

District of Columbia Office of Planning



Office of the Director

April 23, 2020

Advisory Neighborhood Commission 8A
2100-D Martin Luther King Jr. Avenue SE
Washington DC 20020

RE: Advisory Neighborhood Commission 8A Comprehensive Plan Resolution

Dear Advisory Neighborhood Commissioners Prestwood, Muhammad, Clark, Thompson, Agyei, Jones, and Baker:

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. We commend ANC 8A on your leadership and are particularly grateful for the partnership and feedback during public review.

The feedback we received during the 2019-2020 Public Review period has provided OP with critical guidance from the community 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 8A, 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 8A 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 also included comments from the River East Design Center. The feedback provided helpful guidance on historic preservation, housing, and other citywide issues. Due to the nature of the comments, you can find this feedback acknowledged in the Housing, Historic Preservation and Economic Development Element instead of in the Far Southeast and Southwest Area Element.

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 8A-1	2.14	EDU-1.1.6	Education Facilities	Page 14 EDU-1.16. Fine and performing arts should be specifically referenced in this element, as it is written "cultural" could be loosely interpreted.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 8A-2	2.14		Education Facilities	Add element related to distance students to travel to access educational facilities.	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 8A-3	2.14		Far Southeast and Southwest	In the area element, there should be language that speaks to equity with regard to having grocery stores and supermarkets in our communities. The District should ensure that residents are adequately served in all neighborhoods	01-Yes	The text was updated to reflect the proposed language, consistent with District policies.
ANC 8A-4	2.14	287	FLUM	Tracking Number 0287; Proposed Amendments to the Generalized Policy Map and Future Land Use Map Proposed Amendment: Change current zoning from a "Residential Zone" to "Mixed Use Zones" MU7 and MU4 for a portion of 13th Street, SE between Good Hope Road and U Street SE Recommendation: Enlarge Mixed-Use Zone (MU) area at or around the major commercial corridors of Good Hope Road, SE and Martin Luther King Jr. Avenue, SE to help neighborhood meet set development priorities by increasing the number of commercial properties needed to offer required services and create much needed employment opportunities. The proposal is aligned with the DC Comprehensive Plan and Future land use map and the Comprehensive Plan (CP) itself: - Insufficient commercial land, shopping and services (1.5%) Land Use (CP -1802); - Creates more jobs (CP-1805); - Planning and Development Priorities (CP-1807 f) - CP Policy FSS-1.1.7: Retail Development The property at the corner of 13th St SE and Good Hope Rd and already divided to two units. Extending MU 7 will allow "combine upper story housing or offices and ground floor retail". Similar property at the same Sq. 5769 is 803 – housing/retail example.	01-Yes	The FLUM reflects this change.
ANC 8A-5	2.14	2344.1	FLUM	Designating the properties in question Mixed Use (Medium Density Commercial / Medium Density Residential) would facilitate development that is consistent with the surrounding development context. The properties to the south are currently being developed in accordance with the Planned Unit Development known as Reunion Square (Z.C. Order No. 08-07), which also included a related map amendment from C-2-A (MU- 4) and C-M-1 (PDR-1) to C-3-A (MU-7	01-Yes	The FLUM reflects this change.
ANC 8A-6	2.14	1209.4	Education Facilities	Keep element 1209.4. It supports the community schools model that is currently being implemented by DCPS, specifically in Anacostia and Ballou High Schools which are educational pillars of Ward 8.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; This discussion has been relocated to the section's introduction, which is accompanied by a new map.
ANC 8A-7	2.14		001 - General Comp Plan Comments	The "great weight" of Advisory Neighborhood Commissions (ANCs) should be preserved in all government-backed and/or government-regulated development and projects	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; The community public review process was extended for both the community and ANCs resulting in 88 days for the public and 123 days for ANCs. ANC input is being reviewed as great weight and forwarded to DC Council for great weight. See ANC statutory language in DC Code.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 8A-8	2.14		001 - General Comp Plan Comments	The voice of impacted residents should be protected when proposed development(s) come into a community	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; Framework Element provides guidelines and principles around community participation in planning efforts. Development projects are under the purview of the Zoning Commission.
