



**Amending the DC Comprehensive Plan
Community Workshop #2
Summary & Public Comment Digest**

Meeting Date:	Saturday, October 22, 2016
Meeting Location:	Thurgood Marshall Academy Public Charter School
Featured Area Element(s):	Far Southeast and Southwest Area Element & Far Northeast and Southeast Area Element
Number of Attendees:	26
Agenda --see note below**	<ul style="list-style-type: none"> • Registration (9:00am-9:40am) • Presentation on Comprehensive Plan & Amendment Cycle (9:40am-10:10am) • Open House (10:10am-11:10am) • Final Thoughts from the Public (11:10am-11:30am) • Next Steps & Closing (11:30am)

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 during the PlanDC Community Workshop. Please note that this document serves as the initial step in the DC Office of Planning’s (OP) 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.

****Note:** At the October 22 meeting, following an informational presentation by OP on the District’s Comprehensive Plan and the current Amendment Cycle, attendees began to ask questions before the audience rather than moving to the Open House per the agenda. Due to the extensive Q&A that took place at that time, there was no formal Final Thoughts from the Public session as planned prior to the end of the workshop. The Open House took place at the conclusion of the Q&A, where attendees left comments at Open House stations and spoke with the OP Director and staff. Due to concerns expressed by attendees during the Q&A of the low meeting turnout (26 participants), OP committed to hold another PlanDC meeting for Ward 8 residents; it is currently being planned.

I. OPEN HOUSE

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 – *3 boards*:
 - Far Southeast & Southwest Area Element
 - Far Northeast & Southeast Area Element
 - Area Elements Summary
- 5) Citywide Elements—*12 boards*:
 - Land Use
 - Urban Design
 - Economic Development
 - Transportation
 - Infrastructure
 - Community Services & Facilities
 - Housing
 - Educational Facilities
 - Historic Preservation
 - Environmental Protection
 - Parks, Recreation & Open Space
 - Arts & Culture
- 6) Growth & Development
- 7) Resilience
- 8) Ask a Director
- 9) Ask a Planner

OPEN HOUSE PUBLIC COMMENTS BY TOPIC

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

Area Elements

Far Southeast and Southwest Area Element

Includes the following neighborhoods: Woodland, Hillsdale, Barry Farm, Anacostia, Fort Stanton, Douglass, Shipley, Congress Heights, Washington Highlands, Bellevue

What do you like about where you live?

- These questions are unfairly limiting. If we tell you what we like, it is in your hands to give it to us, but it will be from your perspective and not the community. This requires an educational component to receive meaningful input from residents. Educators should be from outside government and be community-centric, urban anthropologist, attorneys, etc. Then you will not have to ask leading questions like this and we can just tell you what we want in the plan
- Community presence. Long-term residents

What improvements are needed in your area/neighborhood?

- Balance between development/educational facilities. An increase of housing development without an effective plan for improving education
- Reflect on educators, policeman, fireman, small business owners, senior citizens, and working middle class when development is planned. How can we as a District retain and keep this class of people? By creating policies and legislation in place. Update legislation/policies that are hurting the community
- Home/rental process needs to be more supportive/effective. Agencies are not holding themselves accountable and they become a long, draining process with little results
- Interested parties?
 - Why is the city growing? (Necessity)
 - % of jobs of to the residents
- Public involvement. How? –Skews what the residents want
- Co-locate senior housing for incomes at 0-30% of AMI with health facilities, dining, and social services
- Shopping amenities. Child-friendly activities
- Got to end displacement – ensure current low-income residents can stay. That means more housing and affordable housing

Far Northeast and Southeast Area Element

Includes the following neighborhoods: Kenilworth, Deanwood, Burrville, Lincoln Heights, Fort Dupont, Benning, River Terrace, Mayfair, Capitol View, Marshall Heights, Benning Ridge, Greenway, Twining, Penn Branch, Randle Highlands, Hillcrest, Naylor Gardens, Knox Hill/Buena Vista, Fairlawn

What do you like about where you live?

- Street is quiet
- Proximity to 'THEARC' and National Park Service (NPS) facilities

What improvements are needed in your area/neighborhood?

- Better and more diverse commercial and retail (Downtown Ward 7, Skyland, Capitol Gateway, etc.)
- Improved public facilities for residents

Citywide Elements

Land Use Element

Write your issues, ideas, questions below:

- Do not give public land to developers
- Human Impact Statement for surrounding area including but not limited to gentrification, property taxes

Urban Design Element

Write your issues, ideas, questions below:

- The use of the term “urban” is indicative of systemic racism and colonialism. This is a clear indicator that these “urban” descriptions are not for or by natives of this history. A better use of language is high-density design
- High-density design vs. urban design

Economic Development Element

Write your issues, ideas, questions below:

