

District of Columbia
Office of Planning



DC Office of Planning (OP) – BD0

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Central Purpose

The Home Rule Charter makes the Mayor the Chief Planner for the District; the Office of Planning (OP) is the Mayor’s designee for planning in the District, providing resources, innovative solutions, community engagement, and technical expertise. OP’s mission is to guide development of the District of Columbia, including the preservation and revitalization of our distinctive neighborhoods, by informing decisions, advancing strategic goals, encouraging the highest quality development outcomes, and engaging all communities.

Key Facts

- The scope of responsibility for OP is the District of Columbia – an area of almost 69 square miles with 646,449 residents, more than 800,000 jobs, 130 neighborhoods, and 43 historic districts, with more than 26,000 contributing structures in those historic districts and 550 individually-designated historic landmarks.
- Since 2000, OP has developed 22 Small Area Plans with residents and stakeholders across city neighborhoods and commercial corridors
- OP develops topical/focused issue planning studies, projects and programs, such as the D.C. Historic Preservation Plan, Retail Roadmap, Vibrant Retail Streets, Ward 5 Works Industrial Land Use Study, Creative DC Action Agenda, studies related to land use, housing and financing for the proposed streetcar system, Live Near Your Work Program, Temporary Urbanism Initiative, Franklin Park Vision and Transformation Plan, Historic Homeowner Improvement grants, and Buzzard Point Urban Design Framework
- OP produces a biennial Comprehensive Plan Progress Report which showcases the District’s accomplishments in implementing the Comprehensive Plan’s policies and priorities. The 2013 edition highlighted key accomplishments

between 2010 and 2012, including the creation of 4,900 new housing units; \$2.8 billion in new office space; 20,000 more jobs; an 11% increase in retail sales and use tax revenue; an 11% increase in DCPS school enrollment; and a doubling of square footage of green roofs in the District to 1.5 million square feet.

- OP has a Capital Improvement and Facilities Unit that provides analyses to underpin strategic decisions regarding the city’s capital investments in infrastructure. Primary activities include managing or assisting with Master Facilities Plans, conducting demographic and economic trends analyses, assessing potential for leveraging real estate assets to achieve District development goals and providing assistance in the formulation of the District’s Capital Improvement Program (CIP).
- OP developed and managed the Sustainable DC initiative as a main partner with DDOE and DMPED.
- In FY 2014, OP staff processed 5,270 permit applications (Historic Preservation Office) and reviewed 368 zoning cases (Development Review division)

Goals

- Increase the transparency and predictability of the planning process to better engage stakeholders and to increase the dialogue around key planning tools and topics.
- Better inform public and private investment decisions by leveraging the District’s planned growth and competitive strengths to enhance livability, fiscal stability, and urban sustainability.
- Catalyze improvements in neighborhoods and central Washington to enhance economic competitiveness, livability, and environmental harmony.
- Use data to inform planning.

- Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment.
- Efficiently manage the resources and operations of the agency.

Measures of effectiveness

- Measure: % of customers who indicate that they are satisfied with the data and analysis they have received from OP, and that it will enable them to fulfill their role in planning the city & influencing quality neighborhood outcomes
- Measure: % of OP small area plans approved by the Council
- Measure: % of OP small area plans completed within 18 months
- Measure: % of historic property permit applications reviewed over the counter
- Measure: % of Devpt. Review reports that meet the expectations of boards/commissions
- Measure: Average cases reviewed per zoning review staff or by historic preservation staff

Programs/Services

The Office of Planning performs public planning functions at all levels and for all areas of the District including the District's Comprehensive Plan, its 25-year land use and policy guidance document; framework plans targeting citywide issues such as retail and the creative economy; neighborhood-based small area plans and studies; and zoning for plan implementation. OP plans for neighborhoods, corridors, historic districts, and individual sites. In addition, OP coordinates with other District agencies in the planning of public facilities, parks, open spaces, and transportation and environmental initiatives. OP works with the National Capital Planning Commission on the coordination of federal planning and development activities within the District of Columbia. OP also houses DC's State Historic Preservation Office, Geographic Information System/Mapping services and the State Data Center which manages, analyzes, maps, and disseminates spatial and US Census data.

