

**DC GRASSROOTS PLANNING COALITION PRINCIPLES
REGARDING THE DC COMPREHENSIVE PLAN**

www.DCGrassrootsPlanning.org/roadmap



~~ Use these principles to stack against OP's proposed changes:

*Do the changes harm communities? Do they benefit communities?
How have they incorporated the following principles? How can we
incorporate the following principles?*

- 1. The Citywide and Area Elements will address changes to the Future Land Use Map (“FLUM”) and Generalized Policy Map (GPM”) themselves and recommended densities of individual properties. Reject the changes for the following reasons:**
 - a. The maps play an important role in the zoning process;
 - b. The FLUM and GPM maps represent existing development limits based on neighborhood engagement, setting predictability for residents, planners, and developers in each DC neighborhood until 2026, when the Comprehensive Plan will be rewritten; and
 - c. The drastic changes proposed by the Office of Planning are outside the scope of this amendment period, have not been subject to sufficient impact analysis or community input, and cannot be evaluated in isolation from the remaining Citywide and Area Elements of the Plan.

- 2. Strengthen and clarify the Comprehensive Plan language in the Citywide and Area Elements:**
 - a. Make language throughout the Plan definitive (i.e., changing the “should” to “shall” and the “may” to “must”); and
 - b. Remove all phrases that cause the Plan policies to become discretionary, thereby protecting residents’ ability to seek accountability and enforcement of Comprehensive Plan requirements in the courts;

- 3. Include and add “equity” to Citywide and Area Elements and ensure all Element reflect the Plan’s Guiding Principles:**
 - a. Each Element must contain provisions reflecting DC’s commitment to solving its economic, social, and racial inequities;
 - b. Each Element must emphasize the importance of community development and non-market based strategies to address housing and other social needs and committing District resources (land, budget, etc.) to transparent and community-based planning solutions (e.g., publicly owned and controlled housing, community

land trusts, limited equity cooperatives, and initiatives that will ensure equitable access to transportation, healthy food, health care, clean water, emergency services, and other public services.

4. Address how to enforce the project impact assessment requirements:

- a. Each Element must contain provisions that require relevant government agencies to issue detailed reports so that city planners and zoning officials:
 - i. Can evaluate proposed project benefits and impacts,
 - ii. measure progress toward meeting DC's affordable goals,
 - iii. mitigate rising housing costs,
 - iv. prevent displacement, and
 - v. address other project effects, in collaboration with the surrounding impacted communities and their identified social and developmental priorities.

5. Require Land Value Recapture

- a. Each element must require beneficiaries of government action that makes land more valuable to give back a share of the increased value to the public in the form of lasting, tangible community benefits:
- b. Examples of government action include:
 - i. Allowing projects to go beyond anticipated development limits
 - ii. Allowing DC Zoning Map or Future Land Use Map amendments, Granting any public benefits and entitlements, including PUDs, variances and special exceptions, tax gifts, tax abatements, tax increment finance areas ("TIFs") public land, or public services
- c. Project finances must be transparent, and the value added to projects through public gifts must be recaptured in the form of deeply affordable housing (at less than 30% area median income ("AMI")), family housing (3+ bedrooms), and permanently affordable first floor retail and commercial space for local small businesses, entrepreneurs, artists, and business incubation.

6. Emphasize Small Area Planning:

- a. To assist communities facing major land use changes, as Small Area Plans promote inclusion of impacted residents in the decision-making process; and
- b. To avoid the likelihood of developers approaching elected officials directly with land use change requests.

For More Info:

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