- Create social equity zones in historically disinvested communities EOTR
 - Living wage zones
 - Increase penalties for wage thefts
 - Claw back legislation for first source that are invested in public housing
- Invest in “deeply affordable housing”: 0-30% Area Median Income (AMI)
- Support local worker owned co-operatives
 - Zone high value retail space for co-operatives and shares
 - Artist-owned co-ops “creative spaces”
- Subsidize grocery stores in high poverty areas
- Convenience stores in food deserts contribute to fast food, carry outs, to clean neighborhood fund
- Larger emphasis on neighborhood focused tourism, and the facilities, and infrastructure for them
- Access to capital for new and existing locally-owned businesses
- Focus on businesses that serve needs like food deserts, businesses that address community services
- Invest in Black businesses

Transportation Element

Write your issues, ideas, questions below:

- Don't shut down metro stations in Black communities
- Restore late night service
- Do not privatize any more bus routes [routes]
- Support WMATA workers with good contract
- Better East-West connections for all—not just cars
- Better transit options along the X2 bus route (maybe a Circulator?)
- More protected bike lanes like 16th street

Infrastructure Element

Write your issues, ideas, questions below:

- Invest in infrastructure
 - Solve issue of lead in water!!
 - Prepare for climate change!!
 - Invest and modernize metro!!
 - Increase high speed internet/Wi-Fi
 - Increase public transit options EOTR
 - Increase solar energy capacity for low income households
 - Increase food security by investing in urban farms
 - Stop spending money on cameras

Community Services and Facilities Element

Write your issues, ideas, or questions below:

- What initiatives are available for increased health care providers and quality of providers in this community?
- Perhaps, increasing the number of MPD substations to better allow MPD and the community to build better relations (community policing)
- Co-locate senior housing and senior care facilities that provide coding center, dining, social services, aquatics center

Housing Element

Write your issues, ideas, questions below:

- How will the Comp Plan affirmatively further fair housing?

- We need more 0-30% AMI, affordable senior housing that incorporates mix of uses (i.e. senior center, non-profit office space, and church/sanctuary space)
- How are the current programs in place working to address the issues of vacant properties?
- How is the city working with other stakeholders to get vacant properties into the housing stock?
- Increase funding for public housing
- Create no-displacement zone
 - Special regulations for engagement and build first
 - Increase Department of Consumer and Regulatory Affairs (DCRA) inspections
 - Mold/decent housing regulations
- Sustainability of potential foreclosures to preserve affordable housing
- Build 25-30% AMI units in all PUDS. Stop tearing down public housing for quasi-private housing
- How can the city better prepare residents for changes in housing?
- Property tax resilience: As communities develop, can we put moderation on property taxes for those on low and fixed incomes?

Educational Facilities Element

Write your issues, ideas, questions below:

- How can the City Council be more responsive to the needs of UDC?
- What types of financial incentives can the city offer DC students to get them to attend UDC?
- Mentors from the communities would be more impactful
- Looking at providing more middle/high schools to support school communities. Students traveling to different areas of the city for instruction
- Carefully put policies in place to stop MD students from attending DC schools, which is resulting in more traffic problems, metro problems/concerns, etc.
- The city is not distributing the At-Risk-Student Fund in the way the law requires. A disproportionate amount are going to schools in white neighborhoods at the expense of going to schools in black neighborhoods
- Education: Tech, green jobs, meaningful work, not minimum wage
- To transform education environment, we must transform the culture
- Hanna Baker:
 - Are there opportunities for high school students to earn college credits?
 - What steps are being taken to make the transition into local college as easy as possible?
 - Establishing more community college options for DC residents; equal distribution of funds for students in all wards
 - More job and skill training for the homeless or options of low-income housing
 - Higher wages for educators and mentors to have increased jobs and investment in youth education

Historic Preservation Element

Write your issues, ideas, questions below:

- Stop Big K development!!
- Leave houses as community buildings
- Know our history, first
- Engage with homeowners of historic properties
- Respect the nuances of History & ID intergenerational historic curators
- Preserving the previous identities of DC, not just the monuments

Environmental Protection Element

Write your issues, ideas, questions below:

- Continue to clean-up and restore the Anacostia River
- Ensuring that the Benning Rd. Pepco site is not re-purposed to another heavy industrial site

Parks, Recreation and Open Space Element

Write your issues, ideas, questions below:

- More parks/green space EOTR
- Not enough “equity” in services and delivery in Department of Parks and Recreation (DPR) facilities EOTR as opposed to those West of the River. Aging in place residents do not enjoy the same quality of green spaces and rec programs as their senior counterparts WOTR
- Don’t put dog parks around public housing where people can’t have dogs
- Have cultural programming for long term residents
- Rehab the existing parks & rec centers, everything that was here should be improved/perfected before new commodities aimed at a certain demographic (rich, single, millennial) does not benefit residents and natives
- Work with partners at NPS to continue to make improvement to public facilities both on the Mall and EOTR
- Improve physical fitness programs aimed at families—especially EOTR

Arts and Culture Element

Write your issues, ideas, questions below:

