



THE DC OFFICE OF PLANNING

## Amending the DC Comprehensive Plan Community Workshop #1 Summary & Public Comment Digest

<b>Meeting Date:</b>	Wednesday, October 19, 2016
<b>Meeting Location:</b>	Columbia Heights Education Campus, 3101 16th Street NW
<b>Featured Area Element(s):</b>	Mid-City Area Element & Rock Creek East Area Element
<b>Number of Attendees:</b>	58
<b>Agenda:</b>	<ul style="list-style-type: none"> <li>• Registration (6:00-6:40pm)</li> <li>• Presentation on Comprehensive Plan &amp; Amendment Cycle (6:40pm-7:10pm)</li> <li>• Open House (7:10pm-8:10pm)</li> <li>• Final Thoughts from the Public (8:10pm-8:30pm)</li> <li>• Next Steps &amp; Closing (8:30pm)</li> </ul>

This document presents written comments received from the public at the **Open House** Comment Boards and delivered verbally during the **Final Thoughts from the Public** session. Please note that this document serves as the initial step in the DC Office of Planning’s public meeting report out process for the Comprehensive Plan Amendment cycle. A more in-depth Community Outreach and Engagement Summary Report that covers all 7 PlanDC community workshops and identifies key themes from the public comments will be developed and released at a later date. In addition, this meeting was recorded by the Office of Cable Television, Film, Music and Entertainment (OCTFME). The video will be posted to our project website: [plandc.dc.gov](http://plandc.dc.gov).

### I. OPEN HOUSE

Following an informational presentation by the DC Office of Planning (OP) on the District’s Comprehensive Plan and the current Amendment Cycle, OP held an Open House for attendees that included a series of topic-specific stations with boards containing information and/or data on the Comprehensive Plan’s Area Elements and Citywide Elements; growth and development in DC; and resilience, a new topic being integrated into the Comprehensive Plan for the first time. All stations were staffed and included comment boards for attendees to share insights and feedback. The purposes of the Open House were for attendees to provide their comments and insights pertinent to each particular topic station and for OP staff to share information and answer topic-/area-specific or process questions. For planning purposes, the District is organized geographically by Area Elements in the Comp Plan. There are a total of 10 Area Elements in the Comp Plan. Each meeting featured 1-2 Area Elements based on the geographic area of where it was held. Additionally, participants from across the city could attend any of the 7 PlanDC community workshops and OP provided an opportunity for comments on any of the 10 Area Elements at each meeting.

### ***Open House Stations:***

- 1) Comprehensive Plan Vision & Core Themes
- 2) What is the Comprehensive Plan?
- 3) Future Land Use Map & Generalized Policy Map
- 4) Area Elements Station—*topics*:
  - Mid-City Area Element
  - Rock Creek East Area Element
  - Area Elements Summary
- 5) Citywide Elements—*4 stations [the 12 Citywide Elements were combined into groups of 3 topics per station at this meeting]:*
  - Land Use, Urban Design & Economic Development Elements
  - Transportation; Infrastructure; and Community Services & Facilities Elements
  - Housing; Educational Facilities; and Historic Preservation Elements
  - Environmental Protection; Parks, Recreation & Open Space; and Arts & Culture Elements
- 6) Growth & Development
- 7) Resilience
- 8) Ask a Director

### **OPEN HOUSE PUBLIC COMMENTS BY TOPIC**

Open House comments were transcribed based on attendees' written comments. A commenter's name is noted when provided.

### **Future Land Use and Generalized Policy Maps**

- Should provide opportunity for mtg. like this after draft is done to get citizen feedback prior to transmission to Council (says Jim Wathanson)
- Make Park View/ GA. Ave Main Street happen
- Include a Regional Context Map specific to transport dev. gen- infra. land use
- There needs to be a plan for the industrial land in Eckington- developers are buying it up and without a plan to manage the growth, we will lack the infrastructure needed and lose some potentially historic warehouses
- OP should come back to the community with the recommended changes to the map. This should be done prior to it going to the Council. Gives residents a chance to comment before it goes to the Council and the only time to comment
- Support McMillan Plan- it's great!
- Place in the Comp Plan text that the Map has equal standing as the text and should not be given priority over the court ruling of the Brookland Metro Station

