



THE DC OFFICE OF PLANNING

**Amending the DC Comprehensive Plan
Community Workshop #3
Summary & Public Comment Digest**

Meeting Date:	Tuesday, October 25, 2016
Meeting Location:	Wilson High School, 3950 Chesapeake Street NW
Featured Area Element(s):	Rock Creek West Area Element
Number of Attendees:	62
Agenda	<ul style="list-style-type: none"> • Registration (6:00pm-6:30pm) • Welcome (6:30pm-6:40pm) • OP Presentation (6:40pm-7:10pm) • Open House (7:10pm-8:10pm) • Final Thoughts from the Public (8:10pm-8:30pm) • Closing & Next Steps (8:30pm)

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 October 25th PlanDC Community Workshop. 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.

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 – 2 boards:
 - Rock Creek West 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.

Future Land Use & Generalized Policy Maps

- Revise the Comp Plan first and then the zoning regs after for compliance
 - That is what happened
- Allow for more density (i.e. high rise [8-10 floors] buildings) along Wisconsin Ave, particularly between Tenleytown and Friendship Heights
- Parking in commercial area in Cleveland Park needs a good solution
- Very concerned that upper Wisconsin is underutilized – a wasteland – and that zoning is not favorable to encourage more intense development
- Bike lanes like what is in NoMa
- Even as we increase density around metro stations, DC must plan and retain open space—otherwise the neighborhoods will be dense, but unappealing.
- Cleveland Park land use designation should be higher density around metro station – businesses suffer, not enough daytime use

- Agree

Area Element

Rock Creek West Area Element

Includes the following neighborhoods: Barnaby Woods, Chevy Chase, Friendship Heights, Tenleytown, American University Park, Van Ness, Forest Hills, Cleveland Park, McLean Gardens, Spring Valley, Cathedral Heights, Palisades, Wesley Heights, Woodley Park, Massachusetts Avenue Heights, Woodland-Normanstone Terrace, Glover Park, Foxhall Crescents, Foxhall Village

What do you like about where you live?

- Living in one of best middle class neighborhoods in the world!
- Great access to green space and parks
- Small area plans for Tenleytown and Van Ness need flexibility for planning to encourage mixed use along transit corridors – medium density – reverse Durant case! Need amenities and walk/bike. We are underserved with retail

What improvements are needed in your area/neighborhood?

- Interested to hear how you are engaging youth in the Comp Plan feedback process
- More transit oriented development
- Moderate increase in zoning density
- Enhanced public safety for pedestrians and bikers
- Mechanism to reduce gridlock on Connecticut Ave (incentivize public transit by increasing reliability and timeliness)
- Planning strategy/vision framework for Cleveland Park
- There is a need to balance open space and livability with housing development
- As a Woodley Park resident, I like current zoning and the current FL Ave – I believe they should be given great deference even in the face of development pressure
- Description of built environment on upper Wisconsin Ave needs to be updated (buildings, architecture); wants modest scale compatibility with single family homes
- At Van Ness Metro, future map shows high density, east and a distance north of the station. It shows moderate density next to and north of station. This makes no sense at all. Should be high density mixed use
- We need stronger assurance that open space, a scarce and highly valued quality, will be preserved. Open space on east-west streets is particularly vulnerable when tall buildings are built in the southern sides – blocking daylight forever thereafter, even with prescribed setbacks
- Revise land use to allow for high density (up to 10 story) buildings along Wisconsin Ave, particularly between Tenleytown and Friendship Heights to allow for more retail, amenities and public spaces
- More Rec Trails

- More bike share stations
- Improve vitality of Cleveland Park-Connecticut Ave – fewer vacant stores, more people in/out

Citywide Elements

Land Use Element

Write your issues, ideas, questions below:

