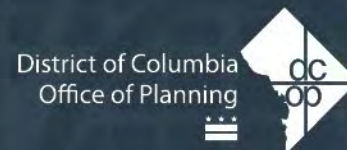


# PLANNING WORKSHOP

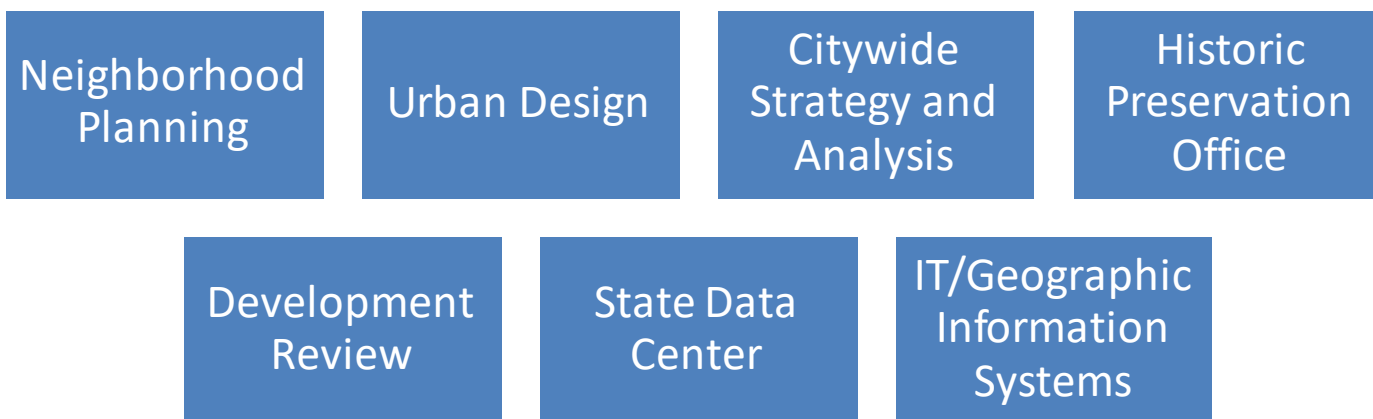
for ANC Commissioners

**DISTRICT OF COLUMBIA**  
OFFICE OF PLANNING  
May 18th 2019



\*\*\* WE ARE WASHINGTON \*\*\*  
GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
**DC MURIEL BOWSER, MAYOR**

**Mission: OP guides development of the District of Columbia,** including the **preservation & revitalization of our distinctive neighborhoods**, by informing decisions, advancing strategic goals, encouraging the highest quality outcomes, and engaging all communities.



# ANC Role

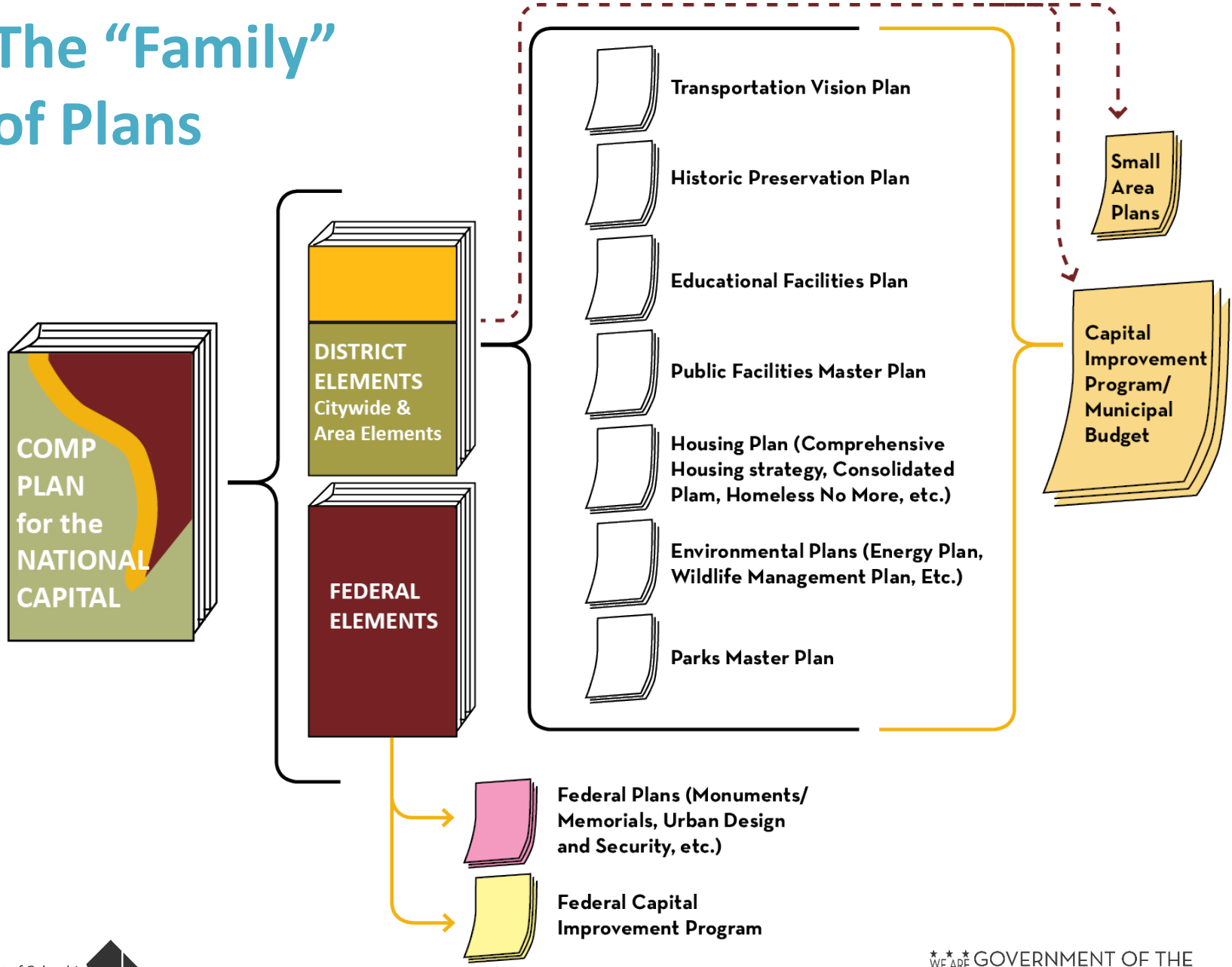
Conduit for Community Discussion, Concerns, and Identification of Priorities and Benefits

Review of Projects

Providing Feedback and Resolutions

# Comprehensive Plan for the National Capital: District Elements

# The "Family" of Plans



# Comprehensive Plan: District Elements

## Framework Element

## Citywide Elements

## Area Elements



Framework

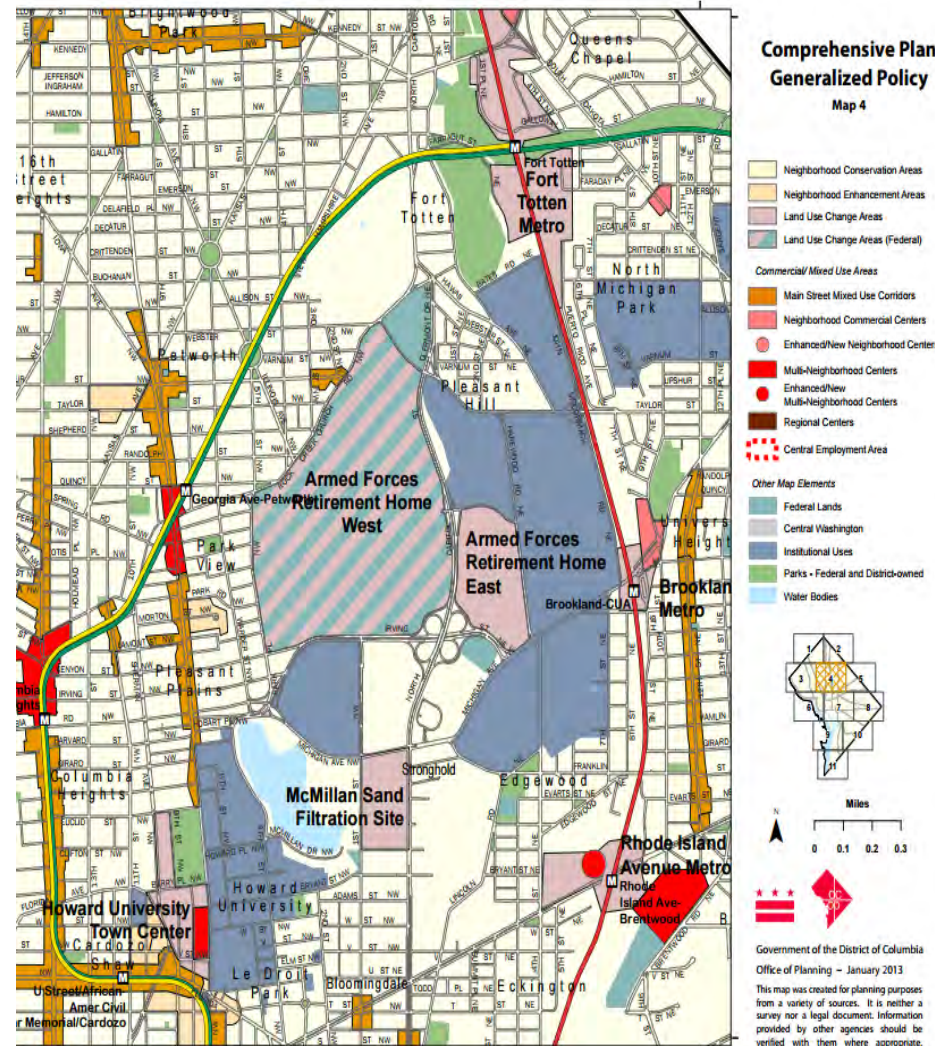
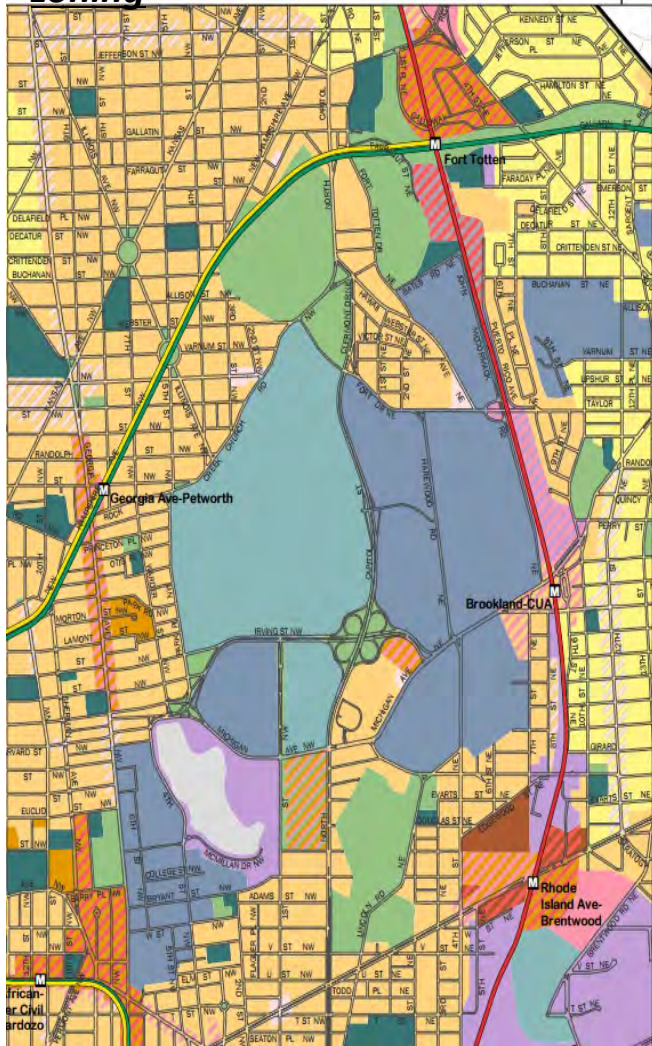
Land Use	Economic Development	Housing	Capitol Hill	Central Washington
Environmental Protection	Transportation	Community Services & Facilities	Far Northeast & Southeast	Far Southeast/Southwest
Urban Design	Historic Preservation	Infrastructure	Lower Anacostia Waterfront/Near Southwest	Mid-City
Parks, Recreation & Open Space	Educational Facilities	Arts & Culture	Near Northwest	Rock Creek East
			Rock Creek West	Upper Northeast