### ***Area Elements***

#### **Mid-City Area Element**

**Includes the following neighborhoods: Mount Pleasant, Columbia Heights, Lanier Heights, Pleasant Plains, Howard University, Adams Morgan, Cardozo/Shaw, Kalorama Heights, Bloomingdale, LeDroit Park, Eckington**

***What makes your area/neighborhood distinct compared to the rest of the District?***

- All of Mid-City is historic, should be protected by other conservation or historic districts
- High rate of transit and bike use
- One of the most beautiful intact row house neighborhoods; ZC-16 is helping but it is not enough; Baby-boom endangered by poor traffic management
- Park View neighborhood should be in Mid-City not Rock Creek East
- Diversity, inclusive, race, language
- Should encourage sensitive infill
- Protect affordable housing- really affordable 0-30% Area Median Income (AMI)
- Georgia Ave is under performing; needs to be up-zoned
  - Yes!
- 15<sup>th</sup> St Bike lane is a huge asset!
  - +1, +1
- The Metropolitan Branch Trail (MBT)--please finish it
- Mix of types of housing: townhouses, medium apt. buildings, huge residential shopping spaces
- Population density and rate of growth need ways to bring old and new residents together
- Public access to old Soldiers Home land

***What would help make your area/neighborhood more resilient and improve the quality of life?***

- Maintain current zoning laws regarding: 1)pop-up heights 2) residential rules for two-family houses being turned into other residences- make family residences= overcrowding, parking, tax explosion, 3) smart development- a) affordable b) limiting population growth in distinctive areas- small neighborhoods exploding with pop-ups. Match family housing with zoning requests for zoning variances 4) residents who have installed solar to their roofs--then a next door neighbor decides to build a 35-40 ft pop-up which impacts the effectiveness/savings solar is able to produce= a lose-lose situation. The solar investments and the green goals of this city around the nation! – Mid City Resident
- Soldier's Home should be in Mid-City
- Bike-share bikes with kid seats on back
- More independent retail/shopping
- Support McMillan Plan--it's great!
- Need a community playground (other than Bancroft in Mt. Pleasant)
- Commercial real estate is getting too expensive – we need more local small businesses not large chains
- Where do new people go?
- Huge population growth means we need more affordable housing
- More attention to public safety-- too much theft and drug-related crime

- Soldier's Home should be here-- any redevelopment of the Soldier's Home should include a significant green space open to public
- Fill empty Howard U buildings
- "Adams Morgan" is not a neighborhood--it is a general name for Kalorama Triangle, Washington Heights, etc.-- each with very different, unique characteristics and developmental pressures
- Help people with mental issues/ substance abuse
- How do we ensure single-family homes stay single family and not turned into condos?
- How do we manage how development impacts traffic congestion?
- Please start a happy medium conservation district
- More and safer transportation options (like bike lanes)
- Cost of living control (housing especially)
- Fewer one-way streets
- Better bike infrastructure (protected); better bus service, not just for rush hours/weekdays and not just for going to/from downtown
- More green space
- Bus rapid transit, especially 16<sup>th</sup> Street and 14<sup>th</sup> Street
- Better and more connections to Rock Creek Park
- Dedicated bike lanes along Rhode Island Ave, North Capitol St and Florida Ave
- A BID for 14<sup>th</sup> St and Columbia Heights Plaza
- Follow through on landscaping on 14<sup>th</sup> St, 3300 block and Plaza. Who is responsible?
- More affordable housing in more affluent neighborhoods throughout the city

### **Rock Creek East**

**Includes the following neighborhoods: Shepherd Park, Takoma, Brightwood, Lamond Riggs, Manor Park, Brightwood Park, 16th Street Heights, Crestwood North, Crestwood, Petworth, Park View**

### ***What makes your area/neighborhood distinct compared to the rest of the District?***

- Park View is in Mid-City not RCE
- AFRH should be in Mid City--they access it.
- Sherman Bldg. should be Scott Bldg.
- Cool breweries
- New Hampshire north of Grand [Grant] Circle--nasty transportation problems major safety issues

### ***What would help make your area/neighborhood more resilient and improve the quality of life?***

- Encourage financing to allow long-term homeowners to flip their own house
- Areas near Upshur Ave experiencing traffic challenges
- Small business permitting: too many delays in permitting causing small businesses to delay growth
- Soldiers Home Grounds need to be connected to Park View. Perhaps 99 year lease?

