No	Current language is sufficient and does not preclude regulatory action; The Office of Planning acknowledges that ANCs work with community-based organizations. Reference to these partnerships can be found in the Land Use Element and other citywide elements depending on that type of partnership.
AN 7E-38	2.12	1709.7	Far Northeast and Southeast	Incorporate language that includes mental health.	04-No	Current language is sufficient and does not preclude regulatory action; The current language is sufficient, as policy encourages facilities to meet the mental and physical health needs of residents.

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AN 7E-39	2.12		Far Northeast and Southeast	NEW: Add an Action to include the completion of a Small Area Plan (SAP) for the Capitol View/Capitol Gateway area to provide a strategic framework for mixed-use development near the Capitol Heights metro station and along East Capitol Street. (Northeast Boundary was included in the 2018 Deanwood Small Area Plan).	04-No	Current language is sufficient and does not preclude regulatory action; Requests for market studies and other planning initiatives as a result of the public review period are being reviewed by OP.
AN 7E-40	2.12	1713	Far Northeast and Southeast	NEW: Add a Policy on the Capitol Gateway Development - Redevelop the vacant Capitol Gateway site to include mixed-use medium density residential and medium density commercial. Development at this site should be responsive to the needs of the surrounding community and should promote a walkable, vibrant business district with healthy food retail, health facilities, neighborhood-serving stores, community-based services, and green spaces.	04-No	Current language is sufficient and does not preclude regulatory action; See section FNS-2.3 Capitol View/Capitol Gateway Estates/Northeast Boundary for more information.
AN 7E-41	2.12	1713	Far Northeast and Southeast	NEW: Add an Action to include the completion of a Small Area Plan (SAP) for the Marshall Heights/Benning Ridge area to provide a strategic framework for revitalization of the Fletcher Johnson Campus, the old site of Carver Terrace apartments, Benco as well as other potential areas that improves the quality of life and enhance neighborhood amenities and character while supporting a community of culturally, economically and generationally diverse residents.	04-No	Current language is sufficient and does not preclude regulatory action; Requests for market studies and other planning initiatives as a result of the public review period are being reviewed by OP.
AN 7E-42	2.12		Far Northeast and Southeast	NEW: Add an action to include the completion of a Marshall Heights/Benning Ridge Market Study. The Study would include the Benning Road, Southern Ave, East Capitol Street, and Texas Avenue area to assess unmet retail market demand, evaluate strategies for retaining local retailers, identify potential locations for new neighborhood-serving retail and develop strategies for attracting and retaining such retail.	04-No	Current language is sufficient and does not preclude regulatory action; Requests for market studies and other planning initiatives as a result of the public review period are being reviewed by OP.
AN 7E-43	2.12		Generalized Policy Map	ANC7E Recommends adding a new layer to reflect a conversion of Benning Rd SE from Neighborhood Conservation Area to Main Street Mixed-Use Corridor	04-No	Current language is sufficient and does not preclude regulatory action; Main commercial areas are already reflected on the GPM.
AN 7E-44	2.12		Far Northeast and Southeast	Add a Policy that addresses the Over Concentration of Liquor-Licensed Establishments. While we encourage and welcome a vibrant mix of commercial business and local retail options, we must also avoid an excessive concentration of liquor-licensed establishments in existing and any new development areas. □	04-No	Recommendation is beyond the scope of the Comprehensive Plan; The Comp Plan is intended as a high-level guiding document. Liquor licenses are regulatory and beyond the scope of the Comp Plan. Policies relating to the over-concentration of liquor licenses have been removed from Area Elements.
AN 7E-45	2.12		Far Northeast and Southeast	NEW: Add an Action to Rezone the Fletcher Johnson Campus to mixed-use.	04-No	Recommendation is beyond the scope of the Comprehensive Plan; Fletcher Johnson is recommended for a FLUM change. However, the Comp Plan is not zoning. All Zoning changes and processes related to zoning applications are issues for the OZ, ZC, and BZA.
AN 7E-46	2.12		Far Northeast and Southeast	NEW: Add a policy to ensure that zoning along Benning Road SE supports the types of redevelopment in the Benning Road Corridor Redevelopment Framework. NEW: Add a policy that maximize the utilization of public land for community art space by allowing the community to use any undeveloped green space or undeveloped parkland for a community art space.	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.

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AN 7E-47	2.12	1715	Far Northeast and Southeast	NEW: Add an Action to Rezone the former site of Carver Terrace from residential to mixed-use	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.
