

# District of Columbia Office of Planning

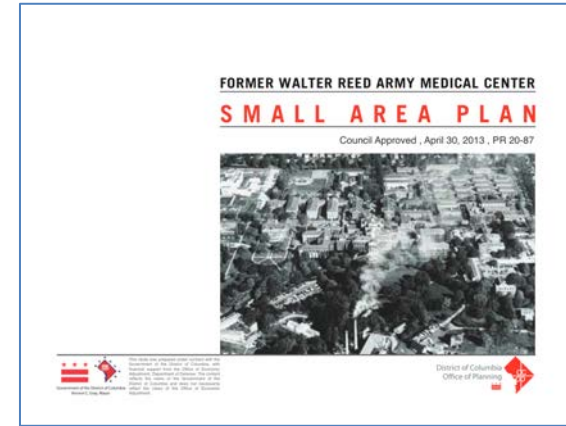


## Small Area Plans Neighborhood Planning Division

November 2020

# Introduction to Neighborhood Planning

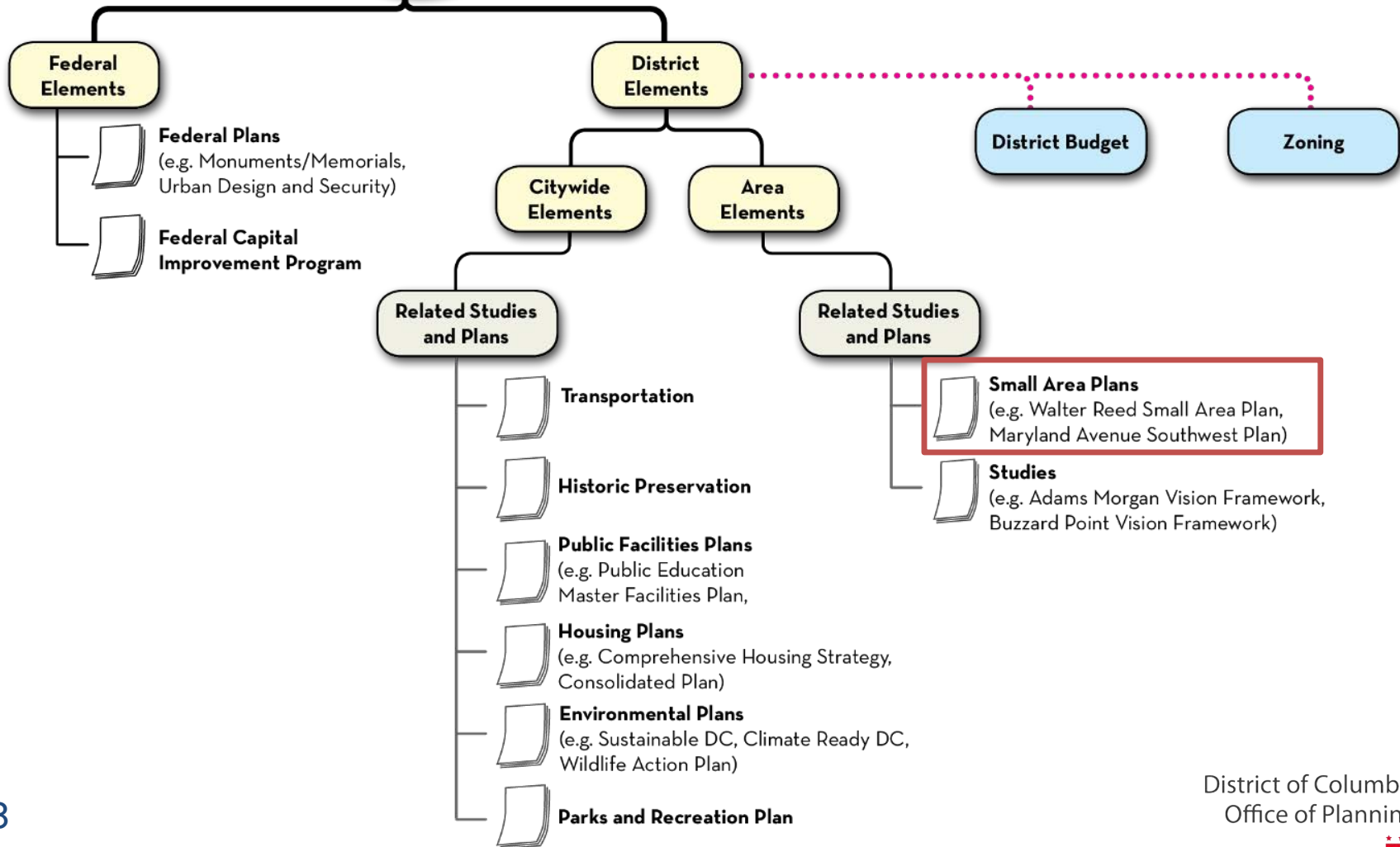
This document provides a brief overview of Small Area Plans, the planning process, and how these plans are used in the District of Columbia.



