

# DC Comprehensive Plan

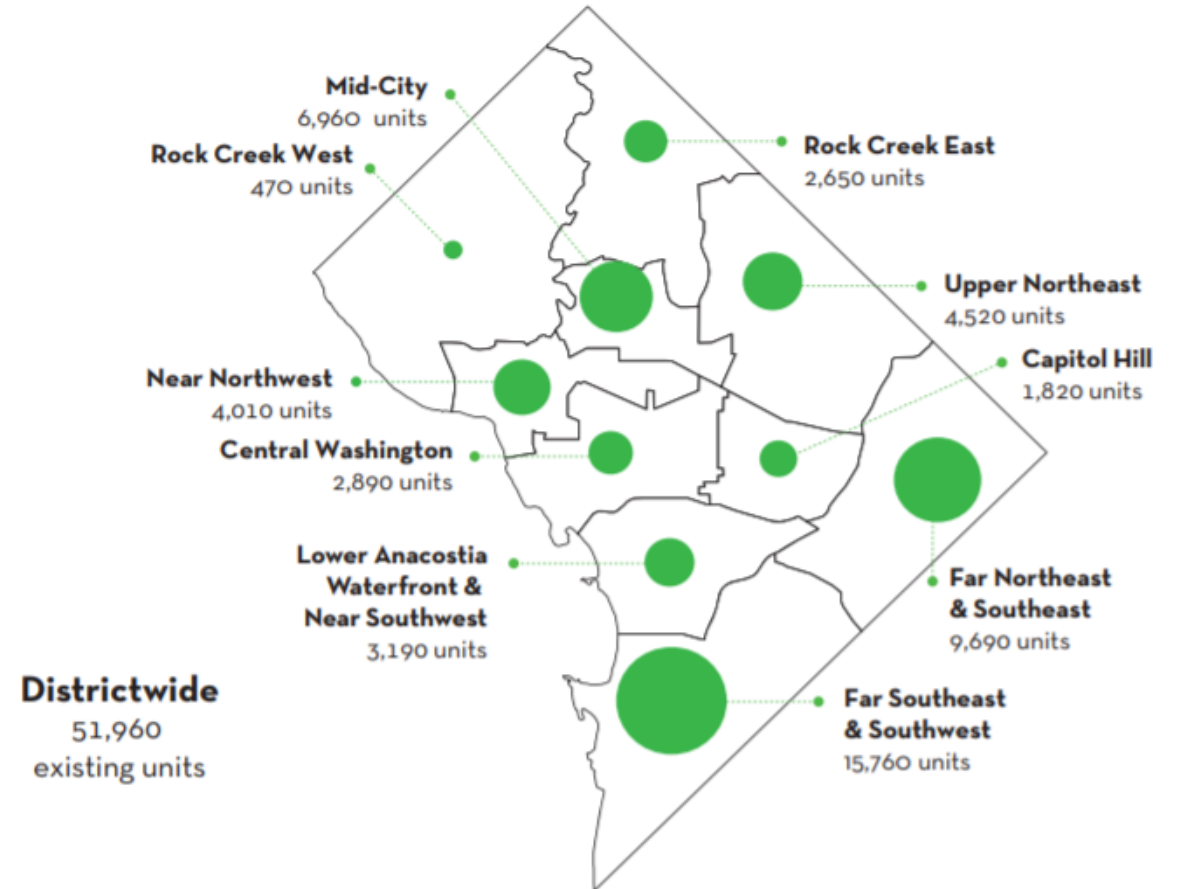
## What's at stake in the update to 2006 plan

Cheryl Cort

Coalition for Smarter Growth

December 12, 2019

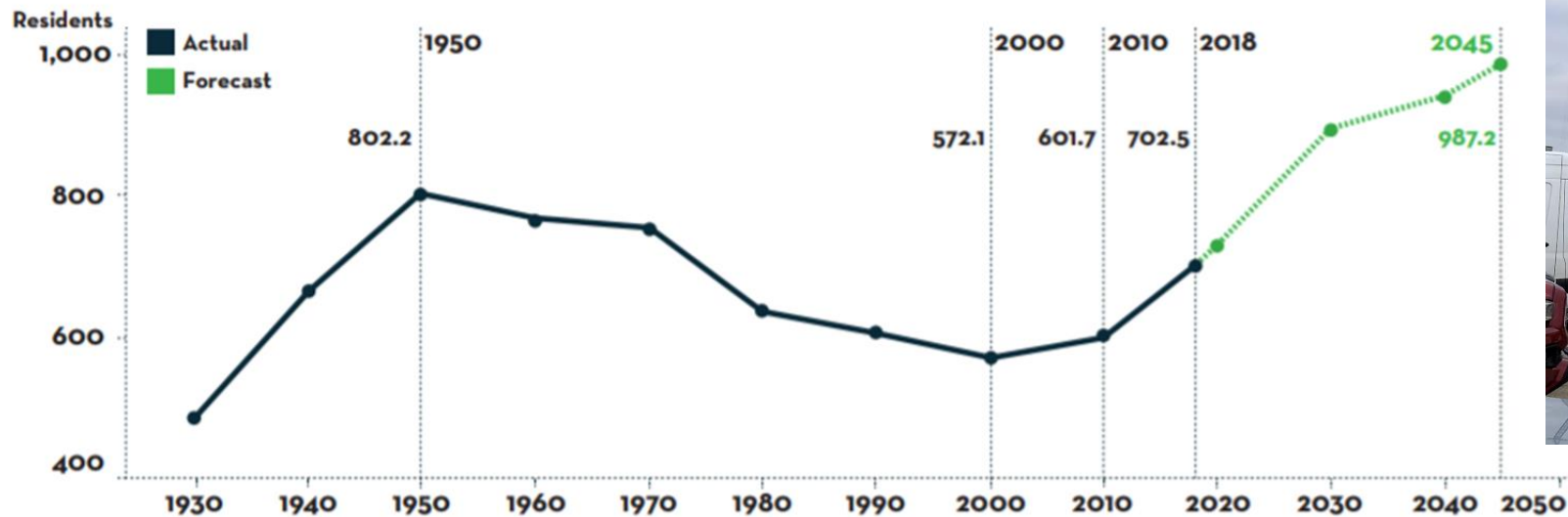
Figure 1. 2018 Estimated Distribution of Dedicated Affordable Units



Source: the Housing Equity Report by DC Office of Planning & DHCD

# DC Comprehensive Plan – update to 2006 plan

Figure 3. Washington, DC Population Growth & Forecast (000s)

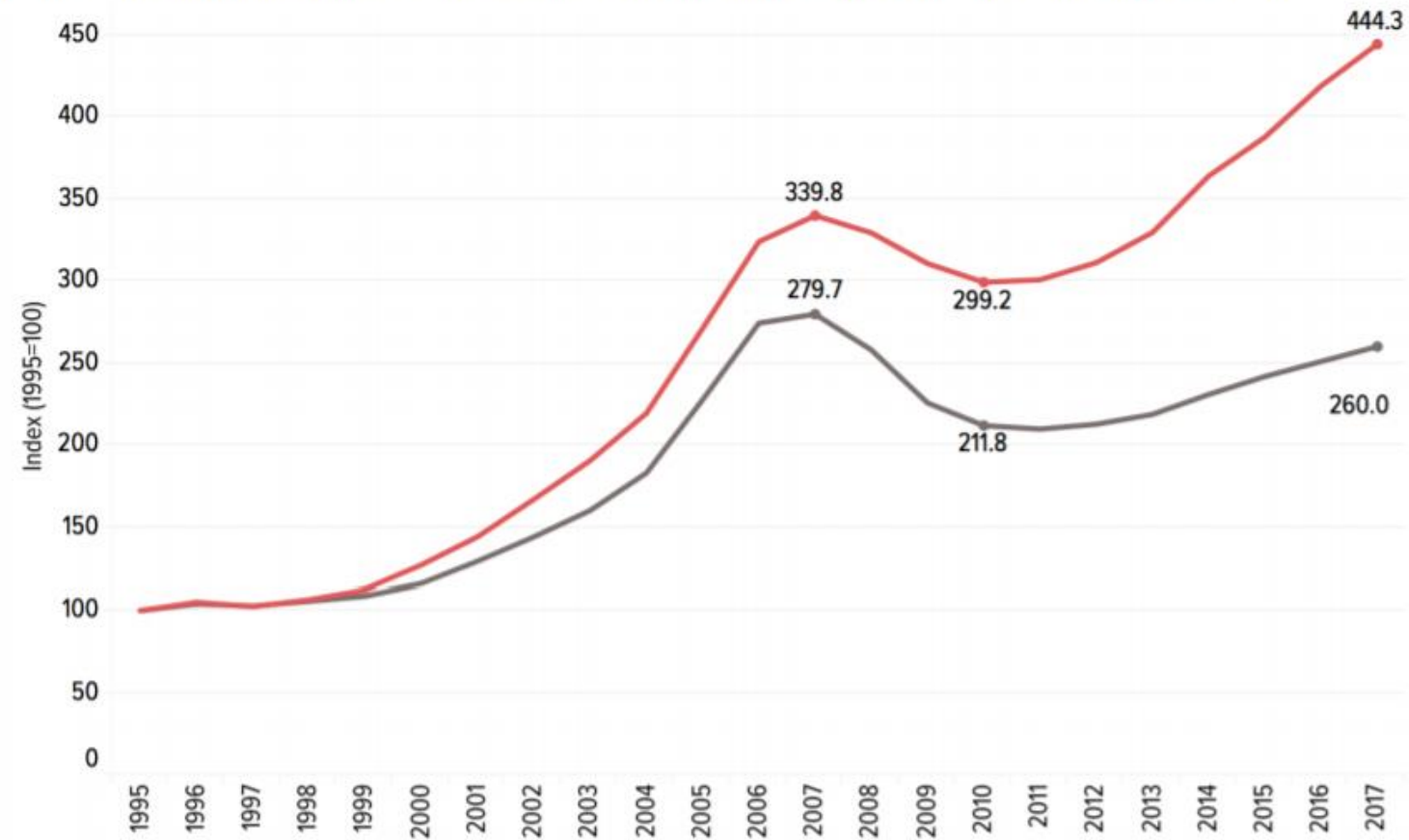


Source: DHCD, DC Office of Planning, Housing Equity Report, October 2019



Florida Ave. Market, AKA Union Market, 10/21/19

FIGURE 1 – HOUSING PRICE INDEX FOR THE DISTRICT AND THE METROPOLITAN WASHINGTON AREA (1995=100)



Source: Federal Housing Finance Agency, All-Transactions Indexes, Estimated using Sales Prices and Appraisal Data for Metropolitan Washington DC area and for Washington DC (state level). Data displayed for first quarter of each calendar year only. The DC index is recalculated to make 1995 the base year.