- Leave existing single family neighborhoods alone
- Enforce current zoning with penalties for those who cheat
- Encourage individual zones for specific neighborhoods
- Have penalties for contractors who commit fraud
- Need more close-in housing and mixed-use close to transit. Comp Plan should ensure flexibility to accommodate new housing and fix Durant case (which is a straight-jacket)
 - I agree
- Preserve green space– community gardens, urban agriculture, etc. → green roofs on all future/newly renovated gov't buildings
 - Agree
- Increase allowed height and density on major transportation corridors – Wisconsin Ave!
- Need to increase density along transit corridors while preserving recreational areas and green space
- Hard to coordinate w/ Park Service—but necessary access to Waterfront extremely important
- Are we at the point where every piece of vacant land must have a building? Why are we turning into NYC? (Time Square and Chinatown DC are beginning to look alike)
- Bike-friendly – even for kids and families
- Enforce rules, permits, actual building and use!
- This is not the best this neighborhood can be
- The status quo is an outcome of time and place–1920s; 1960s
- Emphasize higher-density affordable housing. But ease the transition over time—not high-rise in low-height neighborhoods—aim for the middle first
- Improve transit between parks, neighborhoods on paths, bikeways, and light transportation
- Tax bigger buildings – i.e. land use per sq. foot more proportionately

Urban Design Element

Write your issues, ideas, questions below:

- Get rid of aboveground electrical wires esp. on main streets. Butchered trees very unattractive
- I like the results of architecture competitions in Dubai– why not have more in DC (like the 11th St. Bridge)?
- Better integrate areas between metro stops (e.g., between Tenleytown, Friendship Heights) by building more inviting public spaces, and allow for more retail, amenities, etc.

- I agree
- Support development projects that incorporate innovative/beautiful public spaces. Even private land can benefit public if designed well
 - I agree
- Complete Metropolitan Branch Trail
- Provide incentives for (or require) new development to be a scale consistent with surrounding area (e.g., no high-rise in the middle of row townhomes)
- Require green space and incentivize edible landscaping for public and private development
- Encourage more creative building design beyond glass box and standard brick. People want to go to exciting places
- I support revising the Height Act to allow some limited use of tall buildings to increase the drama of the skyline. K Street is filled with boxes to squeeze in max sq/ft to conform to zoning. Stymies architectural creativity
- More architectural diversity. Maintain existing architecture of the city communities. More design influence from urban design OP ideas

Economic Development Element

Write your issues, ideas, questions below:

- Balance development needs with outcomes which serve the entire community
- Higher density to accommodate more businesses (retail, restaurants, etc.) particularly along Wisconsin Ave between Tenleytown and Friendship Heights
- Consider regional focus to set strategy/priorities for development, e.g., health research w/ NIH, Data Centers (w/ NOVA), etc.
- What is strategy for dealing with death of brick and mortar retail and increasing utilization of AU [American University] for white-collar jobs?
- Create sector-specific innovation hubs in neighborhoods with greater capacity for foot-traffic and as part of TOD [*transit-oriented development*] efforts
- Consider affordable retail – subsidizing as we do housing—keep small mom and pop shops in developing neighborhoods
- More retail, restaurants
- Understand the continuity of a ward...what economy is driving social life and local employment
- Incentives for urban agriculture
- More regional collaboration not DC vs. VA vs. MD
- Development of a central processing facility/central kitchen for food aggregation, processing and distribution to serve both institutions, agencies and increase healthy food access in D.C. (increase job training, and health/sustainability of city)
- Offer entrepreneurship grants and training to support unemployed and underemployed DC residents who want to own and operate a business – grants could include money and property (e.g., foreclosed / tax sale properties)
- Venture capital funds, angel funds for start ups

- Donate vacant land to not-for-profits to develop affordable housing. Enable churches to repurpose for affordable housing
- I am concerned about new distribution system of medical, social and other services to seniors who age in place. As an age-friendly city, DC could develop new business models to serve this population (e.g., home visits by doctors)
- Existing orgs like DCRA and HPRB need to streamline processes so that development can happen faster
- Diversify the economy. The current model of high rise with retail is not sustainable through all economic cycles
- Focus efforts on generating businesses owned by DC residents that will reinvest in their communities
- Use city resources to benefit residents not developers
- The sports park deal makes me mad – they provide mostly low-skill jobs that are vulnerable to economic downturns and the whims of leagues and owners. Most of us can't afford to attend events and parking
- Improve public schools and continuing education

Transportation Element

Write your issues, ideas, questions below:

- How is DC planning for self-driving cars?
- Improvement to bus lines
- More planning for bikes/pedestrians on Wisconsin Ave
- In conjunction w/ project permitting, a required analysis of the impacts of new projects on traffic/gridlock; growth= gridlock
- Too much emphasis on bicycles! (especially on McArthur)
- Need bike lanes along MacArthur and Reservoir
- DC needs a first class transportation system
- Fix metro
- Buses every ½ hour doesn't work
- Please finish the Metropolitan Branch Trail
- DC needs a world-class metro system
 - Compare with Japan, Sweden, Germany (not NYC)
 - Bring in consultants from those countries to raise standards if necessary
- Explore bus rapid transit and or HOV-style lanes to promote car-sharing and improve public transit reliability
- Bike/walk- pedestrian and bike safety. Get cars off the streets to allow more transit oriented development
- More bike share stations West of Wisconsin Ave (several large areas with no coverage)
 - I agree
 - Double agree
 - Far west DC has none

- Enhance existing trails (off road) and build new trails – connect them all into integrated network!
- Dedicated bus lanes (+1)
- More bike share stations
- Safe bike infrastructure/lanes (e.g., more protected bike lanes where possible)
- Install a comprehensive system of bike lanes in the Palisades, connecting homes with rec center, schools, libraries, shopping, etc. Macarthur, Reservoir, Arizona, Loughboro, Sherier, Potomac, V, W, and U
- Preserve the trolley trail for passive recreation
- Not a bike trail!
- Financial tax incentives for people to use car sharing, bikes and similar services in lieu of driving personal cars into and within the city—work on agreement with fed. Govt. to do the same
- If developers are given a waiver for providing parking in a building, have them contribute the difference to public transportation, not keep as profit (less parking is good)
- Commuter tax for MD and VA drivers
- Better transportation options in Ward 3 – dedicated bus lanes on Connecticut and Wisconsin Ave; protected bike lanes; fewer curb cuts
- Parking ticket policies discourage doing business in DC – dinner takes longer than planned; ZAP have to wait for the doctor; ZAP have to talk with a teacher unexpectedly; ZAP it's as much an emotional as financial penalty to being a DC resident. Nothing makes me more angry, especially when public transit isn't a viable option
- People commuting into DC should pay more to maintain system
- Transportation inhibits vital economic and civic activity
- Parking restrictions and high costs drive residents out to suburbs where they can park easily. This is compounded by public options that are severely limited on weekends and late evenings. Be fair with licensed taxis rather than favoring Uber. Continue progress with bike and walking friendly routes. MacArthur Blvd is a rush-hour disaster that buses have to sit in (use old trolley line for light rail)

Infrastructure Element

Write your issues, ideas, questions below:

- Lead pipes and partial pipe replacement need to be eliminated
- Eliminate all CSO discharges
- Reduce impervious surfaces with road diets – parking and swales at major flood areas – eliminate the need for brown infrastructure
- Bury power lines
- Trails are part of infrastructure
- Bonus storm water credits for roof top farms
- Green roofs
- Make improvement of aging sewer lines and storm water management in areas like Cleveland Park a priority

- Fix the water and sewer system. If infrastructure can't support growth, it's useless and counterproductive
- Push utilities to provide cleaner more reliable service in exchange for monopoly
- Invest to maintain aging infrastructure (Water!)

Community Services and Facilities Element

Write your issues, ideas, questions below:

- Increase access to affordable childcare in Ward 3 & everywhere
- Mixed use public facilities -- e.g., Housing over libraries
- I want a public pool (outdoor) in Ward 3 – At Hearst!
 - I agree
- Pretty good but support better family/elder services. Maintain trees, parks. Support park recreation encouraged by village movement and the desire of seniors to age in place. I am very concerned that the city is not prepared to provide a distributed system of care (medical, social services, food) to those at home. Also crucial that assistance go to upgrade residences so that seniors and their caregivers are safe and reduce danger of falls
- How about adding rec centers to list contained in “purpose”?
- There will never be adequate city services to support older residents who need assistance in their homes. Why not pay family caregivers particularly those who are unemployed or willing to split their time to support the person who needs in-home care
- Some of the suggestions for the MLK library deal with recreation/social activities. I think these types of activities really need to stay in recreation facilities. (FYI - people are paying for quiet spaces to study because the library no longer meets that need)
- A lot of people in neighborhood libraries use computers, printers, and scanners. Consider renting out a section of each library to a ‘local business office space’ provider so that you can meet this need and make some money for the city
- Outdoor Wi-Fi
- Access to good language
- This word is extremely important (ACCESSIBILITY)