The Office of Planning's work is organized into two major divisions: 1) Citywide and Neighborhood

Planning and 2) Development Review, Zoning and Historic Preservation.

The Citywide and Neighborhood Planning division performs the following functions:

- **Neighborhood Planning** – develops small area plans and planning studies; coordinates and tracks plan implementation; provides neighborhood perspectives or neighborhood goals in citywide planning initiatives; produces and disseminates summaries of major public and private development and investment by ward; and acts as a liaison to elected officials and community stakeholders on land use, development, and planning issues. OP assigns planners to each ward of the District to work in collaboration with Advisory Neighborhood Commissions, citizen associations, and residents, businesses, elected officials, District agencies and Ward Councilmembers.
- **Revitalization and Design** – develops plans and projects for districts and development areas within center city, with a focus on design strategies and guidelines; coordinates and tracks plan implementation; participates in the review and management of the District's public space program; and incorporates environmentally-sound practices into the ongoing planning for development of the District.
- **Citywide Planning** – develops and monitors the District Elements of the Comprehensive Plan, and works with regional and other city agencies to create strategies for emerging employment sectors, meeting retail needs, and coordinating the city's land use and transportation. Provides data analysis, information, and long-range planning services to OP staff, neighborhood stakeholders, citizens, businesses, other District and federal agencies, and other decision makers of the District so that they can have information needed to plan, develop, and preserve the city.
- **State Data Center** – serves as the District of Columbia's official source of US Census data. It provides a variety of demographic, social, economic, and housing data for the District by ward, census tract, census block group, and

census block to the Council, ANCs, District agencies, residents and other stakeholders.

- **Geographic Information Systems/Information Technology (GIS/IT)** – provides mapping, spatial information, information technology and GIS services to the Office of Planning, other District agencies, and constituents of the District of Columbia.

The Development Review, Zoning and Historic Preservation Division provides the following services:

- **Development Review and Zoning** – assesses proposed developments that are generally large, complex, and precedent-setting in their potential to change the character of an area. Development Review provides the Board of Zoning Adjustment and the Zoning Commission with professional analyses of large and/or complex zoning cases that may involve variances, special exceptions, campus plans, or planned unit development proposals. The staff prepares zoning amendments for the implementation of adopted plans and policies consistent with the Comprehensive Plan. Development Review staff is also leading the comprehensive update of the District’s 1958 Zoning Regulations.
- **Historic Preservation** – promotes stewardship of the District of Columbia’s historic and cultural resources through planning, protection, and public education. The Historic Preservation Office (HPO) provides individual technical assistance and review to persons applying for a DC building permit which affects a historic property. The staff also provides support to the Historic Preservation Review Board, which determines the appropriateness of changes to historic landmarks and historic districts. The Office also has inspectors who monitor compliance with preservation approvals and guard against work being done illegally. HPO implements federal historic preservation programs as the State Historic Preservation Office for the District of Columbia.