ANC 8A-9	2.14		Education Facilities	Current Proposed Language: "NEW Across Washington, DC, school facilities and grounds serve as community assets by providing recreational space, meeting space, and more. As part of the facility modernization planning process, DCPS will continue to engage communities on how modernized facilities and grounds could better serve the needs of the surrounding communities and improve quality of life." (Educational Facilities; p. 9) Recommendation: Clearly define community engagement to include DCPS' Office of Community Engagement and ANC within this element.	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policies EDU 2.2.3 Community Participation, EDU-2.1.3 Community Use, EDU-2.1.5 Shared Use of Public Parks and Recreation Space for Public Schools.
ANC 8A-10	2.14		Far Southeast and Southwest	Land use in the Far Southeast and Southwest Area Element and the Far Southeast and Northeast Element should have an increased focus on family housing versus housing for single households only	03-Acknowledged	Current language is sufficient and does not preclude regulatory action; See Policy FSS-1.1.12: Increasing Home Ownership, Policy FSS-2.1.2: Activity Concentrations and Action FSS-2.3.A: Sheridan Station.
ANC 8A-11	2.14		001 - General Comp Plan Comments	The possibility of displacement should be assessed before allowing proposed development to come into a community	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Housing Element Section What is Displacement?, Principles for the Redevelopment of Existing Affordable Housing, and Policy H-2.1.3: Avoiding Displacement.
ANC 8A-12	2.14		001 - General Comp Plan Comments	Proposed development(s) must not erase the cultural identity of the impacted neighborhood	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Arts and Culture Section 2.2 Using Arts to Express Cultural Heritage and Section 4.2 Partnerships.
ANC 8A-13	2.14		001 - General Comp Plan Comments	Any housing development should ensure the provision of housing for families such as three bedrooms, etc.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Housing Element section H-1.4 for more information. Policies and actions that fall outside the scope of the Comp Plan are being addressed through the Framework for Housing Equity and Growth.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 8A-14	2.14		001 - General Comp Plan Comments	Public housing should be preserved to provide housing for low-income residents whose earnings fall significantly below the area Median Family Income (MFI)	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Housing Element section H-1.4 for more information. Policies and actions that fall outside the scope of the Comp Plan are being addressed through the Framework for Housing Equity and Growth.
ANC 8A-15	2.14		001 - General Comp Plan Comments	Public transportation options such as rapid transit should be expanded to underserved communities to provide access to employment, shopping, and medical services	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Economic Development Element, Action ED-4.3.B: Increasing Access to Employment, and the Transportation Element Policy T-2.6.1: Transportation Access and Policy T-2.1.6: First – Last Mile Connections.
ANC 8A-16	2.14		001 - General Comp Plan Comments	Every community should have access to a full-service hospital as well as urgent care centers	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Community Services and Facilities Element, Section CSF 2.1 Health and Health Equity and 2.3 Health Facilities and Services.
ANC 8A-17	2.14		001 - General Comp Plan Comments	The District should focus more resources on meeting the basic needs of residents, i.e., housing, quality schools, hospitals before focusing on luxury/non-emergency projects, i.e., stadiums, dog parks, etc.	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Framework Element 213: Planning for Resilience and Equity.
ANC 8A-18	2.14		001 - General Comp Plan Comments	Priority for employment opportunities should be offered to (and maintained among) residents in the community being developed	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Economic Development Element, Section Increasing Economic Equity and Section Increasing Workforce Development Skills.
ANC 8A-19	2.14		001 - General Comp Plan Comments	Utility companies should not be allowed to levy liens on residents' homes. Advisory Neighborhood Commissions (ANCs) should have "great weight" on any proposed hike in utility rates	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Infrastructure Element, Section Ownership and Control of Infrastructure.