- Up-zone 4600-4700 blocks of 14<sup>th</sup> St NW from MU-3 to MU-4 in accordance with the Central 14<sup>th</sup> St SAP [*Small Area Plan*]
- Whole Foods? Good anchor store at Walter Reed
- Grocery store option (other than Walmart) for Lamond Riggs
- Transit--N Capitol St, New Hampshire Ave pretty terrible in the morning
- Policy focus on Fort Totten? Make sure developers keep promises
- Is there a way to conserve the city against change?
- Is there a way the city could ensure local vendors aren't prohibited by lenders?
- Focus somewhat on the Georgia Ave zone between Decatur and Kennedy (+1)
- Promote small biz while deterring too many liquor/convenience/carry out – quite redundant. (+1)
- Provide clearer community-driven and city-wide guidance on future land uses at the Old Soldier Home
- Improved support for existing/future commercial activity along Kennedy St and Georgia Ave
- Incorporate arts/cultural uses and activities into Kennedy St. revitalization plans
- Is there a way to create a commercial and retail core that is walkable and transit oriented?

### **Other Area Elements**

#### ***What makes your area/neighborhood distinct compared to the rest of the District?***

- Ward 1 & 5 row houses are what people think of when they think of DC
- Large detached homes
- Mid-city neighborhoods are original suburbs, need to be protected
- Diversity--socioeconomically, culturally; unique architecture
- I don't feel that many/most neighborhoods are distinct--I've worked and lived in cities where the neighborhoods had more diversity and more culture.
- Beaux Arts Architecture and international residents

#### ***What would help make your area/neighborhood more resilient and improve the quality of life?***

- No more conversions of pre-1958 housing to apt. houses of 3 or more units
- Fewer empty buildings (mostly owned by developers who are working to develop)
  - Tax this
- More affordable housing
- More trees on streets/ sidewalks
- Mixed income community--housing affordable to all AMI %'s
- Better roadways i.e. smoother streets--more neighborhood-serving retail
- More green spaces to enjoy and better run off; More places to dispose trash, cigarettes
- When considering feedback, how do you balance one input that is opposed by another? For example, (rhetorically), am I allowed to love dogs but hate dog parts [*parks*], love bicycles and bikes but hate bike lanes?
- More protected bike lanes

- More public drinking fountains and ways to fill water bottles
- Healthy, affordable food options
- Traffic improvement (N. Capitol St)--Rock Creek East
- Improved public school options--Rock Creek East

### **Citywide Elements: Land Use, Urban Design & Economic Development**

#### ***Issues and Opportunities: Land Use, Urban Design & Economic Development***

- Including urban agriculture as part of new development including in ground and on roofs
- Do more to stop abandoned and vacant buildings. Fines aren't working; developers sit on buildings for years. It stinks
- I live in Mt. Pleasant and especially love the diversity, and the mix of housing types--retail that service different parts of the neighborhood, restaurants
- Econ Dev't Plan focuses on facilitating access for employees/workers and not just shoppers. People who can't afford to live in DC b/c low paying jobs, can't bike into work
- Are there ways to consider design of public spaces to reduce crime and make things safer? Park at Grand and 14<sup>th</sup> NW needs help!
- Can we provide more infrastructures to encourage biking but also deter bike theft?
- No more sales of so called surplus land or buildings; no 99 year leases of city property or city buildings
- New development and buildings shouldn't be taller than the current buildings in the neighborhood
- Increase Neighborhood serving retail; decrease bars, saloons, taverns and alcoholic establishment
- Encourage contemporary innovative modern architecture in historic neighborhood (instead of pseudo-historical crap)
- Consider utility of tree cover/shade to encourage walking in the summer
- Create more density and commercial, residential mixed-use

### **Citywide Elements: Transportation, Infrastructure, Community Services & Facilities**

#### ***Issues and Opportunities: Transportation, Infrastructure, Community Services & Facilities***

- Bicycle Lanes in the Palisades
- Streetcar to Sibley
- Move the sewer line out of Glover Archbold Park please!
- Design and install a comprehensive system of bike lanes in the Palisades, everywhere!
- Scrap the Canal Road Bike Path (trolley trail)
- Don't include gutters when designing bike lanes (+1)
- Put U St on a "road diet" – widen sidewalks especially 1700 block of U! (+1)
- Fight for a new Metro line under M St NW
- No more big turning radii in street corners

