



Submit a Proposed Amendment to the Comprehensive Plan of the National Capital: District Elements

Use this form to submit a **proposed text or map amendment** for the Second Amendment Cycle to the 2006 *Comprehensive Plan of the National Capital: District Elements*. If you are submitting more than one amendment, please use multiple forms. **Only one amendment will be accepted per form.**

The information you provide will assist in evaluating and selecting Comprehensive Plan amendments for the DC Office of Planning to ultimately submit for legislative approval. **It is the responsibility of the applicant to demonstrate the need for and appropriateness of an amendment.** Please review the *Comprehensive Plan Proposed Amendment User Guide* prior to completing this form for further details and assistance in completing this form correctly.

To review the current text and maps of the District's Comprehensive Plan, please visit the DC Office of Planning's website at <http://planning.dc.gov/page/comprehensive-plan>.

HOW TO SUBMIT THIS FORM

Completed forms are due to the DC Office of Planning **no later than May 26th**. Forms submitted after the deadline will not be considered.

You can submit proposed amendment in three different ways:

1. using an interactive version of this form online at <https://AmendPlanDC.dc.gov>.
2. email a completed copy of this pdf to plandc@dc.gov. Submit each proposed amendment with any attachments as a separate email address and form.
3. complete a printed copy of this form and provide it by mail or in person to DC Office of Planning, Attn: Josh Ghaffari, 1100 4th Street SW, Suite E650, Washington, DC 20024. Copies of this form are expected to be available in all DC libraries.

Thank you for your interest in the District's Comprehensive Plan and for completing this form. All proposed amendments will receive equal consideration. If you have any questions, please contact the project team at 202-442-7600 or plandc@dc.gov.

I. APPLICANT INFORMATION

Date of Submission:

Person proposing amendment:

Organization or Government agency name (if applicable):

Mailing Address:

City: State: Zip Code:

E-Mail:

What Ward do you live in?

Need help finding which Ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>

I propose this change (check all that apply):

- as a Resident
- as a Non Resident
- on behalf of Business
- on behalf of an Organization
- on behalf of a Government Agency
- Other

II. Please provide the following information. Please note that certain sections apply only to map or text amendments. Be as clear and complete as possible.

PLEASE COMPLETE FOR BOTH TEXT AND MAP AMENDMENTS

1. What type of amendment are you submitting? This question applies whether you want to amend existing content or add new content.

- Text Amendment
- Map Amendment

2. Please provide a brief description of the amendment you propose. If you have specific text for the amendment, please provide it here:

Amendments to the Implementation Element that serve to preserve and protect the socio-economic, environmental, and cultural aspect of this special part of the city through transparent decision making and open public evaluation of development impacts.

3. Describe the impact(s) of the amendment you propose. Explain why the proposed amendment will benefit the District of Columbia and/ or a specific geographic area (if it applies to a specific neighborhood, area or location):

Open and transparent decision making per the Comp Plan directives.
See Attached.

4. If applicable, provide the Ward and/ or name of the geographic areas, neighborhoods, locations or sites affected by this proposed amendment:

Ward:

Specific location(s):

Need help finding ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>.

5. Please indicate the type of change(s) the proposed amendment will accomplish (check all that apply):

- Incorporate key content from Small Area Plans & other DC Office of Planning or District government plans completed or underway since 2010

List Name of Plans:

- Reflect current, new or emerging issues, initiatives & policies

Identify Issue, Initiative or Policy:

- Change to the land use designation
 Remove outdated information or other technical correction

- Other

FOR MAP AMENDMENTS ONLY

6.a Which map would you like to amend?

Future Land Use Map

- if yes, what new Land Use Designation do you propose?:

Generalized Policy Map

- if yes, what changes do you propose?:

6.b Please help us understand exactly what area you propose to modify, please provide one of the following:

- Describe the area by listing the streets that mark its boundaries:

- List one or more entire Squares:

- List one or more lots for a specific Square

Square:

Lot number(s):

*If you need assistance finding the square and lot number, please visit the **PropertyQuest** website <http://propertyquest.dc.gov/>.*

FOR TEXT AMENDMENTS ONLY

7. Provide one of the the following information to help us locate the text to be modified. (To see existing text, please visit the *2006 Comprehensive Plan: District Elements* at <http://planning.dc.gov/page/comprehensive-plan>):

Legislative Citation:

Policy Number:

Action Number:

8. If you are proposing to add new text to the Comprehensive Plan, provide the Element the new text should be placed:

Element (required):

9. Is this amendment supported by an ANC resolution?

Yes. if yes, please don't forget to attach the resolution.

