

District of Columbia Office of Planning



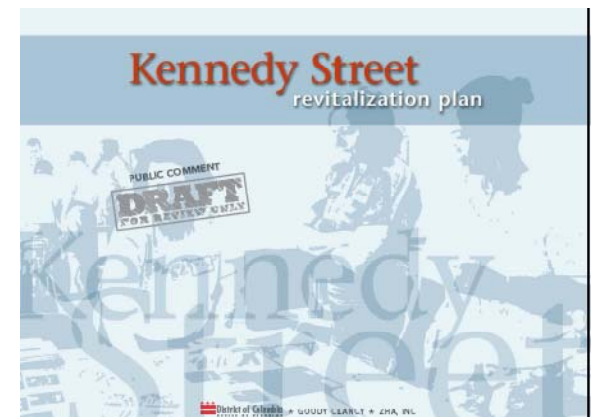
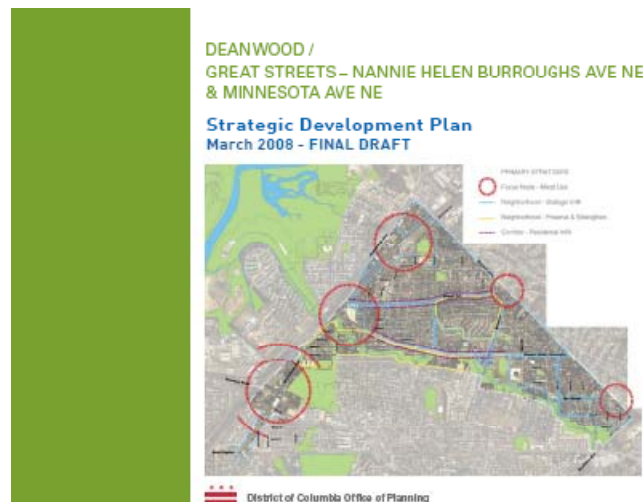
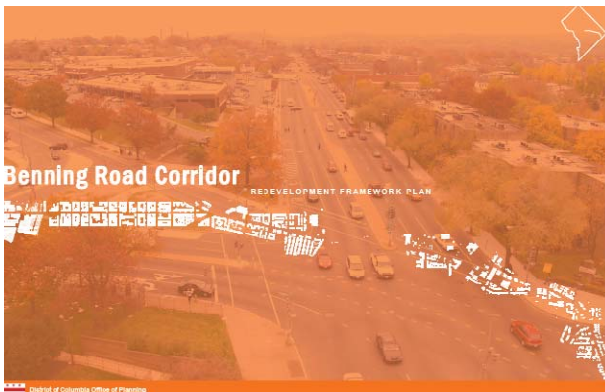
Neighborhood Planning Division

