

CITY CIVICS/CITIZEN GROUPS

information from :: CHECKLIST DC (not exhaustive)
<https://checklistdc.com/get-involved-in-your-dc-neighborhood/>

WARD 1	WARD 2	WARD 3	WARD 4
North Columbia Heights Civic Association Columbia Heights Civic Association Kalorama Citizens Association Ledroit Park Civic Association Meridian Hill Neighborhood Association Historic Mount Pleasant Park View United Neighborhood Association Pleasant Plains Civic Association BUSINESS ASSOCIATIONS District Bridges Mount Pleasant Main Street	Dupont Circle Citizens Association Dupont Circle Conservancy Citizens Association of Georgetown Logan Circle Community Association Penn Quarter Neighborhood Association BUSINESS ASSOCIATIONS Dupont Circle Main Streets Mount Vernon Triangle CID Georgetown BID	Chevy Chase Citizens Association Cleveland Park Civic Association Forest Hills Connection Foxhall Community Citizens Association Glover Park DC Glover Park Citizens Association Palisades Citizens Association Spring Valley Neighborhood Association Tenleytown Neighborhood Assoc. Woodley Park Community Assoc. BUSINESS ASSOCIATIONS Tenleytown Main Street Van Ness Main Street	Brightwood Community Association Crestwood Citizens Association Lamond-Riggs Citizens Association Manor Park Citizens Association Shepherd Park Citizens Association Takoma Neighborhood Association BUSINESS ASSOCIATIONS Main Street Takoma

<p>WARD 5</p> <p>Arboretum Neighborhood Association</p> <p>Bloomingdale Civic Association</p> <p>Brookland Neighborhood Civic Association</p> <p>East Shaw: Bates Area Civic Association</p> <p>Eckington DC Living</p> <p>Edgewood Civic Association</p> <p>Fort Lincoln Civic Association</p> <p>Langston Civic Association</p> <p>Michigan Park Citizens Association</p> <p>Trinidad Neighborhood Association</p> <p>Woodridge Civic Association</p> <p>BUSINESS ASSOCIATIONS</p> <p>Rhode Island Avenue Main Street</p> <p>North Capitol Main Street</p> <p>Shaw Main Streets</p>	<p>WARD 6</p> <p>SW Waterfront: Southwest Neighborhood Assembly</p> <p>BUSINESS ASSOCIATIONS</p> <p>Barracks Row Main Street</p> <p>H Street Main Street</p> <p>Eastern Market Main Street</p>	<p>WARD 7</p> <p>The Greater Ward 7</p> <p>Wards 7 and 8 Community Calendar</p> <p>Deanwood Citizens Association</p> <p>Dupont Park Civic Association</p> <p>Eastland Gardens Civic Association</p> <p>Fairlawn Citizens Association</p> <p>Hillcrest Community Civic Association</p> <p>Kenilworth: History Booklet</p> <p>Friends of Kingman Park</p> <p>Marshall Heights Civic Association</p> <p>Marshall Heights Community Development Organization</p> <p>Penn Branch Citizens Civic Association</p> <p>River Terrace Community Organization</p> <p>BUSINESS ASSOCIATIONS</p> <p>Ward 7 Business Partnership</p>	<p>WARD 8</p> <p>The Great Ward Eight</p> <p>Anacostia Park & Community Collaborative</p> <p>Historic Anacostia Block Association</p> <p>Congress Heights Community Association</p> <p>BUSINESS ASSOCIATIONS</p> <p>Anacostia Business Improvement District</p> <p>Destination Congress Heights</p>
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Every D.C. Resident Can Act to Stop the Comprehensive Scam



HERE'S HOW:

1) Send your own letter/testimony to the City Council, Office of Planning and the Mayor that demands the Office of Planning bring all of their drastic changes to each Ward, to each Citizen group, to each ANC to explain the rationale for the proposed amendments with data and with the maps that substantiate these proposed amendments. Without data and evidence, how can OP seek to significantly edit DC's central 20-year planning document (2006-2026). ***We have draft talking points for your use. SEND YOUR LETTERS TO :: cow@dccouncil.us, or call Sydney Hawthorne at (202) 724-7130***

2) Sign up to visit your City Council member and your Advisory Neighborhood Commission (ANC), to testify against the drastic changes being rushed by the Office of Planning without a transparent public review and without substantiation or evidence as to the needs or impacts of such changes.

3) Endorse the Grassroots Planning Coalition principles by which flow our collective efforts to strengthen the DC Comprehensive Plan with policies that meet community needs, not corporate developer greed. **Endorse by emailing dc@grassrootsplanning.us, or call Parisa at 202 234 9119 x2. www.dcgrassrootsplanning.org/about**

DC Grassroots Planning Principles

- ***Racial Justice*** – District policies and actions must benefit, not harm, residents and communities of color especially the city's historic majority Black population.
- ***Economic / Class Justice*** – Policies that exacerbate and perpetuate poverty and wealth disparity in the District must be changed. Human needs and human rights must always be prioritized above corporate interests.
- ***Stop Displacement*** – Forced displacement, both commercial and residential, must be prevented. Housing and commercial/retail space that is truly affordable and accessible must be preserved.
- ***Environmental Justice*** – District policies and actions must protect human health and the environment. Low income and communities of color must be protected from the placement of polluting facilities and other land uses that threaten human health, and must share equally in the enjoyment of open/green spaces, clean air, soil and water.
- ***Public Resources for Public Needs*** – Public money, public land, public housing, and public services must not be privatized or used as means of profit for private entities.
- ***Equitable Access to Public Services*** – Low income and communities of color must have full, fair, and affordable access to amenities and services including community facilities and services such as public transportation, quality schools, recreation centers, libraries, emergency responders, senior services, healthy food options, and more.
- ***Community Driven*** – District policies and actions must empower directly-impacted, long-term and low income residents and families, giving greater weight to those DC communities vulnerable to displacement.