# Maps are Important Too

*Future Land use designations—how land is anticipated to be used; **not** zoning*

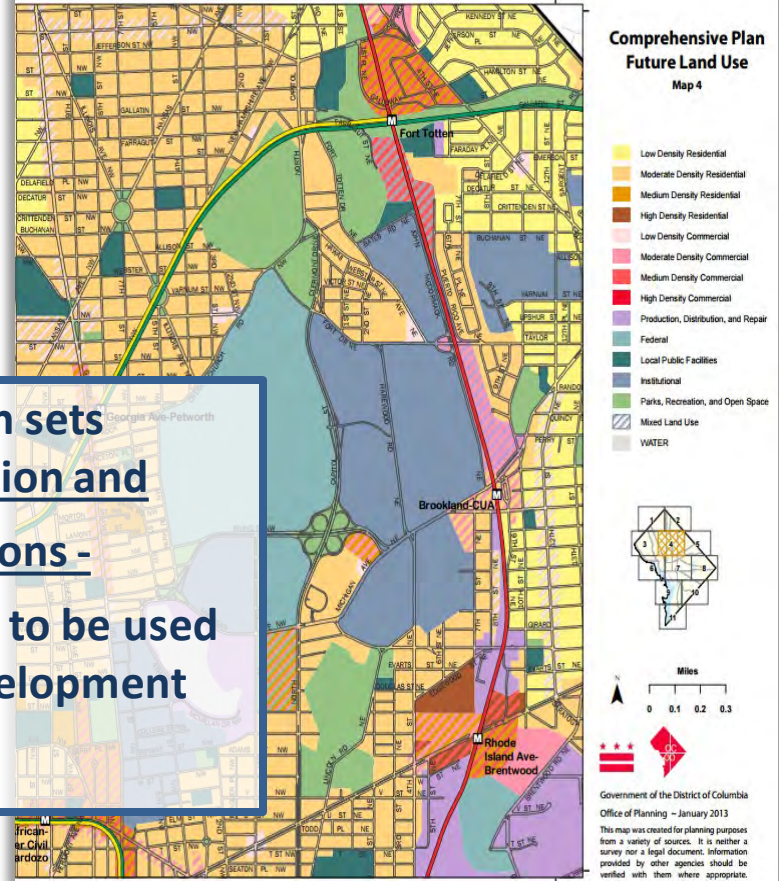
*Areas expected to change & grow in the future*



# Development Review



# Comprehensive Plan Zoning

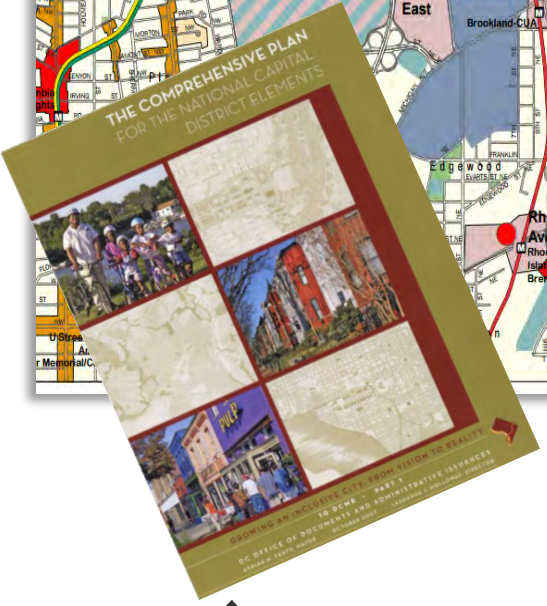


**Comprehensive Plan sets Land Use Policy Direction and Land Use Designations -**

**How property is intended to be used and the intensity of development**



**ZONING**



# What is Zoning?

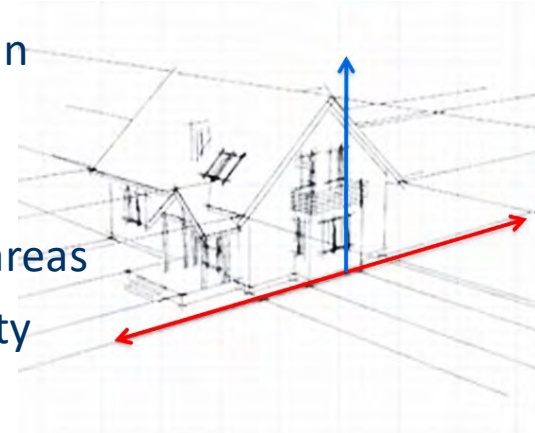


## DC's zoning laws tell people:

- ❑ How much can be built on a property - how high, how big, how much land can be covered
- ❑ How a property may be used

## Cities use zoning to:

- ❑ Guide future development of communities in accordance with the **Comprehensive Plan**
- ❑ Protect the look and feel of an area
- ❑ Promote or restrict certain uses in defined areas
- ❑ Leave adequate light and air around property



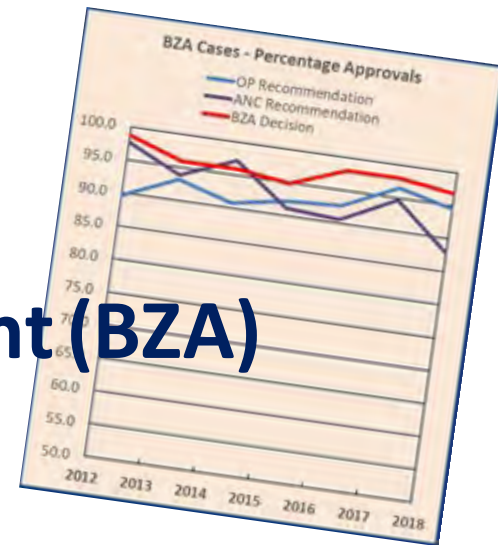
## The DC Zoning Regulations:

- ❑ Break the city into “Zones” or “Zone Districts”
- ❑ Each zone defines what can be built and what kinds of uses are acceptable
- ❑ In each zone, certain development is allowed by-right

# OP Development Review

## Advisory to the Zoning Commission (ZC)

- Review PUD, Zone Map or Text Amendment, and Design Review applications against the Comp Plan and other District planning documents
- Work with applicants, community, other agencies
- Report with analysis and recommendation to the ZC
- Attend hearings to provide input and answer any questions
- Propose changes to the Zoning Regulations or Maps



## Advisory to Board of Zoning Adjustment (BZA)

- Review applications against the specific variance / special exception tests of the Zoning Regulations
- Report with analysis and recommendation to the BZA
- Attend hearings to provide input and answer questions



# Types of Development Review

## BY-RIGHT

- Typically building permits only
- DCRA review
- No OP review re zoning

## ZONING COMMISSION (ZC)

- Planned Unit Development
- Zoning Text or Map Amendment
- Design Review
- Campus Plans

## BOARD OF ZONING ADJUSTMENT (BZA)

- Variance
- Special Exception
- Appeals

## ZONING COMMISSION:

- 5 member body – three District and two federal members
- ZC processes administered by the Office of Zoning (OZ)



## BOARD OF ZONING ADJUSTMENT

- 5 member body - three District; one from NCPC; one rotating member of the ZC
- BZA processes administered by the Office of Zoning (OZ)

## ZONING ADMINISTRATOR

- Within Department of Consumer and Regulatory Affairs
- Reviews building and use permits



# Role of the ANC in BZA & ZC Cases

- ❑ **ANCs** represent the community and provide reports with recommendations and testimony to the ZC and BZA.
- ❑ **ANCs** are advisory to the ZC/BZA, and are given "*Great Weight*"
  - ❑ ZC / BZA typically look to ANC's to provide input on local community impacts / benefits of proposals.
  - ❑ OP provides more technical review against planning documents and zoning, and city-wide perspective.
- ❑ **ANCs** are an automatic party in both BZA/ZC hearings.
- ❑ **ANCs** can submit comments in writing, and/or attend ZC/BZA hearings to present and discuss their recommendations.
- ❑ **ANCs** can recommend conditions of approval for either BZA or ZC cases.
- ❑ For PUDs, **ANCs** can also suggest or comment on the applicant's benefits and amenities proffer.