ANC 8A-20	2.14		001 - General Comp Plan Comments	The Median Family Income (MFI) should reflect the incomes of that area. This would ensure greater equity in housing	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See the Housing Element section H-1.4 for more information. Policies and actions that fall outside the scope of the Comp Plan are being addressed through the Framework for Housing Equity and Growth.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 8A-21	2.14	1808.14	Far Southeast and Southwest	<p>Current Proposed Language: "1808.14 Strongly support the modernization of schools in the Far Southeast/ Southwest Planning Area. Plans for additional housing must be accompanied by a commitment to improving educational facilities to meet current and future needs, and recognition that education is among the community's highest priorities. "</p> <p>Recommendation: It is recommended that modernization is defined for transparency. Add language related to housing developers within a certain proximity to a school contributing financially to school modernization efforts as defined. Lastly, policies/processes for community benefits agreements that relate to schools should be developed or provided to the public. Often developers allude to benefits for schools and other educational entities without following guidelines for distributing those funds or services. Additionally, CBAs related to public services should be easily accessible to the public on DC Planning's website for accountability purposes.</p>	03-Acknowledged	Recommendation is sufficiently covered in another element/policy/action; See Educational Facilities Element for policies related to private development and educational facilities. Examples include new language under ED Section 1202, and Policy EDU-1.2.3: Developer Proffers for DCPS Facility Needs. Additionally, the ED Element incorporates policies from the 2018 Master Planning Facilities which includes more detail on school modernization.
ANC 8A-22	2.14		Education Facilities	<p>Current Proposed Language: "Coordinate with educational and business partners to increase the availability of quality early education, child care, after school, and preschool programs for all residents, especially low and middle income households and families with children with disabilities through educational and business partnerships. (p. 43) Recommendation: In favor of the intent of this element; however more actionable and measurable language should be used. Remove the language that is crossed out in the proposed language above.</p>	04-No	Current language is sufficient and does not preclude regulatory action; The proposed language changes the intent, as the emphasis on coordination is a priority to achieve desired outcomes.
ANC 8A-23	2.14	1205.1	Education Facilities	<p>Current Proposed Language: 1205.1 Public charter schools provide another school choice for families with school age children. As of SY2016-17, 46 percent of all public school students were enrolled in public charter schools and the DC PCSB approved the conditional opening of three more public charter schools in SY2018-19. (Educational Facilities, p. 18) Recommendation: Include more recent numbers or a range of supporting statistics across several years to highlight trends in charter enrollment and programs.</p>	04-No	Current language is sufficient and does not preclude regulatory action; Due to the Comp Plan's breadth, all data points are benchmarked to 2017 to facilitate a consistent basis for long-term cross-sector policy.
ANC 8A-24	2.14	1808.12	Far Southeast and Southwest	<p>Current Proposed Language: "1808.12 Policy FSS-1.1.11 Workforce Development Centers Support the development of additional vocational schools, job training facilities, and workforce development centers. ADD consider co-locating these programs within school settings where appropriate, including the Infrastructure Academy. Encourage the retention of existing job training centers, and the development of new centers on such sites as the St. Elizabeths Campus and DC Village to increase employment opportunities to local residents."</p> <p>Recommendation: In favor of the intent of this element; however propose language to be added regarding the roles of schools in workforce development. There were also sentiments expressed regarding supporting established workforce development programs that have demonstrated successful results in training individuals in various vocations.</p>	04-No	Current language is sufficient and does not preclude regulatory action; See Economic Section Increasing Workforce Development Skills, and Action ED-4.2.L: Increase Access to On-The-Job Training and Workforce Development.
ANC 8A-25	2.14		001 - General Comp Plan Comments	<p>The District should ensure that worship services in houses of faith are not negatively impacted by parking restrictions and that provisions should be made during worship hours for parking</p>	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Parking policies are developed to address the needs for mobility for all residents and visitors of the District.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 8A-26	2.14		001 - General Comp Plan Comments	Change all uses of the word "cultural" to "multicultural"	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Language is consistent with the format for all elements of the Comprehensive Plan.