No

Don't Know

FOR ALL AMENDMENTS

10. If applicable, please attach any photos, maps, Advisory Neighborhood Commission resolutions, or other documents that may clarify or support the proposed amendment or assist in evaluating it.

Number of attachments:

2502 IM-1.1 DEVELOPMENT REVIEW

2502.1 The development review process provides one of the most effective means of carrying out Comprehensive Plan policies. Projects requiring review by staff, the Board of Zoning Adjustment, and the Zoning Commission may be tied to findings of consistency with the Comprehensive Plan, or at least to evaluations that consider relevant Comprehensive Plan policies. Development review also provides a means of evaluating the impacts of major projects on public services and the natural environment, and assessing the compatibility of proposed design with adjacent uses and neighborhood character. The latter assessment is particularly important in historic districts, where review by the Historic Preservation Review Board also may be required. 2502.1

2502.2 Of course, not all projects are subject to review. Much of the city's development is permitted as a matter-of-right under existing zoning, affording few opportunities for the Office of Planning to determine Comprehensive Plan consistency. In the future, methods of increasing the scrutiny of matter-of-right projects ~~may be required~~, particularly with respect to urban design and environmental impacts. This could include adjustments to the thresholds for projects requiring "Large Tract Review", implementation of a Site Plan Review process, changes to the city's Environmental Impact Screening Forms, and additional standards to ensure that development sufficiently mitigates its effects on traffic, parking, infrastructure, and public service needs. 2502.2

2502.3 Review and modifications to the Planned Unit Development (PUD) process and regulations are also needed. PUDs were originally conceived as a way to develop large tracts of land more creatively than was allowed by matter-of-right zoning. Creative design has been further incentivized through the granting of additional building height and density by the Zoning Commission in exchange for public benefits such as affordable housing and open space. The Zoning Regulations establish minimum lot area standards for PUDs, ranging from two acres in low- and moderate-density residential districts to 15,000 square feet in high-density and commercial zoning districts, with provisions for reductions to these standards included in the Regulations. Public benefits are generally provided onsite, but may also be provided in the surrounding area, subject to specific provisions set forth by zoning. 2502.3

2502.4 While this process allows for significant public input and often results in superior design and amenities, it has been criticized in some parts of the city. Throughout the Comprehensive Plan revision process, concerns were expressed about the location and extent of public benefit amenities, the level of additional density that may be granted, and a perceived lack of predictability. As the District sets out to revise its Zoning Regulations, careful evaluation of the PUD thresholds, standards, and waiver conditions is recommended. 2502.4

2502.5 **Policy IM-1.1.1: Mitigation of Development Impacts**

To the greatest extent feasible, use the development review process to ensure that impacts on neighborhood stability, traffic, parking and environmental quality are assessed and adequately mitigated. [Require the](#)

preparation of reports by city officials looking at development impacts. Officials must review short- and long-term development effects on the socio-economic character of neighborhoods, the displacement pressures, and environmental impacts, as well as impacts to public services like transit, infrastructure, community facilities, and emergency responders, among other fundamental planning impacts. Development impacts must be reviewed openly at the earliest stages of review as transparently as possible. Cumulative adverse development effects must be evaluated holistically. 2502.5

2502.6 **Policy IM-1.1.2: Review of Development in Surrounding Communities**

Increase the District's participation in the review of development projects located in neighboring jurisdictions along the District's boundaries in order to promote land use compatibility and more effectively address traffic and parking issues. 2502.6