- Stop using 'historic preservation' to fight density
- Improve bike access to NPS properties... teamwork!
- Don't ban bikes on the waterfront--like Georgetown Waterfront Park and Washington Harbor
- Embrace P3 solutions for infrastructure projects
- Reconstruction of older police and fire facilities are an underused opportunity for a couple of additional levels of affordable housing
- Grant Circle, Sherman Circle lack Capital Bikeshare reach
- Bikes need to get tickets when they blow through the stop sign and red lights; bikes should have license tags front and back
- Mid City/Bloomingdale--Insufficient public transit options and connections to Metro; neighborhood trapped by traffic congested arteries; 1<sup>st</sup> St NW is dangerous and needs improvement
- Keep the old trolley trail in the Palisades for passive recreation--install a comprehensive system of bike paths in the Palisades on MacArthur
- Make sure infrastructure investments consider climate impacts
- Community integrated into all aspects of development--avoid socio-eco divide and create opportunities for community
- Transit is key! Increase transit into MD/VA will decrease housing affordability burden
- Fewer dedicated bike lanes, smooth roadways, comparative comp plan focused on all levels of development and its collective effect on our infrastructure: electric, gas, water/sewer, parking roadway
- Require federal agencies subject to National Capital Planning Commission (NCPC) review or Zoning Commission (ZC)/Board of Zoning Adjustment (BZA) decisions to prioritize non-auto community through reduced parking on-site, elimination of parking subsidies (e.g. below market parking prices)
- Require agencies to develop policies specifying how they are pricing non-auto transport in the city
- Implement performance parking downtown and in commercial districts
- Raise the price of residential parking permits where curbside parking is scarce
- Transit? How will the city accommodate capacity for rush hour commutes when we grow to surpass 1950 peak?
- Street car has been failure--don't bring it to Georgia Ave. Dedicated bus lanes are better
- Extend streetcar to EOTR like you promised! It will open up and improve housing over there
- Can we please have a senior center in Ward 3
- Engagement through constant interaction
- Infrastructure seems to be underdeveloped/outpaced by current density; especially with 14<sup>th</sup> St corridor--electrical goes out, sewage system overrun.
- Less on street parking; more protected bike lanes; dedicated bus lane or express bus on 14<sup>th</sup> St
- Incorporate all rec centers with libraries on the same site
- More protected bike infrastructure in all neighborhoods, better bus service BRT, streetcars, no un-walkable streets
- City-wide Wi-Fi
- Save metro!

- North Capitol and New Hampshire Ave is a painful intersection to come into town in am
- More east/west bus routes
- Creative solutions for accessing affordable childcare
- Tax bridges and tunnels so DC residents don't pay the brunt of road maintenance heavily used by commuters
- Kennedy St and 3<sup>rd</sup> NW--what's with that? (Where Kennedy turns into Missouri and you have to turn left to stay on Kennedy)

### **Citywide Elements: Housing, Educational Facilities, Historic Preservation**

#### ***What are the greatest opportunities for DC now and in the next 10 years?***

- Affordable housing
- Infrastructure
- Mixed use buildings/districts (live work play)

#### ***Issues and Opportunities: Housing, Educational Facilities, Historic Preservation***

- Where are the earlier Comp Plans so we may compare and appreciate historical evolution?
- Mortgage solutions that include student debt!
- Good education will ease housing supply issue WOTP
- Get ahead of market conditions that cause displacement. We do not want to become San Francisco!
- Affordable housing--keeping seniors with that
- Prioritize preventing displacement--focus on adding public and affordable housing
- Specific workforce housing built to attract jobs vital for a good city; teachers come to mind first, but also tech, finance, etc...good schools require good teachers
- Affordable housing policy focuses more on housing availability for the very poor but does not address bringing down avg. cost of living much
- Make it easier for buildings with historic designations to pursue solar panels and energy efficiency upgrades
- Calculate AMI for affordable housing at the area element (very local) level
- Allow and encourage housing construction at a rapid pace to control increasing costs due to demand. Growth everywhere without sheltering certain areas from helping meet the growth we need
- Safe walk/bike zones around ed. facilities create spaces for pedestrian/community interactions
- Focus affordable housing development on 0-30% AMI
- Support mixed income and build-first for public and low-income housing redevelopment
- Huge need for more housing
- More diversity of housing, affordable for people across income levels
- Preserve R-1, R-2, R-3 from Comp Plan up-zoning eligibility
- Less concentrated public housing and more mixed rate properties bring the community together