Housing Element

Write your issues, ideas, questions below:

- Increase 12% in line with density above zoning (if they want to go above zoning, they go higher than 8 or 10% and also serve lower income households)
- I like Tony Williams goal – 100,000 new residents will want to live in DC. I think this both helps unify vision–make DC appealing–and gives quantification to plan elements like housing. Shall we add something like that?
 - Flip side is how do we determine which neighborhoods?
- More transit oriented development (+1)

- Increase residential density at Friendship and Tenleytown Metro stations
- Comp Plan needs to accommodate more housing, more mixed use because we're growing and we should continue to grow the tax base and not push people out to suburbs and continue to congest traffic and not pay DC taxes
- We need to maximize 12 for affordable housing purposes. You have to fund 12 units by building more housing
- Durant case needs to be fixed. It takes the flexibility out of planning
- We need to address transportation issues before encouraging additional growth
- Need to increase height and density on major corridors (e.g., Wisconsin Ave) to provide more housing
- Increase residential density in metro accessible locations
- Less single family
- Leave single family neighborhoods alone – no encroachment of developments around the perimeter
- Increase density, fight the height limit, affordable units, bonus density
 - No No No No, you will ruin the neighborhoods!
- Ensure that transportation needs are met when there is growth in housing/population in a particular area
- Need to increase density along transit corridors and also in single family neighborhoods where lower household size has reduced density. Encourage ADUs [*accessory dwelling units*] to maximize land use where can't do infill
- We need truly affordable housing for working poor, the people who are being pushed out by gentrification
- Increase density in commercial areas
- Restrict B&B type rentals which are removing long-term rental housing stock
- Are we building an inclusive city or an exclusive city – affordability needs to be considered in planning
- More development by right
- Integrate small/local commercial with housing rather than big-box and chains
- Make sure there is sufficient parking and transportation at all hours/days of the week
- More affordable housing throughout the city. Discourage building big with excess space per person (rising taxes with square feet for few bedrooms)
- Emphasis on rehabilitating and maintaining existing, wonderful neighborhoods

Educational Facilities Element

Write your issues, ideas, questions below:

- School gardens → educational hands-on learning for students
- Higher quality school needs
- Recognize that kids thrive in small schools, while some prefer big. Offer a mix of all ages. Better facilities for disabled. Support facilities in lower-income areas

- DC is the focal point for government/public service. Why don't we have a magnet high school and Grad School that focuses on this?
- Preserve Fillmore school as a model for arts education
- Encourage school facilities as community centers
- Thoughts about purpose of UDC—should it be a university or more of a community college model? I can't evaluate but seems that the community college with transfer arrangements to nearby state schools should be explored
- It's embarrassing that we live in the capital of the free world with world-class institutions and several institutions of higher learning that are globally recognized but have a school system that needs work. The facilities need improvements with accessibility, technology, and need to be flexible to accommodate changing demographics. Children need green spaces to go outside and need natural lighting
- More facilities and on-site opportunities for vocational training
- Never ever sell a DCPS Building; Move to recover all that are leased to 3rd parties and pull all of them into the plan
- Growth in Rock Creek West should not be encouraged until more schools are built

Historic Preservation Element

Write your issues, ideas, questions below:

- Stop allowing historic preservation to be a tool of NIMBYs
- Respect what is really historic and be flexible (+1+1)
- DC history is not only buildings and structures – plan to enhance archives (Washingtonia) with HSW
- Preserve neighborhood historic commercial but allow for visible growth – esp near transit (+1)
- Please make it more user-friendly to establish historic districts, or provide conservation districts as an alternative
- Need balance so as not to hold properties hostage as potential landmarks of protected historic sites so the developers are hindered from planning improvements
- Pursue conservation districts
 - Real estate market is encouraging out-of-scale and character buildings
- Explore the intersection of affordable housing and historic preservation—preserve both!
- Emphasize the significance of open space within and bordering historic districts (to prevent inappropriate infill)
- Balance historical preservation and development – too often the historical landmark definition is abused to prevent development (i.e. designating parking lots as historical site)
- Do a lot more to help residents understand the topography/geology/hydrology of the District
- Guidelines that are up to date and neighborhood-specific materials (e.g., driveway materials/sustainability)
- Better explanation of the value of preserving vs. demolishing buildings for people who know nothing (e.g., Palisades Rec)
- Better access to past hearings (HPRB)