■ D.C.  
■ Washington Metro

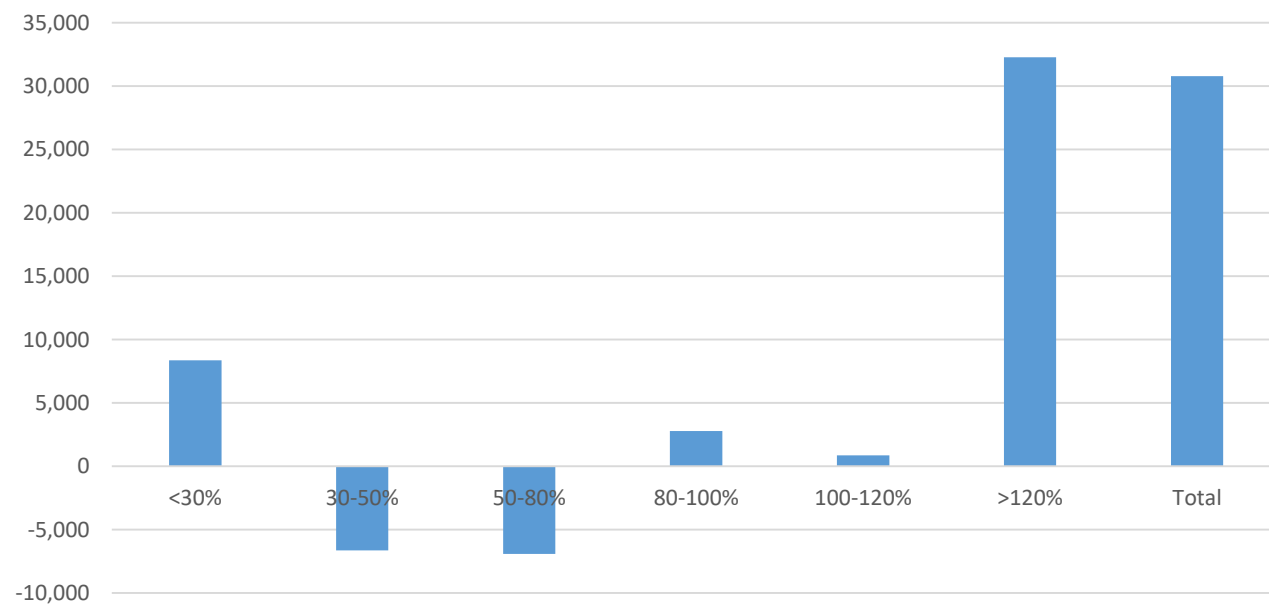


# Loss of affordable housing & decline for lower income households



Park Morton public housing buildings, 2017. Photo credit: Cheryl Cort

Net Change in the Number of DC households  
by Median Family Income  
2006-2016



Source: DC Office of Planning, Framework Element, October 2019



# DC Comprehensive Plan

The District's Comprehensive Plan establishes a vision of the future and includes goals, policies and action items as well as two maps.

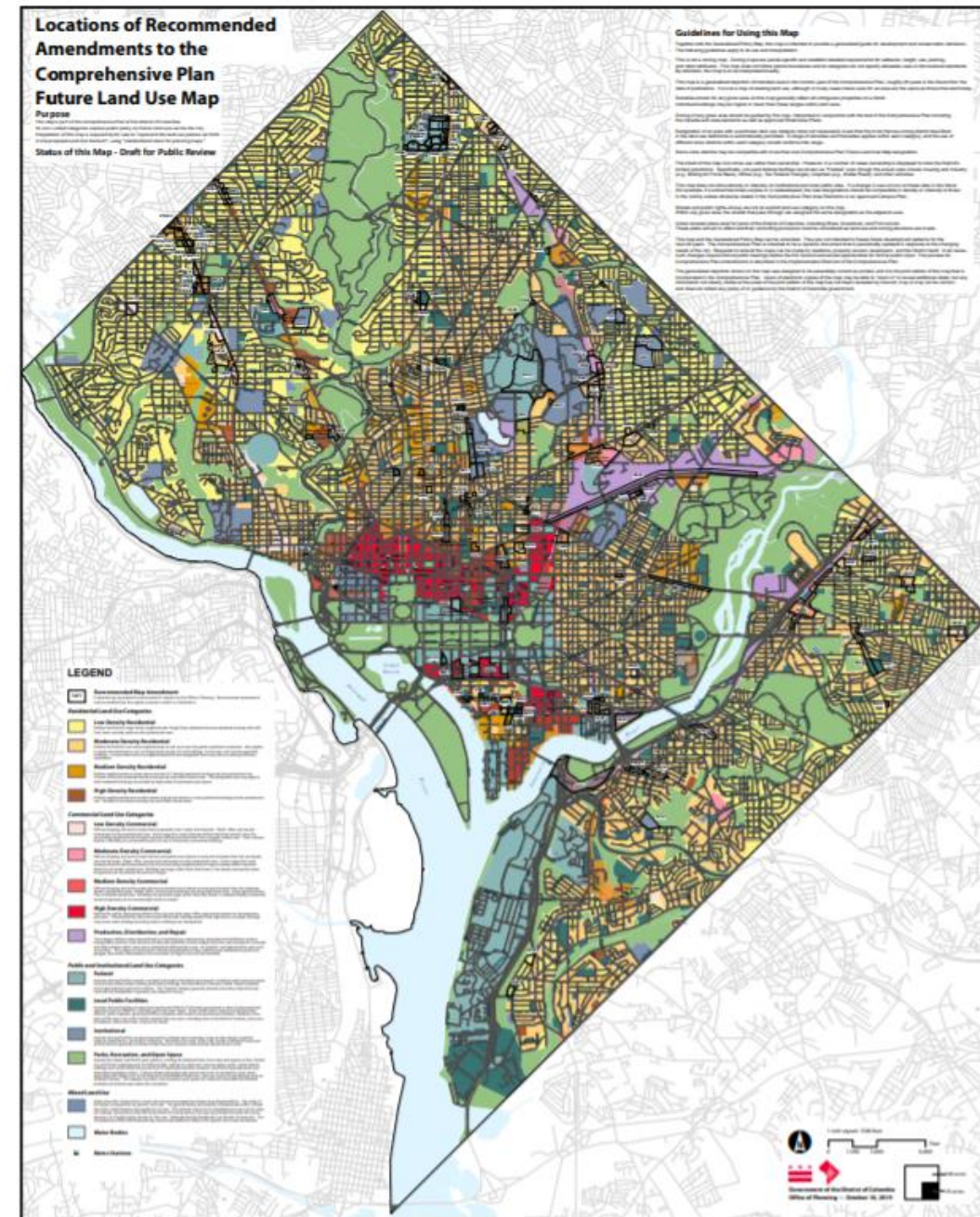
13 Citywide Elements (e.g. Land Use, Housing, Transportation)

10 Area Elements (e.g. Rock Creek West, Far NE/SE)

Future Land Use Map - land use designations to show how land in the District is intended to be used

Generalized Policy Map which provides a visual representation of how the District is expected to change over 20 years

Where the Comp Plan has the force of law:  
development review & zoning



# DC Comprehensive Plan

## Timeline for 2017-2020 update

- 2006 -- last full update to the Comprehensive Plan
- June 2017 -- Open call for amendments
- January 2018 -- **Framework Element** of the Comp Plan bill introduced to DC Council
- March 20, 2018 – 13 hour hearing
- July 10, 2019 – first vote of rewritten bill (B23-1)
- October 8, 2019 – final vote on Framework bill
- October 15, 2019 – Draft Comp Plan & Housing Equity Report
- December 20, 2019 – public comments





# Framework Element of Comp Plan

- Elevates affordable housing, preventing displacement, and equity as top policy concerns
- Adds new Planned Unit Development section
- Intended to address new uncertainty around Zoning Commission's decisions by DC Court of Appeals
- 60% of all new housing units are typically approved thru PUDs, in 50% of all construction projects



The Wren (965 Florida Ave. NW), a public land disposition with 132 affordable homes at 30%-50% AMI, under construction in 2019. Photo credit: Cheryl Cort

# Planned Unit Development vs. Matter of right

Example: Bruce Monroe/Park Morton PUDs  
Replacement for Park Morton public housing  
complex, includes new park and:

94 public housing units  
109 units at 60% MFI  
70 units at market rate  
Total: 273



**LEGEND**

*Residential Land Use Categories*

- Low Density
- Moderate Density
- Medium Density
- High Density

*Commercial Land Use Categories*

- Low Density
- Moderate Density
- Medium Density
- High Density
- Production, Dist. and Repair