- Invest in community-run land trusts to produce more affordable housing and reduce dependence on profit-seeking land lords
- Create a zoning budget policy so that any zoning text or map amendment that effectively reduces buildable residential density is offset with commensurate increases in by-right buildable residential density nearby – academic papers are available on this
- Redefine affordable housing by recognizing the city’s AMI which is less than the region. Right now DC’s proper AMI is higher because it’s composed with Arlington, Fairfax, Alexandria, PG, etc.
- Create a “state-level” historic preservation tax credit for neighborhoods where preservation wouldn’t happen but for the credit (this is to address distressed neighborhoods)
- Subdividing row houses destroys family-sized housing--need better balance
- Discourage the creation of bogus historic districts that are really subterfuges to regulate density on side of zoning regulations
- Encourage development that preserves the architectural character of neighborhoods
- Keep Park Monroe a park, no housing unless it’s for the current residents of the neighborhood/ market based pricing is code for getting rid of our poorer neighbors
- When development is allowed, affordable housing being displaced should be fully restored and push to add more
- Spread housing across all area elements to accommodate growth

### **Citywide Elements: Environmental Protection; Parks, Recreation and Open Space; Arts and Culture**

#### ***What are the greatest opportunities for DC now and in the next 10 years?***

- Expand efforts to make triangle parks more pervious
- More public art
- Hire more air quality inspectors!
- Set ambitious goals for restoring the Anacostia River and meet those goals
- DC’s art scene is strong, but could use a real arts district that could draw tourists
- More bike lanes separated from car lanes
- Ensure greenhouse gas emissions are considered in the environmental protection element as pollutants harmful to human health
- Consider transferring certain NPS parks to DC and coordinate their maintenance into local BIDs
  - Dupont Circle
  - Meridian Hill
  - Georgetown Waterfront Park
- Require large capital projects for educational facilities to address opportunities to co-locate DPR recreation facilities to the neighborhood (e.g., Dunbar HS reopened with a public pool, a green amenity)
- More pedestrian focused space
- Put DC green space planning in the context of regional wildlife corridor, require native plants for new DC government-funded planting; support pollinator

***What are the greatest issues for DC now and in the next 10 years?***

- Not enough parks in NoMa
- Park Monroe should stay a park--too expensive
- Reassess existing parks for public safety. Develop guidelines for new parks that will help reduce crime
- DC has started good sustainability progress--keep them, expand them, get them into the comp plan
- More green infrastructure to help reduce urban heat
- Air quality when there's construction
- Reintroduce District's River Smart/Rain Program, making eligibility easier

**Growth and Development**

***What are the greatest opportunities for DC now and in the next 10 years?***

- Streetcars on the old trolley trail, connecting Sibley Hospital to Georgetown Univ. Hospital
- Too expensive, have to leave
- Listen to its citizens, not just its big developers
- Profiting from 'disruptive' tech--self-driving cars, sharing economy, job contracting platforms, if we get it right we will be the trainers for other communities nationally and internationally
- Using ADU Zoning ahead to increase Ward 3 density
- Encourage development and channel growth that helps neighborhoods preserve their histories and foster unique identities

***What are the issues facing DC now and in the next 10 years?***

- Increase affordable housing
- Support McMillan Plan and more housing
- Make low-income housing required for all housing built
- Race relations
- Institutionalize anti-racism; entire police accountability
- DC government can't handle city issues now. Statehood is more bureaucrats
- Keep DC the District of Columbia
- Environmental change-- summers are getting hotter and rainstorms more intense, need to adapt to climate change
- Highway near ball park has nearby exits needs work!
- Comp Plan needs teeth--zoning needs to follow it. No print in comp plan saying we'll grow by X individual neighborhood-level zoning decisions are purely based on what (some) residents want.
- Rising housing costs
- How the city government perceives the arts and how it doesn't understand the needs of its artists
- Need to encourage growth in all 8 wards not just in dense neighborhoods (+1)
- Keep the neighborhood feel of most DC neighborhoods even as they are growing