# Historic Preservation

# Historic Preservation

## Planning, Protection and Process

*Preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia; encourage and guide growth and change in a manner that respects the city's historic resources*

### Historic Landmark and Historic District Protection Act (1978)

- Retain and enhance historic properties
- Ensure that alterations and new development are compatible
- Encourage adaptation for current use



# Planning

## Comprehensive Plan Chapter 10 Historic Preservation Element



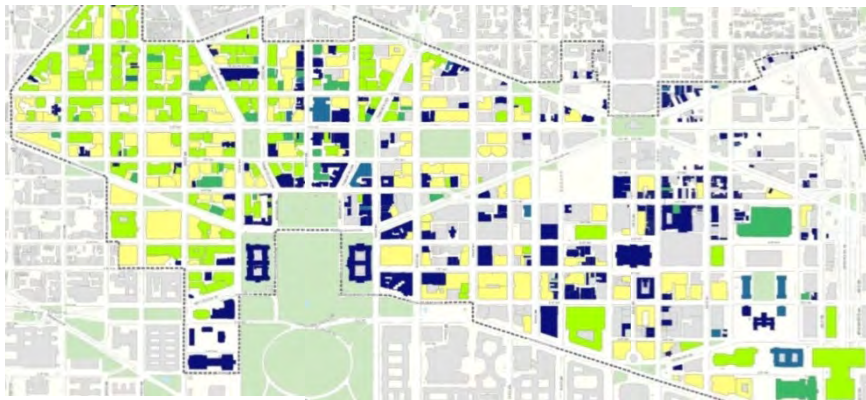
## Ward Heritage Guides



# Comprehensive Plan for the National Capital: District Elements



# Planning



Downtown Development District – Buildings by construction date

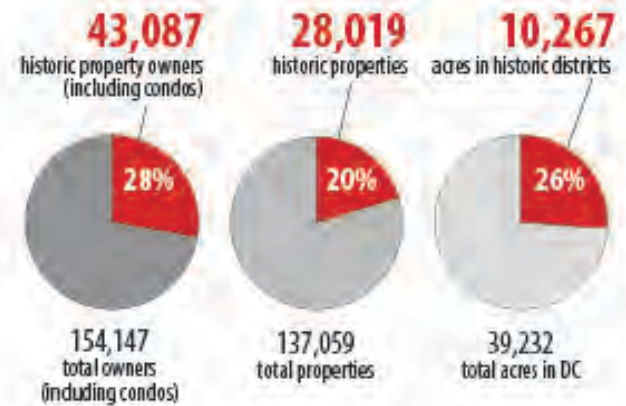


**Selected Architects**

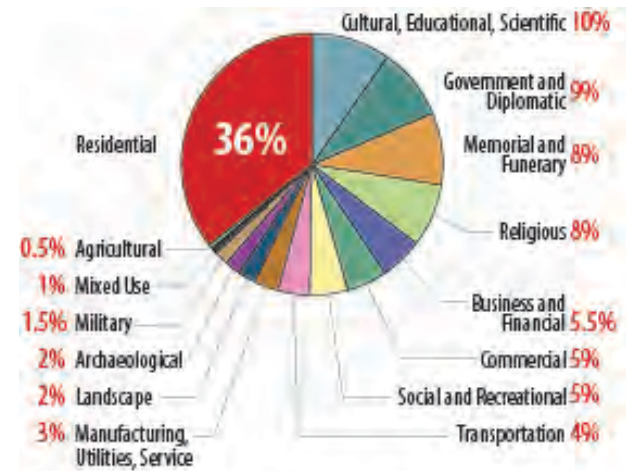
- Beers, A. H.
- Cooper, George S.
- Haller, N. T.
- Landvoigt, A. E.
- McGill, James H.

**LeDroit Park Historic District**

Period of Significance  
1873-1929



**DC Inventory Properties**



**Historic Landmarks by Type**



# Protection

## DC Inventory of Historic Sites

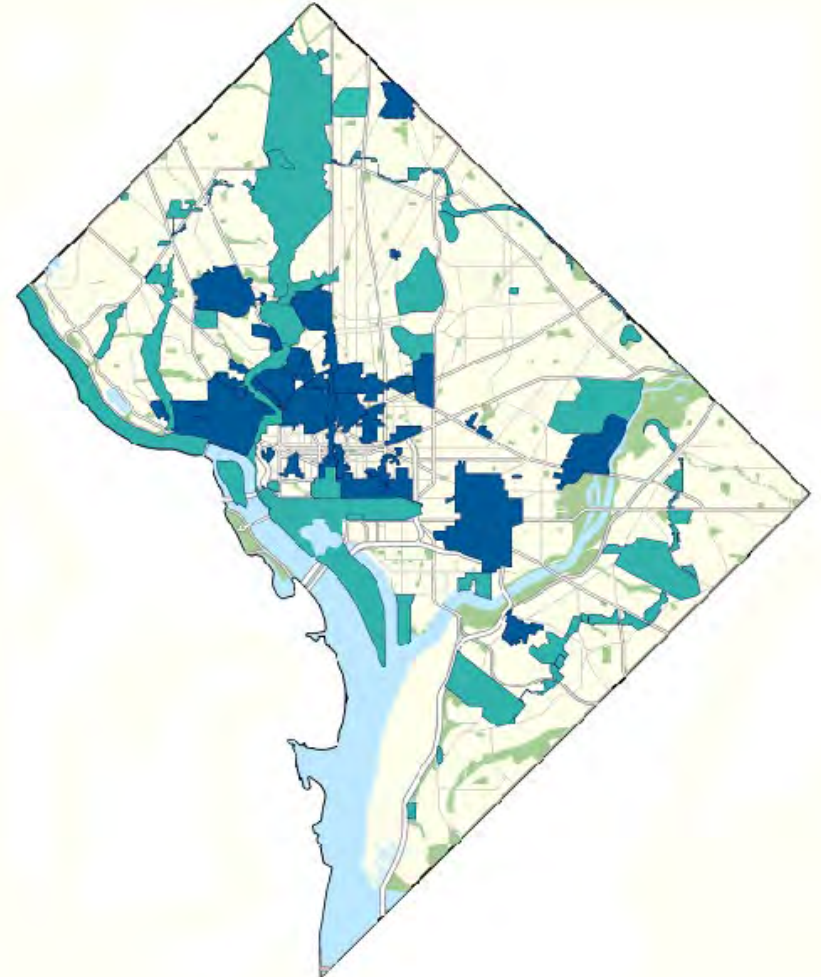
Designation of historic property must meet designation criteria:

Sites of **Events** or **History**, or are associated with **Individuals** that contributed to the heritage, culture or development of the District of Columbia or the nation; embody distinguishing characteristics of **Architecture and Urbanism**, **Artistry**, or are the work of **Creative Masters** possessing high artistic or aesthetic values that contribute significantly to the heritage and appearance of the District of Columbia or the nation; or sites retaining significant **Archaeological resources**.

**69** Historic Districts

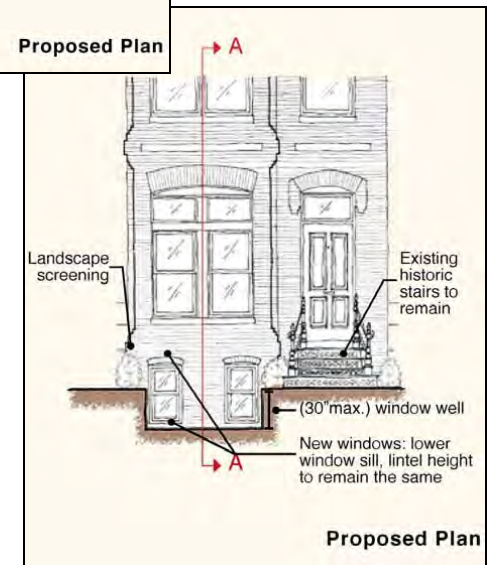
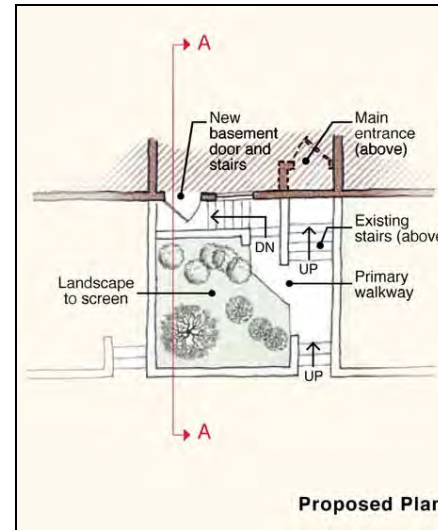
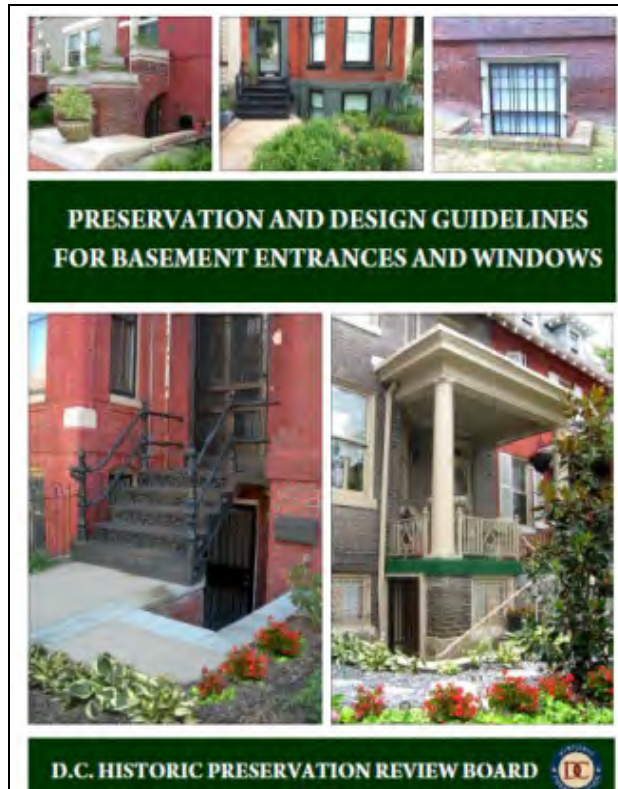
**700+** Landmarks

