



THE DC OFFICE OF PLANNING

**Amending the DC Comprehensive Plan
Community Workshop #7
Summary & Public Comment Digest**

Meeting Date:	Monday, November 14, 2016
Meeting Location:	Luke C. Moore High School, 1001 Monroe St NE
Featured Area Element(s):	Upper Northeast Area Element
Number of Attendees:	153
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. 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*:
 - Upper Northeast 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.

Ask a Planner

- What is in the plan for more senior housing now?
- Who is policing these developers to do what is promised? They are not being held accountable
- Are all these developments being considered as a whole? When there are multiple projects coming up at the same time is OP considering the overall impacts of them all: traffic, safety and quality of life?

Ask a Director

- What is the diversity of your staff and team, because we do not see much here with staff
- Where is the diversity in age and race on the staff?
- How do you engage youth, young people, and others that may want to work for DC Cultural Plan or give input but do not know how to get there, qualifications...etc.?
- Where is the plan for senior housing in the Comp Plan?
- How can I get a job with DC for PlanDC?

- What category does affordable food access fall in?
- Please consider that unattractive and cheap may be good enough - at least for now
- This one is tough: maybe we can bust blocks that have replaced long time families with some form of incentivized reintegration?
- Respect that old families have endured segregation, block housing, and flight, metro construction, crack and deliberate disinvestment please make gentrification a little more kind hearted
- Please rethink the axiom DC has a housing stock that needs to be upgraded or replaced. It is not really stock - each building is someone's home
- Make each "replacement unit" "creator" deliver 2 parking spaces for each unit
- Good common space "design" may raise occupancy cost on people who can't afford to pay
- Stop North Michigan Park from becoming EYA's neighborhood

Area Element

Upper Northeast Area Element

Includes the following neighborhoods: Queens Chapel, North Michigan Park, Fort Totten, Michigan Park, Pleasant Hill, University Heights, Brookland, Woodridge, Stronghold, Edgewood, Brentwood, Langdon, South Central, Gateway, Fort Lincoln, Arboretum, Ivy City, Trinidad, Carver, Langston

What do you like about where you live?

- Single Family Homes
- Stable neighborhood (+1)
- Quiet (+1)
- Greenspace (+1)
- Arts
- Schools
- Neighborhood
- Less Traffic, Quieter
- Senior Living
- Access to metro (+1)
- Local feel
- Neighborhood amenities
- Good policing
- Low Crime
- Walkability
- Green space
- Dog park

- Character of the neighborhood, i.e. home with porches and backyards. Street parking (free), metro
- Brookland is walkable with good access to transit, bike corridors, and tons of local retail, parks and amenities
- Lots of great locally-owned businesses
- Access to public transportation
- Family oriented neighborhood
- This neighborhood was diverse for a long time, this is changing rapidly
- Friendly
- Close to Metro (+1)
- More services for those in need; consider homeless population
- Comprehensive Plan to address blight/empty buildings/lots
- Low rise buildings
- Walkable
- Good Community
- Transportation - easier ways to get to and from (improvement)
- Diverse community, walkable amenities, good place to raise a family
- Law enforcement partnership circa DC boundaries
- Lots of existing park space
- Stand-alone houses
- Large Lots - green space
- Great neighbors who love stand-alone houses and big yards
- Diverse community economically, culturally. People care about each other
- Stand alone houses (+1)
- Lots of green space
- Lots of free parking
- Respect for wildlife
- Long established, stable, accessible

What improvements are needed in your area/neighborhood?

- Easier parking
- More green space
- Pathways - fixing sidewalks, path for bikers - poor walkability along 8th St
- Trash cans left out, dumping in those areas
- Need to remove painted murals on buildings - too depressing
- Truck riding down (no truck sign) streets
- Make Age friendly - Age in Place
- Need a tree and tree box in front of house. Has been on the book for 2 years

- New stop sign at 13th and Newton
- Trash cans on streets for people not to litter. Live near one where trash is constantly thrown in front of house
- Excessive traffic, lack of speed bumps
- More art on drop gates
- Road repair needed, bad
- Senior Recreation Facility
- Better information
- Path to Ft. Totten Metro from Gallatin
- More density - in certain areas - places to walk to
- 12th Street looks run down
- Better design guidelines to promote main street feeling on 12th Street
- Parking in commercial areas
- Less car and bus traffic
- Dog park
- Enforcing stop signs, "no rail", add where appropriate
- Limit time houses under construction
- Better use of tax sales and notifications. 2 lots/squares should be merged when taxpayers are willing to purchase. One lot unbuildable, other sq./lot livable. Surveyors need to do better job
- More economic development in this area (Rhode Island Ave and other major arteries)
- Improved transportation/bus routes downtown
- More affordable housing included in new developments
- Over development
- Traffic problems during rush hours
- Private police
- Lack of parks, increased traffic, barking dogs
- Safe sidewalks (see 17th at Street curb, narrow)
- We need a library and walkable groceries
- Efficient, reliable public transportation (We have no metro) (+1)
- Improved infrastructure for cyclists and pedestrians (+1)
- Parking
- Metro reliability
- Park
- Safety (+1)
- Too much development
- Destruction of green space
- Inefficient transportation system
- Destruction of air quality (+1)
- Ineffective utilities causing basements to flood (+1)

- More interface between zoning, planning, and DDOT
- More housing opportunities for those who want to stay in DC - diverse housing types, sizes, and prices/rents
- Start All Girls and Boys schools
- Process and structure to monitor development conditions, so DC does not give any funds to developers who do not comply
- Stop or limit development in neighborhoods
- Put more cops walking in neighborhoods
- Require developers to repair roads, infrastructure during construction, projects, roads
- Limit development by Providence House
- Increase affordable housing - especially near public transportation
- See that small businesses are protected - enough expensive or big business stores
- Ratio of homeownership/rentals should be high, 80%/20% of owner/renters
- Protect our green space. Place major construction of houses on hold until new green spaces have been reserved
- All development should be self sustaining. Tax \$ should not be used to support projects. Current residents should not have tax increases to support new population growth
- No shelters/more retail/low rise development
- Grocery Store
- Brentwood Recreation Center (safety)
- Brentwood Street cleaning
- Houses on Perry Street with lawns used as flea market