2502.7 **Policy IM-1.1.3: Relating Development to Infrastructure Capacity**

Ensure that development does not exceed the capacity of infrastructure. Land use decisions should balance the need to accommodate growth and development with available transportation capacity, including transit and other travel modes as well as streets and highways, and the availability of water, sewer, drainage, solid waste, and other public services, including emergency responders and response time, and the capacities of existing community facilities like schools, recreation centers, libraries, etc. to continue to serve the existing neighborhoods as well as any new development. Cumulative adverse development impacts must be evaluated holistically. 2502.7

2502.8 **Policy IM-1.1.4: Incentives for Achieving Goals and Policies**

Allow the use of zoning incentives such as increased height and density in appropriate locations as a tool for achieving Comprehensive Plan goals and policies. Incentives must only be granted where adverse impacts are identified and mitigated, and when the development community substantially shares in the real costs to upgrade and maintain over the long-term vital public services and community facilities in the surrounding neighborhoods. Development review must have an eye towards protecting residents, especially families and seniors within impacted communities. Any additional density and height granted must be evaluated against its impacts to the built environment of the surrounding area.2502.8

2502.9 **Policy IM-1.1.5: Development Approvals and the Comprehensive Plan**

~~To the extent they are relevant, consider the goals and policies of the District Elements in the~~ Require approval of planned unit developments, variances, campus plans, special exceptions, large tract reviews, and other projects requiring review to be consistent with and uplift the District Elements of the Comprehensive Plan, including the Future Land Use Map and Generalized Policy Map.- 2502.9

2502.10 **Policy IM-1.1.6: Studies Preceding Zoning Case Approvals**

Ensure that zoning case approvals such as Planned Unit Developments (PUDs) utilize: (1) transportation and infrastructure studies and recommended conditions of approval to mitigate potential impacts; (2) agreements for financing any necessary improvements, including public and private responsibilities; (3) agreements to comply with “first source employment” requirements and other regulations that ensure public benefits to District residents; [\(4\) land value destabilization studies as it relates to neighboring residents and local small businesses and enterprises to protect those especially vulnerable to displacement;](#) [\(5\) analysis of existing capacities at local community facilities, like schools, libraries, recreation centers, and emergency responders to ensure development doesn't overwhelm public services;](#) [\(6\) evaluations of impacts on natural environment, such as air quality, water quality, noise, refuse, and emissions, to mitigate negative affects especially for those more vulnerable and sensitive to these issues like children and seniors.](#) Development beyond the ability of the neighborhoods to withstand impacts and sustain new projects must be prevented.. 2502.10

2502.11 Policy IM-1.1.7: Housing as a PUD Amenity

[Require Consider](#) the provision of [substantial](#) on-site housing for low and moderate income [family](#) households [consisting of 3 or more bedrooms](#), [for seniors](#), [for residential units serving extended families](#), and [for](#) persons with special needs as an important amenity in Planned Unit Developments. 2502.11

2502.12 Policy IM-1.1.8: Location of PUD Amenities

Require that a substantial part of the amenities proposed in Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact. 2502.12

2502.13 Action IM-1.1.A: PUD Regulations

Complete an evaluation of the District’s Planned Unit Development (PUD) regulations and procedures, including a “Best Practices” assessment of PUD practices in other large cities. The evaluation should consider minimum size thresholds, appropriate allowances for bonus height and density, the types of public benefits that may be provided, and review and approval procedures. The evaluation should also consider much stricter limitations on the extension of PUD approvals. 2502.13

2502.14 Action IM-1.1.B: Large Tract Review

Complete an evaluation of the District’s Large Tract Review procedures, including a “Best Practices” assessment of large tract procedures in other large cities. The evaluation should determine if the existing threshold of 50,000 square feet for commercial projects and three acres for residential projects is appropriate, and should include provisions to preclude projects from being broken into phases as a way to circumvent the review process. [The Large Tract Review process must be considered a “contested case” under the District of Columbia Administrative Procedures Act to promote transparency in decision making.](#)

And provide accountability to District residents and businesses who will be impacted by these types of developments. 2502.14