District of Columbia
Office of Planning



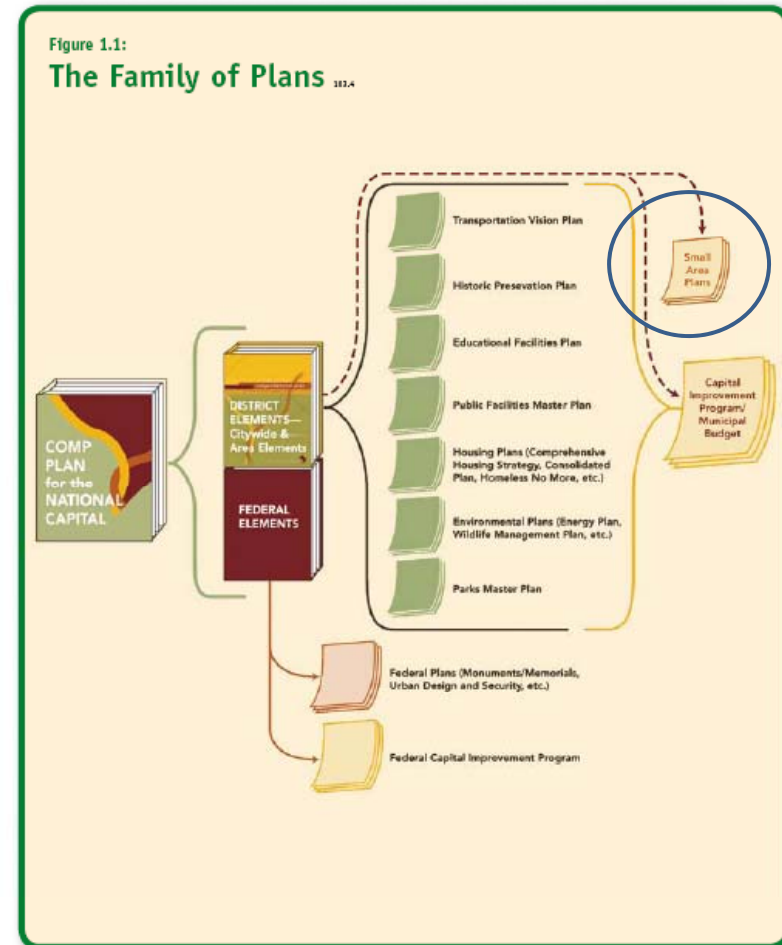
Introduction to Neighborhood Planning

- This document provides a brief overview of small area plans, the planning process, and how plans are used.



Small Area Plans

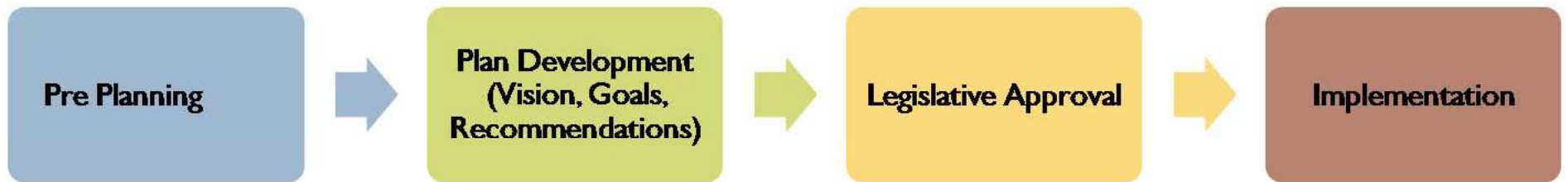
- ❑ Small Area Plans **supplement the Comprehensive Plan** by providing detailed direction for the development of city blocks, corridors, and neighborhoods.
- ❑ Allow citizens to develop **strategic priorities** that will shape future development in their neighborhoods
- ❑ **Identify gaps and opportunities** 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