Citywide Elements

Land Use Element

Write your issues, ideas, questions below:

- Leave Burroughs park alone
- Place more strict controls on developers so that they keep our green space. Listen to the community and protect the current residents
- Keep green spaces, plant trees
- Realize that density (vertical) saves green space
- Do not take down existing structures
- Build in undeveloped lots
- Green space
- Make 12th St a more walkable retail and mixed use corridor with moderate density to bring in more and higher quality retail

- High Density Development- Need sufficient parking. Consider impact of development on nearby community and senior citizens
- Before new construction takes place, make sure that an independent comprehensive traffic and land use study takes place. Note one that is paid by the developers. The developers should pay the cost but the city should select the person doing the assessment/study
- We are doing well with making DC more walkable/bikeable, keep it moving forward. I do not agree with the concrete jungle that is being created. No more waivers and special deals for developers who walk away and don't do what they promise
- Why have a Comp Plan if the OP & Zoning Commission do not follow it? Refer to Section F of 2011 Plan as religious grounds become available – the District should step in and make parks for underserved Ward 5
- Low density is important
 - Too much reliance on transit oriented development is bad. Metro is not reliable, so do not build high density around Metro. Parking is key. Work with AAA to solve parking
- We need density. This is a city and it is dense. Density is how we get great services/live near things. Plan for density with strategic green space so does not feel oppressive. (i.e. Chinatown does not have enough green space)
- Remove height limits on buildings (may take an act of congress), which would increase housing supply and make DC more affordable for potential owners and renters. Building up instead of out is also better for conservation, green spaces, and sustainability
- We have invested so much capital and energy in our transit corridors, so it only makes sense to concentrate density of residents and work places around the transit corridors and metro. More mixed use in these areas too
- A lot of the land in Brookland is designated as for Institutional use. However, now the Catholic Church is selling all of that land. I suggest that all construction be placed on hold until it is defined what portions should be preserved for parks and green spaces
- Stop replacing green space with housing
- Please prioritize density. This city used to have 800k+ people. There is room. In particular, allowing housing in mews, over garages, (ADUs) and above existing commercial. Yes, preserve character, but not to the exclusion of new residents or pricing folks out (i.e. San Francisco)
- More density particularly around Metro stations. Liberalize rules around existing residences. Allow property owners to rent out space through AirBnb. Allow dense, mixed use development on Howard Div campus (Taylor and 14th NE) and Josephite Seminary (12th and Vernon NE)
- Yes, more density around the Metro – both multi-family housing and retail (groceries)
- Limit the parking garages and storage facilities and use that space for housing
- Low Rise – no tall buildings (skyscrapers)
- Stop letting the developers pave over paradise
- Need more plain old green space to give us air to breathe and fields to play on. Obesity is an epidemic that we will not solve with density, density, density
- Ensure that commercial and mixed use areas such as on 12th Street continues in Brookland

- Please oversee, as a whole, the slew of developments that are slated for Brookland in the future. As the impacts of these various projects are compounding. Traffic studies, safety of pedestrian and bicycles, maintaining park space need to be considered as a unified design
- Limit tall buildings
- Lots of green space especially in mainly residential areas
- Free parking in residential
- Stop over development
- Keep traffic jams low
- Limit trees that need leaves, excessively rare is oak

Urban Design Element

Write your issues, ideas, questions below:

- Protect and enhance pedestrian-friendly streetscapes. (Yes, and cyclist-friendly)
- Request that new buildings keep the same brick look that is typical of DC. Protect our old buildings even if they are not historically designated
- Greater density near mass transit, so less need for cars
- Make sure all empty trees boxes are planted to make streets more attractive
- Limit LED street lighting to only level that is necessary, otherwise looks like prison yard
- Please add warnings from emergency vehicles on traffic lights for sensory disables/deaf drivers. (traffic stop lighting blinking to let deaf drivers and pedestrians)
- Greater density, less suburbia is key to combatting climate change
- Make commercial property pedestrian friendly by requiring that any parking be in the rear and reducing parking requirements in general
- More fine-grained development - no full-block boring buildings
- Limit building heights (no taller than Washington Monument or Basilica) (+1)
- Keep historic integrity - historic preservation
- 90% of all new developments look the same. Need architectural diversity. Stop selling out to big developers and turning DC into Everytown, USA. We need creative space that feeds the soul and is affordable for artists and local businesses (+3)
- Conduct shadow studies for building with 10 or more floors. Solar energy is useful for residents when not blocked by buildings that are too dense or too high in height
- Need less greyscaping and more greenscaping on exterior of buildings
- Keep diversity of small businesses, shops, restaurants, and bars. More like Silver Spring, less NoMa
- All neighborhoods should have an architectural/design Board. The architecture (new) and renovation should keep in sync with character of existing buildings

- Comp Plan should include recommendations for open streets programming to connect people with their streets and help re-imagine our public spaces that today are all about cars, storing cars, etc. Comp Plan should identify corridors for regular open streets events/programs all over the city
- Make all boulevards complete streets
- Get rid of the height limit
- Do not allow NIMBY-ism to cap our housing density, specifically re: popups provided they meet neighborhood architectural standards
- One big opposition to dense development is traffic and parking. Columbia Heights is cautionary tale on allowing large multi-unit building with no or minimal parking – Do not allow zone parking for multi-units and give builders flexibility on installed parking - much opposition to developers externalizing cost by residents having cars they do not provide parking for
- Charge for parking everywhere in the city at all times (including homeowners)
- Eliminate parking minimums for multi-unit buildings
- Loosen height limit restrictions (or get rid of height limit) (+1)
- Emphasize walkability and well connected, safe bike routes
- Relax height restrictions in less populated areas
- Emphasize scale and the materials (brick) in established residential areas. Amenities that encourage community togetherness
- Curb development in existing neighborhoods that have little to no public open space. Government should offer to buy existing privately owned open space that is being considered for development. As it is, too much development, traffic, and increasing density is a problem for some neighborhoods