ANC 8A-27	2.14		Education Facilities	Current Proposed Language: NEW A School Improvement Team (SIT) Use the LSAT which is established at every DCPS school where a major capital project (to include modernization, school replacement, addition, renovation or remodeling) is scheduled within the next one to two fiscal years. The LSAT SIT includes parents, neighbors, and community members as well as DCPS and DGS staff. The LSAT SIT has several duties, including providing feedback during the development of education specifications and schematic design and assisting with disseminating information about the progress of the school improvement to constituencies and peers represented on the LSAT SIT . Team members are also expected to consult on issues that arise during construction, be available to receive updates, and serve on the SIT through the end of construction. (p. 9) Recommendation: The school improvement team (SIT) is removed and the Local School Advisory Team (LSAT) should serve in this role for DCPS. Per the DCPS website, LSATs are groups of elected and appointed members that exist in every DCPS school. The team consists of parents, teachers, non-instructional school staff, a community member, and in some cases students, to advise the principal on matters that promote high expectations and high achievement for all students. In effort to reduce the number of groups that staff have to be dedicated to it is recommended that the LSAT absorb responsibility of approving development plans in addition to any DGS and necessary project staff.	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; School Improvement Teams are specific to capital projects.
ANC 8A-28	2.14	EDU-1.1.B	Education Facilities	Page 15 EDU-1.1.B: Remove this policy or add additional language to define partnerships and rationale for providing space to selected organizations.	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; See Policy EDU-1.2.3: Developer Proffers for DCPS Facility Needs and Policy EDU-1.3.3: Developer Proffers for Public Charter School Facility Needs.
ANC 8A-29	2.14	1204.7	Education Facilities	Current Proposed Language: "MOVED Policy EDU-1.21.23: Co-Location of Charter and DCPS Schools Support efforts to co-locate public Charter Schools within significantly underutilized DCPS facilities. Address Ensure that parking, traffic, noise, needs for green open space and recreational facilities, and other impacts associated with increased enrollment and space utilization are addressed when co-location occurs. 1204.7." (Educational Facilities, p. 14) Recommendation: Include language related to co-locating schools with similar age/grade ranges to ensure the environment is developmentally appropriate. Additionally, include language related to the programs having complimentary educational philosophies.	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; The 2018 Master Facilities Plan, included by reference, addresses co-location in more detail.
ANC 8A-30	2.14	EDU-4.1.7	Education Facilities	Current Proposed Language: NEW Policy EDU-4.1.7: Partnerships Explore Implement collaborations with educational and business partners that can help to increase the availability of quality early childhood education, child development, after school and pre-school programs for all residents, especially low-and middle-income households, and families with children with disabilities. Recommendation: Begin this element with the work "implement" to make it actionable and measurable.	04-No	Existing language is consistent with completed plans or policies/Proposed language is inconsistent with completed plans or policies; Existing language is appropriate as policy guidance. Comp Plan actions are intended to be more actionable in nature and are formatted as such.

Resolution Number	Date Received	Citation/Tracking Number	Element	ANC Comment	Integrated into Comp Plan	OP Response
ANC 8A-31	2.14		001 - General Comp Plan Comments	District Tax breaks should only be given if vacant units are occupied by low-income or homeless individuals/families	04-No	Recommendation is beyond the scope of the Comprehensive Plan; Recommending significant tax modifications is beyond the scope of the Comprehensive Plan.
ANC 8A-32	2.14		001 - General Comp Plan Comments	The University of the District of Columbia should have a satellite campus in each quadrant of the city	04-No	Recommendation is sufficiently covered in another element/policy/action; Guidance for the University of the District of Columbia is provided in the Educational Facilities Element.
ANC 8A-33	2.14		001 - General Comp Plan Comments	As had been suggested by others, the language should be definite - such as "shall" versus "should" and "must" instead of "ought" when it comes to the rights of District residents	04-No	The Comp Plan is intended as a high-level guiding document.