*Public and Institutional Land Use Categories*

- Federal
- Local Public Facilities
- Institutional
- Parks, Rec. and Open Space

	<u>Apartment Building:</u>				
	R-4	C-2-A	C-2-B	C-2-B PUD	Proposal
Height (max.)	35 feet	50 feet	65 feet	90 feet	90 feet
FAR (max.)	N/A	2.5	3.5	6.0	5.8
Lot Occupancy (max.)	40	60%	80%	80%	72%
Open Court (min.)	30 feet	30 feet	30 feet	30 feet	60 feet
Rear Yard (min.)	20 feet	15 feet	15 feet	15 feet	5 feet*
Side Yard (min.)	8 feet	15 feet	15 feet	15 feet	10 feet*
Parking (min.)					
-Residential	N/A	95	63	63	82 spaces
-Retail	N/A	2	2	2	4 spaces
Loading (min.)					
-Berth	--	1@30/1@55 ft.	1@30/1@55 ft.	1@30/1@55 ft.	2@30 feet
-Platform	--	1@100/1@200 sf	1@100/1@200 sf	1@100/1@200 sf	2@100 sf*
-Delivery	--	1@20 feet	1@20 feet	1@20 feet	1@20 sf**
GAR	N/A	0.30	0.30	0.30	0.30

Bruce Monroe PUD, OP Setdown Report, 7/15/16



# Stalled Planned Unit Developments (PUDs)

Total homes	Market-Rate	Affordable	Percent Affordable
4593	3887	706	15.4%

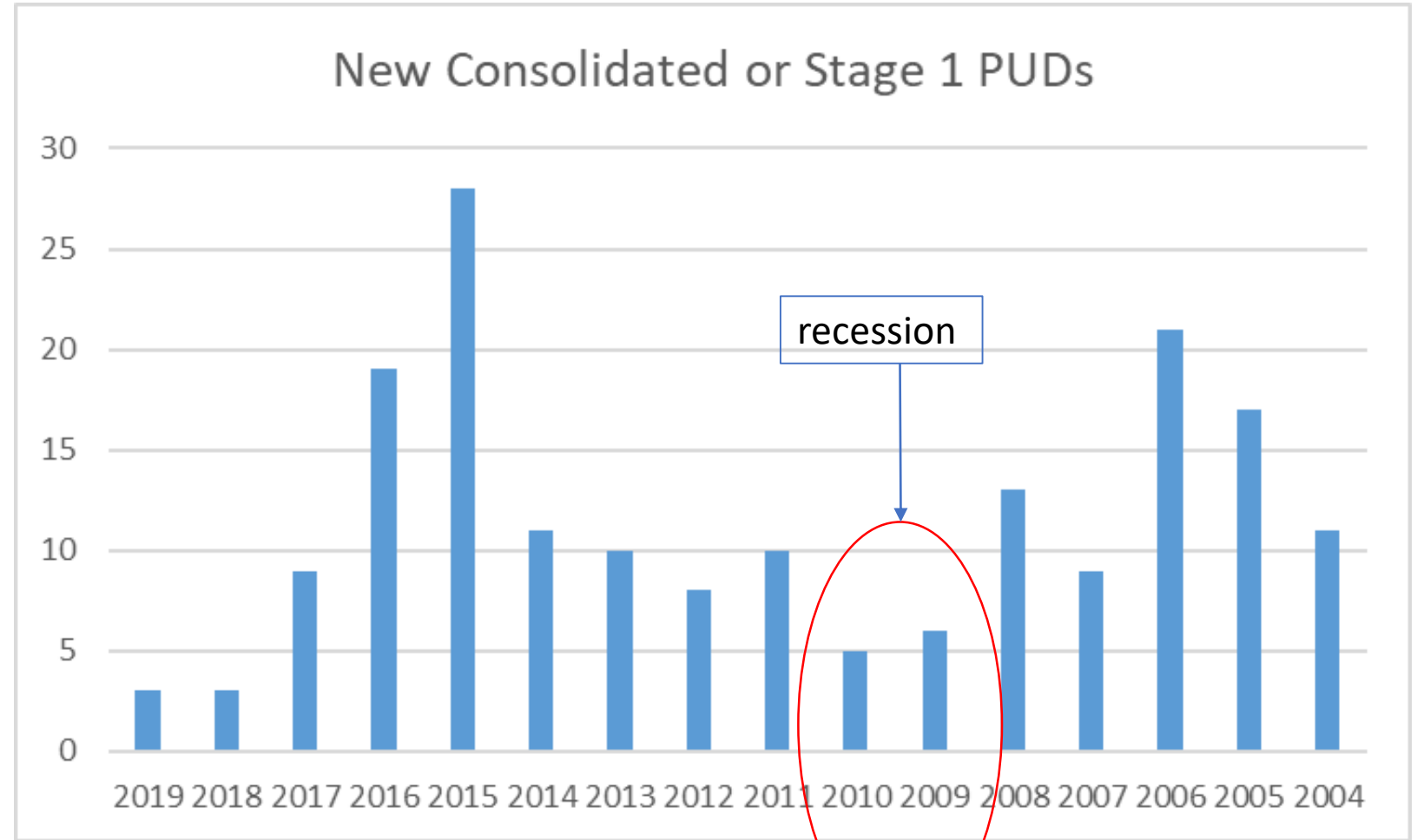
Total Appeals by Year							
	2012	2013	2014	2015	2016	2017	2018
Market-Rate	220	0	0	545	52	3884	578
Affordable	18	0	0	132	4	564	127
Total	238	0	0	677	56	4448	705

Source: Coalition for Smarter Growth, Updated: May 9, 2018

# New PUD applications plummet in wake of Court decisions & number of appeals

PUDs below  
recessionary levels

Switched to  
Map amendments  
Matter of right  
No project



Source: DC Office of Planning, 9/23/2019

Examples of PUDs past, present and future - Compiled by Coalition for Smarter Growth, 2020

Project	Type	Status	Affordable Units	Market units	Total housing units	Proposed Amendment
Portner Flats U/V Streets NW	Private/TOPA	Built	48 @ 60% AMI 48 @ 50% AMI	288	384	
965 Florida Ave. NW	Public land disposition	Under construction	99 @ 50% AMI 33 @ 30% AMI	301	433	
Bruce Monroe, Georgia Ave. NW	Public land/public housing replacement	Court ruled against PUD, remanded to Zoning Commission	94 @ public housing 109 @ 60% AMI	70	273	Yes
Douglas Development, 7828 Georgia Avenue, NW Shepherd Park	Private/commercial	Withdrawn/ 1 story retail built	16 @50% AMI 17 @ 80% AMI	166	199	Yes



# DC Housing Priorities Coalition

Enterprise Community Partners, DC Fiscal Policy Institute, Coalition for Nonprofit Housing and Economic Development (CNHED), Somerset Development, Coalition for Smarter Growth, Greater Greater Washington, United Planning Organization (UPO), Local Initiatives Support Corporation (LISC), and Housing Association of Nonprofit Developers (HAND).

Formed 3 years ago to help update the DC Comprehensive Plan, submitted amendments at open call.

Our guiding principles for amending the DC Comprehensive Plan are:

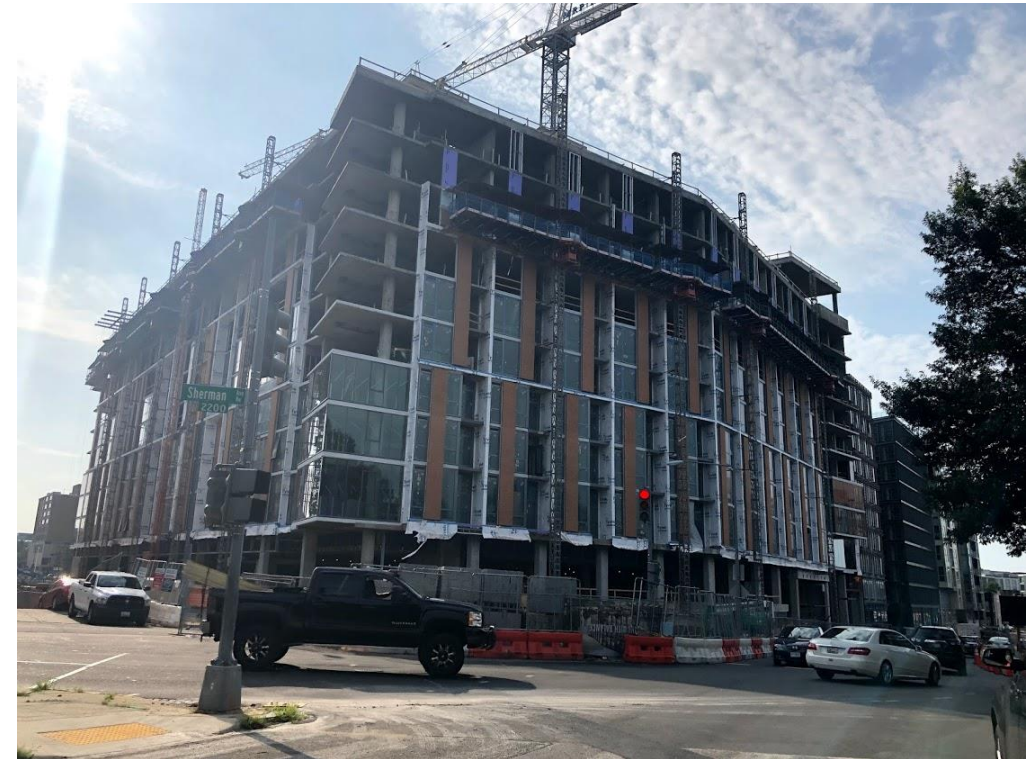
- Meet the housing demand
- Equitably distribute housing
- Best utilize areas near transit
- Include families: ensure homes for people of all income levels and of all household sizes, including families.
- Prioritize affordable housing as a community benefit
- Preserve existing affordable housing
- Protect tenants
- Support neighborhood commercial corridors
- Clarify zoning authority
- Improve data collection and transparency



Central Armature Works PUD under construction after appeal dismissed, 10/16/19

# Framework Element bill: What we won in DC Council vote October 8, 2019

- Specific guidance to prioritize affordable housing and preventing displacement in the Planned Unit Development (PUD) approval process (section 224.9).
- Removal of exclusionary language about “physical and visual character” in the Planned Unit Development approval process,
- Council adopted alternative language recommended by DC Office of Planning in 9/11/19 letter (section 227.2).



