

Recent General Plan Updates in the Washington, DC Region

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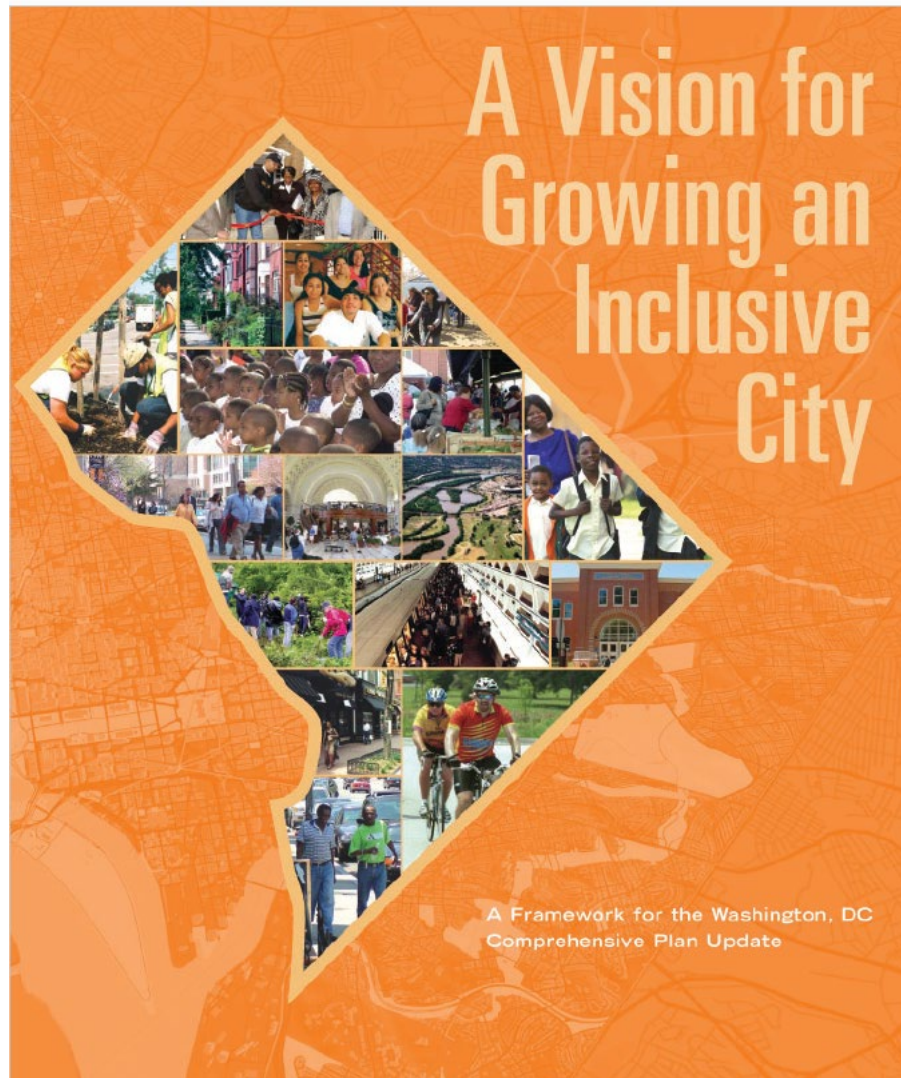
January 16, 2019