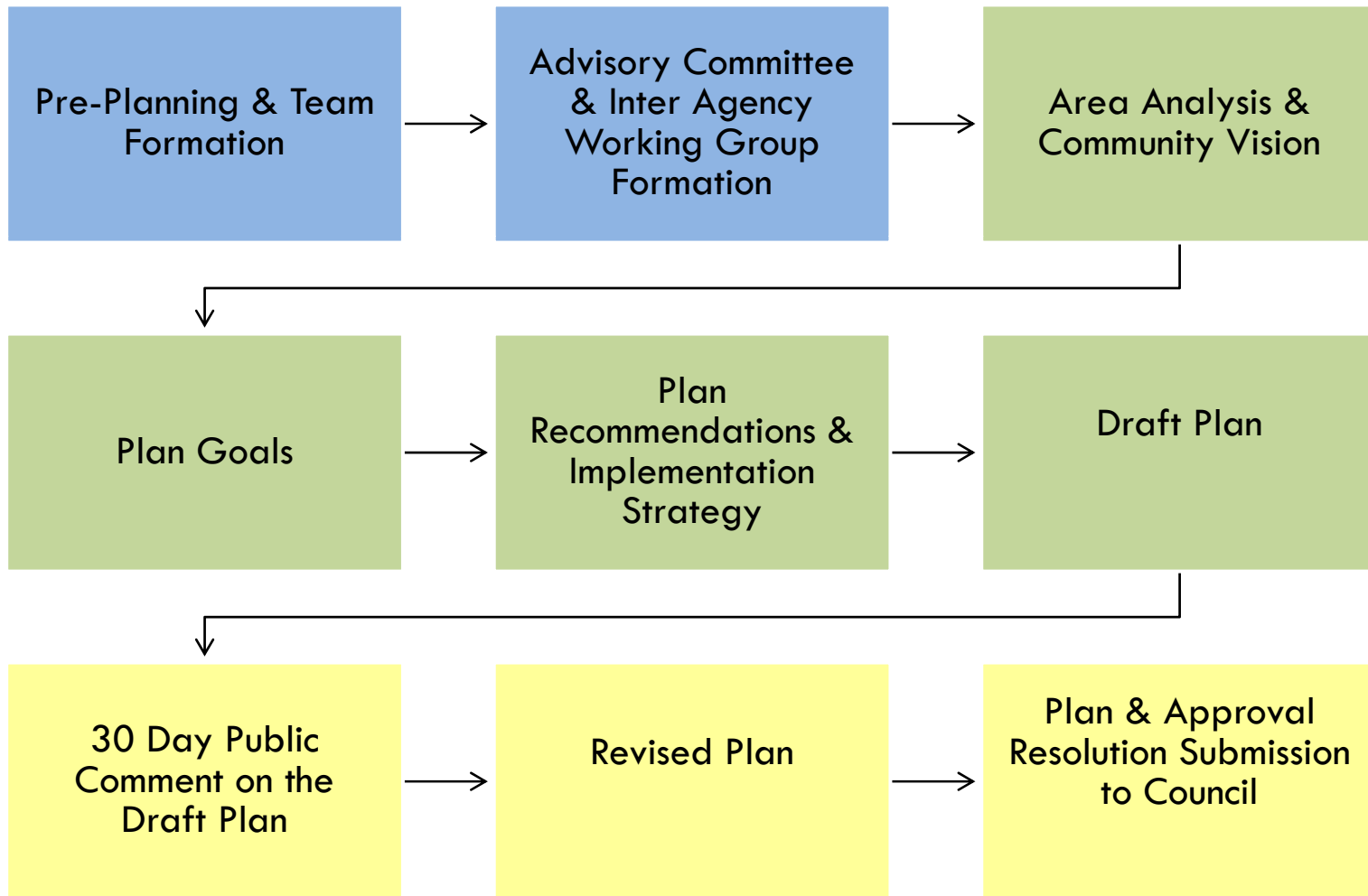
Small Area Plans

- **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 Planning Process



Small Area Plan ~

Major Activities Pre-Planning

Pre-Planning & Team Formation

- Complete initial research and analysis to define the plan objective
- Identify OP team members and procure consultant(s) to form the project team
- Introduce plan concept to the Council, ANCs, and stakeholders

Advisory Committee & Inter Agency Working Group Formation

- Identify and convene community leaders to serve on an advisory committee to provide input on the process and plan objectives
- Identify and convene DC government agencies to serve in an interagency working group

Small Area Plan ~

Major Activities in Plan Development

Area Analysis & Community Vision

- 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.

Plan Goals

- Formulate goals that respond to the major elements of the vision
- Conduct public meetings to create, vet, and revise goals

Plan Recommendations & Implementation Strategy

- Formulate recommendations that will implement the goals
- Conduct public meetings to create, vet, and revise recommendations

Draft Plan

- 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 in Legislative Approval

30 Day Public Comment on the Draft Plan

- 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

Final Plan

- Revise the plan based on an assessment of public comments

Plan & Approval Resolution Submission to Council

- 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

Get Involved!

Stakeholder involvement is critical to the planning process. Here are a few ways to get engaged with OP activities:

- Keep in contact with your local Councilmember, Advisory Neighborhood Commission, and Neighborhood Planner.
- Attend planning public meetings.
- If you miss or can not 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?

The Office of Planning places a tremendous emphasis on plan implementation following the completion of the planning process. Stakeholders are as critical to the implementation process as they are to the planning process. Here are a few ways that plans are used:

- 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.

Helpful Resources & Websites

- ❑ OP State Data Center: demographic information and reports
- ❑ DC Council website: information of council hearings, legislation tracking, etc. www.dccouncil.washington.dc.us/
- ❑ ANC Office: meeting information, ANC commissioner contact information: www.anc.dc.gov
- ❑ DMPED: information on property disposition RFPs, housing pipeline data, economic development funding tools: www.dcbiz.dc.gov
- ❑ Office of Property Management: searchable map and database of DC Government Owned Properties: www.opm.dc.gov
- ❑ Office of Tax and Revenue (Real Property Service Center): searchable real estate sales and tax information by property: www.otr.cfo.dc.gov
- ❑ Neighborhood Info DC: data and statistics on DC neighborhoods (Urban Institute) www.neighborhoodinfodc.org
- ❑ Washington DC Economic Partnership: searchable development activity database and reports on real estate activity: www.wdcep.com