965 Florida Ave. NW PUD, the Wren, under construction. Photo credit: Cheryl Cort

# Key amendment on affordable housing

- **Amendment on affordable housing** proposed by Councilmember Nadeau, addresses racial and social equity in the District by prioritizing affordable housing and the prevention of displacement in PUDs. The amendment would be added to the end of Section 224.9 and would require that the following items be considered as high-priority public benefits in the evaluation of residential PUDs:
  - The production of new affordable housing units above and beyond existing legal requirements, and/or a net increase in the number of affordable units that exist on-site,
  - The preservation of housing units made affordable through subsidy, covenant, or rent control, or replacement of such units at the same affordability level and a similar household size,
  - The minimizing of unnecessary off-site relocation through the construction of new units before the demolition of existing occupied units, and
  - The right of existing residents of a redevelopment site to return to new on-site units at affordability levels similar to or greater than existing units.



# Amendment to replace section 227.2 from the Engrossed bill (July 19, 2019 version)

227.2. Each land use category identifies representative zoning districts and states that other zoning districts may apply. The Zoning Commission, in selecting a zone district, such as through a Planned Unit Development or Zoning Map Amendment, shall **determine** if it:

- \* Is not inconsistent with the Comprehensive Plan;
- \* Meets the intent of the Future Land Use Map land use category;
- \* Is generally compatible with the character and scale of the Future Land Use Map land use category when considering the site in total; and
- \* Is generally compatible with the physical and visual character of the surrounding neighborhood.

## Problems with Council bill's revisions for 227.2

- Adds 3 new determinations to Charter-mandated “not inconsistent with the Comprehensive Plan” standard that governs all zoning decisions
- Freezes status quo, prioritizing “physical and visual character” and “character and scale” over more affordable homes when Planned Unit Developments (PUDs) are being considered.
- “Physical and visual character” creates a new zoning standard that increases the risk of litigation and cannot be applied to map amendments

### Conclusion:

- Creates new uncertainties, risk of litigation, not fewer
- Wipes out gains prioritizing affordable housing and preventing displacement

# Final Framework Element bill language comparison

Revised & final text for 227.2, Oct. 8, 2019 vote

227.2 Each land use category identifies representative zoning districts and states that other zoning districts may apply. The Zoning Commission, in selecting a zone district such as through a Planned Unit Development or Zoning Map Amendment, determines if it is **not inconsistent with the Comprehensive Plan**. **In making this determination for a selected zone district, the Zoning Commission considers and balances the competing and sometimes conflicting aspects of the Comprehensive Plan, including the policies and text; the intent of the Future Land Use Map land use category; and the Future Land Use Map and Generalized Policy Map. Under the Zoning Regulations, a proposed Planned Unit Development should not result in unacceptable project impacts on the surrounding area.** 227.2

July 10, 2019 Council bill version, first vote:

227.2 Each land use category identifies representative zoning districts and states that other zoning districts may apply. The Zoning Commission, in selecting a zone district, such as through a Planned Unit Development or Zoning Map Amendment, shall determine if it:

- \* **Is not inconsistent with the Comprehensive Plan;**
- \* **Meets the intent of the Future Land Use Map land use category;**
- \* **Is generally compatible with the character and scale of the Future Land Use Map land use category when considering the site in total; and**
- \* **Is generally compatible with the physical and visual character of the surrounding neighborhood.**

Note on “unacceptable” impacts: This text is in the zoning regulations and has an established meaning.



# Full Draft Comp Plan – October 15, 2019

## Draft Comprehensive Plan

- Comp Plan text – citywide & area elements
- Future Land Use Map (FLUM)
- Generalized Policy Map

## Housing Framework for Equity & Growth

- **Housing Equity Report**
- 36,000 additional homes by 2025
- 12,000 affordable homes (80% MFI & below)
- 15% affordable units per Planning Area in Comp Plan