Economic Development Element

Write your issues, ideas, questions below:

- Policy that expands Affordable Housing so people for all income-levels are living within the District and can fill a greater diversity of jobs
- Storefront improvement - all businesses should look open
- Encourage small business start-up; provide classes regarding licenses, grants, taxes and insurance obligations
- Help fund community start-ups through zero interest loans
- Enforce DC jobs, require DC residents on all projects from planning stage
- How do you preserve existing small businesses along gentrifying corridors? To expand, how are you targeting new businesses to maintain neighborhoods' existing character?
- Offer income tax exemption for people with disabilities to get jobs. Reduce numbers of disabled employees

- Provide social economic innovation and property for grass roots and SME non-profits. Serving low, moderate, information-resources-income levels
- DC needs to stop playing lip service to actively and aggressively promoting and supporting small business
- Fewer franchise restaurants (Cava, Chipotle, Potbelly, etc.) and more locally-run restaurants. I recognize the franchises are the only ones who can afford rent downtown - so let's fix this. Union Market is great example, partner with Union Kitchen?
 - I second this. Can be achieved through zoning. Adams Morgan businesses have done a good job preserving their uniqueness and local business character. Can it be extended to other neighborhoods
- Dear DC (especially Mayor) - You tout enthusiasm for small and local businesses. But guess what? We can't afford to pay rent here. Then tax breaks and incentives are given to big-box corporations. Please actually incentivize local businesses. We are here to stay. We employ neighbors and offer better benefits, wages, care in the workplace. When local business thrives, communities thrive. It is a direct correlation
- Please "pair with high schools" to bring back teaching trades. There is still a lot of industrial business in Ward 5. Lots of possibilities for job training and growth (+1)
- Job training for youth and programs that assist those who are unemployed to get connected to these growing industries
- DC needs to better tell stories of historical facts that took place in neighborhoods that will help the city economically, culturally, and historically
- Age friendly - Age in place
- Training youth for 21st century jobs with digital literacy, "big" data analysis
- Property taxes for locally owned businesses need to be restructured, protected, and placed on a system similar to homestead
- DC is the non-profit capital of the world. Incentivize non-profits seeking city funds and city residents that produces successful outcomes (define successful outcome - not what the "training" agency calls successful, which is usually just completion of the program)
- Increase incentives to bring more businesses and employment opportunities to the ward
- Job training for high school students

Transportation Element

Write your issues, ideas, questions below:

- Reduce truck traffic in neighborhood streets
- Reduce traffic noise
- Enforce traffic laws
- Enforce pollution laws

- Walkable pathways – Difficult for kids, seniors to get around; Pave side-walks, make city friendly to pedestrians
- East- west transit – so difficult. Especially between Brookland/Columbia Heights; get rid of terrible clover leaf freeway interchange in middle of DC
- Folks living east of the river need reliable transport to get to work. Do not cut their services. The rest of the city may have to subsidize their stations/lower ridership. If they do not have jobs how can they pay for very expensive metro rides?
- Dedicated bus lanes or rail on Rhode Island Ave all the way into Maryland
- 50% of all trips by car in the US are for distances under 2 miles. These are bike able and walkable trips but, people choose to drive or have to drive because of how roads are built. Traffic is a matter of options. We need great transit and bike infrastructure on every major corridor
- Need public municipal parking and lower parking fees
- Introduce congestion pricing to control and contain traffic congestion resulting from the suburbs. The money could go towards improving the bus and metro systems
- DC residents should not have to pay for parking at meters
- Re-think speed limits, most are too low
- Re-think 4-way stop signs, most do not need to be 4-way. Forces slow traffic
- Upper NE – DDOT restructures travel lanes to and from city. Growth in area has enhanced traffic and congestion
- We pay federal and DC taxes but we have taxation without representation
- Why should we have to pay for parking in our city?
- More protected bike lanes and better paths. I would like to bike but I am afraid so I drive instead
- Metro must be accessible and affordable. No cuts as currently proposed. This city has a lot of money- Non privatized transformation is a key to a sustainable city
- Bike safety, more dedicated lanes especially east-west routes. More advocacies to keep bikes safe from cars
- Walkability and sidewalks that are accessible for wheelchairs, elderly, those who do not walk well in general. For example, structuring curb cuts with more consistency and ensuring they do not get blocked when roads are being worked on developed
- Age friendly, Age in Place
- We need/use cars – do not overprice/limit meters
- More transit connectivity and reliability so we do not need cars so often. Specifically – maps BRT – like bus routes (i.e. X9) that move folks faster across distances with fewer stops
- Enhance bus transportation along main arteries. Rhode Island Ave from Mt. Pleasant to Downtown should be a single bus line
- Increase bike share stations in the neighborhood, especially 1-2 miles from metro stations (ex. Triangle Park by Hospital for Sick Children
- McMillan site development needs comprehensive plan for traffic. City need prepares for all the resulting traffic after developments

- Charge for all parking in the city. Use demand-based varying pricing downtown. More frequent reliable transit (particularly rail), more high speed (limited stop or dedicated lane) bus on major non-rail corridors. Dismantle the H Street Trolley. Never build another streetcar system. Continue improving bike infrastructure (Great job in the last decade)
- Redirect trucks off residential streets
- Simplify & streamline signage
- Create prioritization matrix for different modes
- Complete streets more equitably distributed throughout districts
- Concrete steps to remove the H street streetcar which was unsuccessful, we will never be successful as long as we don't acknowledge mistakes
- We need expanded bus services – research efficient routes that do not contribute to gridlock
- Consider a local tax along with VA/MD to give metro a dedicated funding source
- Need to listen to residents regarding transportation impact of new development. Create guidelines regarding appropriate street grid/infrastructure needed to accommodate additional traffic that development brings – especially in residential neighborhoods
- Better options of transportation for seniors/discounted, uber/lyft too expensive
- Design it to handle growth. Public transportation is vital to working class city. Needs to run past midnight and every 3-4 minutes

