

**DRAFT – DRAFT – DRAFT Resolution to be sent to:**

- Director of the Office of Planning, Eric Shaw (eric.shaw@dc.gov)
- Director of the Deputy Mayor's Office of Planning and Economic Development, Brian Kenner (brian.kenner@dc.gov)
- Mayor, Muriel Bowser (eom@dc.gov)
- Council Chair, Phil Mendelson ([pmendelson@dccouncil.us](mailto:pmendelson@dccouncil.us))
  - cc: all councilmembers

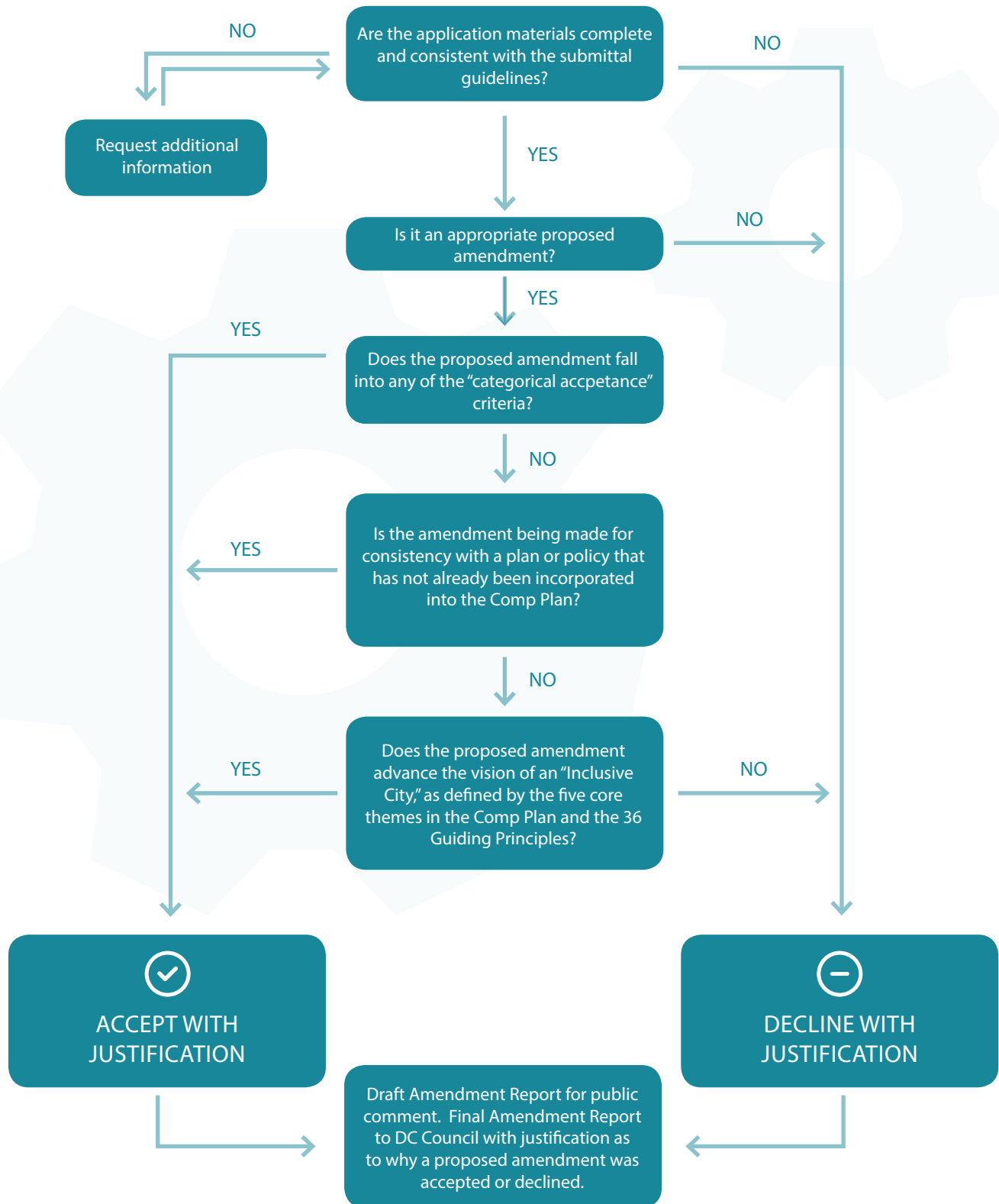
**Resolution Regarding the DC Comprehensive Planning Amendment Process (Framework Element)**

- Whereas, the DC Comprehensive Plan policies guide both private and public activities in the District, especially as it relates to future development and planning throughout the city;
- Whereas, the DC Office of Planning, an executive agency charged with planning and development in the District, announced a Comprehensive Plan amendment cycle accepting amendments to the plan from the public. The comment period was open for three months, closed in June 2017 ([plan.dc.gov](http://plan.dc.gov));
- Whereas, OP has published a process for reviewing all of the submitted public comments during this Comprehensive Plan amendment cycle (<https://plandc.dc.gov/page/amendment-process>).
- Whereas, OP's written process indicates that before OP delivers any plan amendments to the City Council, OP would first share their planning policy changes with the public (attached flow chart).
- Whereas, OP's amendment process including a public comment period coincides with the District of Columbia ANC law. That is, executive agencies like OP are required to give notice to all ANC's at least 30 days before seeking changes to the city's comprehensive planning policies (§ 1-309.10(c)(1)).
- Whereas, on January 9, 2018, the DC City Council received directly from Office of Planning Director Eric Shaw, OP's formulated amendments to the Framework Element of the Comprehensive Plan;
- Whereas, the Framework Element of the Comprehensive Plan is a key leading chapter of the DC Comprehensive Plan consisting of narrative, definitions, and data that sets the direction for the rest of the plan and for all future development and planning for all neighborhoods in the District of Columbia;
- Whereas, by delivering Framework Element amendments directly to the City Council, OP has chosen to bypass public review failing to fulfill its own written amendment process and has failed to follow the ANC law as well as failed basic transparent public review and decision making. The changes to the key leading chapter of the Comprehensive Plan, the Framework Element, arguably needs thorough review and scrutiny by the public in collaboration with OP;