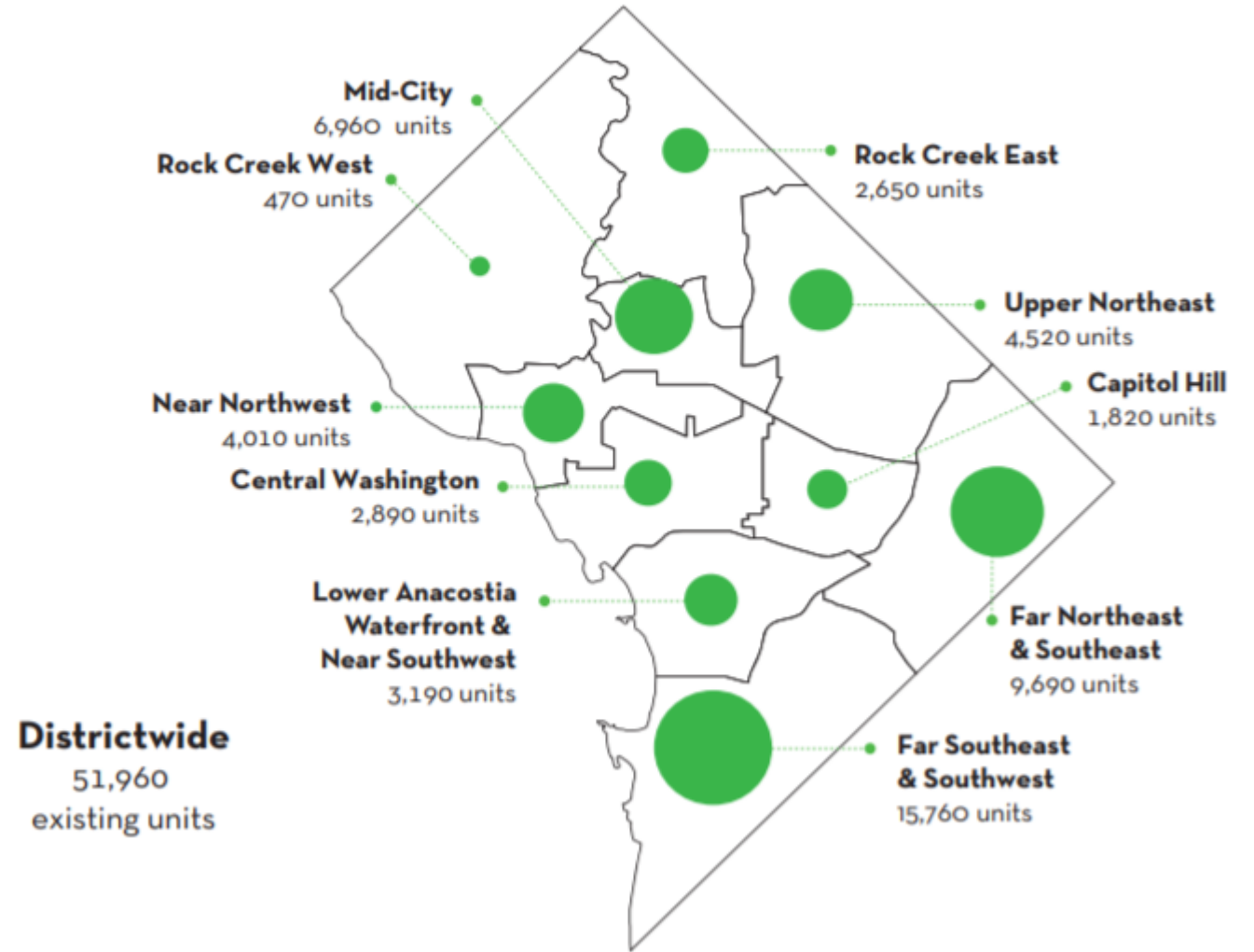


# Housing Equity Report

Assessed equitable distribution

Surveyed DC residents

Figure 1. 2018 Estimated Distribution of Dedicated Affordable Units



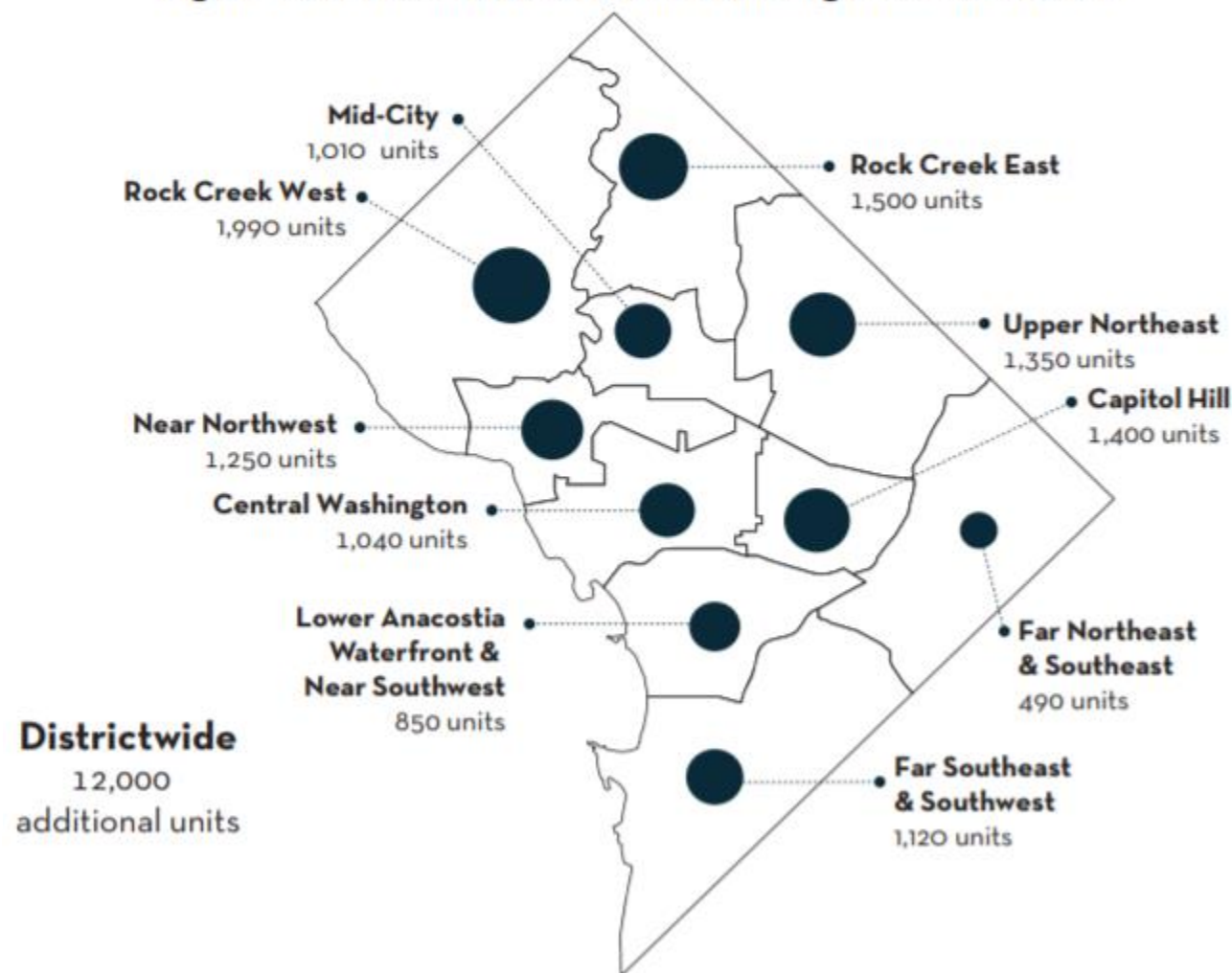
# Housing Equity Report

Oct. 15, 2019

**Figure 6. Current Affordable Housing Pipeline & 2025 Production Goals by Planning Area**

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capitol Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
<b>Total</b>	<b>12,000</b>	<b>7,970</b>	<b>5,220</b>	<b>36,000</b>

**Figure 2. 2025 Dedicated Affordable Housing Production Goals**





# Affordability tools to get to 12,000 by 2025

1. Subsidies for new construction & conversion to dedicated affordability
  - \$100 m+ Housing Production Trust Fund
  - Affordable Housing Preservation Fund
  - Project-based Local Rent Supplement
  - Public housing
  - Bonds
  - federal programs
2. Land use incentives – Inclusionary Zoning, PUDs, new requirements for extra density
3. Public land partnerships & dispositions
4. Expanded Local Rent Supplement (vouchers)
5. Other new tools TBA



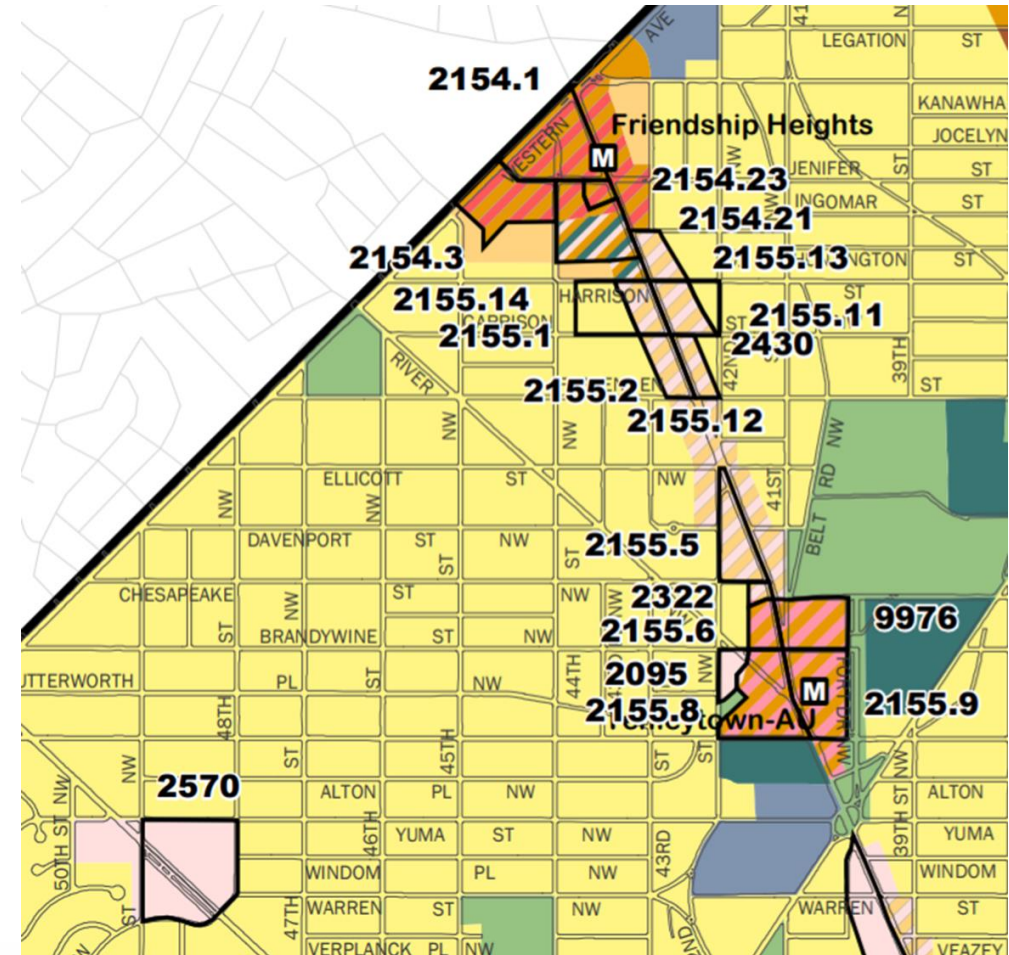
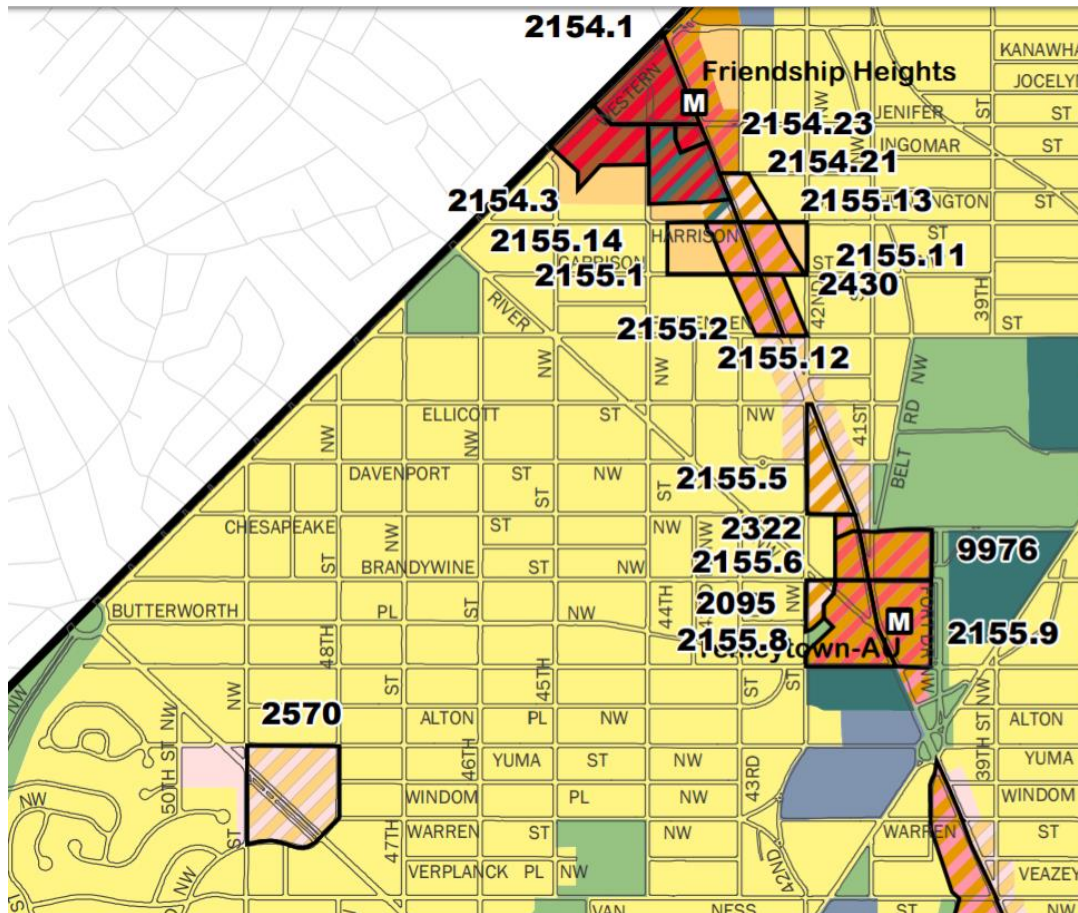
Portner Flats by Somerset Development is a tenant-led TOPA deal using a PUD, federal subsidies