## Resilience

### ***What does resilience mean to you?***

- ANC1C is actively opposed to green and resilience in Adams Morgan
- In particular underground floors/parking, mosquito borne diseases
- Give the metro to DDOT
- How to improve resilience if research and investigation and clean-up of chemical
- Strengthen the District's transport system
- Include public health considerations in discussions about resilience – our city has huge health inequities
- Prepare for climate change--sea level rise, increased storm intensity, heat waves, vector-borne diseases, --mitigate climate changes, set and meet goals for building efficiency and integrate wind and solar energy
- The city has major opportunities to lead on climate change mitigation and adaptation, consider economic and health benefits of these measures
- Read *Why Do Cities Matter* – paper by UC Berkeley, U Chicago economists
- Infrastructure that includes water, transport, city services
- Focus on building social capital
- Is the resilience element enforceable?
- Increase support for urban ag. with funding land and technical assistance
- Support more DC based ag.
- Providing services for quality of life issues
- Developers pay their fair share for infrastructure upgrades
- All neighborhoods pre-1920 should be in conservation districts
- Remove historic districts to provide greater water security and fire safety
- Integrate resilience into waterfront dev.
- Remove congressional oversight
- Thriving minority-owned businesses
- Providing growth w/o destroying history and culture
- Regionalism
- Plan for climate change
- Discourage any land use other than open space in 100 yr flood plains due to storms
- Preservation should be for people not buildings
- Seceding if Trump wins
- DC will become brutally hot worse than ever in the summer-- storm events will be worse. Are we prepared?
- Increased mobility options--better transit
- Small business is greater than big business
- Look at Oakland resilience strategy
- Definition is backwards-- if you teach people how to plan and prepare the learning process makes them resilient

- Most of the plan is physical context, resilience is how you live in the city
- Better coordination of all development projects and their collective effects on all infrastructure water, electric, gas, sewer, roadways
- With race relations getting worse how do we address and how do we deal with riots and unrest?
- More local/residential solar and wind power
- Each Element should have to answer some basic questions about how they're preparing for a changing climate

## II. Final Thoughts from the Public

Following the Open House, meeting attendees were invited to share at the microphone in front of the entire audience their “top thought about DC’s future” or to build on thoughts shared by others. The following is a transcription of the comments shared verbally during this session. The name of the commenter is noted when it was provided.

**Public Comment 1:** How are we going to deal with opposing views in this process? A rhetorical question I ask is: Can I love dogs but hate dog parks? Can I love bicycles and cyclists but hate bike lanes? I don’t know how we will all deal with this because if you look at those notes on the boards, there are views that are in direct opposition to one another.

**Public Comment 2:** My name is Chris, I am a former ANC commissioner, part of DC for Reasonable Development. We are 10 years into this plan--it was passed in 2006 and is DC’s most progressive document. I want to know whether policies in the plan are being followed, and what are these policies’ efficacy – it’d be nice to see what policies are working and which ones aren’t; how do we improve those that are working and get rid of those that aren’t? I encourage the public to look at the Comp Plan. The biggest priority is: who is staying and who is going? 40,000 Black people have been pushed out of DC. It seems like the words on paper are positive but they aren’t being followed. I ask OP and DMPED how are these policies being used, how successful/unsuccessful have they been and why or why not? Look at original intent and what the outcome has been for policies.

**Public Comment 3:** Would love to see if OP can look into something that can conserve our neighborhoods without going so far as a historic designation. If there’s some level in between where the neighborhood can have input about condos, loss of single-family homes, etc. that would be great. Is there a happy medium between developers and historic designation, which seems draconian to some? Consider a conservation district as opposed to historical designation.

**Public Comment 4:** DC is a major international city drawing in tremendous tourism revenue, and yet it still has very much of a small-town neighborhood feel. How do we maintain that because there will always be a change in international perception and internal demographics--maintaining an international city with a neighborhood feel is important. How do we strike that balance?

**Public Comment 5:** These meetings are great. One thing that is frustrating, is that I live on Georgia Avenue and there are places that are scheduled to open soon – ex. bars, small businesses, restaurants– but their openings are delayed because the permitting process slows down the opening of new businesses. How can we streamline the permitting process?

**Public Comment 6:** Many people talk about housing in the District and prices west of the park go way up – demands are high near west of park due to the quality of schools. If we focus on equalizing education in the District so there are high quality schools throughout the District, this would ease housing stresses. Part of the reason people want to leave the city or move is because the school systems’ quality is low throughout once kids reach a certain age.

**Public Comment 7:** One thing that struck me about the Comp Plan is a lot of it is talking about managing growth and one thing I think about is: if we don’t have growth, what are the positive and negative effects of that? It’s a choice--if we don’t have as many housing units as we have projected to be built, what are the outcomes that affect our neighborhood and impact sprawl?