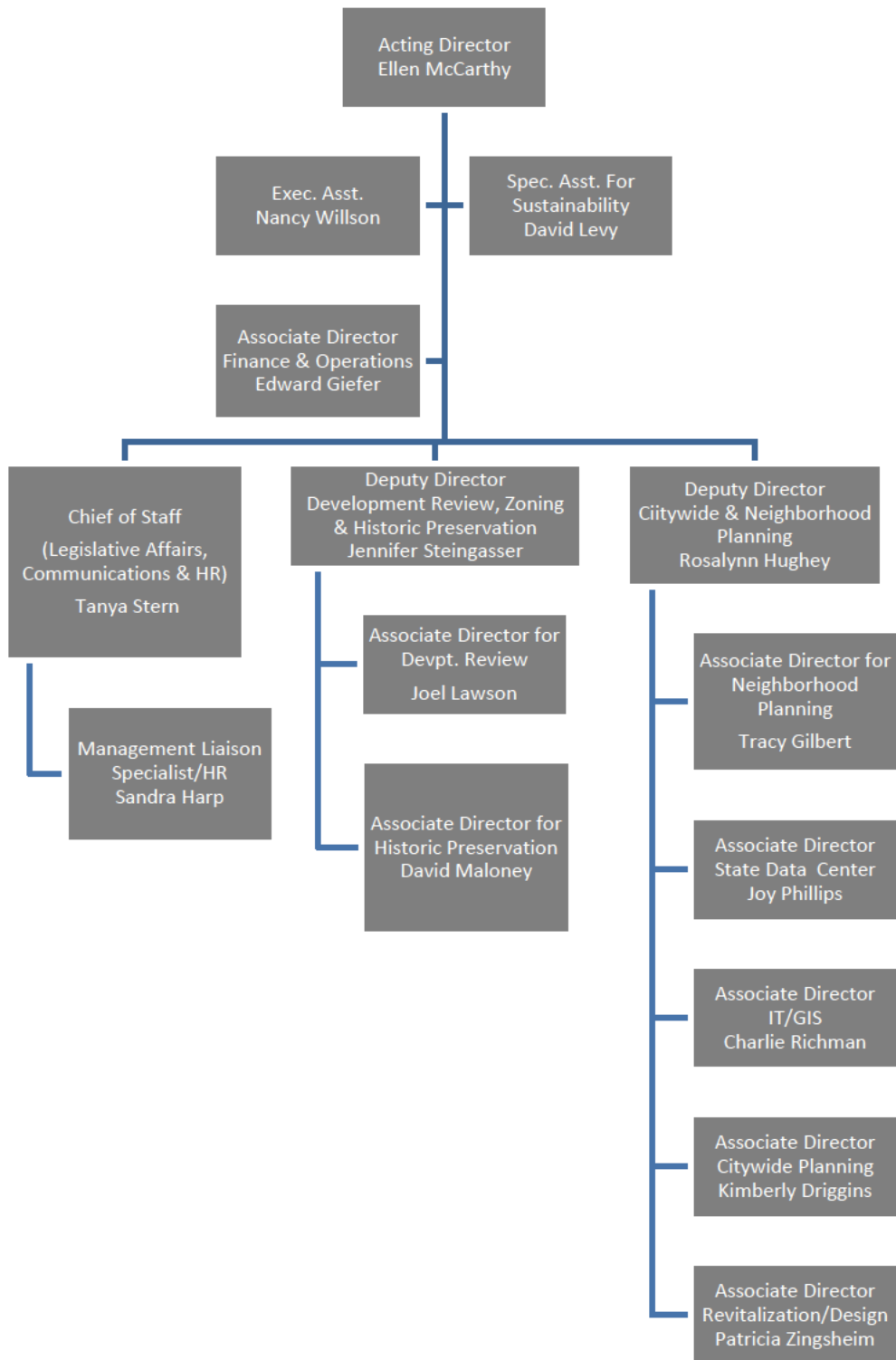
First Quarter CY2015 Hot Button Issues

- Zoning Commission hearings and adoption of ZRR, new regulations for habitable rooftop space, and

changes to the mandatory inclusionary zoning program

- Walter Reed Medical Army Center Zoning – propose zoning for WRAMC to implement adopted plans and permit development
- Launch of Comp Plan Amendment Cycle – update of Comp Plan required every four years
- Implementation of Ward 5 Works, an Industrial Forum being planned for Spring 2015; launch of West Virginia Avenue Municipal Campus Plan
- Mayor’s Transmittal of Southwest Neighborhood Small Area Plan to Council – plan is currently in draft form, includes some controversial recommendations to change land use designations
- Development of Downtown East Re-urbanization Strategy – plan to anticipate and take advantage of changes likely to result from major Downtown projects such as Union Station redevelopment and air rights development over I-395 (Capital Crossing)
- Buzzard Point Urban Design Framework (coordination with proposed soccer stadium) – planning to maximize catalytic potential of soccer stadium and minimize adverse impacts on surrounding neighborhood

Organization Chart Office of Planning



Boards and Commissions relevant to the agency (if any)