# Friendship Heights, Tenleytown, Spring Valley FLUM amendments

Proposed (typical) : Moderate to medium density residential/commercial  
Medium to high density residential/commercial

Existing





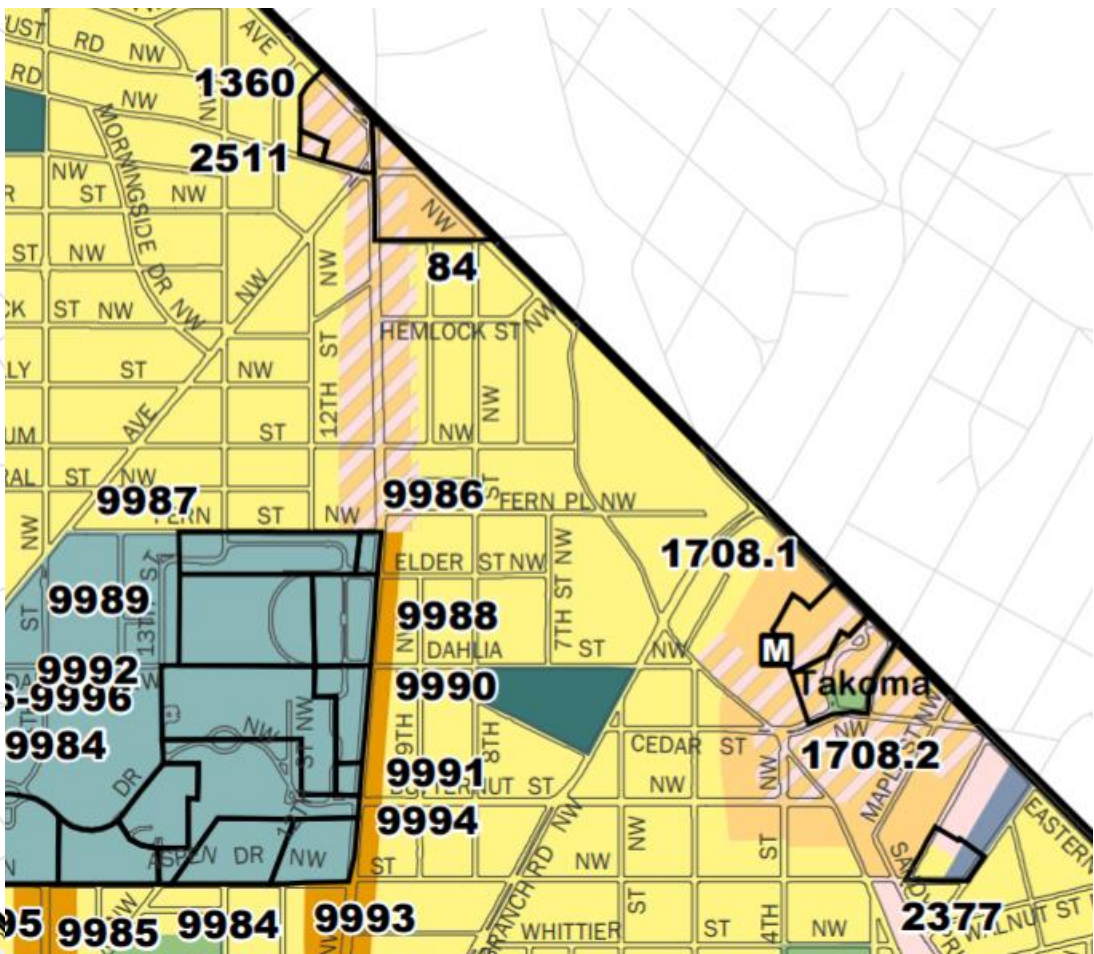
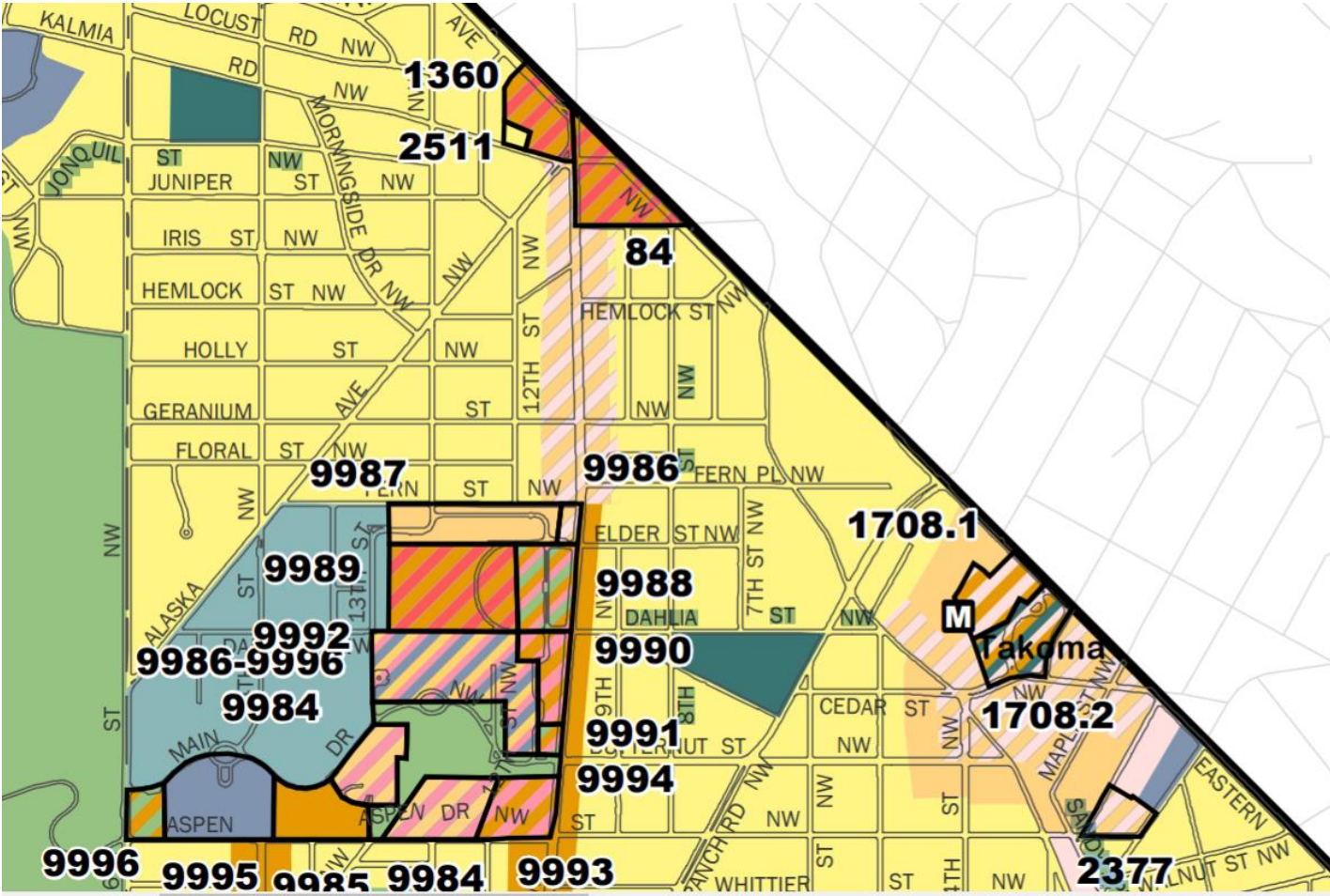
# Takoma Metro station (Silver Spring gateway, Walter Reed)

Proposed FLUM amendments

From: moderate density residential (low density commercial)