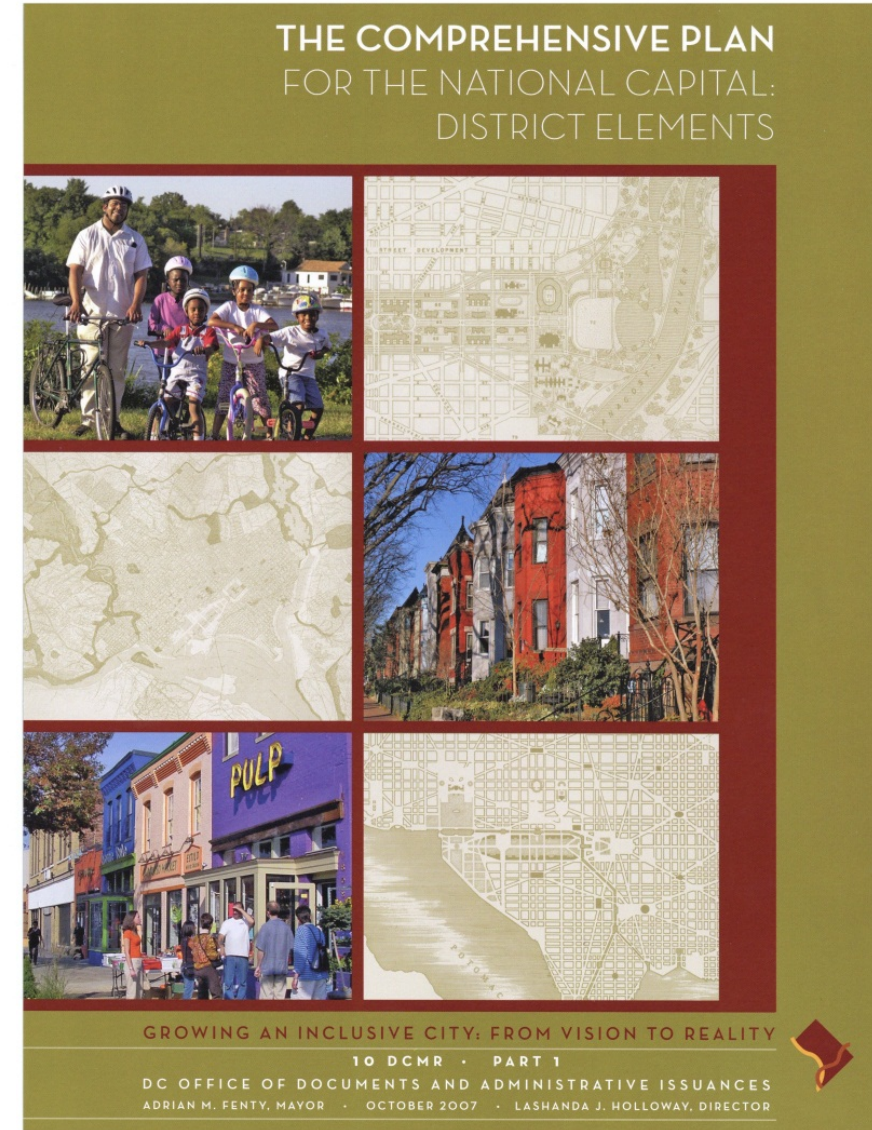
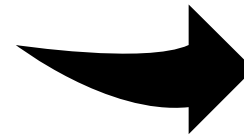
DC Comprehensive Plan