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

2503 IM-1.2 SMALL AREA PLANNING

2503.1 Small Area Plans cover defined geographic areas that require more focused direction than can be provided by the Comprehensive Plan. The intent of such plans is to guide long-range development, stabilize and improve neighborhoods, achieve citywide goals, ~~and~~ attain economic, and social ~~and~~ community benefits. The Comprehensive Plan Area Elements identify where Small Area Plans should be prepared, with an emphasis on the issues covering neighborhoods, that have a cohesive set of characteristics, such as Land Use ~~Change~~ Areas, Enhancement Areas, and business districts ~~shown on the Comprehensive Opening of new affordable housing~~. Plan's Generalized Policies Map. As these Small Area Plans are completed, future amendments to the Comprehensive Plan should identify subsequent generations of small area plans. ANC and public involvement in the development of Small Area Plans is desired and expected. 2503.1

2503.2 ~~2503.2~~ Policy IM-1.2.1: Small Area Plans

Prepare Small Area Plans and other planning studies for parts of the city where ~~detailed direction or standards are needed to guide guidance on~~ land use, transportation, urban design, and ~~other future physical evidence of disinvestment and/or significant change is occurring or anticipated. planning decisions~~. The focus should be on areas ~~that~~ where public facilities and/or physical improvements need to be addressed and opportunities for substantial infill planning is needed for stabilizing conditions that threaten residents and/or promote public investment.

T-hrough participation residents can define the outcomes they want to achieve. Including offer opportunities for renovation and/or new residential, commercial, and mixed use development, or provide detailed strategies to achieve the goals for its future within the community areas with problems or characteristics requiring place-specific planning actions. Use the Comprehensive Plan Area Elements, the Generalized Policies Map, and land use monitoring activities to identify areas in the city where such plans are needed. Citizens shall have the right to petition or suggest small area plans to be proposed by the Mayor. 2503.2

2503.3 Policy IM-1.2.2: Protocol for Small Area Plans

Ensure that Small Area Plans take a form appropriate to the needs of the community and reflect citywide needs, District and neighborhood economic and social development policies and priorities, market conditions, implementation requirements, competing demands, available staffing resources and time, and available funding. Such plans should address such topics as neighborhood re-stabilization revitalization and conservation needs and strategies, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques necessary to achieve plan objectives. Small area plans must beshould be adopted as legislature by the Council and used to supplement

the Comprehensive Plan. If necessary, Comprehensive Plan amendments should be introduced to ensure internal consistency for the areas involved. 2503.3

Please consult the Area Elements of the Comprehensive Plan for actions relating to the locations of future Small Area Plans:

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2504IM-1.3 ZONING REGULATIONS AND CONSISTENCY

2504.1 The importance of zoning as a tool for implementing the Comprehensive Plan, particularly the Future Land Use Map, is discussed in several places in the Comprehensive Plan. The Home Rule Charter requires that zoning “shall not be inconsistent” with the Comprehensive Plan. Consequently, revisions to the Comprehensive Plan should be followed by revisions to the Zone Map, with an emphasis on removing clear inconsistencies. [A public and transparent review of what city officials claim are inconsistencies must be undertaken so that affected neighborhoods may have a voice in any substantial zone district and planning policy changes. Zone Map changes must require environmental impact evaluation before becoming finalized.](#) 2504.1

2504.2 However, the zoning impact of the District Elements of the Comprehensive Plan is broad, and is not limited to areas where Comprehensive Plan/ Zone Residents participate in a Small Area Plan meeting. Map inconsistencies are present. Additional zoning map amendments may be needed to achieve neighborhood revitalization or conservation goals. ~~The Zoning Regulations themselves need substantial revision and reorganization, ranging from new definitions to updated development and design standards, and even new zones. A major revision to the Zoning Regulations is planned for 2007-2009.~~ Action items throughout the Comprehensive Plan have been listed for consideration during this effort, eventually enabling zoning to work more effectively as a Comprehensive Plan implementation tool. Table 25-1 highlights all zoning-related actions that are included in the Comprehensive Plan. [The Zoning Regulations were amended in full in 2016. The Comprehensive Plan was used in part to create these new zoning regulations. Amendments to the Comprehensive Plan must take into account the expressed predictability of this central land use planning document as a 20-year planning vision for the District.](#) 2504.2