**= 27,000+** Properties



# Protection

## DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS TITLE 10A HISTORIC PRESERVATION



# Protection

## Inspections: Property neglect



## Enforcement: Unpermitted work



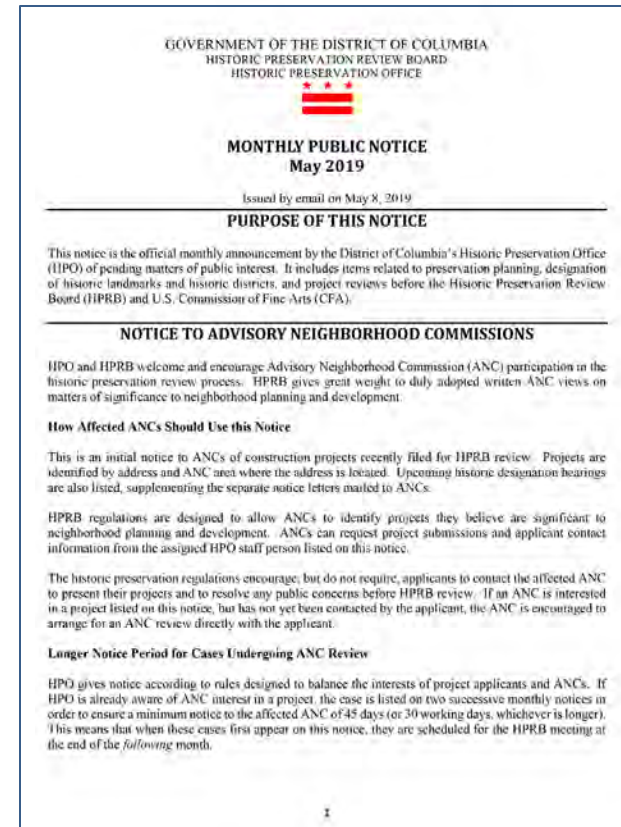


# Process: ANC Participation

## MONTHLY PUBLIC NOTICE TO ADVISORY NEIGHBORHOOD COMMISSIONS

### Includes:

- How affected ANCs should use the notice
- Longer notice period for cases undergoing ANC review
- How to ensure consideration of ANC views
- How to submit ANC comments



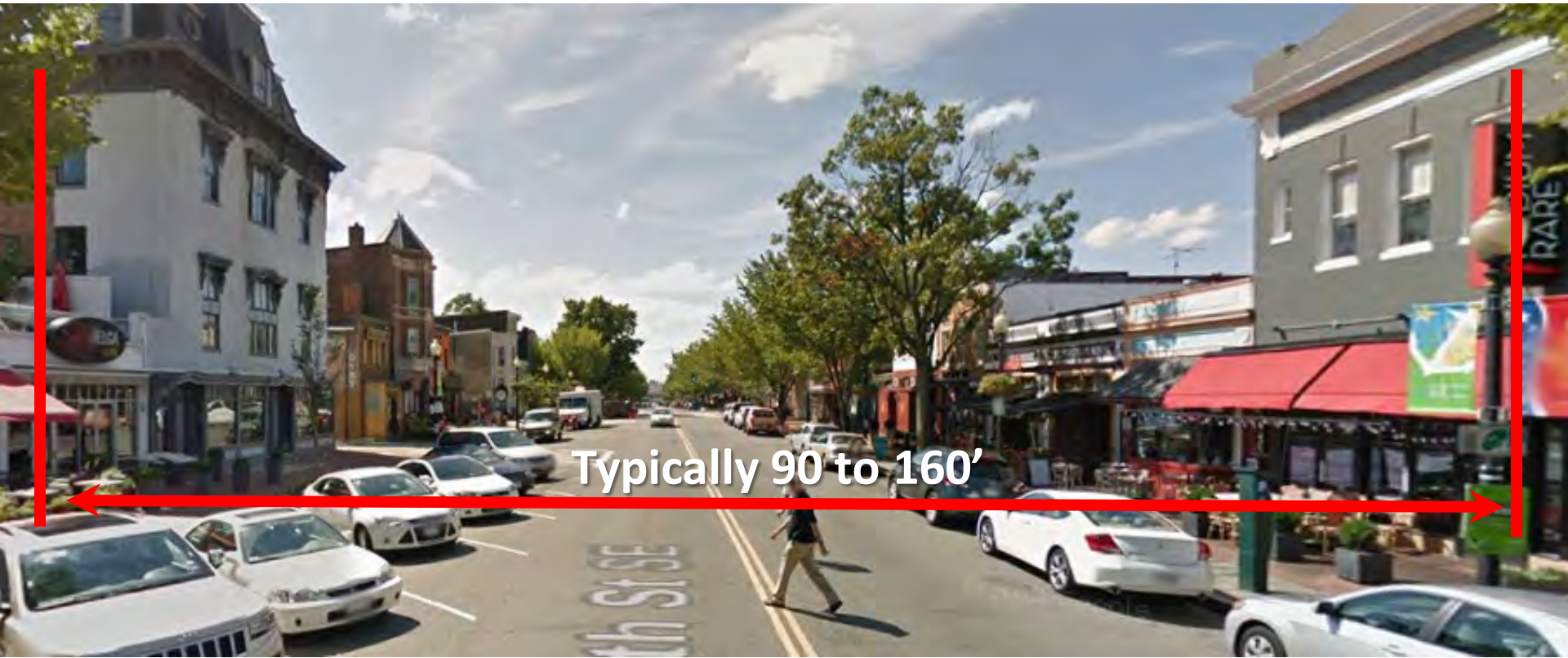
# Public Space



# What is Public Space?



# What is Public Space?



# Public Space Review Process

Application Review by  
DDOT Staff (PDRM)



Application Submitted to  
DDOT in TOPS



Determine need for  
Committee Review



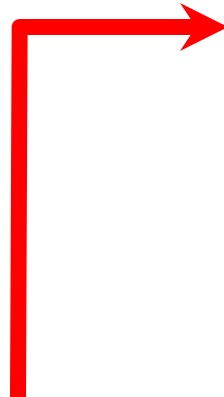
PSC Review Not  
Required



Distribute to DC Agencies  
for Review



**Issue Permit**



Circulate to Reviewing Agencies

Department of Consumer and Regulatory Affairs	Washington Gas	Department of Energy and Environment
Department of Transportation	Verizon	Office of Planning
Metropolitan Police Department	Fire Department	Department of Health
	DC Water	<b>Advisory Neighborhood Commissions</b>
	PEPCO	



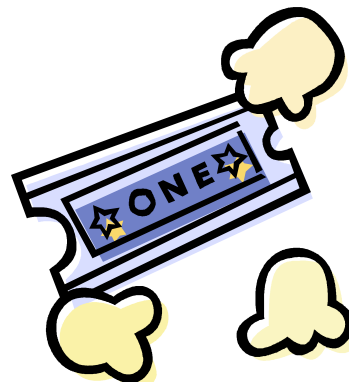
Submit Comments to PSC



Public Space Committee Meeting



**Issue Permit**





# Public Space Committee



## Five Members

DDOT, Chairperson  
DDOT  
OP  
DCRA  
Office of the  
Secretary

ANCs can submit  
comments to Committee  
and testify at public  
meetings

# Public Space Applications

## Applications Reviewed by the PSC

- Required by regulation
- Waiver from regulation or standard
- Non-standard fixtures
- Chair determines PSC review is needed

## Most Common Public Space Applications

- Sidewalk Cafes
- Overheight Fences/Walls
- Fixtures
- Curb Cuts/Driveways
- Special Paving
- Valet Parking
- Signs
- Public Art
- Vehicular Parking
- Change in Grade



# ANC Participation

- Process administered by DDOT
- Transportation Online Permitting System (TOPS)
- Comments sent to Public Space Committee

The screenshot displays the 'Inspector Review' page in a web browser. The URL is [https://tops.ddot.dc.gov/DDOTPermitSystem/\(S\(kiqoki423n1mugkovkv5sok\)\)/DDOTPermitReview/C](https://tops.ddot.dc.gov/DDOTPermitSystem/(S(kiqoki423n1mugkovkv5sok))/DDOTPermitReview/C). The page shows permit details for a project, including contact information for Albert Hopper, permit fee of \$2,500, and various dates. It also features sections for 'Inspection Information', 'Work Zone Deposit Information', 'Street Light Deposit Information', and 'Wet Utility Information'. A 'Permit Fee Notes' section is visible, followed by a table of 'Reviewing Agencies and Review Notes'.