Infrastructure Element

Write your issues, ideas, questions below:

- Establish capacity of sewer systems in any development area
- Allocate capacities
- More drinking fountains at public gathering places outside
- Street reclining
- Home compost pick-up
- Solar sidewalks and roads
- Path to Ft. Totten metro from Gallatin
- Trees provide storms water management, plant more
- Flooding on S. Dakota Avenue
- Need green spaces to absorb run-off
- Concerned about water quality
- Integrate green infrastructure
- Address the shorelines and rising sea levels
- Lead in water – this has been a problem for years due to lead pipes that were never replaced, the city attempted to mitigate with individual water filters years ago. This should have been fixed by now

- Sewage overflows in Bloomingdale, Brookland, elsewhere in Ward 5 have never been resolved
- Expand DC Wifi
- Promote fiber optic deployment
- Invest in water supply system (particularly maintenance)
- DCRA needs branch/department to oversee total storm water run off from new construction, need to comprehensively review
- If we had one sewer with all the water combined, we would have less sewer problems
- Developers need to make significant infrastructure investments (water, sewer, storm water, solid waste, energy and telecom), if they want in. They cannot assume/pretend their projects will not screw us up. Make them pay
- Promote to repeal water fluoridation (Fluoride free)
- More solar co-ops and incentives
- Without proper infrastructure our neighborhood cannot grow smartly. Through policies that encourage public/private partnerships we can build the infrastructure
- Bury the power lines – Traffic analysis for real life (Stop light pollution)

Community Services and Facilities Element

Write your issues, ideas, questions below:

- Senior Programs – Holistic-medicine, exercise
- Aquatic Aerobics – Add more classes
- Programs that have seniors and kids together
- Can we learn from other cities’ best practices (RE: Hopelessness, such as Salt Lake City’s housing first strategy)
- Make sure we have enough of these services and facilities active available for people to use. If we keep pushing the density, there will be a deficit of services and facilities for residents
- Ensure access to affordable and healthy food services
- Age friendly, age in place
- Mental health facilities are needed that will welcome those with issues, police are often the first point of contact and need to be educated on how to point people to good facilities that will assist them
- We need a library in Brookland/Michigan Park
- Need more services and housing to help the homeless
- Need a department of natural resources to manage and maintain our city parks
- Please provide services to prevent and reduce homelessness in the city. No one should have to live this way amid so much prosperity
- We should have a place that people that are poor should be able to learn and grow like children that have a lot

- Learn and use American Sign Language to communicate with Deaf
- Senior Care facilities housing homes
- Services for the homeless, especially in areas with lack of public transportation
- More libraries. Especially need one in Brightwood. Petworth and Shepard Park too far away
- More swim aerobics recreational activities
- Need to provide better transportation for seniors
- Identify facilities needed to accommodate planned growth and implement as growth occurs
- Re-enforce senior's facilities in current areas
- Stop hate crimes against females
- Demand that policy protect citizens who call to enforce the laws
- Bigger focus on policies reform not just an asthenia
- Community input before putting in homeless shelter
- Seniors should be given green pass for parking anywhere in the city

Housing Element

Write your issues, ideas, questions below:

- Ensure we are providing enough housing to meet demand and supporting more preservation and production of affordable houses
- Ensure equitable access to moderate/low priced housing across city
- Provide more truly affordable housing – rentals included
- Address vacancy issue – currently at 12%
- Insist that developers address vacancies and rehabilitate homes before getting approval to build luxury housing
- Provide and demand that the developers provide more affordable housing, about 40-50% instead of I think the number is 20%
- More housing for seniors. We do not seem to be looking out for them as we should
- More affordable housing from developers, and more of that housing should be for lower AMI (<40% AMI) than today
- Be open to all types of housing, including smaller scale units, and new materials
- We need a realistic AMI that reflects the reality of many DC residents. What is missing is the will, we have the resources
- Single family detached - semi-detached with driveways. Please build some – increase housing stock
- Affordable/preserve historic buildings
- Our current affordable housing plan is a joke. We need more housing for folks between 30%-50% AMI. If VA and MD can get it right so can DC. Stop the political games and catering to new

comers who have the income to move wherever. Stop waiving rules for the profit developers.
Use more non-profit developers

- Stop selling out to developers who only want to profit on influx of white, rich, gentrifiers
- Where is the affordable housing for the average wage maker?
- Implement Greenbelt co-op model housing all over city. All new development needs affordable housing = value of upzoning
- More mixed-income housing (single family) and less low income housing in Wards 7 and 8
- Increase mixed-income housing – specifically in all new apartments
- Eliminate low-income housing model
- Require more one-to-one replacement of redeveloped affordable housing; protect units for 4+ bedrooms for extended, often multigenerational families (e.g. Brookland Manor = bad example)
- Increase public housing
- Increase ratio of homeowners to renters. Increase ratio from 41/59 to 80/20 (condo/single family over renters)
- Rent control new construction
- No super landlords, own over 50% rentals
- More ADUs. Carriage houses, pop-ups over garages etc. Development in mews that are underutilized
- Age in place programs
- No more high security group homes in Wards 7 and 8
- More housing, more housing – no such thing as an affordable housing policy that does not involve lots and lots and lots more housing. Also, allow dense, mixed-use developments at Howard Div campus (Taylor and 14th NE) and Josephite Seminary (access from Providence)
- Higher quality new apartment buildings designed well and to last
 - 50 years is not long enough
 - Bad design will get torn down too soon
- Affordable housing – but for the middle class as well (+1)
- Average people cannot afford to buy
- Reasonable limits on how much property values can rise, affordable housing, and maintain existing affordable units (such as Brookland Manor). We do not want to lose diversity in our neighborhoods. In 10 years, I would not want to look around Ward 5 (and my neighborhood of Brookland) and see only luxury, high-end housing that would ruin the great diversity we currently see in the neighborhood
- The solution that we raise height limits should not be pursued until we do better with existing air and water issues
- Promoting more home sign language community
- Amend protection for deaf residents who naturally make excessive noises which is violation of housing code in all contracts
- Designated housing ownerships opportunities for DC professionals