To: medium density residential

Existing



# One story Target at Eastern & Georgia Av.

Abandoned PUD approved for 199 total units

With: 16 @50% AMI and 17 @ 80% AMI



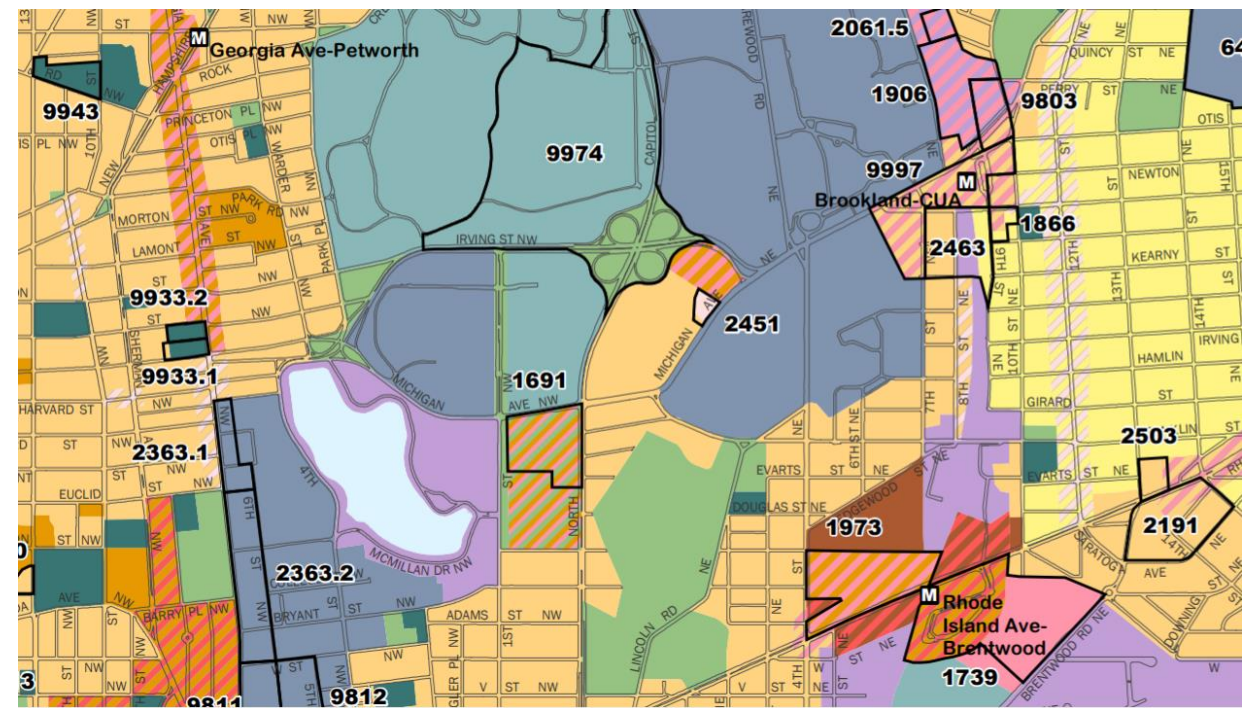
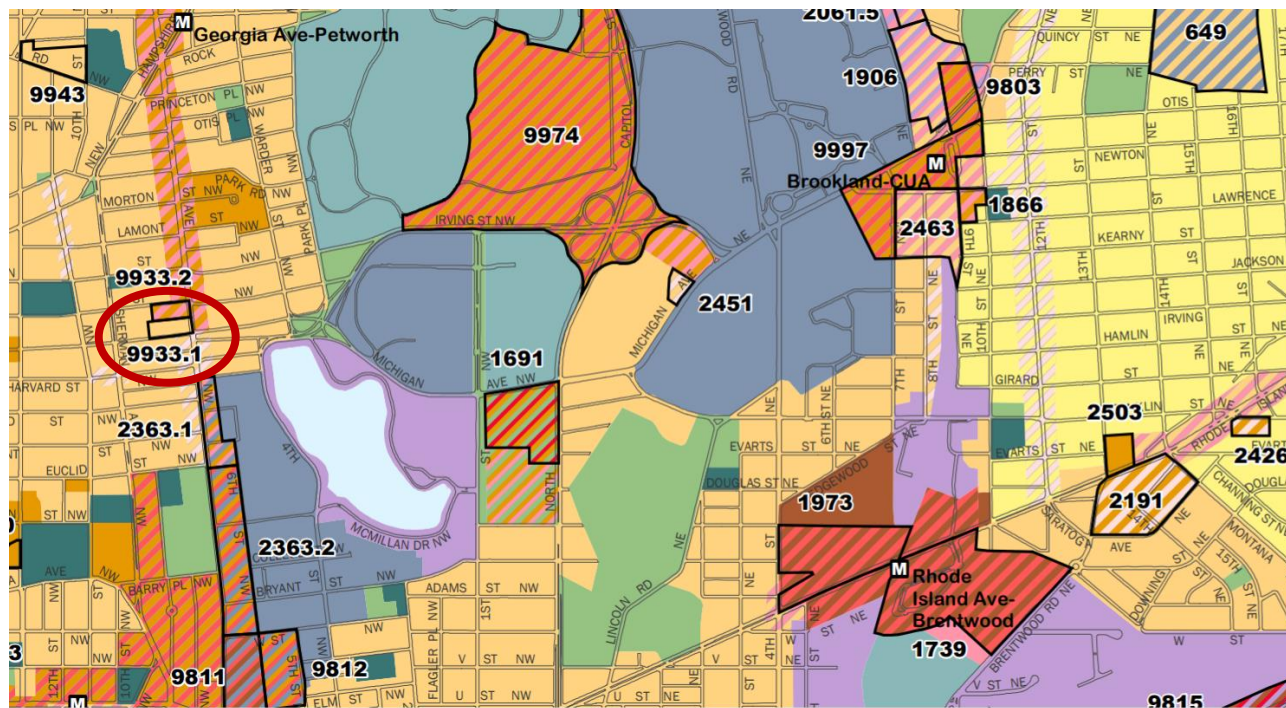


# Bruce Monroe, Howard Univ., McMillan, AFRH, Brookland, Rhode Island Ave. FLUM amendments

Proposed (typical) : Moderate to medium density residential/commercial

Medium to high density residential residential/commercial

Existing





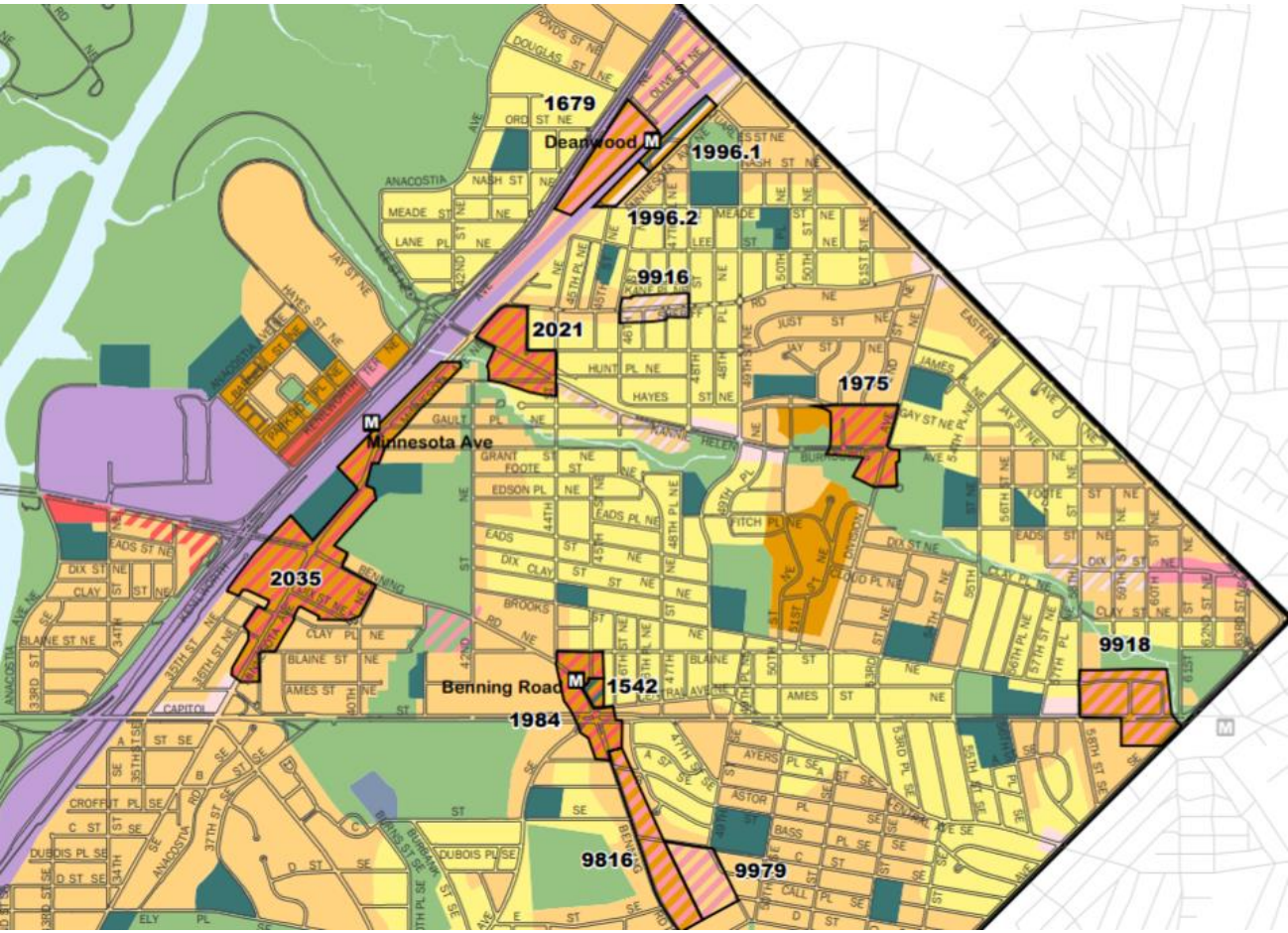
# Downtown Ward 7/Deanwood/Far NE

Proposed FLUM amendments

From: moderate density residential (low density commercial)

