



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

May 19, 2017

Mr. Eric Shaw
Director
Office of Planning
1100 4th Street SW, Suite 650 East
Washington, DC 20024
Eric.Shaw@dc.gov

RE: Updates to the Dupont Circle Portion of DC's Comprehensive Plan

Dear Director Shaw:

At its regular meeting on May 10, 2017, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With 6 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-0-0):

WHEREAS, the Office of Planning is conducting an update to DC's Comprehensive Plan; and

WHEREAS, the Comprehensive Plan is the document which determines the framework of how the District of Columbia will evolve, grow, and change over the next twenty years; and

WHEREAS, in January of 2017, ANC 2B was the first of several ANCs to sign onto a priorities statement for the Comprehensive Plan as a whole (Attachment A); and

WHEREAS, since January of 2017, ANC 2B has endeavored to conduct outreach on the Comprehensive Plan as it relates to the Dupont Circle neighborhood framework of the Near-Northwest area; and

WHEREAS, ANC 2B convened a meeting of several neighborhood groups, including Historic Dupont Circle Main Streets, the Dupont Circle Citizens Association, the Dupont Circle Conservancy, Dupont Underground, and the forthcoming Dupont Circle Business Improvement District, to determine shared priorities for the neighborhood over the next twenty years; and

WHEREAS, ANC 2B additionally staffed a table for two weekends at the Dupont Circle Farmers Market to hear thoughts from people who live, work, and play in Dupont Circle; and

WHEREAS, ANC 2B collected and organized over 70 ideas for Dupont Circle from this community outreach process, and these ideas are reflected in the Attachment B spreadsheet; and

WHEREAS, ANC 2B reviewed the outcomes of this community outreach process and created a list of items that we urge the Office of Planning to include in the Comprehensive Plan for Dupont Circle.

THEREFORE, BE IT RESOLVED that ANC 2B requests that the following are included in the Dupont Circle portion of the Comprehensive Plan:

- Completion of the “Cap Park” over Connecticut Avenue between Dupont Circle and Q Street NW
- Preservation and encouragement of arts, cultural, and LGBTQ history experiences within Dupont Circle through the sustained and active, likely city-subsidized, programming of park and community areas in the neighborhood, especially including the “Cap Park”, Dupont Circle, and Dupont Underground
- Creation of streetscapes along Connecticut Avenue and Massachusetts Avenue NW
- Creation of a new, expanded community center at Stead Park to include a children’s library
- Installation of additional protected bike lanes, including on 17th Street, 18th Street, and possibly Massachusetts Avenue NW
- Preservation of the historic character of Dupont Circle
- Encouragement of a livable community for diverse lifestages, including families and senior citizens
- Enhancement of transit connectivity to other neighborhoods, especially neighborhoods like U Street and Shaw, which are not directly served by Metrorail

Commissioners Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission’s representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Mann", with a long horizontal flourish extending to the right.

Nicole Mann
Chair

Attachment A

Priorities Statement for the **Comprehensive Plan**

DC Housing and Development Priorities Statement

We are a diverse group of DC-area organizations and companies who build housing (for-profit and not-for-profit), advocate for policies that increase affordable housing, support the needs of disadvantaged communities, strengthen neighborhood commercial corridors and locally owned businesses, and educate the public on planning issues. We have agreed on the following priorities for DC's Comprehensive Plan revision:

- **Meet the housing demand.** Through the Comprehensive Plan, the District should forecast, plan for, and encourage the creation and preservation of a supply of housing (market-rate and subsidized affordable) to meet the demand at all income levels. The supply of housing should be sufficient to slow rising costs of rental and for-sale housing.
- **Equitably distribute housing.** Through the Comprehensive Plan, the District should fight against segregation, foster equitable access to opportunity, and comply with Affirmatively Furthering Fair Housing (AFFH) priorities. The District should require that every part of the city participate in adding housing to meet the need for all income levels, with an emphasis on transit and commercial corridors.
- **Best utilize areas near transit.** When redevelopment occurs on blocks surrounding Metrorail stations and priority transit corridors, the District should, through the Comprehensive Plan, permit and encourage mixed-use developments of medium to high density. To the extent feasible, redevelopments involving increased zoning should include affordable housing in excess of what is required by inclusionary zoning
- **Include families.** The District should be a city that houses people of all income levels and of all household sizes, including families. Through the Comprehensive Plan, the District should promote the creation and preservation of 3+ bedroom units along with other housing types.
- **Prioritize affordable housing as a community benefit.** When rezoning or granting significant zoning relief, the District should affirm through the Comprehensive Plan that affordable housing (in addition to any underlying requirement) is the highest priority benefit and that other community benefits should be long-lasting.