Background

Foundation of the 2006 Comprehensive Plan

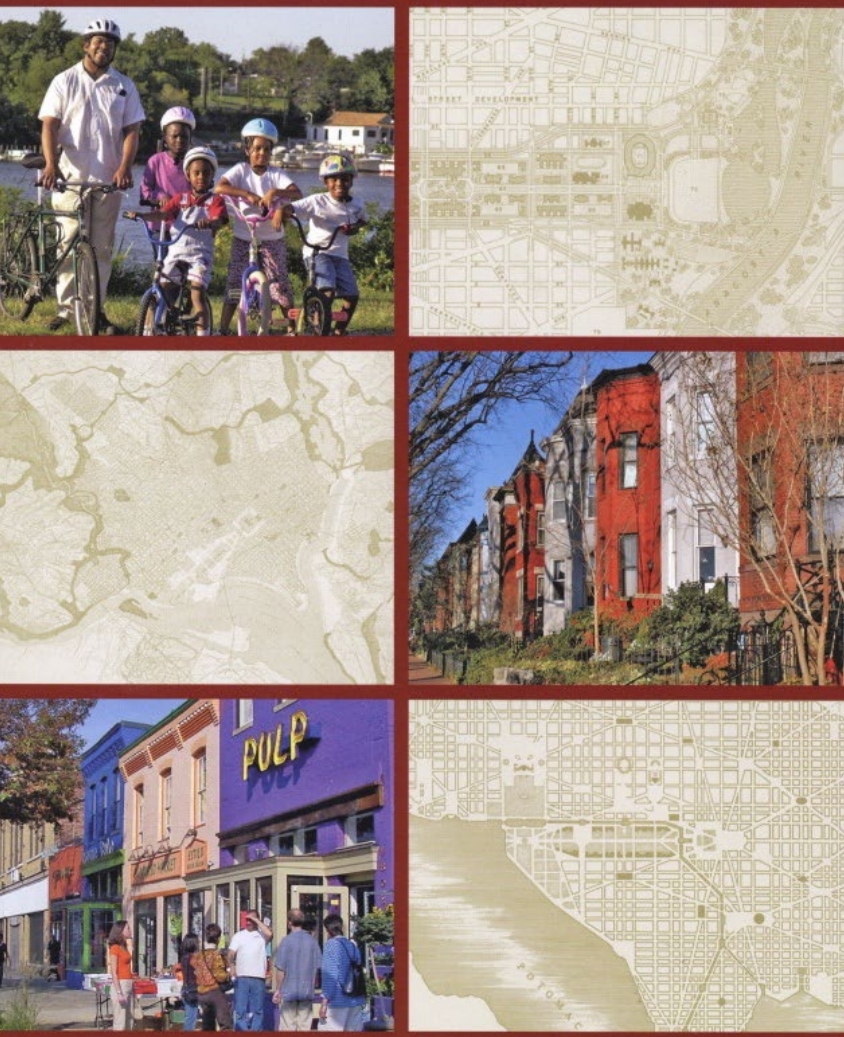


2004 Framework to guide creation of a new Comprehensive Plan



2006 Adopted Comprehensive Plan

THE COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL: DISTRICT ELEMENTS



Comprehensive Plan for the National Capital: District Elements

20-year vision for DC's growth & development

Adopted by DC Council in **2006**

First amended in **2011**—*mostly technical corrections & small no. of policy amendments*

Current Amendment Cycle launched in 2016

PlanDC.dc.gov

GROWING AN INCLUSIVE CITY: FROM VISION TO REALITY

TO DCMR • PART 1

DC OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES

ADRIAN M. FENTY, MAYOR • OCTOBER 2007 • LASHANDA J. HOLLOWAY, DIRECTOR

DC Comp Plan Vision

Introduction

1

Planning an Inclusive City ¹⁰⁰

WASHINGTON, D.C. IS ONE OF THE GREAT CITIES OF THE WORLD. IT IS THE nation's capital, a global center of knowledge and power, and the central city of one of America's largest and most prosperous metropolitan areas. It is also our home—a city of great neighborhoods, a vibrant downtown, historic buildings, diverse shopping, renowned institutions, and magnificent parks and natural areas. ^{100.1}

Our city bears the imprints of many past plans, each a reflection of the goals and visions of its era. The influence of these plans can be seen all around us—they affect the way we live and work, the way we travel, and the design of our communities. Planning is part of our heritage. It has shaped the District's identity for more than two centuries and has made us the place we are today. ^{100.2}

The fact that we are a mature city does not mean it is time to stop planning and just let the future happen. In fact, the need for planning has never been greater than it is today. ^{100.3}

The District is changing. At this moment, more housing is under construction in the District of Columbia than was built during the entire decade of the 1990s. Enough office space to replicate downtown Denver is on the drawing boards. Federal properties—some larger in land area than all of Georgetown or Anacostia—are being studied for new uses. These changes generate excitement and tension at the same time. Issues of race, class, and equity rise to the surface as the city grows. We strive to be a more “inclusive” city—to ensure that economic opportunities reach all of our residents, and to protect and conserve the things we value most about our communities. ^{100.4}

As we think about our future, other issues arise. How will people get around the city in 20 years? Where will our children go to school? Will police and fire services be adequate? Will our rivers be clean? Will our air be healthy? How will we resolve the affordable housing crisis and ensure that housing choices are available for all residents? How can we ensure that District residents have access to the thousands of new jobs we are expecting? How will the character of our neighborhoods be conserved and improved? How will federal and local interests be balanced? ^{100.5}

“Growing inclusively means that individuals and families are not confined to particular economic and geographic boundaries but are able to make important choices—choices about where they live, how and where they earn a living, how they get around the city, and where their children go to school. Growing inclusively also means that every resident can make these choices—regardless of whether they have lived here for generations or moved here last week, and regardless of their race, income, or age.”