- We must have affordable housing for all – all incomes no matter how low without economic diversity – all diversity efforts will fail
- Density decisions should not be made by Zoning maps as was done in a housing decision near Brookland Metro Station. There must be less high priced housing if we are to maintain our city
- Affordable housing. We need more everywhere
- Family-sized apartments/condos with green space, not all people want a full-sized home, would pay less for smaller home
- Consider expanding community land trusts
- Remove barriers to renting/owning – Fair housing
- Vastly increase affordable housing stock for those making >30% AMI permanently
- Build multi-family housing before single-family – otherwise you keep out residents who cannot afford an \$800k home

Educational Facilities Element

Write your issues, ideas, questions below:

- DC needs a vocational community college
- Provide the same opportunities for all middle and high schools in all wards. We should not have to travel uptown for better educational opportunities
- Early childhood desegregation please
- Community access for facilities such as the track at Dunbar High
- Need to expand social services for schools with underprivileged students. Kids who are hungry are living with parents who are addicted to drugs or alcohol, will not thrive in school until family situation improves
- Improve and expand summer camp programs by partnering DPR with DCPS to create robust campus using DCPS space in addition to DPR facilities
- Invest in improving abysmal/outdated kitchen facilities in school cafeterias. Kids need adequate nutrition to learn. Facilitate more school gardens
- More community access to school facilities (e.g., for churches, community groups)
- Neighborhood preference for charter schools
- Structured engagement with and opportunities for youth in DC to learn about how to have their perspectives incorporated into DC Office of Planning plans. Especially around gentrification and how that affects DC youth
- Instead of raising money by authorizing new construction, address the supply of buildings we already have. New construction while we already have the burden of all these old buildings is unwise
- Update all educational facilities, especially the STEM focused schools
- Beyond facilities, DC has opportunity to be a technology hub by focusing on STEM in all schools

- Support is needed for existing universities and colleges whose presence enriches the local area and the community-at-large. Many are having to develop their land assets in order to stay viable, and this should be encouraged, providing it is done with sensitivity to the surrounding neighborhoods
- Fully modernize John Burroughs Elementary School
- Reopen Thurgood Marshall in Fort Lincoln to accommodate new families living in townhomes
- Create more dual-language, Montessori, and real STEM based programs in the existing Ward 5 public schools including Thurgood
- Create Community Programs with no tuition for low income residents. Focus on improving programs for international travel and exchange program for youth to learn and grow
- Incentivize charters that produce better than usual results. Despite the fact that charters do not have to admit underperforming students, some are still mediocre. If a business is not viable then we should not subsidize it
- Too many of our students are graduating essentially illiterate and innumerate. We need to stop wasting money on standardized testing without committing to fixing those students' issues. Not just testing them from grade to grade
- Our schools need to be safe places for kids. If we keep focusing on getting more residents in the city, we are not keeping up with the facilities and safety/capita
- Need to provide schools with resources to help poor students more. A better, more supportive home life so they can thrive in school. We need to believe that they can do well in school

Historic Preservation Element

Write your issues, ideas, questions below:

- Strictly limit historic preservation rules and designations. Allow homeowners to develop their own properties with limited interference from preservation prohibitions. Cap the number of neighborhood/corridors/buildings that can be designated from historic preservation – if one is added, another must come. Disclose historic preservation responsibilities and powers from the city to local neighborhood associations
- Consider alternative design solutions to only new design contextually appropriate buildings to maintain the character of neighborhoods
- Preserve our history and balance with our growth
- Preserve character of neighborhood through architecture
- The backside of a historic building can be beautiful, do not let them build right up to the back of it. Stop building ugly homes to match the existing buildings
- Community awareness of DC Institutional history – churches
- Create McMillan as to exemplify its historic uniqueness. It is awesome. The bid was rigged. Re-do it to develop it smartly and creatively so as to increase community access, draw local

businesses and artists. It is not development vs. preservation. It is a park for the people with a history that can be told and shared. But not currently in the direction it is headed

- Protect DC Historic resources from old hazards. Get out in front of the resiliency movement. Integrate historic preservation into new resilience planning in DC
- DC needs to better tell stories of historical facts that took place in neighborhoods that will help the city economically, culturally and historically
- Provide better maintenance to DC monuments, like Chuck Brown Park and all DC monuments
- Create a space for neighbors to suggest properties for Historic Preservation
- At least a good portion of McMillan not commercial
- Path to Ft. Totten metro from Gallatin
- History is not just physical (building, etc.) it survives through people. Ensure that local history is taught in schools and conveyed to residents who move to the District in adulthood
- Balance desire to protect history with current and future needs. Cities need to be able to grow to adapt to changing needs. Rather than banning pop-ups, require more aesthetic coherence or cohesion, but do not allow NIMBYs to limit growth entirely
- History must have various elements – history, heritage, preservation, of buildings & memories arts & culture, need to more effectively use neighborhood public space & buildings as sites for maintain and preserving
- These are a lot of popups in the neighborhood across Florida Ave. from Gallaudet. Are there any controls on this?
- How can I find out what the controls are on popups in my neighborhood?
- Create more housing close to major transit routes
- Developments above certain size should be required to conduct a comprehensive traffic study to gauge nearby impact and provide a mitigation plan the developer will implement
- Electric bikes at bikeshare stations
- Complete MBT, better safety
- More frequent bus services
- Convert some two-way streets to one-way and put in protected bikes lanes – restrict the one-way roads to vehicles
- Give lanes of parking over to Bicycle Lanes
- Path to Ft. Totten metro from Gallatin

Environmental Protection Element

Write your issues, ideas, questions below:

- Convert MacMillan park into a community park like Central Park in NYC (+1)
- Preserve old trees and parks which clean the air and vastly improve our quality of life
- Keep up the good work on building energy benchmarking
 - Include residential buildings, beyond current multifamily

- Developments above a certain size should be required to do an environmental impact assessment for their project and offer a mitigation plan they will pay for (+1)
- Designate Ward 5 green spaces before they all disappear (+1)
- Recycled asphalt plant by MBT must be shut down for human health = asthma
- Heavy truck traffic on RI Ave/Franklin = PM 2.5
- Need department of Natural Resource to manage and maintain our city parks
- DPW should trim tree branches as well as collect leaves in the fall. This will prevent falling tree damage in the summer months
- Have we made enough money charging for bags yet?
- We need curbside composting and better product stewardship
- Keep planting +8,000 trees a year
 - And stop cutting existing trees for developers
- No more critical infrastructure in floodplain
- Please, Please, Please improve the quality of water before we have a Flint case. Too many people have suffered in the inner city (+1)
- Stop light pollution, at least address it (+1)
- Protect us from water runoff, which will happen from all the development
- Promoting to repeal water fluoridation
- Continue connecting people to the Anacostia and its tributaries. The more we see the river, the more we will fight to protect it. Tie future development to tree canopy restoration, wetland restoration, and aggressive river cleanup
- DCRA needs to keep track/monitor all Environmental Impact Statements (EIS) from construction projects. Impact on stormwater runoff
- We need green grass, trees, air, and light
- If we keep building up, up, up, eventually, this city will suffer from subsidence – we will sink like so many cities on water
- Allow/establish composting centers – collect compost (many cities do this)
- Solar
- Air quality with all the development going on
- Infrastructure concerns – rainwater has nowhere to go and floods
 - Near Fort Totten – Walmart – Providence needs infrastructure improvements
 - Age of trees
- Think about flood issues when building and taking away natural stormwater retention
- Take into consideration the disproportionate and cumulative impact of pollution on overburdened and underserved communities – i.e. Ivy City, other communities have pockets of environmental justice issues
- More air quality monitors, more strategically placed – the more people move here, the more we need to monitor this
- Areas zoned commercial are too close to residential, ex. Brentwood, 13th St, Home Depot
- Rate/emphasize air quality savings from transit-oriented projects
- Require soil testing for people who plant edible gardens/UDC cooperative soil testing
- Form connection between development and environment carrying capacity

- Create McMillan as an entrepreneurial green space for local business and green public access. Needs to go up for a different bid
- Water filtration
- Retain and expand the requirement for an Environmental Impact Statement outlined in Chapter 6
- Protect the green spaces in Brookland given the number of new townhomes being developed in the area. Buy some of the land currently owned by the church in Brookland (+1)
- Maintain green spaces in Ward 5 – plant trees to reach 40% citywide goal to provide storm water management and beauty
- Light pollution needs to be decreased. Use lower streetlight LED – stop putting in LED street lights until can get ones that do not come into house windows. AMA says they suppress melatonin and interfere with sleep and birds and mammals
- Large oak and maple trees are being replaced with small trees such as redbuds or non-native trees such as crepe myrtles. No food for birds and small animals
- Urban tree canopy project's goals are insufficient. Instead of 40% by 2032, should aim for 60% by 2030. Especially in underserved areas, Ward 6 SE especially. Consider coniferous instead of deciduous because higher carbon storage
- T.O.D. but also green space/climate stormwater
- Eliminate the recycled asphalt plant on the bike trail. Shame on Ft. Meyer Construction

Parks, Recreation and Open Space Element

Write your issues, ideas, questions below:

- The previous iteration of the Comp Plan made it clear that our public green space is severely limited because it is owned by institutions that could sell it off. They are indeed doing that now and neighbors feel squeezed, puzzled and frustrated
- What we do not feel we have and do need is an ombudsperson in the city who can offer guidance about how to preserve these precious open spaces that the city recognizes as being worthy but seems to do nothing beyond lip service. For example, early on (last winter) with the Josephite property in Michigan Park, across from Providence Hospital, I tried to get traction with the Trust for Public Land, hoping the city could be a conservation buyer of this piece. I had long talks with some of the "fathers" at the seminary but I think they got nervous because of loud/rude neighbors who launched a NIMBY campaign
- My ANC rep was little help. Our Ward 5 council member told us the Mayor backed development there so he was not getting involved. Our liaison at Department of Parks and Recreation talked about getting involved, then stopped communicating. I was told to talk to the Deputy Mayor for Planning and Economic Development and that went nowhere
- I have lived here in Northeast D.C. since 2001 and am a homeowner. I am aware of how down and out the city had become and how excited city officials are about this development "renaissance." However, I earn my living as an energy/environment reporter and this reminds me of when we let the oil and gas companies get way ahead of local/state and federal

regulations on hydraulic fracturing. It created a public relations mess (never mind a glut of oil and gas) where truth and fiction are still being sorted out

- I wish we could take a deep breath here in DC and talk about which green spaces here in Ward 5 the city is actually going to invest in as public open space. For instance, the Howard University Divinity School would be a good place to start. They have had extensive meetings with neighbors and something will be happening soon
- Better maintenance of dog parks
- Recreation centers need to serve all age groups
- Need multi-age outdoor exercise equipment in all parks
- All parks need water fountains that work
- Increase the number of parks in Brookland given the increase in the number of residents in the area. One option is to buy some of the land owned by the Catholic Church
- Plant more trees in the parks as many are in failing health
- Extend hours for Recreation Center and Library
- Use the now defunct Thurgood Marshall school for senior facility
- Need Deaf Center to provide recreation in sign language
- Dog Parks
- Preserve the Brookland Green and HUSD Campus
- Outdoor pools need to be corrected to provide year round use, not just summertime.
- Make better use of the green space we already have - more programming but balanced with passive space - account for significant federal spaces (Arboretum, etc.) that we use as “local” parks
- We need plain old green grass and trees, not only on the mall or in NW, but also everywhere else. Let us play ball. We need it for our health. Look, actively, for institutional spaces that can be bought and made into big, green plots of land for residents to use
- Keep the MBT Safe. Ridership is up and we love the pedestrian overpass
- Pools with Diving Boards
- Age Friendly - Age in Place
- Not enough public park area between Fort Totten Metro and N. Capitol
- Fix the path from Fort Totten to Gallatin Street
- DC is turning into a concrete jungle, I would have stayed in NYC if that is what I wanted. Require public green space protection with each new development
- Make the Metropolitan Bike Trail safe
- Safety Patrols/Neighborhood Watch. More recreation centers
- More pools, more dance and art
- Get kids’ input on parks and recreation centers
- We could let kids have activity that would let them know they help the playground
- Create McMillan - needs to go up for a fair bid. It can be green, public space that increases access and is an arts/local business hub
- In general, less concrete and way more preservation of green space - especially historic space
- Pursue urban forestry as a jobs program for local residents (as seen in the documentary City of Trees)