Agency	Sent Date	Return Date	Reviewer Name	Status	UHI #	Notes
PSI	11/17/2014	10/28/2014	Oluwaseun Obadare	APPROVED		<p>Oct 28 2014 2:47PM obadare wrote for Applicant - No work in public space before 9:30am or after 3:30pm, weekdays and 7am-7pm on Saturdays. Any work after 7pm will require a separate DCR after hours permit.</p> <p>Proper traffic control signs and devices for roadway and sidewalk closures must be set up at all times during construction.</p> <p>Must have all permits onsite (Excavation/Occupancy/TCP). ENP signs must be pre-printed from d.TOPs with all appropriate permit information, contact and permit numbers. ENP signs must be posted at least 72 hours prior to occupying public space in residential area and 24 hrs in business district.</p> <p>All flaggers on site must be certified.</p> <p>All steel plates used must be permitted on separate occupancy permit and must be pinned, welded and feathered according to its specifications.</p> <p>A trench shall not be open no more than 120 ft at a time, after 120 ft you must start back filling.</p> <p>Must contact PSI Inspector, Oluwaseun Obadare @ (202) 439-5045 prior to performing any restorations.</p>
OP	11/17/2014	11/18/2014	Chris Shaheen	APPROVED		<p>Nov 3 2014 1:12PM cshaheen wrote for Applicant - Steps that are below grade are regulated as arseways. Arseways are allowed to project 6 1/2' into beyond a building restriction line when right-of-way and building restriction lines are more than 70' (DCMR 12-3202.9.1), or the section of Randolph Place, the right-of-way and building restriction lines are 80'. The site plans shows an arseway that extends approximately 11' into public space. Revisions are needed to bring the arseway into compliance with the 6 1/2' projection limit. If you have questions about these comments, please contact Chris Shaheen at 202-442-7616 or at chris.shaheen@dc.gov.</p> <p>Nov 3 2014 2:24PM cshaheen wrote for Internal User - Spoke to the applicant about revising plans so that the arseway comes close to the 6 1/2' projection limit. He is looking at a redesign and will resubmit.</p>
IPMA	11/17/2014		Edwin Edowe	PENDING		
Policy, Planning and Sustainability Administration	11/17/2014	11/18/2014	ryan weston	APPROVED WITH CONDITION		Nov 18 2014 4:35PM ryan.weston@dc.gov wrote for Applicant - Thank you for the modifications. PPSA approves the revised plan with the condition that no additional paved area is added to access the stairs down. Please also consider use of pervious materials wherever possible.
DOOR/SE	11/17/2014	10/28/2014	Nyika Barnes	APPROVED		

Documents Uploaded

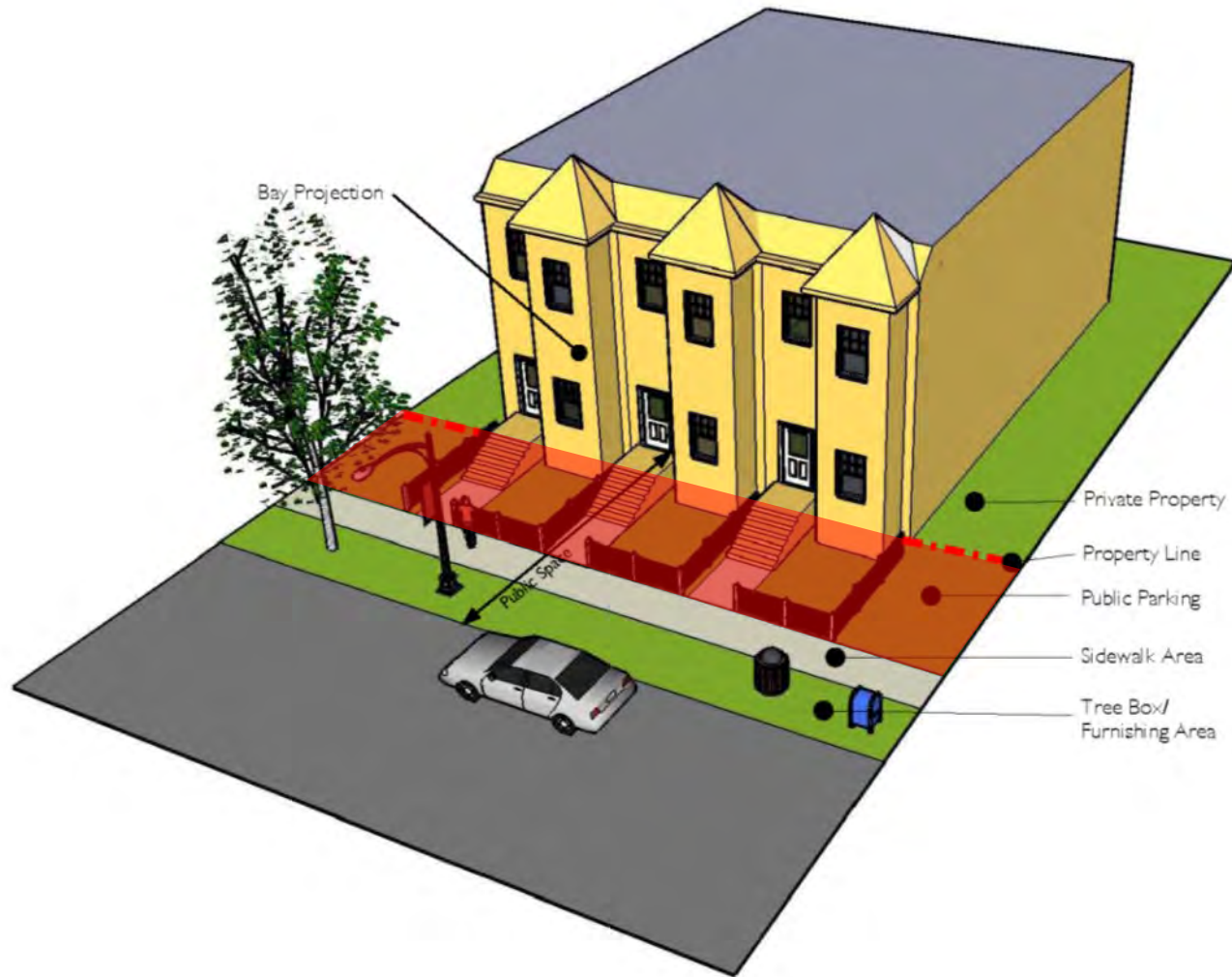
Document Name	Status	Size(Kb)	Agency	Uploaded By	Date Uploaded	View
Document Group: Erosion Control Plan						
101858_ECP_764620_882andolph_ECS_SitePlan.pdf	Submitted Online	1818		Albert Hopper	10/23/2014	No Markups
101858_ECP_801647_C-2_0_SitePlan(1).pdf	Submitted Online	639		Albert Hopper	10/24/2014	No Markups
101858_ECP_829171_StampedDrawings.pdf	Submitted Online	1648		Albert Hopper	10/27/2014	No Markups
101858_ECP_869774_341110_C-2_0_SitePlan.pdf	Submitted Online	674		Albert Hopper	11/17/2014	No Markups
Document Group: Site Plan / Civil Drawings						
101858_SITEPLANDRAWINGS_846167_652andolph_ECS_SitePlan.pdf	Submitted Online	1818		Albert Hopper	10/23/2014	No Markups
101858_SITEPLANDRAWINGS_349326_C-2_0_SitePlan(1).pdf	Submitted Online	639		Albert Hopper	10/24/2014	No Markups
101858_SITEPLANDRAWINGS_658197_StampedDrawings.pdf	Submitted Online	1648		Albert Hopper	10/27/2014	No Markups