Recent Small Area Plans for Southwest Neighborhood (2015), Mid City East (2014), and Walter Reed (2013).



# Small Area Plans



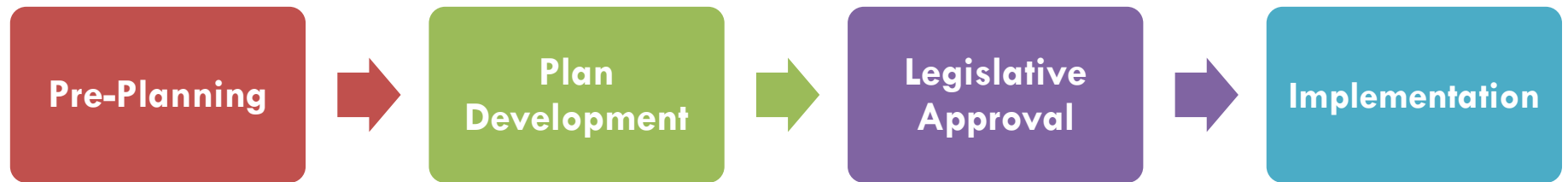
# Small Area Plans

- ❑ Small Area Plans **supplement the Comprehensive Plan** by providing detailed direction for the development of city blocks, corridors, and neighborhoods
- ❑ Allow citizens to develop **strategic priorities** that will shape future development in their neighborhoods
- ❑ **Identify gaps and opportunities** in city services and resources deployed at the neighborhood level
- ❑ Shape critical capital **budget decisions** and agency investment priorities
- ❑ Are **approved** by the Council as legislation

# Small Area Plans

- **Components** of a SAP:
  - **Existing conditions analysis:** identifies physical conditions, neighborhood strengths, opportunities for revitalization, and weaknesses to be addressed in the plan.
  - **Specialized studies (market, historic resources, transportation):** analysis and recommendations for specific issues used to assist in the development of the plan. *Example:* Market study identifies the supportable retail, office, and housing square footage based on conditions in the market area.
  - **Vision:** the aspiration for the study area based on stakeholder input.
  - **Goals:** based on the vision, the goals define the objectives for physical improvements (e.g. land use, zoning, urban design, development sites) and community development issues (e.g. housing, open space, and small business).
  - **Recommendations & Implementation Strategy:** recommendations are the specific action items needed to achieve the goals. The implementation strategy outlines the resources, responsibilities, and timeline for completing the recommendations.

# Small Area Planning – Major Phases



# Small Area Plan - Major Activities by Phase

## Pre-Planning

- Complete initial research and analysis to define the plan objective
- Identify OP team members and procure consultant(s) to form the project team
- Identify and convene DC government agencies to serve in an interagency working group
- Introduce plan concept to the Council, ANCs, and stakeholders
- Identify and convene community leaders to serve on an advisory committee to provide input on the process and plan objectives

## Plan Development

- Complete detailed analysis of the study area through site visits, interviews, physical studies, market studies, etc.
- Begin community engagement process to identify issues, opportunities and begin formulating a vision for the area.  
Formulate goals that respond to the major elements of the vision
- Conduct public meetings to create, vet, and revise goals  
Formulate recommendations that will implement the goals
- Conduct public meetings to create, vet, and revise recommendations
- Develop a draft plan that includes existing conditions, vision, plan goals, recommendations, and an implementation strategy
- Conduct public meetings to introduce the draft plan and receive feedback



# Small Area Plan - Major Activities by Phase

## Legislative Approval

- Release the draft plan for a 30 day public comment period and conduct a Mayoral public hearing on the draft plan
  - Publish responses to public comments on the draft plan
  - Provide briefings to the ANCs, community organizations, and other stakeholders during the comment period
- Revise the plan based on an assessment of public comments  
Prepare the legislative package for transmitting the final plan and the approval resolution to Council
- Submit the plan and approval resolution to the Council
  - Participate in the Council Hearing on the final plan