- **Preserve existing affordable housing.** When redevelopment occurs on properties with housing made affordable through subsidy, covenant, or rent control, the District, Zoning Commission, and neighborhoods should work with landowners to create redevelopment plans that preserve such units or replace any lost ones with similar units either on-site or nearby. These entities should provide the necessary density and/or potential funding to ensure it is financially feasible to reinvest in the property with no net loss of affordable units.
- **Protect tenants.** Through the Comprehensive Plan, the District should ensure that when affordable housing is undergoing redevelopment, tenants have a relocation plan, are allowed to continue their tenancy with minimal disruption, and will have the right to return to their units or an equivalent replacement. Whenever feasible, redevelopment should observe build-first principles.
- **Support neighborhood commercial corridors.** Through the Comprehensive Plan, the District should encourage the success of neighborhood commercial corridors and locally owned businesses, especially in disadvantaged communities. This includes increased housing density that supports businesses and providing equitable opportunities for locally owned businesses in mixed-use and commercial developments.
- **Clarify zoning authority.** Through the Comprehensive Plan, the District should affirm that the Zoning Commission has the purview to allow increased density for Planned Unit Developments that supersedes the levels in the Comprehensive Plan's maps in exchange for community benefits.
- **Improve data collection and transparency.** The District should provide the highest quality public data. It should standardize housing-related data collection across agencies, and release all data and forecast analyses to the public, to facilitate transparency and regular reporting on the status and progress of housing-related programs. Data should include a comprehensive housing database and demand-based forecasts alongside existing supply-based (pipeline) forecasts.

Date: December 15, 2016

Attachment B

**ANC 2B's Collected Feedback from the
Community Outreach Process**

WHAT DO YOU WANT IN DUPONT?

Infrastructure	Placemaking	Policy changes	Change to Systemic Issues	Service requests	Additional Services	Other
Farm under Dupont Circle and other agriculture like school gardens	Live music performances in parks	longer residential hours and weekend hours everywhere	Fewer rats in alleys	Marriott courtyard lose taxi and 5 minute parking on north side of Leroy st	DC Wifi	allow residents and businesses to adopt people experiencing homelessness
Bike lanes	walkability	Residential Zone 2 only parking on street sides	Less graffiti	Remove zone 1/2 on Leroy and Bancroft (should just be zone 2)	Public Restrooms	Giant squids on display for the kids
Affordable Housing	progressive values	Easier to compost	Rat abatement	Fix Dupont Circle Fountain		Ask mayor to disclose framework elements
Keep green spaces	safety	Include more families	Fewer racoons and rats	New lamp post banners		
More open spaces and community spaces	Expand farmers market to twice/week	More families	No honking			
Library in Dupont Circle (+2)	Movies in the park	A commitment to socioeconomic status and racial integration	No cycling on sidewalks			
Power plugs in parks	Fitness and yoga in the park	More available parking for residents	Enforce traffic signs, especially no through trucks on 21st Street between P and N			
Recreational soccer and turf field	More public art	Keep historic buildings the same	Keep allowing cyclists on sidewalks until protected bike lanes on streets			
Public recycling bins (+1)	Art shows	Resident only parking on one side of the street				
Green roofs and Green Walls	Neighborhood Architechtural Tours	More brick in new construction buildings rather than all-glass buildings				
Bike lanes on Massachussets Ave	Public music opportunities					
Community center at Stead Park	More local stores					
More bikes	More small grocers					
More bike lanes	Public art					
More bikeshare	Make Dupont a destination at the holidays like it is during pride					
More bike lanes (bikeways on 17th street)	More kids					
More recycling bins	More walking					
Better tree boxes	Public art					
More dog parks						
More dog parks for dogs						
Affordable rental housing						
Affordable Hhousing						
More farmers market						
More basketball courts and parks						
Better bike and pedestrian access						
Library outpost and childrens spaces						
Create dupont garden plots						
more bike lanes						

Note: ideas collected by ANC 2B Commissioners over two weekends at the Dupont Circle farmers market. Neighbors were asked "what do you want in Dupont?"