Board Name	Name of Chairperson	No. of Members
Historic Preservation Review Board	Gretchen Pfaehler	9
Zoning Commission	Anthony Hood	5
Board of Zoning Adjustment	Lloyd Jordan	5
Commemorative Works Committee	Ellen McCarthy	12
Commission on Fashion Arts and Events	Christine Brooks Cropper	15 (8 voting; 7 ex-officio (including OP))

Budget FY2015

Total Budget	\$10,448,827
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No. of Employees

Current No. of FTEs	71
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Union Representation

Union(s)	Union Representative	No. of Members
American Federation of Government Employees (AFGE) Local 631		53

Facility Location(s)

Facility Name / ID	Address	Zip Code	Ward	Main Phone No.
OP Main Office	1100 4 th St SW, Suite E650	20024	6	(202) 442-7600

Key Projects/Initiatives

Project/Initiative Name	Brief Description	Delivery Date
Zoning Regulations Review	Comprehensive review and update of the 1958 zoning regulations as required by the Comprehensive Plan.	December, 2014
Penthouse Regulations Update	Update Zoning Regulations to reflect, as appropriate, recent amendment to the federal Height Act with regard to rooftop penthouses.	February, 2015
Walter Reed Zoning	Establish zoning consistent with the approved WRAMC Small Area Plan.	Summer, 2015
Inclusionary Zoning Review	Update the Inclusionary Zoning (IZ) affordable housing provisions in the Zoning Regulations.	Summer/Fall 2015
Buzzard Point Urban Design Framework	Continued coordination with DGS, OCA and other agencies regarding proposal Soccer Stadium, including planning strategic future infrastructure investment to ensure continued development in the area.	Early 2015
Comprehensive Plan Amendment Cycle	The next amendment cycle of the District Element of the Comprehensive Plan (Comp Plan).	February 2015 initiation
Southwest Small Area Plan	A land use, zoning, urban design and facilities co-location strategy for properties within the Southwest (SW) neighborhood to realize the potential to develop a robust mixed-use community.	February 2015

Project/Initiative Name	Brief Description	Delivery Date
Van Ness Vision Framework	OP will provide the Van Ness/UDC/Forest Hills community technical assistance and visioning work for the commercial strip along Connecticut Avenue, NW between Van Ness and Albemarle Streets. Since OP last engaged the community in 2010 through a grant from the Metropolitan Washington Council of Governments to create the UDC Commercial Corridor Enhancement Study, many new developments have dotted this portion of Connecticut Avenue (e.g., UDC's new Student Center at the 4200 block, the Walgreens at 4225, the new location for WAMU at 4401, and the new 272-unit building at 4455 Connecticut Avenue) changing both the landscape and community dynamics. A grass-roots effort by the new Van Ness Visioning Committee has created momentum for community engagement on this topic, including requests to developers and city agencies to assist in the redevelopment framework for this corridor.	February 2015
Adams Morgan Vision Framework	At the request of Adams Morgan neighborhood leaders to advance their "Envision Adams Morgan" study, OP will work with residents and stakeholders to develop a Vision Framework to highlight the community's assets, lay out themes and values, and portray opportunities for implementation of specific projects and policy recommendations developed by the community during a charrette to be held by Jan. 2015.	February 2015
Southeast Boulevard/Barney Circle Study	Project to provide technical assistance to DDOT and community for additional contextual analysis, review of best practices, exploration of the potential for playing fields or other public space, and potential creation of developable parcels in the remaining right-of-way.	February 2015
Poplar Point Small Area Plan & EIS	Development of a small area plan and Environmental Impact Statement (with DMPED and NPS) to lay the groundwork for the transfer of the property from NPS to the District and support the ultimate redevelopment of the site.	November 2014 initiation
Downtown East Re-Urbanization Study	A concept plan for the area between North Capitol Street and 3rd Street and Pennsylvania and New York Avenues, NW, paralleling the I-395 corridor. This project will engage federal partners and three BIDs to produce a strategy for connecting this area to the rest of Center City, optimizing its livability and the development potential created by the Union Station Redevelopment and I-395 Air Rights development	Fall 2015 completion
Vibrant Retail Streets Toolkit Implementation, Phase 3	Diagnostic assessment of retail vibrancy in specific neighborhoods and convening of workshops with local partners (such as local business organizations) to discuss the results of the assessment and the action steps needed to achieve a more successful retail district. The project will include follow-up technical assistance provided by the consultant. New round of neighborhoods to be selected	Summer 2015