- Create more programs for children to play - need more spaces, local swimming pool. Similar program to PG County Space complex
- Ward 5 does not have enough parks and open space. Use the 2011 Comp Plan - sections to acquire property as it becomes available
- Keep green space
- Green space does not equal open space
- Open space can be concrete or asphalt, greenspace has living stuff
- Re-enforce parks, recreation, and open space in all areas of the city, specifically in Ward 5
- Dog park at Taft
- Save McMillan Park. Has become more urgent as new administration talks about privatizing or selling public lands
- Path to Ft. Totten Metro from Gallatin
- Dog park in Brookland/Michigan Park (e.g. Michigan and 12th St.)
- Allow community access to open space at Trinity University
- Policies ensuring maximum distance to green space for all residents in Comp Plan (i.e. 10 min walk, 0.8 miles)
- Preserve Open Spaces for community that are not over-programed
- Development and open spaces can coexist at McMillan, it is not a park today
- Would be great to have more outdoor recreation facilities open, available at night. Other than Banneker, there's not much lighted space
- Preserving green space/current parks
- Security at parks (Brentwood/Langdon) for safety
- City should seriously get involved with buying some more privately owned open space that is up for development
- Current Comp Plan recognizes that Ward 5 has open space shortage - but no suggestions on how to address. What are proper tactics, agencies, etc. to change this dynamic?

Arts and Culture Element

Write your issues, ideas, questions below:

- Have outdoor art more nature-centric
- Remove painted murals and use chalk instead to make less permanent
- Actually fund the arts in a sustainable way
 - Make affordable artist housing
 - Market neighborhood arts, not just the mall and downtown
 - Pay artists for their work
- I appreciate the art on the MBT
- Grants for artists/artist housing
- List all artworks including on rooftops – HRC restaurant and FEC building
- Add more art installations in green spaces

- Leverage media – All media so that elderly, young, all stakeholders are aware of arts programs. For example, an excellent job has been done on raising awareness for summer feedings for kids and energy assistance. How can we do better?
- Support arts and culture by supporting small businesses and making sure they can afford commercial real estate
- Support of arts and culture, includes support of universities and the rest of intellectual, cultural and artistic and religious contributions they make to the area and the city
- Ensure suitable space for music, including venues and affordable practice spaces that do not disturb neighbors
- Support art projects (public art) that showcase art created by local artists and in the schools. More projects that emphasize the community history like at Brookland Middle School
- Programs for seniors and kids together
- More art – less bureaucracy (democracy) – give grants liberally
- More arts programs at all of the recreation centers and schools. Increase public performances
- Reduce fees for live music for restaurants/clubs
- McMillan Development of the park and reservoir dedicate an arts and cultural/outdoor theater like that of Carter Barron. The community needs to have art and culture
- DC needs to better tell stories of historical facts that took place in neighborhoods that will help the city economically culturally and historically
- Continue to support pop-up uses especially for art
- Keep up the nice industrial development in Brookland and elsewhere by converting them into spaces all can enjoy – exhibits, restaurants, etc.

Resilience

What does resilience mean?

- 40% residents do not have cars. How do you evacuate city in case of emergency?
- City is building out every available green space in Brookland. No parks are being planned for the area as the green spaces in Brookland are being built over. Parking and density are leaving the area without green space for families to walk to with children
- The ability of lifelong residents to fully participate in the economic boom in the city, as well as the ability to afford to continue to live in the city. Also, I am concerned about the historic and systemic inequitable education system and public safety (+1)
- Resilience and building at the same time? Have environmental studies, etc. been completed. It seems like you have put the cart before the horse
- Redundant transportation system
- Community cohesion in the face of gentrification
- Preserving the city's history amidst re-development. Adding open spaces - traffic relieving strategies

- Please consider all the psychological aspects of resilience, specifically around homelessness, joblessness, gentrification, etc.
- Resilience is:
 - Community and ecological sustainability
 - Neighborhoods where people are in relationship
 - City structures (physical, legal, political, inter-personally) that empower individuals to live their fullest life
 - Support for local businesses that invest and strengthen communities
 - Safe, affordable housing for all – truly affordable
- Better understanding and response to community impacts
- Prove how the projected population growth is sustainable and resilient. How will DC make itself affordable and create quality of life. If you cannot prove it, do not do it
- It is great to take a broad view of resilience, but please keep the underlying climate change context. Yes, we want economic resilience, but addressing coming climate impacts has to be center
- Increased density, lack of green space, impact on infrastructure, inconvenience, impermeable surfaces
- A key component of resilience includes “A Historic City” - but this is so contradictory on every historic representation of the city is being obliterated by the new development plans
- Proactive policy on maintenance
- Please consider the impact of urban renewal on health. Relevant reference. “Root shock” book by Dr. Mindy Fullilove, Columbia University College of Medicine - Psychiatry
- A condition of natural resources which may become debris post-disaster. Trees eliminating utility service
- Back-up for Hacking of the Grid/Digital Systems
- Bury the power lines
- Drainage problems: Many Areas
- Traffic is a nightmare
- Age Friendly - Age in Place

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: To preserve the quality of our lives, our community, our city, we must reduce the amount of development. Need coordinated approach to address impact of traffic. Better relationship between zoning, planning and transportation. Need to put some projects on hold to enhance open space.