Environmental Protection Element

Write your issues, ideas, questions below:

- More close-in housing and amenities we can walk/bike to – this will protect the environment and not encourage people to go to suburbs and increase traffic congestion
- Restore polluted soils for future urban agriculture efforts
- Enforce recycling and composting in institutions (DPW)
- Build a more sustainable, resilient food system accessible to all (Food Policy Council)
- Run off of manure from National Zoo (Woodley Park) into Rock Creek
- Support zoning that will reduce cars in DC – specifically increase height and density on Wisconsin Avenue!
- Conduct a valid health study for Spring Valley and American University regarding health effects of WWI chemical warfare agents at American University
- Curbside composting program similar to recycling programs (San Francisco is a good model)
- More planning for bikes and pedestrians—less focus on vehicular traffic
- Charge by weight for trash to encourage recycling
- Composting options. I drive it to VA now
- Stress use of alternative energy and encourage alternative energy upgrades of homes (e.g., Solar)
- Create new and enforce existing sunshine regulations
- Ban “McMansions” and pop-ups
- Protect Hearst Park from pool—there are better places (e.g., trailhead Glover Archbold PI)
- Preserve open space

Parks, Recreation and Open Space Element

Write your issues, ideas, questions below:

- Keep improving parks especially in less “green” parts of city. Lower income residents can’t leave to go outside the city as easily. More activities supported in parks and rec centers to enhance community connections. Maintain parks and keep them safe
- Retention of green space in residential areas needs to be ensured. Loss of sky views and sunlight is costly to the quality of life for everyone in the indefinite future! This is a special concern where large buildings are allowed in East-West streets, especially, in the southern side and when built next to existing green spaces
- Comp Plan needs to accommodate growth, more housing/mixed use near transit for environmental quality purposes
 - Agree with above comment, but need to maintain green space for recreation and environmental quality
- Drop “green” and “open” space language – what does public land do?
- Environment: “Urban wilds”; people’s use: “parks”; Lawns are not sustainable

- Ensure regular maintenance and upkeep of existing parks
- Take the Sustainable DC Goal (Park w/in a 10-minute walk) and overlay it upon the Comprehensive Plan
- Build outdoor classrooms to integrate nature into recreation
- Outdoor pool in Ward 3. It should go on Hearst rec land. There's enough space there for everyone
- Take DC Water's sewer lines out of Stream Valley parks and move the sewer lines to the public right-of-way, where DC Water can properly inspect, maintain and repair (Glover Archbold)
- Improve quality of DC Water supply and sewers
- Work with federal govt to improve Rock Creek facilities for DC residents (e.g., soccer fields)
- Ensure SAFETY of parks/open spaces so that community is comfortable using them
- Encourage parks in mixed-use communities so they don't become dead zones after hours
- More rec trails to rec centers and other community and public facilities
- Open space in residential areas needs to be ensured of protection. Loss of sky views and sunlight is costly to the quality of life for everyone for future. This is a special concern with large buildings are allowed on East-West Streets especially on the southern side and when next to existing rec spaces.
- Preserve open space in Hearst park. Ward 3 pool should go elsewhere and not destroy much-loved green oasis (look at Glover Archbold Trailhead). Think out of the box. Be futuristic. Where is DC's Highline? Keep it natural. No more parceled hardscapes

Arts and Culture Element

Write your issues, ideas, questions below:

- Integrate funding for the arts in PUD [*Planned Unit Development*] applications to ensure community enhancements
- DC has museums and cultural preservation as a key differentiator in the US and across the world. But we haven't used it as well as we might to set our strategy for proactive economic growth and tourism development. The Smithsonian Folk life Festival is the only big event. Why not create another world-class event in a public-private partnership?
- Make sure art in public space is properly vetted thru community and ANC
- Incorporate arts venues/programs into mixed-use development
- Look how well Waterfront Park near Navy Yard and Stadium has been received and is working!
- More content in "slow" downtown public spaces
 - Activate downtown parks/squares that are dead after 5 and on the weekends
- Make the Kennedy Center more affordable!
- This is a lower priority than infrastructure, fairness, and education