- Engage the board based arts council and independent artist to identify authentic art and culture elements
- Include natives and long term residents in the planning to preserve historic context
- Invest in intergenerational art
- Attract one or more bookstores
- Arts should be more accessible for artists to thrive and share their creativity
- More community centers for creativity
- Local bookstores, events, promoting them

- Find a way to ensure that artist & creative types have a place in our community (are not priced out!)
- Youth culture—invest in youth culture
- Additional art spaces for children
- Preserve Black culture
- Engage local artists
- Allow communities to choose local artistic projects
- Preserve go-go

Growth and Development

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

- What’s being done to preserve the native Washingtonian communities faced by gentrification?
- There’s been a progressive increase of other demographics, for the exception of Black/Non-Hispanics—How is this being addressed?
- What infrastructure is in place to address the growing homeless community who cannot afford housing?

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

- DC has the opportunities to create and encourage “Smart Growth” EOTR—Ensuring this growth benefits ALL residents, is critical

Resilience

What does resilience mean?

- Ability to bounce back
- Resilience:
 - The ability to bounce back
 - The ability to preserve historical sites
 - The ability to finance our plans through maintaining a healthy bond rating
- Strength Training—Preparation: disaster, etc.
- Central distribution point for resource assistance after the initial response at the neighborhood level
- Affordable rental housing at 0-30% of AMI to include open Coding Center, Transport & Health visits. Community takes major events into account. Neighborhood recovery center
- Community members: network
- Network of community centers:
 - Popular education
 - Folk houses
 - Urban gardens

- Increase food security through urban farming
- Mesh networks for Wi-Fi during disasters
- Disaster preparedness plan that includes mobilizing “center people” to provide hyper local aid
- Education and neighborhoods with emergency planning
- Grace Lee Boggs center - Detroit
 - Adrienne Marie Brown defining resilience
- Need to talk about anti-displacement as resilience
- Need mesh networks and mobile site for disaster preparedness

II. Questions & Comments during Q&A

The PlanDC Community Workshop agenda includes a “Final Thoughts from the Public” session to follow the Open House where meeting attendees are 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. As noted earlier, due to the extensive impromptu Q&A discussion that occurred following the presentation, the Final Thoughts from the Public session was not held at the October 22 workshop. The following is a summary of the verbal feedback from meeting participants during the Q&A as well as responses by OP Director Eric Shaw or that staff provided.

Public Comment 1: I did not feel like the flip charts and documentation from the public meetings served as sufficient participation. The engagement should be more regular ongoing conversations.

Public Comment 2: Do you have a task force where you have community leaders giving input on these issues?

Public Comment 3: Who is the Ward 8 Officer?

Public Comment 4: I found out about this meeting on Facebook, and shared it to my friends and followers, but the large majority of Ward 8 residents are not tech savvy. Flyers should have been distributed to the Wellness Centers, and the Recreation Centers. Stakeholders should have been notified. The ANCs knew nothing about this. All of this outreach is being done, but isn’t reaching anyone. The team needs to reach out to community-based organizations.

Public Comment 5: I moved up the street and I am concerned about the focus on inclusion vs. something closer to justice. Inclusion regardless of race does not help us talk about the people who are displaced and systematically displaced. It is not resiliency if you just bring new people with their own systems. I am interested in seeing what justice policies/planning would look like for these residents.

Public Comment 6: OP should ask the community to host conversations, rather than just coming to community meetings. There is a lot of substance that comes out of them where you can capture real experiences and suggestions.

Public Comment 7: This work systematically reproduces systems of oppression and the system is not working as it is designed to. I am an 8th generation Washingtonian and I still cannot own a home. I did not just drop into DC. Let's be honest about the intention.

Public Comment 8: It would be helpful if you can provide more details on specific programs that can help address these issues.

Public Comment 9: Everyone wants a bigger voice in the development of our neighborhoods, and we should have representation from OP at our community meetings.

Public Comment 10: Evelyn Kasongo [OP Neighborhood Planner for Ward 8] has been to these meetings and takes our interests, such as the 11th Street Bridge Project.

Public Comment 11: The 11th Street Bridge and Anacostia are projects where other people are driving the process other than us. We do not have a copy of the Comp Plan/Master Plans. We are at a point where you have an advantage over us. We do not have a plan, but you obviously have a plan.

Public Comment 12: I am an attorney for allies of Barry Farms. The Comprehensive Plan was very helpful in a court case. There was a policy that said any developer that took steps to develop had to take certain issues into account. This is a very important process and I encourage people to take the opportunity to comment and write on the boards about inclusivity and representation.

Public Comment 13: When you are preparing projects like this, more people want to be at the table, not invited after the fact.

OP Response: *OP has a comprehensive outreach strategy, which includes contacting every ANC Commissioner for these meetings. We have also heard suggestions for having a more conversational style and will further explore options for that format. OP will work with you all to schedule and engage these conversations. Let's find a time soon to do a reflection with those who are concerned about outreach.*