# Maintain Neighborhood Character

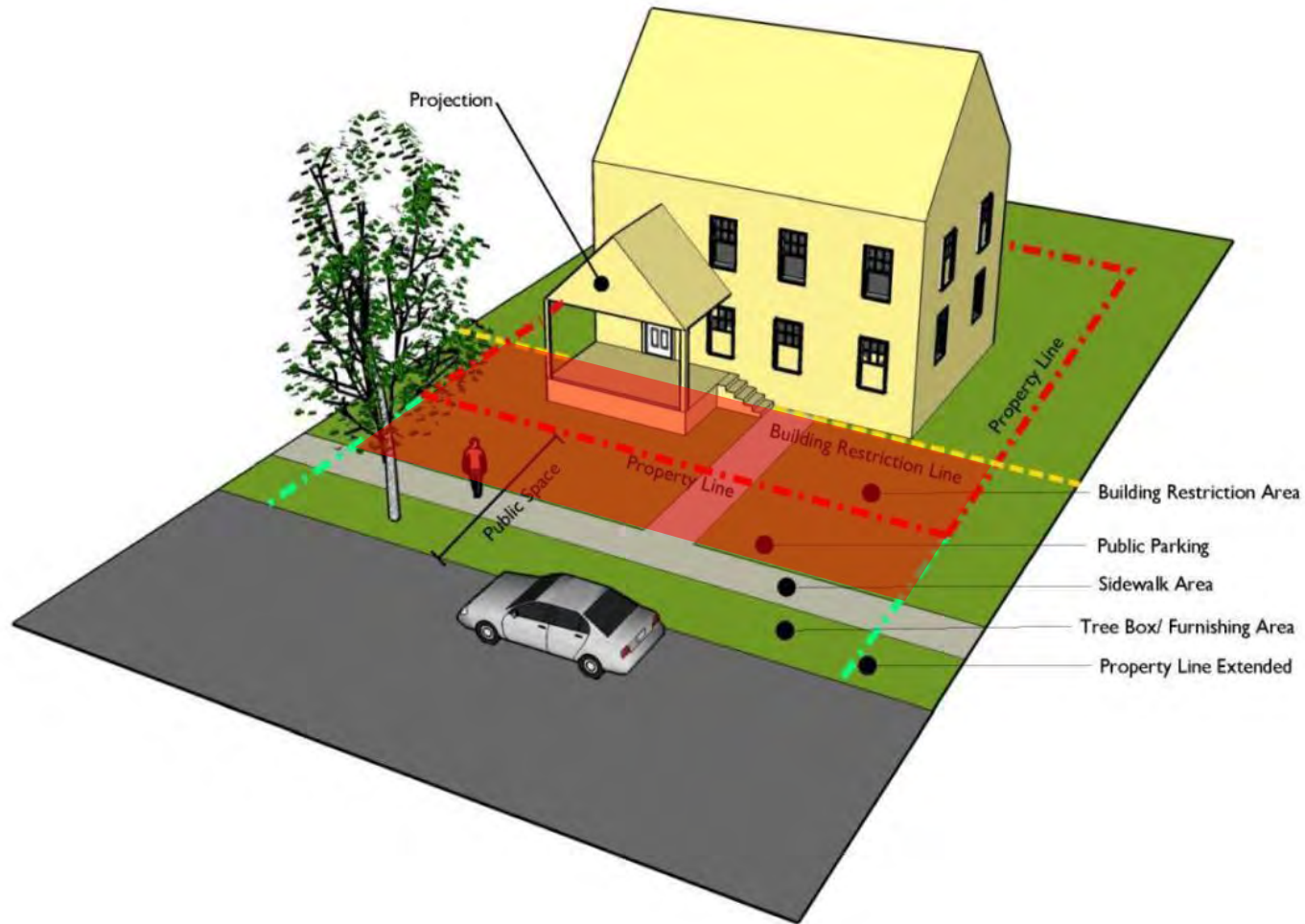


# Public Parking





# Building Restriction Lines

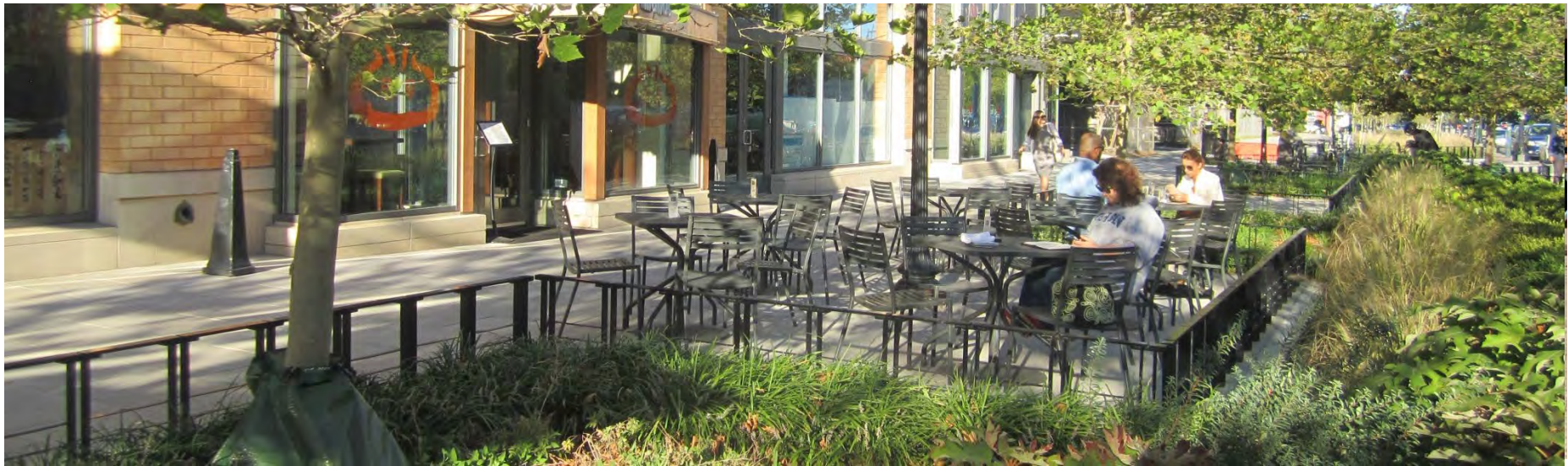


# Putting it all together...





# Active Commercial Streets





# Regulations and Standards



## Public Realm Design Manual

A Summary of District of Columbia Regulations and Specifications for the Design of Public Space Elements



Government of the District of Columbia  
Muriel Bowser, Mayor



**LANDSCAPING AND THE PUBLIC PARKING AREA**  
4.1 OVERVIEW

The landscaping of public space involves the placement and maintenance of trees, plants, flowers and complementary accessories, such as fencing, walkways, or covers within the public parking and tree box areas. Public parking tree definition on page 1.7.5 is the area of public space devoted to open space and greenery that lies between a private property line and edge of the adjacent sidewalk. The term "parking" refers to the intent for this area to be used as a park, in effect making each street in the District a parkway. Unlike the public parking tree box areas (see definition on page 1.6) are considered part of the city's urban infrastructure and are located between the sidewalk and the curb.

Landscaping plays many different roles in the District. Flowers and greenery are an attractive addition to District streets, while shade trees bring boulevards, major thoroughfares and drive the



Photo courtesy of the firm responsible for landscaping between the sidewalk and property line.

4-1

**4.3 MAINTENANCE RESPONSIBILITY**

**Local Residential Streets**  
The adjacent homeowner shall be responsible for planting and maintaining the right-of-way behind the sidewalk, also referred to as public parking (DEM-47.3.1)

**Local Commercial Streets**  
The adjacent property owner shall be responsible for designing, planting, and maintaining the right-of-way – the sidewalk and public parking – behind the curb (DEM-47.3.2)

**4.4 PUBLIC PARKING**

**Hedges**  
Hedges on public parking shall not exceed three feet in height (36 inches), nor project more than six inches over the sidewalk. On corner properties, if hedges are placed at the back of the sidewalk, they must be planted no more than 10 inches above the sidewalk grade (DCM 26-102.4)



Photo courtesy of the firm responsible for planting and maintaining the right-of-way.



Low hedges installed along city streets for contrast in public realm.

4-4



# District of Columbia Public Space Activation & Stewardship Guide

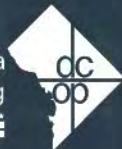
December 2018

District of Columbia  
Office of Planning



**DISTRICT OF COLUMBIA**  
OFFICE OF PLANNING  
May 18th 2019

District of Columbia  
Office of Planning



WE ARE  
WASHINGTON  
GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR

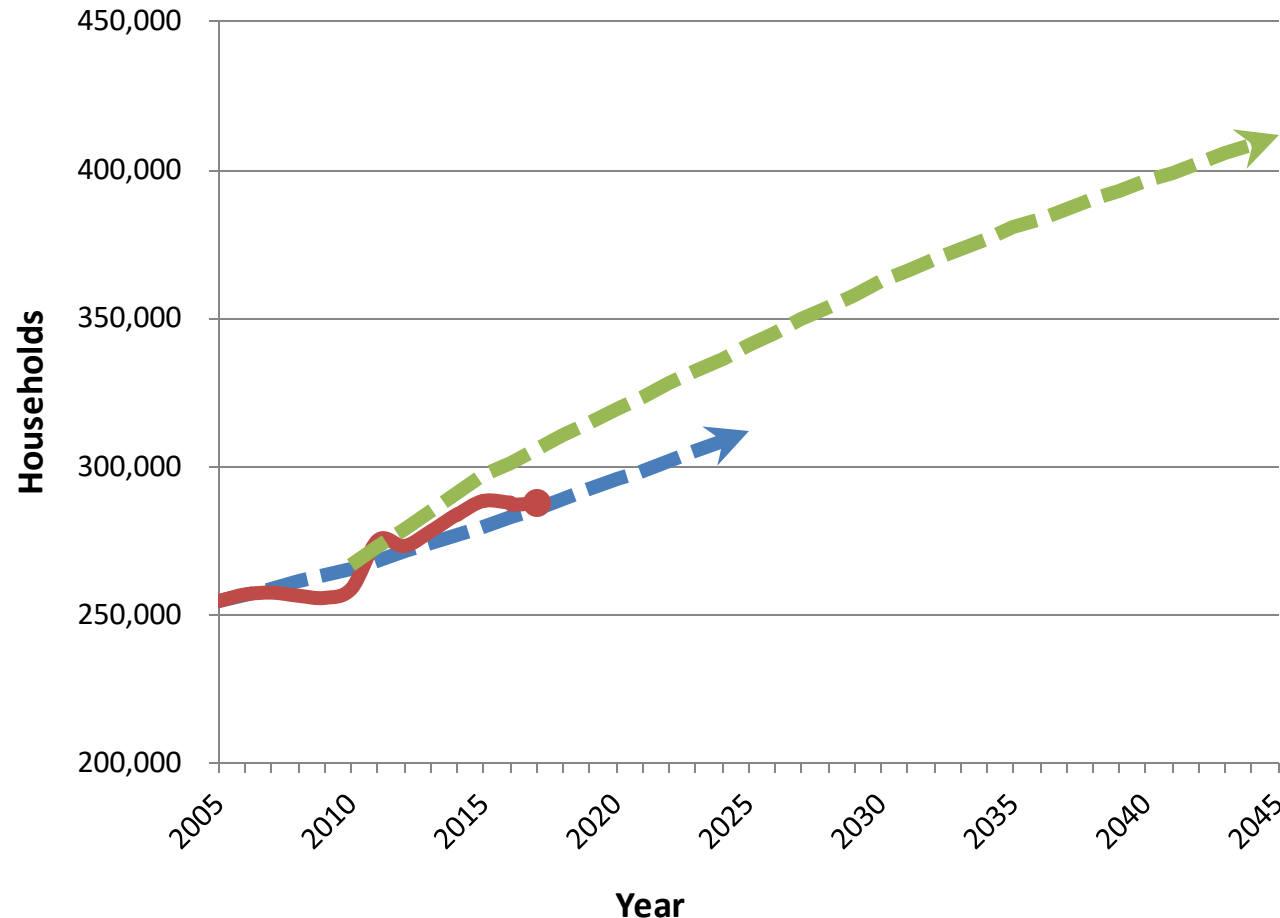


# Focus on Housing



# Washington DC is Growing

## 2006 Comprehensive Plan Household Growth vs Actual vs Revised



Washington DC is growing faster, with several thousand more households, than OP forecasted back in 2006.