Growth and Development

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

- Overdevelopment along traditional neighborhood boundaries that impact neighborhood utility infrastructure; need upgrades in concert with development
- Unnecessary transit expansions (trolley) that increases taxes
- More/better involvement of citizens, especially using Internet for comments and development
- McMansion development in Chevy Chase is an issue
 - No! Need more housing, mixed-use buildings close to transit to accommodate growth, grow tax base, and fix Durant, case which is wrong and stifles growth and change
 - Don't fix Durant!
- Parking lots/garages at close-in Metros is not good TOD policy. Rezone any industrial zoning close to Metros to residential use
- Make establishing historic districts more user-friendly
- How does one establish a Conservation District?
- Too many large developments. This is not Lower, Lower Manhattan! People move to DC for open space, arts, culture, access to NYC but not in NY and to be in a world-class city. Development needs to be thoughtful and reasonable
- Tenley/Friendship Heights: More density residential and commercial
- Preserve green space, community gardens, and community use
- Representative of Revise 3E (40 Residents): Allow for greater density along Wisconsin Ave between Tenleytown and Friendship Heights to develop underutilized land
- Affordable housing is critical in all quadrants of the city. Schools should be of equal quality so that young families can choose to live in any area and be accessible to their workplace
- Infill metro stations in high growth corridors. There is concern that developing a neighborhood will result in further gentrification which will push existing residents out (e.g., they will not be able to afford to live there)
- Let 5F Zoning Builders put up Duplexes instead of 5F McMansions
- How will city help working poor?
- City is losing architectural diversity that makes it great
- Paula Edwards: White House Toolkit for Housing Development used?
- Waivers on parking developments should not be allowed to pocket money. Should go to public transportation
- SW Fish Market is a gem, should keep
- Development: Where is it working? Fitting in? Development maps are helpful

Resilience

What does resilience mean?

- Food resilience—access to healthy food
- More sustainable food system
- Preserve neighborhood character while growing
- Social inequity should include homelessness, mental health
 - Need management plan for providing resources for this
- Actively upgrade and preserve our parks

- Congress is greatest hazard to the District
- Preserving and enhancing racial and economic diversity
- Tax commuters
- Add housing! Especially on transportation corridors
 - Agree and more amenities to walk/bike to. More housing means more IZ → inclusion. Need to continue to attract affluent, smart, energized people to grow the tax base
- Meeting the needs of vulnerable populations (i.e. homeless)
- Resiliency is also being fiscally responsible and maintain solvency
- What are we willing to risk?
- #3 principle is most important
 - Consider sandwich generation—can't juggle on metro
 - Accessible healthcare, roads, education institutions
- Complete neighborhoods
- Infrastructure assistance for ADU
- Affordable assisted living facilities in DC
- Integrate “Green Infrastructure”
- Strong community connections help resilience—within and across neighborhoods
- Transportation to safety is key—Remember 9/11?
- Distributed electricity generation and local storage to minimize disruptions when grid goes down (which it will)
- Promote efficiency
- Agree on special focus on vulnerable – including disabilities

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: Can you provide comments online?

Public Comment 2: Thank you for holding this session. One of the challenges of this kind of approach is that it is not very strong in addressing some of the complexities of planning and development. For example, having high density development is very important at the same time that it is very important to have open green spaces. Have goals and policies that are not linear – instead some policies should be subject to the constraint of others. For example, if you have open green space, preserve that. Develop different goals and align them with one another. Understanding planning in complex and interrelated ways is important.

Public Comment 3: In this particular area, have already been speaking to Directors of OP, but want to say that you cannot have development without infrastructure. Infrastructure partners– schools, roads,

sewage, transit, trash—all these people have to be engaged or else you will create development and make them undesirable without infrastructure. These working infrastructure partner relationships have to be involved or else it will make desirable neighborhoods undesirable.

Public Comment 4: I participated in the Zoning rewrite. Would like to say that we should let the planners do the planning. OP has fantastic staff but zoning rewrite got bogged down trying to create consensus and find the perfect compromises. Get input, but hope you do not get bogged down in consensus process and urge you to allow planners to do the planning they are able to do.