AN 7E-48	2.12		Far Northeast and Southeast	NEW: Temporary Moratorium on Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities in the Marshall Heights/Benning Ridge Area. In accordance with DCOP and DHCD's Housing Framework for Equity and Growth, no new Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities should be developed in the Marshall Heights or Benning Ridge neighborhoods until DC neighborhoods west of Rock Creek Park absorb their equal share of such facilities. Marshall Heights and Benning Ridge do not have the appropriate resources in place to responsibly accommodate additional group, shelter, short-term, or other residential properties/facilities that provides housing for the homeless, individuals in need of drug treatment or rehabilitation, persons in need of supervision, delinquent, criminal, secure detention, or custodial care.	04-No	Recommendation is beyond the scope of the Comprehensive Plan; The Housing Framework for Equity and Growth details the varying level of affordable housing needs across the city.
AN 7E-49	2.12		Far Northeast and Southeast	NEW--Include a policy to ensure that Benning Park Community Center, also known as the Benning Park Recreation Center or the Woody Ward Recreation Center, is modernized and receives continual maintenance and upgrades. Upgrades should include the restoration of natural features, implementation of sustainable stormwater management and bio-retention facilities, and the addition of a variety of programming elements. Some programming elements might include trails, sports fields, a boxing center, a computer lab, a dance studio, a fitness center/gymnasium, an indoor basketball court, public DC Wi-fi Access (internet), multi-purpose rooms, sensory gardens, an outdoor swimming pool, an outdoor basketball court, a playground, and nature sanctuaries. Special attention should be placed on the roof, entryways, and the windows of the center to mitigate flood risks and indoor water damage. Lighting, grounds maintenance, signage, and other safety improvements for park visitors are crucial for the enjoyment of the park area. Coordination among agencies such as the Department of Park and Recreation, Department of Energy and Environment, and the Department of General Services must be defined and ongoing.	04-No	Recommendation is beyond the scope of the Comprehensive Plan; Additional information on parks and rec centers, their maintenance and programming, can be found in the Parks, Recreation, and Open Space element. All project and site specific programmatic and maintenance requests should be made to DPR and DGS.
AN 7E-50	2.12		Far Northeast and Southeast	NEW: Add an Action to Rezone Square 5359/Lots 342, 335, 337, 349, 352, 353, 354 and 355 from residential to mixed-use (MU4) to support economic development opportunities in Marshall Heights.	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.
AN 7E-51	2.12		Far Northeast and Southeast	Add a Policy on Affordable Housing that protects affordable housing within the Far Northeast/Southeast area and produce new workforce housing and market rate housing on underutilized and future development sites. While we encourage and support housing goals, we also recognize the importance of establishing economically diverse communities and do not support large concentrations of low-income housing.	04-No	Recommendation is sufficiently covered in another element/policy/action; See Policy FNS-2.6.7: Mixed-Use and Affordable Housing. Additionally, Housing Element addresses affordable housing, workforce housing and market rate housing.
AN 7E-52	2.12		Far Northeast and Southeast	Add a Policy on Public Housing. The policy should discourage the proliferation of public housing projects and support the rehabilitation of existing public housing projects, ensuring that any units that are removed are replaced in-kind by subsidized and market rate units. Where feasible, rehabilitation projects should provide home ownership opportunities for public housing residents.	04-No	Recommendation is sufficiently covered in another element/policy/action; Housing Element covers policies and actions regarding public housing across the city. See Callout Box "The New Communities Initiative" and Policy H-1.4.4: Public Housing Renovation.

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AN 7E-53	2.12	1708.3	Far Northeast and Southeast	<p>Insert the following language at the end of the paragraph: Centered on strong community based, non-profit participation, establishing viable economic development partnerships intended to reverse years of structural deficiencies brought on by disinvestment and decentralization, a comprehensively integrated housing rehabilitation production strategy, coordinated with a tailored workforce development initiative will reduce housing shortages over time:</p> <p>Action 1: Create an increased restoration and preservation of quality workforce housing production as a means toward alleviating long standing vacancy and neighborhood abandonment.</p> <p>Action 2: Facilitate direct and indirect homeownership opportunities through the establishment of rent to ownership pathways that build income diverse, mixed-tenure housing development initiatives.</p> <p>Action 3: Prevent involuntary displacement and protect long - term residents by linking sustainable socioeconomic approaches in housing production to labor workforce productivity and development activities.</p> <p>Action 4: Develop a neighborhood base, community revitalization approach that catalyzes real and personal property values by returning vacant property to the public tax rolls.</p> <p>Action 5: Foster public and private reinvestment partnerships that rehabilitate existing residential infrastructure, remove blight, eradicate crime and the perception of crime, and transform the economic life of neighborhoods through perpetual ownership.</p>	04-No	Recommendation is sufficiently covered in another element/policy/action; Policies regarding workforce housing is covered under the Housing Element. The Economic Development Element addresses economic development partnerships.