2504.3 **Policy IM-1.3.1: Updating Land Use Controls**

Regularly review and update the District’s land use controls and building codes to eliminate obsolete regulations and develop new regulations that address emerging issues, land uses, building types, and technologies. [The public must be invited to understand and determine the obsolescence of old codes, and demonstrated need for new codes.](#) 2504.3

2504.4 **Policy IM-1.3.2: Zone Map Consistency**

Consistent with the Home Rule Charter, ensure that the Zone Map is not inconsistent with the Comprehensive Plan Future Land Use Map. Make appropriate revisions to the Zone Map to improve its alignment with the Future Land Use Map and to eliminate clear inconsistencies. [In cases where the FLUM suggests higher density than what is current zoned on the DC Zone Map, city official must require a review of the affects of amending the DC Zone Map with districts allowing for increased heights and densities. Affects on the environment, infrastructure, and public services must be evaluated and publicly reviewed in coordination with substantial public input before affecting any changes.](#) 2504.4

2504.5 **Policy IM-1.3.3: Consultation of Comprehensive Plan in Zoning Decisions**

Require the Board of Zoning Adjustment, the Zoning Commission, the Zoning Administrator, and other District agencies or decision making bodies regulating land use to look to the District Elements of the Comprehensive Plan and its accompanying Maps [before making any final decisions.](#) Decisions on requests for rezoning shall be guided by the Future Land Use Map read in conjunction with the text of the Plan (Citywide and Area Elements) as well as Small Area Plans pertaining to the area proposed for rezoning. [Rezoning, including by use of a Planned Unit Development application, shall not supersede the heights and densities indicated by the Future Land Use Map and Generalized Policy Map designations.](#) 2504.5

2504.6 **Policy IM-1.3.4: Interpretation of the District Elements**

Recognize the overlapping nature of the Comprehensive Plan elements as they are interpreted and applied. An element may be tempered by one or more of the other elements. As noted at Section 300.2, since the Land Use Element integrates the policies of all other District elements, it should be given greater weight than the other elements. [Competing policies must be evaluated holistically, with greater weight given to the policies that seek greater mitigation or protections for District residents, small businesses, and communities. Social-economic qualities and environmental concerns shall carry equal weight as impacts to the character of the built environment for any given neighborhood.](#) 2504.6

2504.7 **Policy IM-1.3.5: District Government Compliance**

Ensure continued compliance by the government of the District of Columbia with the provisions and standards of its building and zoning regulations in all parts of the city. [Zoning approvals shall seek a predictable planning future for the socio-economic, environmental, and prevailing aesthetic character of all District neighborhoods. Projects that challenge communities adversely without mitigation shall not be permitted.](#) 2504.7

2504.8 **Action IM-1.3.A: Zone Map Revision**

Undertake a comprehensive revision to the District's Zone Map to eliminate inconsistencies between zoning and the Comprehensive Plan Future Land Use Map and other Comprehensive Plan Maps, including those showing historic districts. [In cases where the FLUM or other Comprehensive Plan Maps and policies suggest higher density than what is current zoned on the DC Zone Map, require a review of the affects of increasing the zone densities in any given area on the environment, infrastructure, and public services before affecting any changes.](#) 2504.8

2504.9 **Action IM-1.3.B: Comprehensive Plan / Zoning Correspondence Table**

[Require an annual report](#) ~~Prepare and publish general guidelines which~~[that](#) indicates which zone districts are “clearly consistent”, “potentially consistent”, and “clearly inconsistent” with each Comprehensive Plan

Land Use Category. 2504.9

2504.10 **Action IM-1.3.C: Review of Definitions**

Review the definitions used in planning, zoning, building, and housing codes to determine if changes are needed to establish consistency between District agencies. 2504.10

2504.11 **Action IM-1.3.D: Adoption of Future Land Use Map and Policy Map**

Adopt the Future Land Use Map and Policy Map by “Act.” Any inconsistencies in land use map designations between the illustration on the map and the textual description of the map designation that is contained in the adopted Comprehensive Plan legislation shall be resolved in favor of the text. [Adopt the Comprehensive Plan Glossary Chapter 26 in the DC Municipal Regulations.](#) 2504.11