Public Comment 5: Fantastic meeting, encourage several meetings. Appreciate you doing various sessions in various wards, but concerned about uniqueness of Washington as a native Washingtonian. Is the plan based on New Urbanism model that has captured a lot of urban areas throughout America, and I am concerned about that. There are certain wards and neighborhoods where native residents cannot even recognize their communities in 2016 and what will happen in 2025, 2045? I have many friends who are concerned about that – recognizing the community having more than just a sign that says this is Shaw.

Public Comment 6: Thank you as well. I would like to encourage you all that as the city grows and develops, ensure some of the neighborhoods maintain their character. Some of it is taking away from the individual character of the District. Sometimes now when you go through neighborhoods there are new large developments and they look the same in all of the neighborhoods— there is nothing that distinguishes them. I understand this is the architecture model but I think it takes away from the architectural distinctness of the District. Back in the day you would find distinct architecture. In the future we hope neighborhoods maintain the individuality that so many people worked so hard to create and maintain.

Public Comment 7: Thank you. I appreciate the opportunity to comment on this important planning process. I agree with the other point, that we need planning. I also agree with a prior commenter who spoke about protecting our neighborhoods. In this area in Rock Creek West, we have great neighborhoods and we want to protect them – we do not want to jeopardize them. There is concern about overdevelopment in Rock Creek West. There is growing concern among residents about overdevelopment that needs to be addressed in the planning process. Particularly Rock Creek West – we are between the income and real estate taxes, we are an economic engine for the city and I do not think the city wants to jeopardize that.

Public Comment 8: I want to respond to that last comment. There are a lot of people concerned about underdevelopment as well in retail areas. I am from Cleveland Park and others down Connecticut Avenue have similar concerns – there are vacant storefronts in the neighborhoods. There are other retail areas that are on this wave of success and vital existence so that is the concern and we need to strike a balance. It also involves historic preservation – a blend of increased density with historic preservation is what I would like to see.

Public Comment 9: The District has really had some incredible rapid growth in the past few years and I did not think it would get close to 1 million people in 2045. The same old ways of doing things has to be revised. We need a new way to plan for the future. The suburbs in Maryland and NOVA have shown tremendous growth and innovation in changing urban areas. We need to be the leader and look around the world and other parts in US where they have encouraged zoning and planning practices that promote smart growth with an emphasis on transit-oriented development, affordable housing to encourage viability of communities – including elderly folk, diversity, both socioeconomic and ethnic.

Public Comment 10: I am a native Washingtonian and I think we should emphasize that idea less – increasingly this will be less common and I think equitable growth in every ward is important. As someone who grew up in this neighborhood and now lives in Shaw, I was shocked that 4000 Wisconsin Avenue was the subject of litigation and it was supposed to be the end of Ward 3. So many times we were told things would do worse because of that building – but things got better. There may be ways to improve our neighborhood through density and preservation. Do not buy into fear and accept new people moving in here again.

Public Comment 11: Unclear about the relationship with the Council. Can somebody expand on the role of the Council? How big of a role does the Council play in this process? Does the Council make changes?

Public Comment 12: Most important thing is integrated planning. We cannot know the future – there may be a downturn in growth and development. In the past we were a city that craved development, but to me it seems critical that people do not get tugged one way or another towards the economic extremes. Instead we should think more about a city that supports people, the middle class, and has good parks, schools, and recreation for kids. I hope we learn more about these Small Area Plans/elements and visions so we can engage as neighborhoods. It is on us as citizens – every time I get upset about a development, I realize there was a whole process I could have been a part of to engage in.

OP Response: *Comments can be provided through a survey on our project website, plandc.dc.gov, or by emailing the project team at plandc@dc.gov. In terms of the relationship with Council, essentially the way it works is that, with a lot of public input and participation, OP is responsible for writing and amending the Comprehensive Plan. Ultimately, some amendments that come out of this process may be developed by others, but OP is the steward of the Comp Plan and we are responsible for amending the Comp Plan. Council can amend – they can take out or add amendments. They have an important role but OP is responsible for amending the Comp Plan. Since it is a legislative process the Council approves the amendments. When we are submitting the legislative package to the council in early 2018, the Mayor is submitting that. Once it goes to the Council, the Mayor has already signed off on it.*