— A VISION FOR GROWING AN INCLUSIVE CITY, 2004

The Plan's 5 Core Themes

- 1) Managing Growth & Change
- 2) Creating Successful Neighborhoods
- 3) Increasing Access to Education & Employment
- 4) Connecting the Whole City
- 5) Building Green & Healthy Communities

Citywide Elements

Framework

Land Use

Transportation

Housing

Environmental Protection

Economic Development

Parks, Recreation & Open
Space

Urban Design

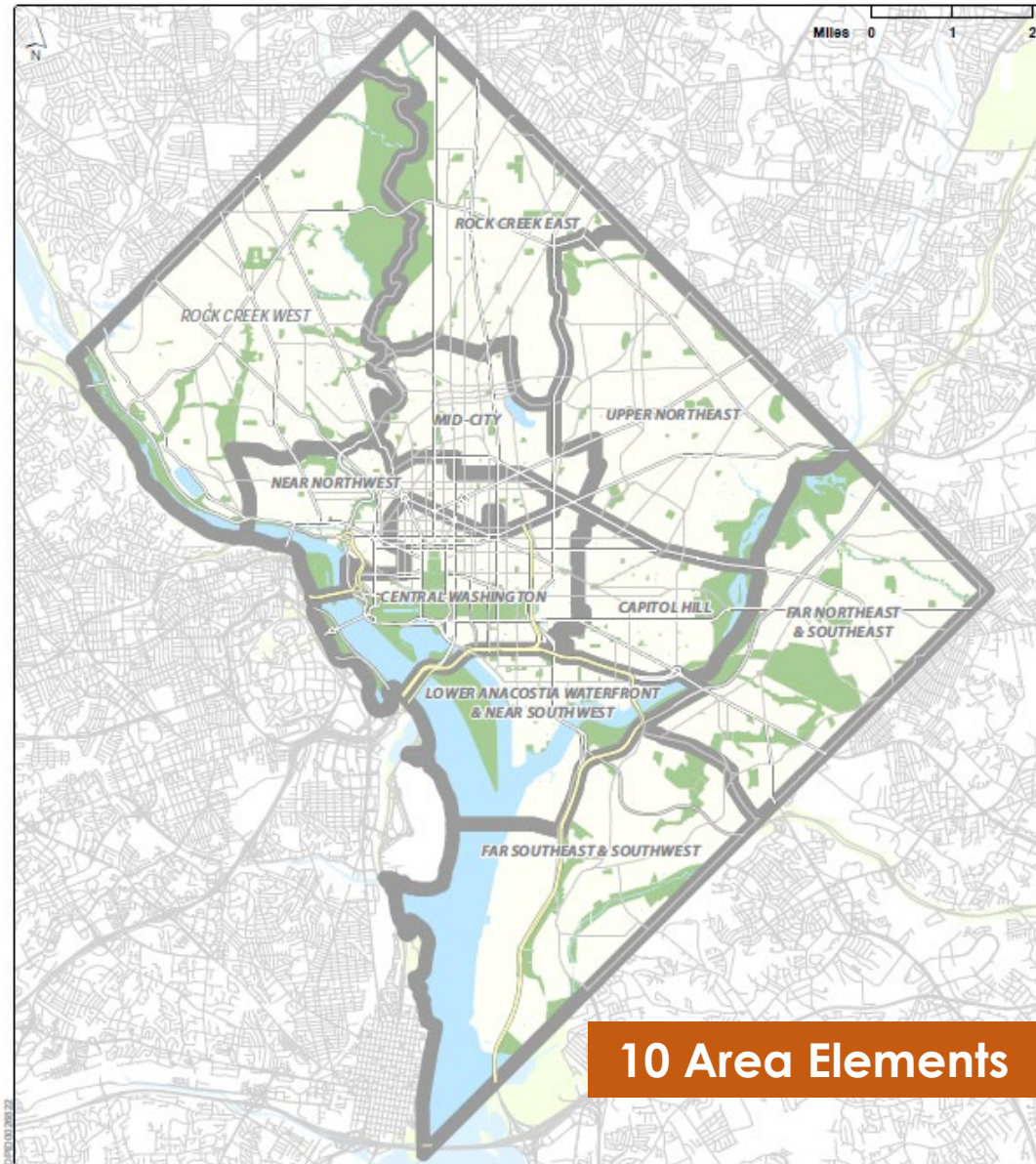
Historic Preservation

Community Services &
Facilities

Educational Facilities

Infrastructure

Arts & Culture



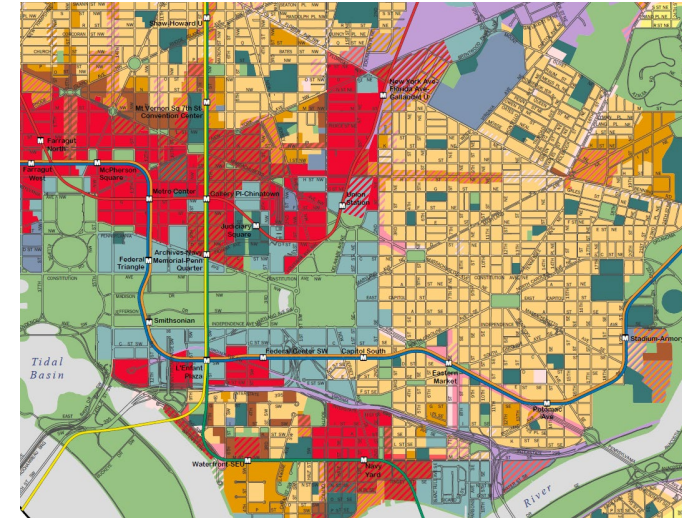
10 Area Elements

Comp Plan Area
Element Boundaries

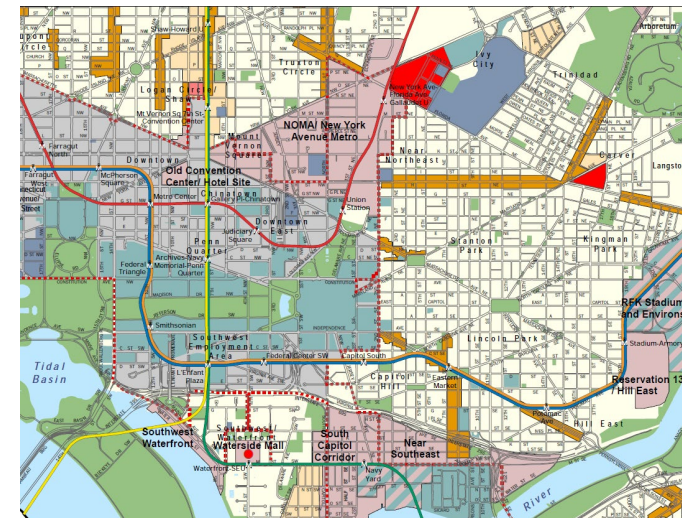


Office of Planning – January 15, 2016
Government of the District of Columbia

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



Future Land Use Map



Generalized Policy Map



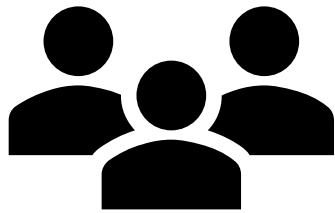
Amending the DC Comprehensive Plan

[PLAN]DC

THE DC OFFICE OF PLANNING

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Why DC's Comp Plan is being updated



Rapid population growth

100,000+ new residents over last decade

*Almost 1 million residents projected by 2045
(700,000 in 2018)*

Implementation Element calls for regular updates

IM-3.2 Updating and Amending the Comprehensive Plan ²⁵¹³

The 1984 Comprehensive Plan was amended only four times in 20 years. While the DC Code calls for the Comprehensive Plan to be amended “not less frequently than once every four years”, that target was not consistently achieved. In addition, when the amendment process did occur, it took years—even for small, incremental amendments. ^{2513.1}

The existing four-year amendment cycle also does not contemplate periodic major revisions. A major revision is a more intensive effort than the amendment process, as whole sections of the Comprehensive Plan are re-written, based on the analysis of current data and challenges. In most cities, this process takes two or three years to complete. ^{2513.2}