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

2505 IM-1.4 LONG-RANGE PLANNING

2505.1 A healthy long-range planning function is essential to implement and maintain the Comprehensive Plan, monitor its effectiveness, and collect and analyze data to guide land use decisions. Other sections of the Comprehensive Plan speak to the importance of using long-range planning to guide the capital improvement process, public facilities plans, and transportation, housing, and economic development efforts. Good plans must be based on good data; their success should be measurable through quantifiable benchmarks. Part of the function of long-range planning is to ensure that such benchmarks are realistic and are based on accurate sources, research, and analysis. 2505.1

2505.2 Another key function of long-range planning is to advocate on the District's behalf at the regional level. Successful implementation of the Comprehensive Plan will require additional collaboration with adjacent state, county, and city governments; and additional regional planning initiatives. The District must be more than a passive bystander in these initiatives. It should lead the way in discussions about regional housing, transportation, social, and environmental issues. It should advocate for greater equity at the regional level, stronger measures to balance jobs and housing across the region, and transit improvements which improve regional mobility, environmental quality and reduce urban sprawl. 2505.2

2505.3 **Policy IM-1.4.1: Long-Range Planning Program**

Using the recommendations including in Section IM-3 of this Comprehensive Plan, establish an ongoing planning process that provides for updating and amending the Comprehensive Plan, periodic progress reports, and collection and dissemination of long-range planning data. 2505.3

2505.4 **Policy IM-1.4.2: Monitoring Neighborhood Trends**

Monitor social, economic, community, and real estate trends that might require land use actions or policy modifications. Ensure that current, reliable data is incorporated in the city's land use planning efforts and required to be used by land use decision makers. ~~and that~~ Such data can be used is consistently used across District agencies in their decision-making. Monitoring trends shall require neighborhood-level evaluation and review with written reports depicting local demographics and land values and to understand which communities are especially vulnerable to displacement, apt to adverse environmental impacts, and to prevent development impacts on capacities of existing public services such as public transit, infrastructure, and community facilities. 2505.4

2505.5 **Policy IM-1.4.3: Regional Planning**

Actively participate in regional land use planning initiatives, and recognize the link between these initiatives and broader District goals relating to housing, transportation, economic growth, social equity, and environmental quality. Encourage jurisdictions across the region to do their part to meet regional housing demand for persons of all incomes, accommodate special needs populations, contribute to

transportation improvements, and make land use and transportation decisions which support “smart growth”. 2505.5

2505.6 **Action IM-1.4.A: Progress Reports**

At least once every ~~year~~^{two} years, prepare a Comprehensive Plan Progress Report for the Council that documents the progress being made on implementation of the District Elements. Reports shall discuss in detail the efficacy and effectiveness, or not of each policy and ways policies and implementation can maintained or enhanced.2505.6

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2507 IM-1.5 PUBLIC INPUT

2507.1 The District of Columbia is committed to public involvement in local government affairs, particularly those relating to land use decisions. The District has one of the most extensive networks of citizen and civic organizations, neighborhood organizations, advocacy groups and special interest groups in the country. Its 37 Advisory Neighborhood Commissions (ANCs) provide a unique forum for seeking local input and expressing priorities on a range of land use issues. The Zoning Commission, Board of Zoning Adjustment, and the Council itself provide formalized opportunities for public discourse on land use matters. The advent of the Internet, e-mail, streaming video, and other technologies have made information instantly accessible to thousands of residents, enabling unprecedented levels of participation in community meetings, summits, and forums. 2507.1

2507.2 There is presently considerable interest in expanding input even further through the creation of a city Planning Commission. A 2003 Assessment of the Comprehensive Plan concluded that the merits of a Planning Commission should be evaluated, in part to improve Comprehensive Plan implementation and accountability. This dialogue has continued to evolve over the past three years. Several options for the Commission's composition and responsibilities have been proposed; these will be given further consideration after the Comprehensive Plan is adopted. 2507.2