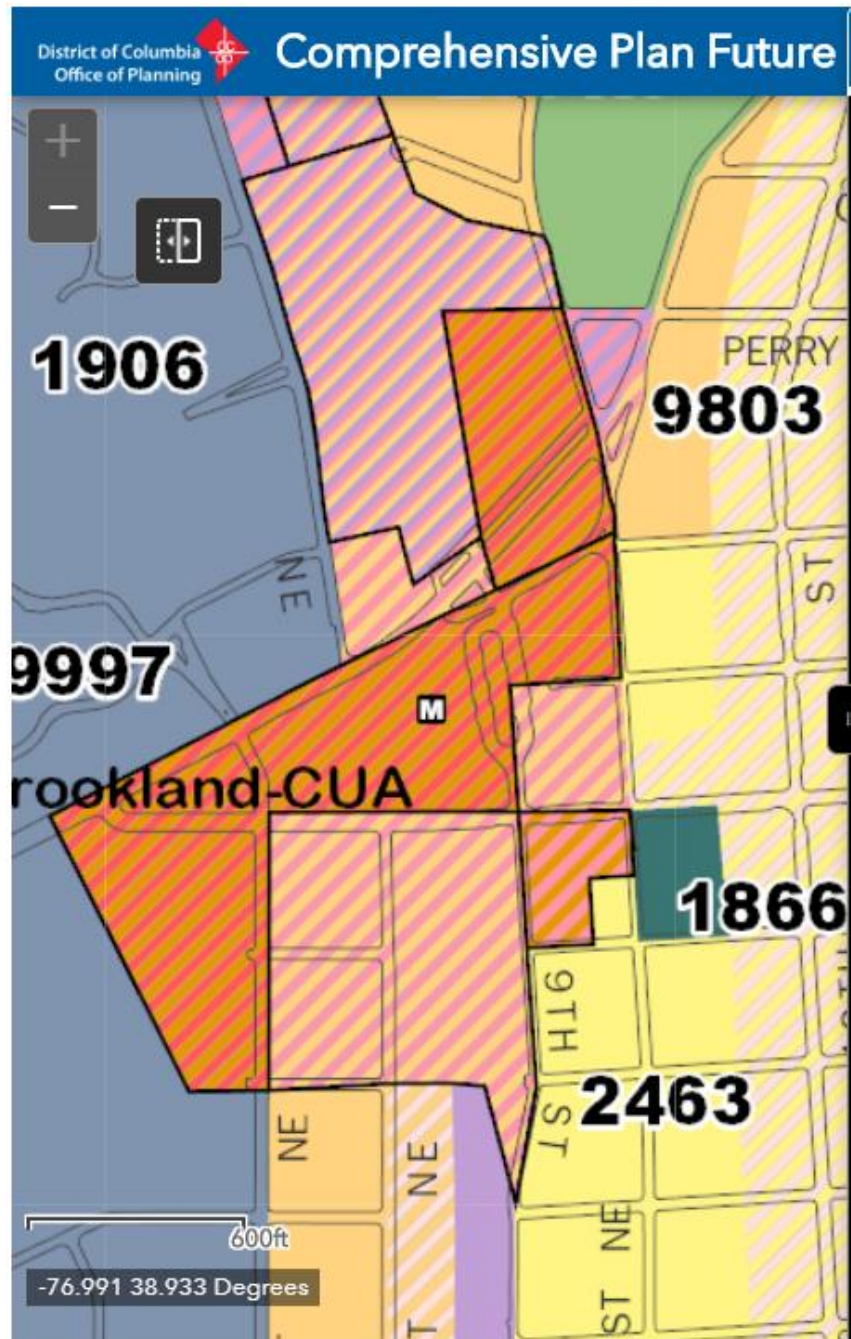
To: medium density residential

Existing

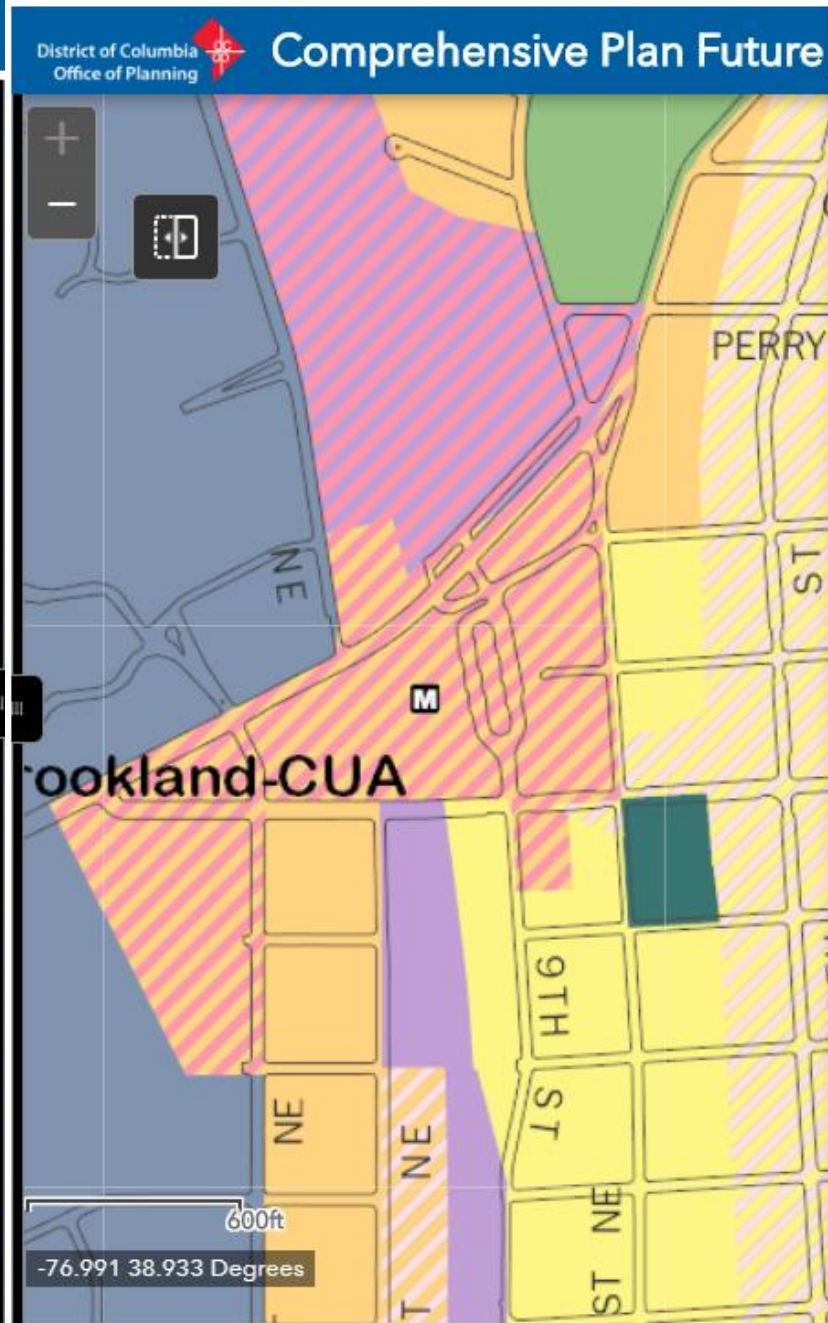




Proposed and Existing Land Use Map:



Proposed and Existing Land Use Map:



## Legend

### Comprehensive Plan Future Land Use

#### Land Use Categories

- Residential-Low Density (RLD)
- Residential-Moderate Density (RMOD)
- Residential-Medium Density (RMED)
- Residential-High Density (RHD)
- Commercial-LowDensity (CLD)
- Commercial-Moderate Density (CMOD)
- Commercial-Medium Density (CMED)
- Commercial-High Density (CHD)
- Institutional (INST)
- Federal (FED)
- Local Public Facilities (LPUB)
- Parks, Recreation, and Open Space (PROS)
- Production & Technical Employment (PROTECH)
- Water
- Mixed Uses

# Affordability with map amendment or PUD?

- To date: market rate PUDs yield +1% higher set asides above IZ in new zone, and/or added extra 50% MFI units
- New Framework Element and Comp Plan should give us substantially more than IZ requirement
- OP will propose new IZ+ requirement for map amendments
- Protecting against displacement: in addition to map amendments & PUDs supporting public housing & other affordable housing redevelopment recapitalization with new market value new Comp Plan language prioritizes tenants protections



Rhode Island Ave Center redevelopment switched from PUD to matter of right



# HOW-TO REVIEW THE DRAFT COMP PLAN UPDATE

The Comprehensive Plan (Comp Plan) is a high-level guiding document that sets a positive, long-term vision for the District, through the lens of its physical growth and change.



## IF YOU HAVE A FEW MINUTES:

- Check out the **Comp Plan Overview**
  - A quick highlight on what the Comp Plan is all about.
- Review the **Major Themes and Updates**
  - Read about the major changes to the Comp Plan since it was last updated in 2011.
- Read **Element Summaries**
  - The Element Summaries give a high-level overview of Comp Plan sections and changes organized by theme.



## IF YOU HAVE A HALF HOUR:

- Read all or parts of an **Element**, perhaps your **Area Element** or an area of interest, based on your review of the **Element Summaries**
  - Dive deeper! Take a look at the full chapter of your Area Element.
- Review the **Future Land Use Map** and **Generalized Policy Map**
  - The maps in the Comp Plan provide a glimpse into the future of DC.



## IF YOU HAVE AN HOUR OR MORE:

- Read context elements, such as the **Introduction, Land Use Element, or Implementation**
  - These elements provide a detailed view into the scope and impact of the Comp Plan.
- Review any other **elements** you find interesting, based on your review of **Element Summaries**

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## WHAT HAPPENS NEXT

We strongly encourage you to work with your ANC. For more information on connecting with your ANC, visit: [anc.dc.gov](https://anc.dc.gov). Send your feedback to your ANC by **December 20th** for incorporation into their resolution.



# Dates

- Comments to ANCs and [planDC@dc.gov](mailto:planDC@dc.gov) by December 20<sup>th</sup>.
- ANC resolutions provided to OP by January 31<sup>st</sup> review

## Amendment Timeline

### 2016

- **Spring:** Coordination with District Agencies
- **Summer:** [PLAN]DC Kickoff Campaign
- **Fall:** Citywide Public Engagement

### 2017

- **Spring:** Open Call for Proposed Amendments
- **Fall:** Framework Element Development

### 2018

- **Jan:** Framework Element Introduced to Council
- **Mar:** Framework Element Council Hearing
- **Summer/Fall:** Analysis of Open Call Amendments

### 2019

- **May:** DC Values Launch
- **Jun:** Values Public Engagement

- **Oct:** Council Approval of Framework
- Draft Plan Amendment Release & 60+ Day Public Review Period (ANC 108 Days)
- **Oct-Dec:** Public Engagement

### 2020

- Final Submission of Amendment to Council
- Council Review & Approval

# Thanks

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