## Implementation

- Create an implementation matrix that identifies lead and partner agencies and establishes a timeframe to carry out each policy and action
- Use measurable outcomes to monitor the success of implementation
- Continue to involve the community and local leaders in carrying out the implementation of the plan
- Set clear expectation and adequate resources for each project and ensure consistency with the plan



# Small Area Planning Process - Milestones



# Get Involved!

Stakeholder involvement is critical to the planning process. Here are ways to engage with OP activities:

- Keep in contact with your local Councilmember, Advisory Neighborhood Commission, and Neighborhood Planner.
- Attend planning public meetings.
- If you miss or cannot attend a public meeting, review the materials on the OP website and contact the project manager.
- Request a briefing or meeting with the project manager to discuss the plan.
- Participate in the public comment period and the Mayoral Public Hearing.



# How are plans used?

Implementation follows the completion and approval of a Small Area Plan. Stakeholders are as critical to the implementation process as they are to the planning process. Here are a few ways that plans are used by different groups:

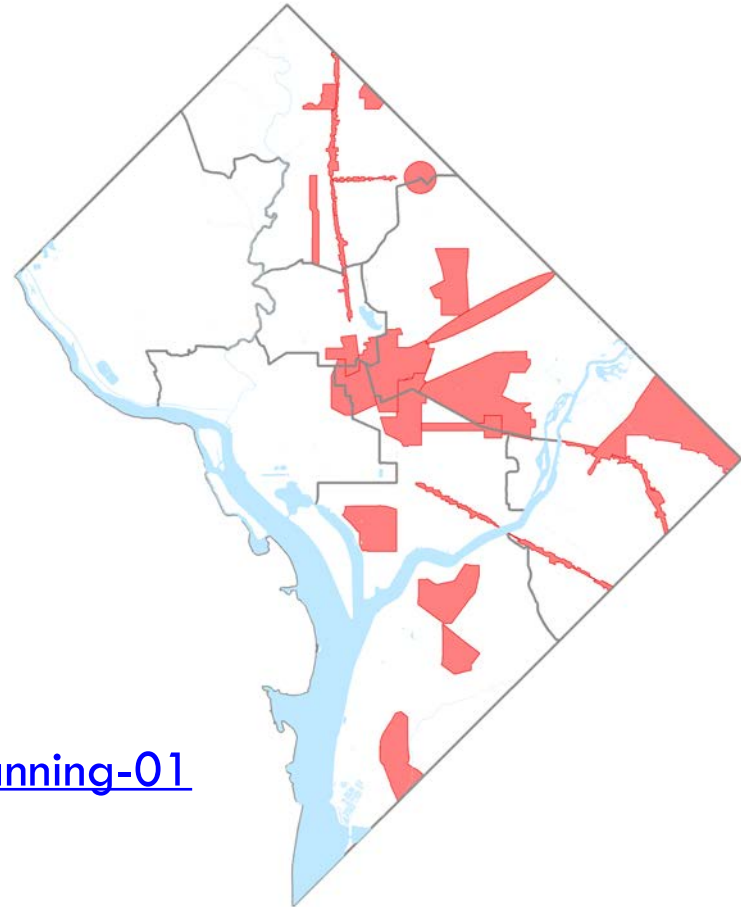
- ❑ DC Agencies: to plan capital improvements, public investments, and programming.
- ❑ Zoning Commission: to evaluate development proposals that require discretionary approval.
- ❑ Property Owners & Developers: to understand community development priorities in order to create more compatible projects that meet existing needs.
- ❑ Community Organizations: to implement community-led recommendations in the plan, to evaluate development proposals, and to advocate for implementation actions by other DC Agencies.

# Completed Small Area Plans

Several Small Area Plans have been completed across DC in most wards.

Learn more about Small Area Plans and other planning studies completed in your neighborhood at:

[planning.dc.gov/page/neighborhood-planning-01](https://planning.dc.gov/page/neighborhood-planning-01)



# Neighborhood Planning Resources

- ❑ Learn more about the Neighborhood Planning Division at [planning.dc.gov/page/op-neighborhood-planning](https://planning.dc.gov/page/op-neighborhood-planning)
- ❑ Learn more about DC's ward-based planning, including Small Area Plans, Historic Preservation, Development Review, and other activities at [planning.dc.gov/page/neighborhood-planning-01](https://planning.dc.gov/page/neighborhood-planning-01)
- ❑ Visit DC's interactive property information database: [propertyquest.dc.gov](https://propertyquest.dc.gov)
- ❑ Connect with the ANC Office for meeting information and ANC commissioner contact information at [anc.dc.gov](https://anc.dc.gov)