Project/Initiative Name	Brief Description	Delivery Date
Playable Art DC Design Competition	OP won a second ArtPlace grant in FY13, \$300,000 for the <i>Playable Art DC Design Competition</i> . OP, in partnership with DPR, is leading an effort to hold a national design competition to seek innovative and creative art-based designs for three play spaces throughout the District focusing on neighborhoods with limited access to play space. The play spaces will use art to attract users beyond school-age children in the act of play as a means of promoting place making and engaging adults in exercise and fitness.	June 2015
Sustainable DC	Sustainable DC is a citywide mayoral initiative to make DC the greenest, healthiest, and most livable city in the nation. The District Department of the Environment (DDOE) is the lead agency on implementation of Sustainable DC. OP is partnering with DDOE on implementation, including implementing the Sustainable DC Mayor's Order, working on the 7 innovation challenge funded projects, and continuing sustainability outreach, branding and marketing. Core projects for the year include a Healthy by Design study for affordable housing; a food access and security study for the District; the SDC Ambassadors volunteer program and performance management in collaboration with OCA to ensure other agencies are meeting their SDC goals and actions. OP will also partner with agencies in pursuing a grant from the U.S. HUD \$1 billion National Disaster Resilience Competition.	Ongoing
11 th Street Bridge Park	The 11 th Street Bridge Park—a new venue for healthy recreation, environmental education and the arts—is a collaboration between Building Bridges Across the River at THEARC, District government and private supporters. On October 16, 2014, OMA+OLIN was announced as the selected design team for the project. OP will continued coordination with DDOT in the design phase of the project.	March 2015. DDOT contract w/ design team for pre-construction work.

Capital Program(s)

Project Name	Budget ID	Funding Source	Project Budget	Current Balance	Delivery Date
Public Plans & Studies	PLN37C	Capital and PAYGO	\$11,605,025	\$1,064,881	ongoing
Sustainable DC	PLN38C	Capital and PAYGO	\$4,500,000	\$3,229,704	ongoing

Important/Significant Dates

Event	Brief Description	Delivery Date
Council Public Hearing on Mid City East Small Area Plan	The Mid City East Small Area Plan provides a framework for conservation, development, sustainability and connectivity in Mid City East, a mosaic of neighborhoods including Bates/Truxton Circle, Bloomingdale, Eckington, Hanover, LeDroit Park, and Sursum Corda as well as sections of Edgewood and Stronghold. The plan conveys goals and key recommendations for neighborhood character, commercial revitalization, redevelopment and housing, neighborhood place-making and public realm, parks/green space/stormwater and connectivity.	November 5, 2014
SW Small Area Plan	A land use, zoning, urban design and facilities co-location strategy for properties within the Southwest (SW) neighborhood to realize the potential to develop a robust mixed-use community.	Nov 2014 release draft plan; Dec 2014 hold Mayor's Public Hearing; 1Q 2015 Council holds hearing

Key Contracts

Project Name	Vendor Name	Total Contract Value	Contract Term
In 2014, via DGS, OP executed new IDIQ contracts with 40 firms for services that OP typically uses. These "on call" contracts, available for use by any District agency, will be in place for up to five years and will shorten the time it takes to select vendors for upcoming projects.			

Key Agreement(s) / Memorandum(s) of Understanding

Project Name	Brief Description	Agreement Term
N/A		

Grant(s) Awarded (or Pending Award) to Agency

Grant Name	Name of Grantor	Total Grant Amount	Current Grant Balance	Grant Expiration
Historic Preservation Fund (2015)	National Park Service	\$500,000	\$500,000	9/30/2016
Historic Preservation Fund (2014)	National Park Service	\$525,363	\$275,000	9/30/2015
ArtPlace	ArtPlace America	\$300,000	\$240,000	7/31/2015

Active Litigation(s)

Project Name	Brief Description
N/A	

Consent Decree(s)

Project Name	Brief Description	Agreement Term
N/A		