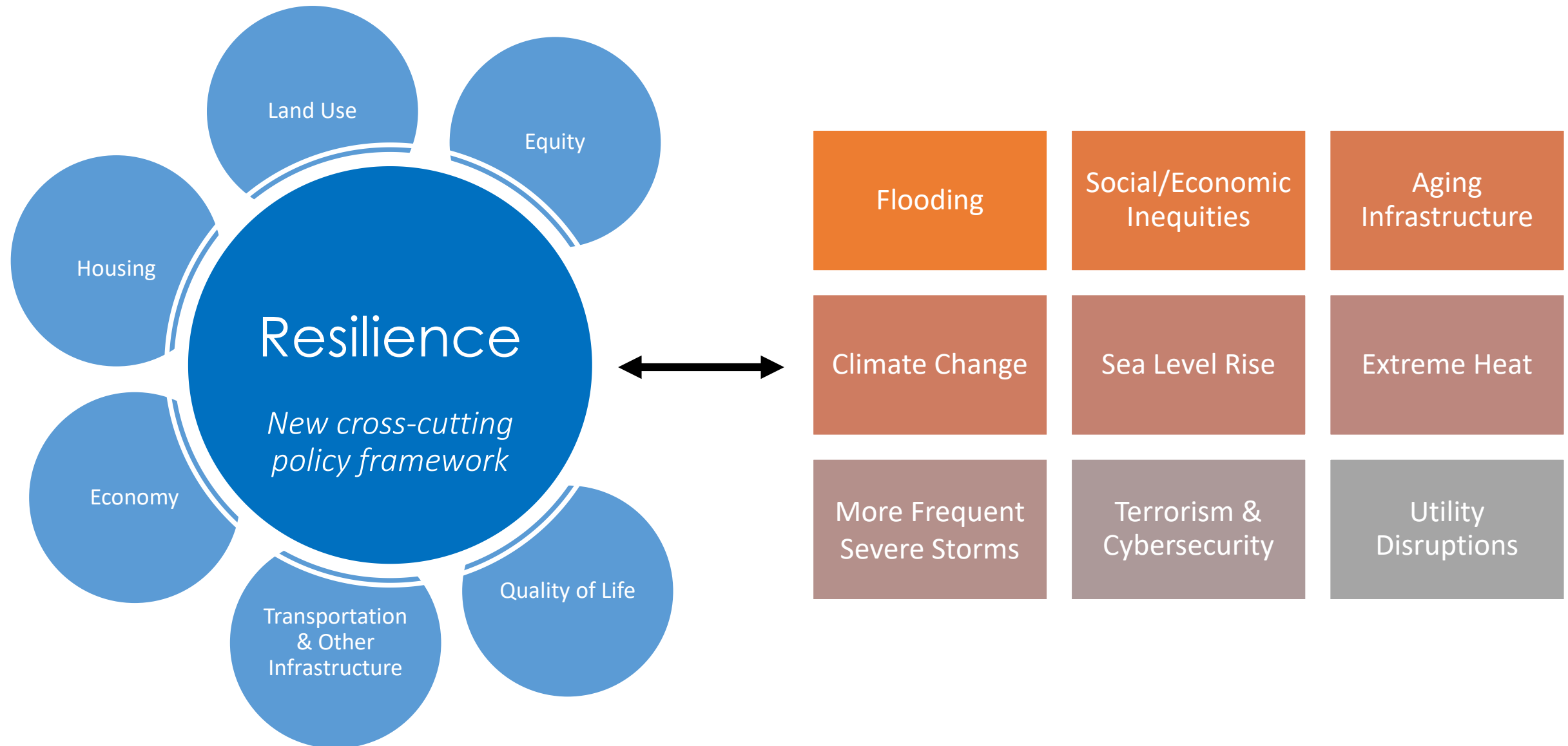
The 2003 Comprehensive Plan Assessment report concluded that the Comprehensive Plan amendment process took too long, did not include

It is recommended that the Comprehensive Plan be amended at least every four years and that a major revision/update of the Comprehensive Plan be completed every 12 years.