Public Comment 3: To the individuals in positions to make decisions for the city, I do not see decisions benefitting people in communities. Elected officials are not acknowledging what is taking place. Ten years later, making adjustments to population boom. Should have been done earlier. Massive development destroying character of city.

Public Comment 4: What assurances can you give us that once this plan is finalized it will not gather dust? What assurances that this is reflected in the city going forward?

Public Comment 5: Concerned over ratio of homeownership to renters. Not a majority of homeowners. OP can play role - condo conversion, rent to own, covenants with developers like HUD does, increase ratio of condos, not rental. Please plan for homeownership.

Public Comment 6: (Peter Fisher) Development we are having and already have is dependent on reliable Metro system. Just learned that our infrastructure for Metro is inadequate. It was built as a demonstration system, not a real system. Need to stabilize, increase funding and figure out what to do to maintain properly. The Office of Planning can help by saying that if this does not happen, here are the consequences.

Public Comment 7: What is the role and power of Comp Plan? What does it do? People have specific points, but Comp Plan purpose seems broader, need to make this clearer and define what it is.

Public Comment 8: Insightful points on type of development happening, concerned that DC will be like San Francisco – San Francisco stopped building, now pricing people out- do not discount all development. Need to keep building housing so that people can afford to live here.

Public Comment 9: (Bertha) With increase in condos and businesses going up – losing sense of family and community. Need something similar to Prince George’s County sports complex, place for family and kids to go.

Public Comment 10: Density leads to traffic, do not have infrastructure to handle. Second is transportation – introduced as world-class city. World class cities have trains that come every 3-4

minutes and easy connection to buses – Chicago, New York, Spain, Paris – takes 120, 130 minutes to get to Rockville.

Public Comment 11: Emphatically second previous comment. Need enhanced city traffic planning, need to reduce car traffic and have dedicated lanes for buses and streetcars.

Public Comment 12: The gentleman earlier recommended more condos, I would recommend more co-ops. Co-ops tend to be more affordable. We tend to put poor families in one area. Montgomery County spreads poor through neighborhoods. High rises not good for poor, good for middle class – need to build housing that is good for families, condos and co-ops.

Public Comment 13: I'm Eric Cardeneros and grew up in south Texas, moved here a year ago. My biggest concern is quality of water – DC has fluoridation, we did not have those chemicals in our water and I have beautiful teeth. Other countries in Europe do not put those chemicals in water.

Public Comment 14: Concerned about affordability of city, city needs to do better job of connecting and communicating with residents indigenous to DC, collaboration with faith community can help. Lots of undeveloped property, balance issue, scale issue. Not proper planning for condo conversions – converting single home to 3-4 condos, creates more traffic in itself. Needs to be more pre-consideration of this by developers coming in.

Public Comment 15: Echo concerns about housing affordability, looking at city recovering to where it was in 1950s. When I moved here, it was a shrinking city and crime capital, now people want to return here, need more opportunity to live close to transit, can walk, bicycle, take transit with dedicated lanes, respond to needs of people wanting to live here affordably.

Public Comment 16: Concerned about how we spend money on projects that only benefit a few people – streetcar, does not collect fares, does not run on Sundays to take people to church, does not have fare boxes, seems like it is only for bar hoppers. Need to take them to court and collect our money.

Public Comment 17: Greater need for intentionality and accountability – intentionality especially in regard to development, planning and implementation. I heard that Comp Plan in expanding downtown area and banning affordable housing. How can we have a major area of the city with no affordable housing? Little accountability as to whether affordable units are used as such and whether those living there qualify – the AMI so high, not getting truly affordable units – building studios, 1 BRs, 2BRs. What is going to happen in 20 years when those people need to move out of those units? What do we want for the people versus what is in the best interest of developers?

Public Comment 18: (Alice Walker) Looking at charts earlier, growth in city ages 25-35 and 65+, concerned that we look at aging in place. It is my understanding that Ward 5 has the largest population of seniors in the city. Would like to see aging in place cut through all aspects of plan – Ivy City and Brentwood impacted by zoning – any development for consideration to go up there needs to be looked at to see what is needed there and whether it is harmful. Need complementary development. Need to consider environmental assessments and take into consideration what people are exposed to and experiencing.

Public Comment 19: Can we finally accept that the automobile is going nowhere and plan around it? We are all educated, can you take this to people that are less educated and talk to them on their level?

Public Comment 20: I am a real American, many people are here from other countries reaping the benefits of what Americans paid for, would like to see government give more respect to working people who have to live in crime-ridden areas.

Public Comment 21: 10-15% set asides for affordable housing is making it impossible for gobs of people to get affordable housing. This is my third time working on Comp Plan. I have seen people from OP tell zoning that they can ignore things in Comp Plan.

Public Comment 22: Interested in knowing why the District does not invest in public parking as part of this process. Why don't we put public parking in some of the areas where we develop? Need some parking other than metered. Difficult for people that are car dependent with a disability. Having your own car is more convenient.

Public Comment 23: You have here, why is it important? Your collective vision is that DC is inclusive – do not see homeless shelter as an element of plan.

Public Comment 24: Affordable, affordable, affordable housing, realistic AMI, does not reflect reality of DC. Everything tonight intersects, but the hub has to be people – people, planet, seniors\most vulnerable people at the front of people – gentrification in the city is the elephant in the room.

Public Comment 25: Residency for developers – see more out of state plates than in-state, blocking streets with trucks, air pollution. Also, agree with fluoridation, should be removed. Would like to see preservation of neighborhood. Used to take 20 minutes to get downtown, now takes an hour. Used to be weight restrictions on streets – trucks polluting the air.

Public Comment 26: Echo lack of homeless units – in San Francisco, entire streets have become homeless shelters.