AN 7E-54	2.12	1708.5	Far Northeast and Southeast	<p>Add the following language at the end of the paragraph: In an effort to foster commercial revitalization and small business retention at the neighborhood level and capture consumer disposable incomes, nonprofit organizations such as Marshall Heights Community Development Organization, Inc. should be used to structure and administer program coordination within Ward 7 business districts.</p> <p>Action 1: Improve and expand techniques that change the perception of public safety along the primary commercial corridors.</p> <p>Action 2 Advocate at the municipal level for certain tax incentives for commercial real estate/small business owners that reduce operating overhead within reemerging commercial districts.</p> <p>Action 3: Development of commercial district beautification programs that enhance the image of individual businesses in context to the entire commercial corridor.</p> <p>Action 4: Provide technical assistance and training to local businesses to District of Columbia and Federal government small business development programs.</p> <p>Action 5: Facilitate public/private partnerships that attract new investments and commercial development activities.</p>	04-No	Recommendation is sufficiently covered in another element/policy/action; See Economic Development Element Section ED-1.1 Diversifying the Economic Base, for policies regarding programs for small and local businesses.
AN 7E-55	2.12	1709	Far Northeast and Southeast	<p>Add the following policy: Buffering Fletcher Johnson Campus & the Surrounding Communities—Improve the interface between any new developments on the Fletcher Johnson Site and the surrounding communities. These improvements should preserve the neighborhoods from noise, odors, pollution, vibrations and other impacts while also providing a more positive visual impression of the community.</p> <p>Add a Policy that addresses Pedestrian and Bicycle Safety to improve safety for pedestrians and bicycles throughout Far Northeast/Southeast through continued upgrading of high-priority sidewalks, intersections and roadways, and by supporting the construction of more separated bike infrastructure.</p> <p>Add an Action to include Retail Strategies for the Fletcher Johnson Campus and East Capitol Streets Gateway . Market studies of the Fletcher Johnson Campus and Benning Road from Minnesota Avenue to Southern Avenue should be conducted to assess unmet retail market demand, evaluate strategies for attracting retailers, identifying potential locations for new neighborhood serving retail.</p> <p>Add an Action to design and implement Streetscape Plans for Benning Road, Minnesota Avenue and Pennsylvania Avenue.</p> <p>Add an Action related to Recreational Facilities. Add new capacity recreational infrastructure by developing existing recreation space at existing facilities. Also, work with the DC Parks and Recreation Department, the Department of General Services to make sure that the use of existing recreational facilities in and outside of schools are open to the public after hours and that permitting for the use of public facilities is easy and streamlined.</p>	04-No	Recommendation is sufficiently covered in another element/policy/action; Urban Design, Transportation, Infrastructure, and Environmental Protection Elements all address different aspects of development buffering, pedestrian and bicycle access, and air and noise pollution.

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AN 7E-56	2.12		Far Northeast and Southeast	NEW Add an Action on Transportation and Infrastructure - Implement the recommendations identified for this area in the moveDC Multimodal Long-Range Plan, with a focus on improving safety for pedestrians, bicyclists, and drivers on East Capitol Street, Central Avenue, and Benning Road. Conduct traffic safety studies to identify safety improvements in this areas.	04-No	Recommendation is sufficiently covered in another element/policy/action; See Transportation Element for integration of moveDC policies.
AN 7E-57	2.12		Far Northeast and Southeast	NEW: Add an action to modernize JC Nalle Elementary School and Plummer Elementary School. JC Nalle and Plummer elementary schools should have resources made available to create a School Improvement Team to plan for a modern and green learning environment that elevates the quality of life in the community. Coordination among agencies such as the Department of General Services, Office of the Deputy Mayor for Education, and the Department of Columbia Public Schools must be defined and ongoing regarding maintenance, construction, and modernization of all DCPS facilities in the area.	04-No	Recommendation is sufficiently covered in another element/policy/action; See the Educational Facilities Element for policies regarding school modernization. See Policy EDU-1.5.5 School Projects and Design Plans and Policy EDU-2.2.1: Intergovernmental Coordination.