- Whereas, and moreover, ANC-XXX/citizen/civic groups and other residents submitted resolutions with proposed amendments as it regards the Framework Element, however these resolutions and proposals received no acknowledgement with a response from OP as expected by the process and as required by the law in the case of ANC resolutions;
- Whereas, and further, since the Framework Element policy changes affect all District neighborhoods and all residents, the Office of Planning is required to host meetings and prepare documentation in accordance with the DC Language Access Act.

***Therefore, be it resolved, we submit the following as requests and inquiries seeking acknowledgement and response before any action by the Council on OP's formulated Framework Element amendments:***

- OP staff must take their formulated Framework Element planning policy changes to each Ward (at least two public meetings, plus any ANC/citizen/civic group meetings). OP must proactively seek feedback from ANC's, civics/citizen groups, and all residents who will be affected, document this feedback, and then respond to this feedback in re-consideration of the amendments before re-submitting them to the Council per the ANC law and Comprehensive Plan amendment process prescribed by OP. We ask OP host at least two publicly noticed meetings (with at least 15 calendars notice, and not to be held simultaneously) at the Ward-level with childcare and refreshments provided and so that all interested residents can truly participate in this fundamental planning process.
- OP must provide full explanation of their proposed dramatic changes to the Framework Element, like the significant amendments to definitions on the Future Land Use Map. OP's changes will substantially increase development envelopes in all communities across the city and arbitrarily adjust all of the city's planning maps which residents have relied on for decades to understand a predictable future development forecast. OP must be able to provide understandable data and clear impact analysis to support these wholesale citywide amendments;
- OP must provide a full explanation as to why they are rewriting the story of gentrification and displacement of DC's Black residents. OP's amendments say DC's longtime residents are leaving the city by choice, "because of family ties, increased opportunities and lower cost of living." These statements are so disconnected from the truth, harming the reality that many DC families and residents face with each new luxury project being built in our neighborhoods. The retelling of gentrification in DC shows that OP's amendment process is a highly dubious exercise not based in reality, and worse yet reflects racist tendencies in planning policy. This must be responded to by OP directly and OP must step back from the retelling of the story of DC in such an unfair manner. We seek narrative based on facts and truth so that our plan policies follow suit and reflect the desire to protect DC's communities vulnerable to displacement and to project impacts.
- OP must translate all notices and materials used to formulate the re-considered Framework Element amendments so that all residents, even limited-english speaking families can understand the proposed changes to these fundamental planning policies.



**Are the submission materials complete and consistent with the submittal guidelines?**

The online submission form will not allow incomplete proposals. The Office of Planning (OP) will make hard copy submission forms available. Should those forms be incomplete, OP staff will request additional information. Applicants should ensure their contact information is accurate and legible.

Incomplete proposals and proposals submitted after Open Call ends on May 26 will not be considered. OP is required to send all proposed amendments to DC Council with a justification as to why each proposal was or was not included in the draft amendment package.

**Is it an appropriate proposed amendment?**

The proposed amendment should be appropriate for the Comprehensive Plan in that it incorporates key content from recent plans, reflects current, new, or emerging issues and policies, changes a land use designation, or makes a technical correction. Proposed amendments may be deemed “inappropriate” if they are better addressed through other mechanisms that are outside the purview of the Comprehensive Plan. Examples could include proposed rezoning or fine-grained operational issues.

**Does the proposed amendment fall into any of the “categorical acceptance” criteria?**

Categorical acceptance applies to proposed amendments which (a) fix an error or clarify a statement found in the Comp Plan that has no impact on policy or regulation, (b) updates background information or data to make it current and/or factual, or (c) identify an action that is already complete.

**Is the proposed amendment being made for consistency with a plan or policy that has not already been incorporated into the Comp Plan?**

A primary goal of this amendment process is to integrate key, completed plans and policies into the Comprehensive Plan. OP has posted an “Amendment Roadmap” on [plandc.dc.gov](http://plandc.dc.gov), which provides a reference list of plans that will be considered for incorporation into the Comp Plan. These plans include recently approved Small Area Plans, citywide strategic plans, and other studies.

**Does the proposed amendment advance the vision of an “Inclusive City” as defined by the five core themes and the 36 Guiding Principles found in the Framework Element (Chapter 2) ?**

The five core themes and the 36 Guiding Principles are the backbone of the Comprehensive Plan. The five core themes are the following: (1) Managing Growth and Change; (2) Creating Successful Neighborhoods; (3) Increasing Access to Education and Employment; (4) Connecting the City; (5) Building Green and Healthy Communities. Proposed amendments should advance the vision articulated in the Guiding Principles. The themes and principles will not be modified during this amendment cycle.

**Accepted and Declined Proposed Amendments**

OP will release a Draft Amendment Report in the fall of 2017 detailing which amendments were accepted and why. The public will have a 60 day period to comment on OP recommendations. Following consideration of public comments and additional edits, OP will submit a Final Amendment Report to DC Council for review and approval, including justification as to why each proposed amendment was accepted or declined.