2507.3 Policy IM-1.5.1: Involvement of Advisory Neighborhood Commission

Include the Advisory Neighborhood Commissions and area residents in the review of development to assist the District in responding to resident concerns. Consistent with the statutory requirements of the DC Code, feedback from the ANCs ~~should~~ must be given "great weight" as land use recommendations and decisions are made. ANC's shall be given more time for evaluation and review of any project if so requested. 2507.3

2507.4 Policy IM-1.5.2: Promoting Community Involvement

Encourage the community to take a more proactive role in planning and development review, and to be involved in Comprehensive Plan development, amendment, and implementation. A variety of means should be used to secure community input, including advisory and technical committees, community workshops, review of draft texts, public forums and hearings, and other means of discussion and communication. Ensuring language access for Limited English speaking DC residents in all affected neighborhoods shall be required for inclusive planning The city must use resources to provide childcare at all public meetings where requested so that families can choose to participate. Reaching out to affected ANC's, civic and citizen groups, and to families shall be required and conducted in person, delivery of printed flyers, and through electronic means. 2507.4

2507.5 Policy IM-1.5.3: Faith Institutions

Recognize the importance of faith institutions to neighborhood life in the District, including their role as

neighborhood centers, social service providers, and community anchors. Work collaboratively with local faith institutions in neighborhood planning and development initiatives, both to address community needs and to reach residents who might not otherwise participate in local planning initiatives. 2507.5

2507.6 **Policy IM-1.5.4: Transparency in Decision-Making**

~~Require~~ ~~Strongly encourage~~ transparent decision-making in all land use and development matters, making information available and accessible to residents in a timely manner, including Limited English speaking residents and families. and maintaining open lines of communication with the public as plans are developed and long before they may be finalized. Transparency shall also include a open dialog about inter-connected socio-economic, environmental, and quality of life impacts brought on by new development projects, neighborhood policy changes, and any affects to or changes in community services.. 2507.6

2507.7 **Policy IM-1.5.5: Electronic Media**

Enhance communication between residents, organizations, and the District by providing access to information through electronic media and other methods. 2507.7

2507.8 **Action IM-1.5.A: Planning Publications**

Prepare a set of easy-to-understand written and electronic guides to help residents navigate the planning and building processes, comprehend land use planning and zoning regulations, and follow the standards, procedures, and expectations used in local planning activities and in following the DC Language Access Act. 2507.8

2507.9 **Action IM-1.5.B: Planning Commission Feasibility Study**

Consistent with the recommendations of the Comprehensive Plan Assessment of 2003, conduct a Mayorally-commissioned study of the feasibility of creating Soliciting community input during the Comp Plan revision process. Planning Commission in the District of Columbia. The report shall be prepared by outside parties and submitted to the Mayor, the Council, and the public within 120 days of the effective date of the Comprehensive Plan Amendment Act of 2006. The report shall summarize potential models for such a Commission, including its composition, roles, responsibilities, authority, staffing, and relationship to the City Council and other city commissions. 2507.9

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Official Code § 1 -301.66)) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

2512 IM-3.1 MONITORING AND EVALUATING COMPREHENSIVE PLAN IMPLEMENTATION

- 2512.1 The District of Columbia needs to be able to measure successes and challenges in Comprehensive Plan implementation. The Office of Planning shall prepare an overall implementation calendar for the Comprehensive Plan, scheduling individual items with planned startup points and planned completion. The implementation calendar shall include the administrative staffing for ensuring that the various necessary actions across the District government are undertaken. The best way to measure progress would be a ~~biennial (once every two years)~~ an annual Implementation progress report by the Office of Planning through the Mayor to the Council of the District of Columbia. This is a vital part of keeping the planning process open, transparent, and responsive. It can also be a vehicle for review and refinement of implementation priorities, deletion of completed actions, and the addition of new actions or policies. 2512.1
- 2512.2 The Office of Planning should make the Comprehensive Plan progress report a highly publicized effort to demonstrate the important role the Comprehensive Plan plays in decisions that affect the change, growth and development of the city. This will also keep the Comprehensive Plan process a topic of public discourse. Reports shall discuss in detail the efficacy and effectiveness, or not of each policy and ways policies and implementation can maintained or enhanced.2512.2

See also Action IM-1.4.A earlier in this Element on Progress Reports.

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.