Integrate recent land use & citywide policy plans

DC Comp Plan Update: Address Emerging Issues



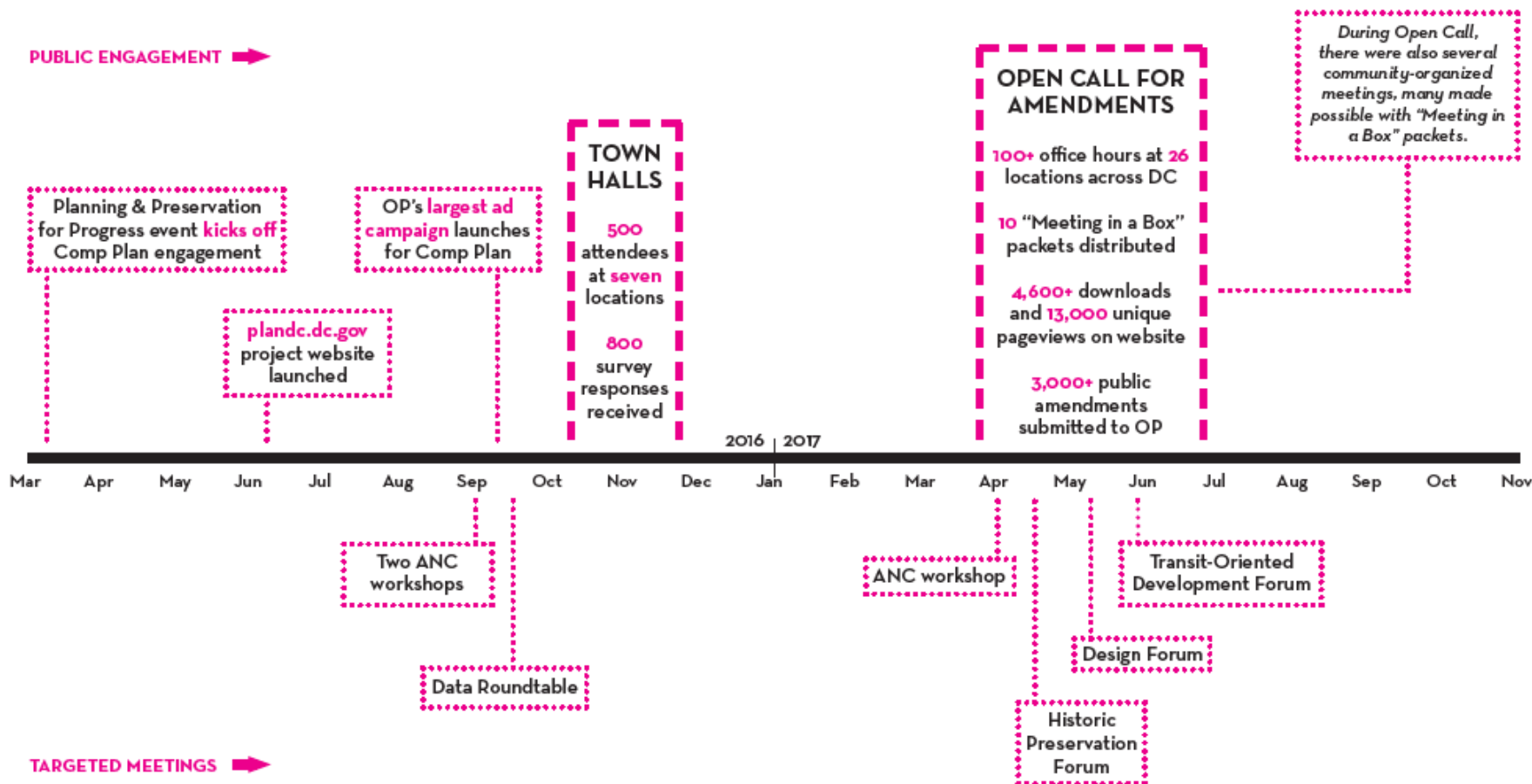
DC Comp Plan Amendment

Outreach & Community Engagement

2016-2017

[PLAN]DC
THE DC OFFICE OF PLANNING

WE'VE BEEN BUSY. In addition to the Comprehensive Plan outreach and engagement outlined below, Office of Planning staff has hosted or participated in **60+** meetings and events with partner agencies, BIDs, community groups, non-profits, and advocacy groups since March 2016.