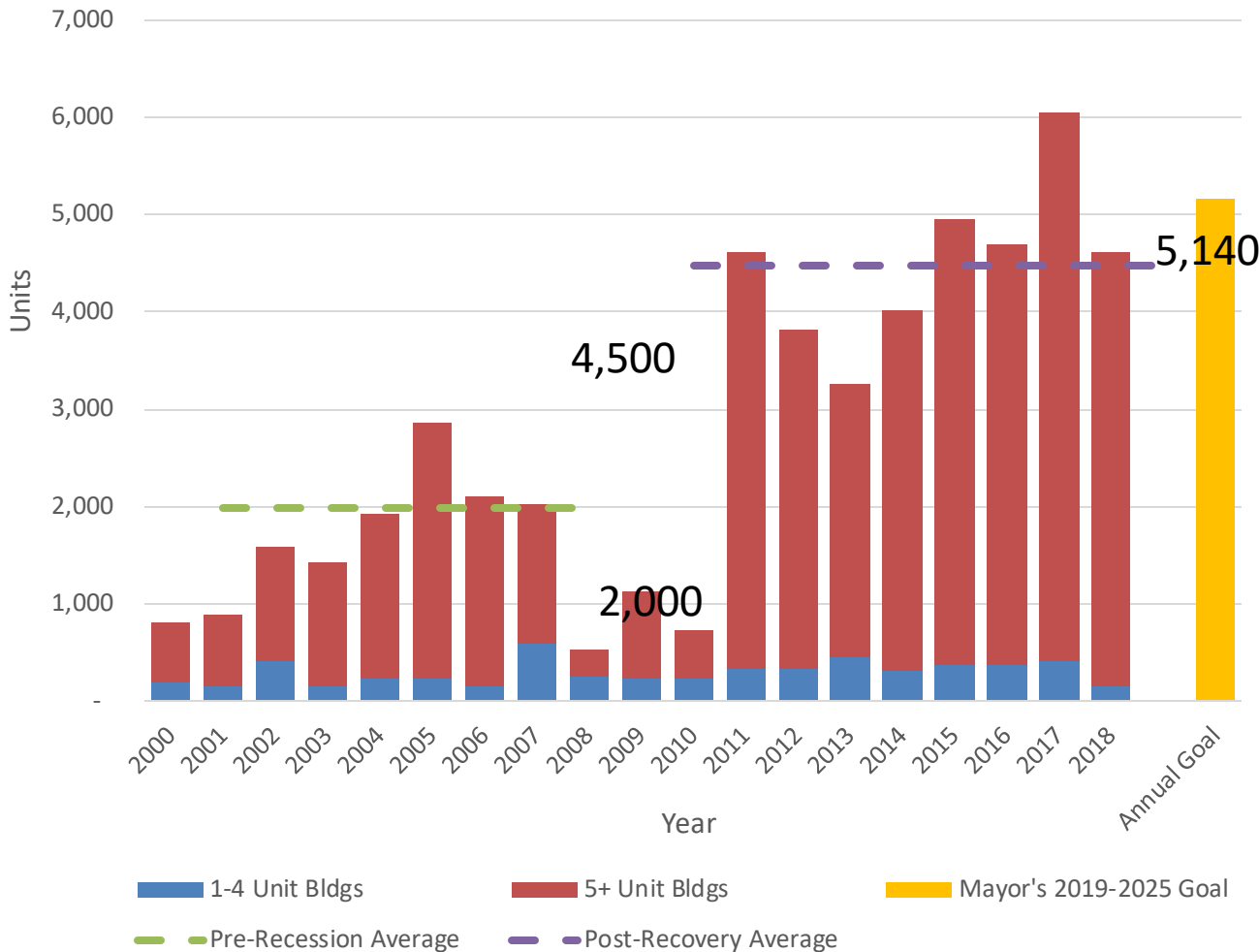
The city continues to grow at a rapid pace.

Households 2006 Households Actual Households 2016

Source: DC Office of Planning

# Housing Production

## Units Issued Permits Annually vs Mayor's Goal: 2000 - 2018



Annual housing production is more than double since before the recession.

Despite 36,000 newly constructed units since 2011,

- rental households across all income ranges are paying a greater share of their income for housing, and
- low-moderate income homeownership opportunities are limited

**More housing is needed to maintain affordability**

Source: US Census, DC Office of Planning

# What is the Median Family Income (MFI)?

2019 US HUD Washington Metropolitan Area Median Family Income = \$121,300

Family Size	30% of the MFI		60% of the MFI		80% of the MFI	
	Income	Sample Job/ Household	Income	Sample Job/ Household	Income	Sample Job/ Household
1	\$ 25,473	Cook	\$ 50,946	Secretary Admin Assistant	\$ 67,928	Teacher
2	\$ 29,100	Cashier w / 1 child	\$ 58,224	Communit Health Worker w / 1 child	\$ 77,632	Police Officer w / 1 child
3	\$ 32,800	Nursing Assistant w / 2 children	\$ 65,502	Payroll Clerk w / 2 children	\$ 87,336	Librarian w / 2 children
4	\$ 36,400	Bank Teller w / 3 children	\$ 72,780	Construction Laborer & Consierge w / 2 children	\$ 97,040	Shipping Clerk & Rehab Counselor w / 2 Children
5	\$ 40,000	Pre-School Teacher w / 4 Children	\$ 80,058	Bus Driver & Receptionist w / 3 children	\$ 106,744	Payroll Clerk & Pharmacy Aide w / 3 Children

Number of rental households who pay more than 50% of their income on housing

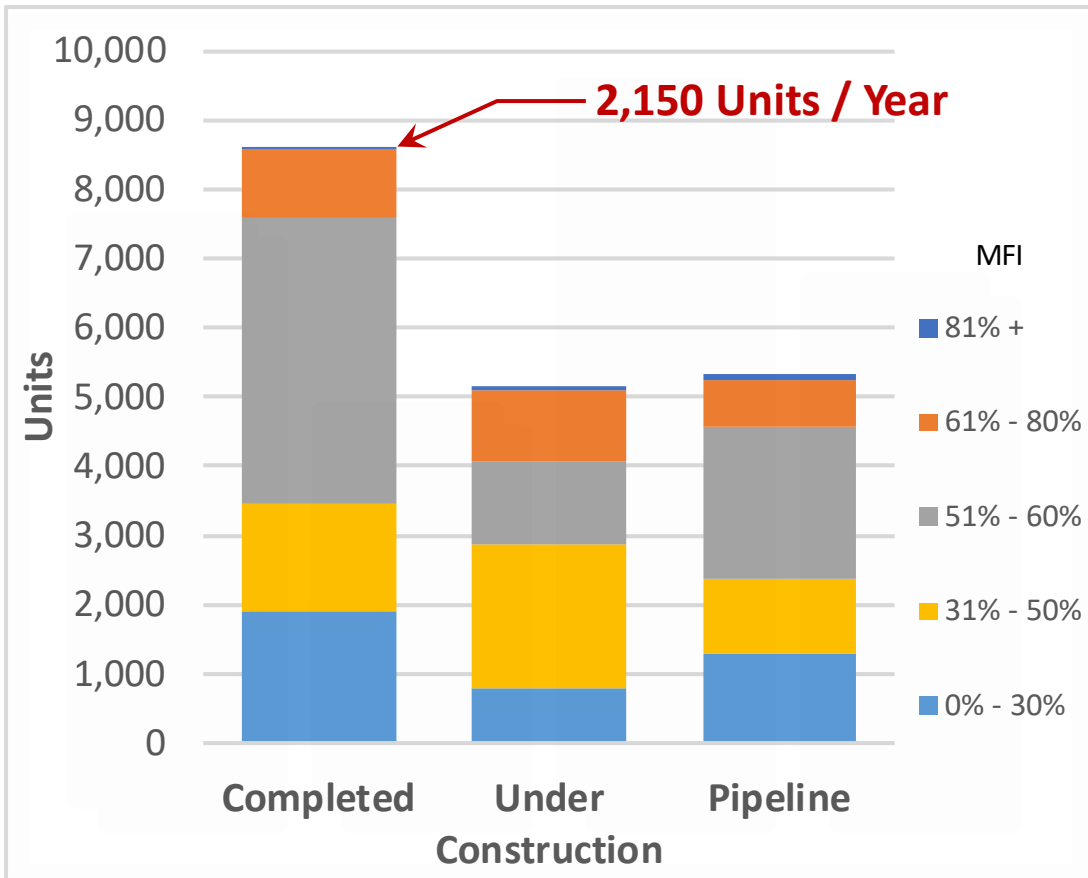
**40,000**

**6,000**

**2,000**

# DC's Existing Efforts

## New & Preserved Affordable Units: 2015 – 2019\*



Source: DMPED, \* February 2019

## Evaluating Subsidy Targets

MFI	Percent of Production
81% +	1%
61% - 80%	14%
31% - 60%	64%
0% - 30%	<u>21%</u>
<b>Total</b>	<b>100%</b>

- Housing Production Trust Fund
- Public Land Dispositions
- Inclusionary Zoning



# Mayor's 2025 Challenge

## Mayor's 2025 Challenge

In DC . . .

	New Units	
Affordable Units	12,000	plus 6,000 preserved or 18,000 units
Moderate Income	12,000	
Market Rate	<u>12,000</u>	
Total	36,000	

**36,000** is a 14% increase in all housing production over the last several years

**18,000** units is a 20% increase in affordable housing production over last several years

Across the Region . . . housing for a minimum of 240,000 new households

## The challenge requires a new level of thinking

- What needs to be achieved in terms of accessibility and affordability?
- What are the regulatory, market, and community impact impediments?