learn more: planning.dc.gov
email us: plandc@dc.gov
tweet: @OPinDC #planDC



Source: DC Office of Planning, plandc.dc.gov

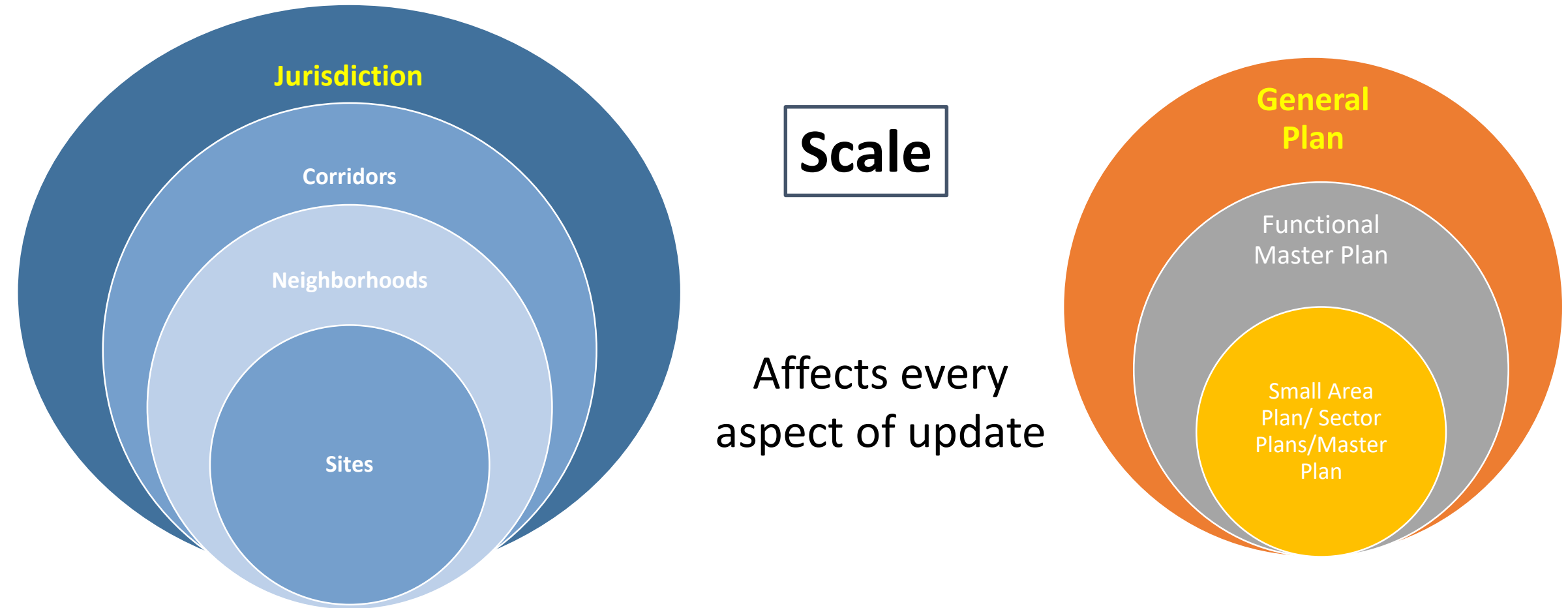
5 Lessons I Learned

From working on a General Plan update

Lesson Learned #1

General Plan updates are **complex** projects

General Plan updates are **not** like Small Area Plans/Master Plans/Sector Plans



Time Frame

Decades

not 5-10 years

Challenges you to:

- **Think far beyond immediate issues** & yet solve for them at the same time
- **Envision what may not exist now**, yet is anticipated or desired—far into the future
- Consider & **craft policy for emerging issues** while **still developing an understanding** of them (e.g., A/Vs, resilience)

Range of Influence

General Plans are more than land use plans

*DC's Comp Plan addresses **not only** land use, housing & transportation*

- **but also** a **wide range of topics** that affect communities & their future

Public facilities — Community Services — Historic preservation — Environment — Utility Infrastructure, etc.

- **and** impacts **other local & federal agencies**

Lesson Learned #3

General Plans' **range of influence** requires **different strategies for policy & partnerships**

(Because) **General Plans are more than land use plans**



Education about General Plan
+
collaborations with
affected **local/state/federal**
agencies are **critical**

- General Plan (should) inform public investments
- Provides long-range roadmap for other agencies—but **requires ongoing collaboration beyond current leaders/administrations**

Lesson Learned #4

Be mindful of other current issues that may impact General Plan update

Washington Post, March 20, 2018

D.C. Politics

Dry D.C. planning document fuels heated debate over future of expensive city

Washington Business Journal, May 11, 2018

Commercial Real Estate · Real Estate Inc. Extra

Angry D.C. developers fight back against appeals from angry citizens groups 🔑

Hot Issue:

*DC Court of Appeals vacated several DC Zoning Commission approvals of **Planned Unit Development** proposals*

- Proposed amendments to DC Comp Plan **Framework Element** submitted to DC Council in January 2018
- Council public hearing on March 20, 2018—**270+ witnesses signed up**
- *One major topic of discussion*—how Comp Plan provides guidance for Zoning Commission review of PUDs

Lesson Learned #5

General Plans are highly influential—and most people don't know about them

General Plans:

- Are often **infrequent**, because of long-time frame
- Cover **entire jurisdiction—affects everyone**
- Address **multiple** topics/issues
- Present **high-level policy** (*not zoning or site-specific land use strategies*)
- Have a **multi-decade** view
- Can take **2+ years** to complete

Why would people want to spend 2+ years working on this??

Engagement needs to be **more expansive**—

reach
approach
message
partnerships

Educate
about what
planning is
& the value
of planning

Speak to people's
values

This is about
***our community's
future***

Thank you!

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For more information about the
**DC Comprehensive Plan
Amendment Cycle:**

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