# The Deep Dive into Housing

## INPUTS:

Market Forces

Regulation

Community Dynamics

## IMPEDIMENTS

Demand  
Capital Markets  
Construction Costs  
Land Values

Land Use  
Processing Time  
Environmental

Infrastructure  
Needs  
Opposition/ Legal  
Challenges

## HOUSING PRODUCTION

## OUTCOMES:

Capacity for Growth

Location  
Accessibility

Affordability

Income  
Unit Type

Equity & Opportunity

Distribution  
Amenity Rich Neighborhoods

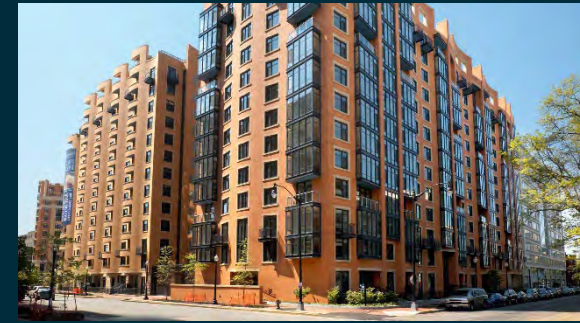
# Continuum of Housing

High-Rise

Mid-Rise

Garden  
Style

Semi/  
Detached



Transitional  
Housing

Affordable  
Rental

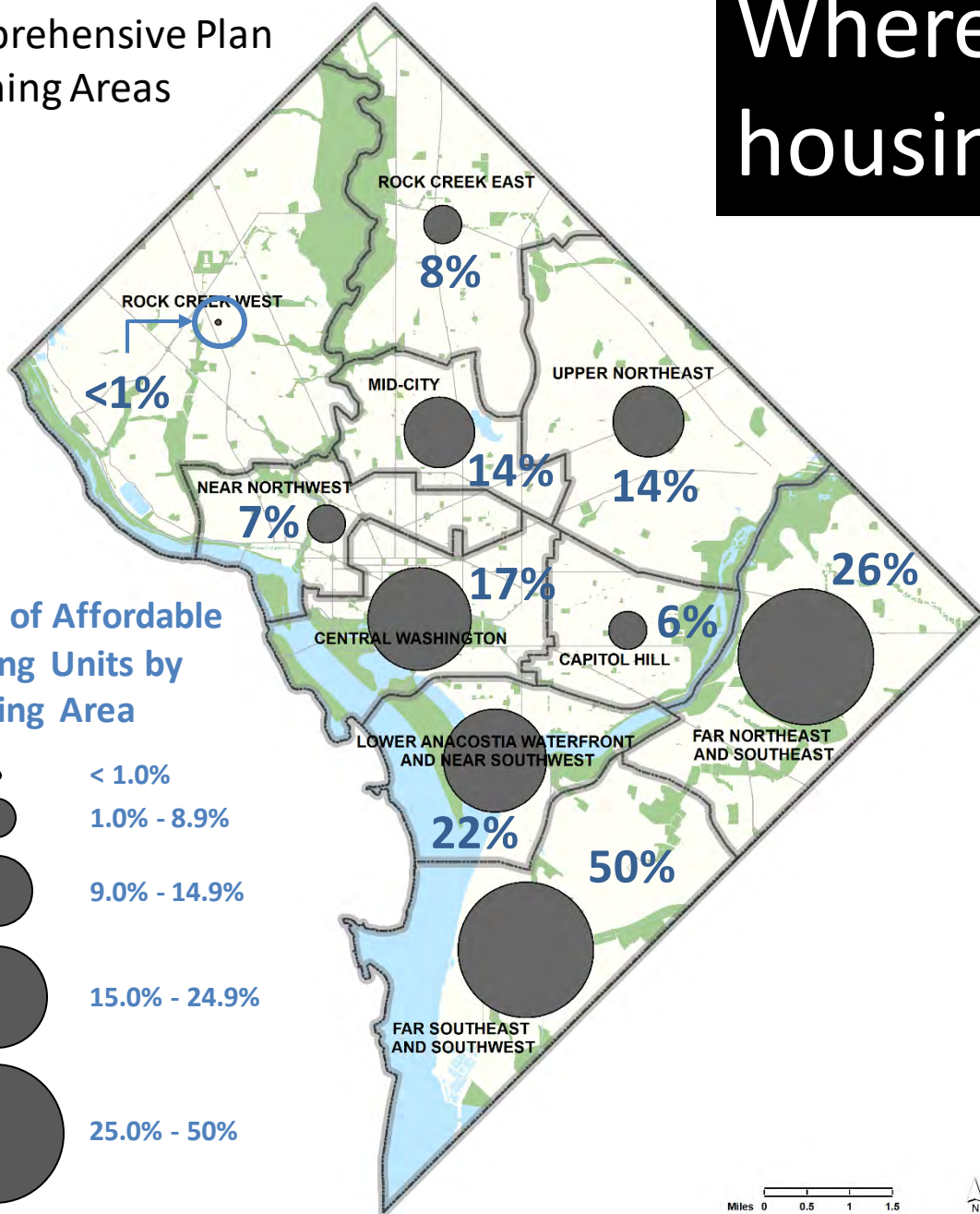
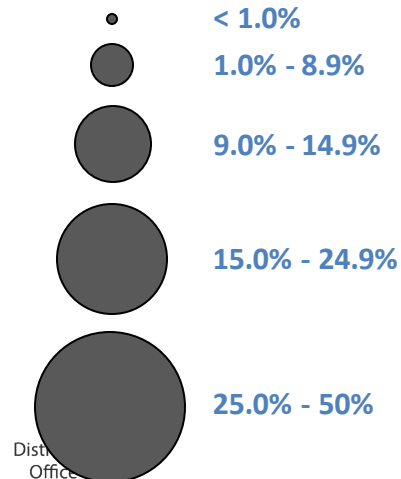
Market Rate  
Rental

Ownership

# Where is affordable housing?

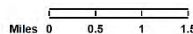
Comprehensive Plan  
Planning Areas

Share of Affordable  
Housing Units by  
Planning Area



Historical land use and affordable housing investment have constrained and concentrated where subsidized affordable apartment buildings were permitted and built in the District

Source: HousingInsights.org, DC Office of Planning

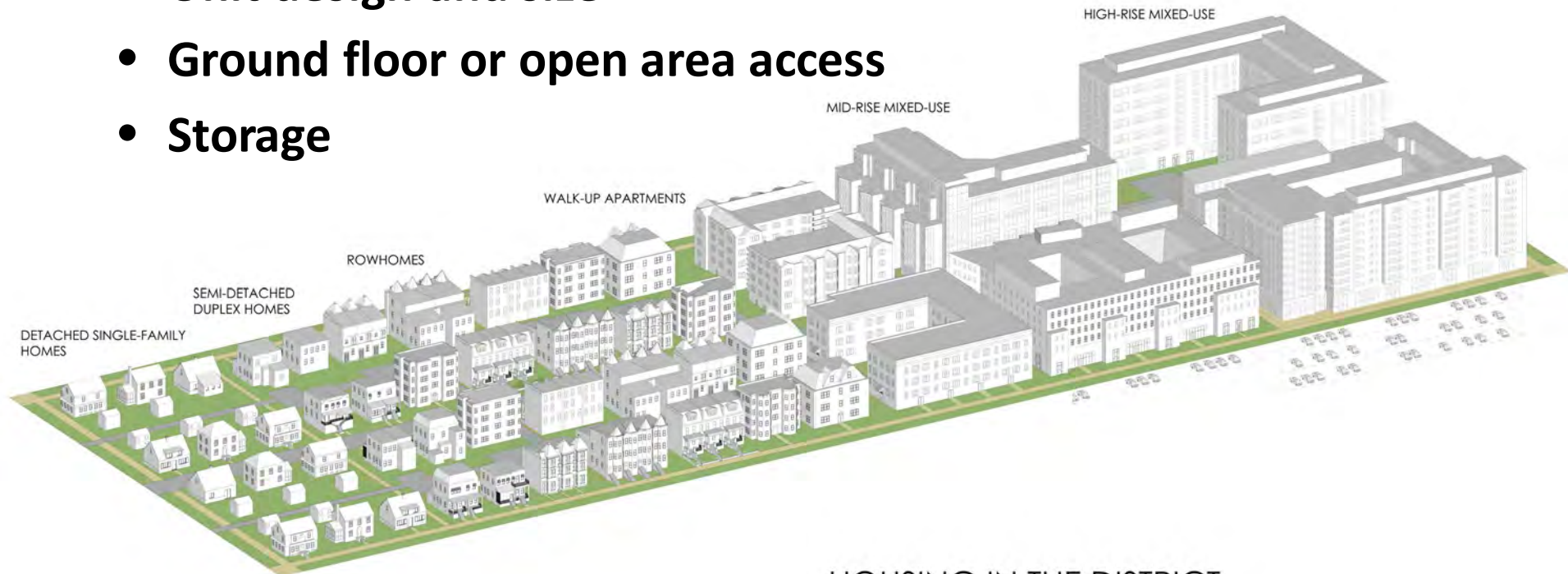




# Problem Focus Area: Family Housing

## Family Housing

- Fixed supply of semi/detached homes
- Growing share of family households with children
- What elements of a multi-family building support families?
  - Unit design and size
  - Ground floor or open area access
  - Storage



HOUSING IN THE DISTRICT

# Additional Resources

Comprehensive Plan for the  
District of Columbia

<https://plandc.dc.gov/>

DC Department of  
Housing and Community  
Development

<https://dhcd.dc.gov/>

DC Office of Zoning

<https://handbook.dcoz.dc.gov/>  
/

Fair Shot Budget for Fiscal 2023

<https://mayor.dc.gov/page/fy-2023-fair-shot-budget>