The DCGPC is led by a volunteer Steering Committee including representatives of partner organizations and Ward representatives. Current Steering Committee Members Include: Maurice Alexander (Ward 1, Ledroit Park Public Housing), Nick Delle Donne (ANC 2B04), Nancy MacWood (Chair ANC 3C), Tisha Cockrell (ANC 4B09), Guy Durant (Ward 5), Sherice Muhammad (Chair ANC 7D), Donna Grimes (Ward 8), Andrea Rosen (w/ DC for Democracy), James Shabazz (Vendors Organized for Economic Opportunity), David Poms (Democratic Socialists of DC), Chris Otten (DC 4 Reasonable Development), Parisa Norouzi (Empower DC), Caitlin Cocilova (Washington Legal Clinic for the Homeless)

www.dcgrassrootsplanning.org // 202 234 9119 x2

A CLOSER LOOK AT OP'S COMP PLAN FRAMEWORK CHANGES

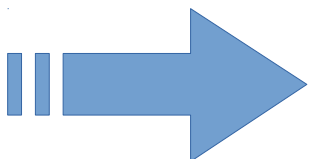
- The Coalition is concerned about equity, affordability, and preventing displacement. The changes do nothing to address these critical community concerns.
- Instead the changes grant everything on the developer's wish list, opening the door to increased density as a matter of right throughout the city without regard to affordability, environmental impacts, infrastructure impacts, or community input.
- The changes effectively revoke residents' right to appeal by employing language so vague that courts would not be able to rule on its intent.
- Despite a significant input of hours, court appeals have largely been the only avenue available to residents when OP acts as an agent of DMPED, and the Zoning Commission approves every project before them without regard to impacts or community values.
- In fact, until the McMillan ruling, the Zoning Commissioners (Chairman Hood) insisted that gentrification, displacement and environmental impact were not in their purview – but the courts held that whenever the Comp Plan has affirmative directives (“shall” “must” “require”), it is law which the ZC must follow.
- OP's changes are being offered under the guise of “affordability” and “clarifying” the document – in fact they do nothing to mandate that affordability be linked to density. Nor do they define affordability, or ensure family-sized units are constructed. Moreover, the proposed new language makes the plan weaker, adding qualifiers that allow the Zoning Commission broad discretion and interpretive powers, undermining predictability for residents.
- The changes grant permission to the Zoning Commission to ignore elements of the Comp Plan at will, thereby conferring on the ZC authority above the law.

WHAT WE WANT THE COUNCIL TO DO:

- Don't pass the Framework and implement it as law when we have not seen the rest of the document and its impact on communities, as reflected in the FLUM. A vote should happen on the whole document, not sections of it.
- Don't approve the changes that make language weak and unspecific, that allow increased density as a matter of right, and that make it impossible for residents to hold developers (and ZC) accountable by seeking interpretation from the courts.
- Work with us to strengthen the language and make it more clear, to address equity, affordability and displacement.

WE WANT COMPREHENSIVE PLANNING THAT ENSURES *(among other issues):*

- 30% of new housing in the city is affordable for families (3+bedrooms).
- Rent control be applied to new PUD projects and residential buildings.
- A portion of any new commercial/retail space in major projects be affordable/free for local community use as low-cost start up space for DC's budding entrepreneurs and new local businesses.
- Project impacts be identified to protect affected communities. Require District agencies to conduct at least basic impact evaluations during PUD review, like DDOE for environmental impacts, DPW for refuse and noise impacts, DSLBD for retail/commercial analysis, DCPS/DCPL/DPR to evaluate facilities capacity, DHCD for affordability analysis and demographic evaluations to determine displacement vulnerabilities in the surrounding community; FEMS/MPD for emergency response capacity, etc.



Real Estate Deals, Zoning & Planning

There are several areas where good progressive planning for the people can happen: In DC law and legislation acts, during real estate deals both public and private, and during area planning for your neighborhood, among others.

For example, Anytime a new project requires any public entitlement they must be noticed to the ANC, and to come to the Commission for review and advisement requiring a “Great Weight” response. **Public entitlements are when projects and developers require active government support and assets.**

Public entitlements may include financial support like tax gifts, TIF's, abatements, or public land, and public assets, like buildings and services. Public assets and money gifts are usually given away by the Mayor and by the City Council legislatively. **dccouncil.us**

There are also entitlements that permit land uses not otherwise allowed by the law for projects to go above and beyond (not Matter-of-Right), like bigger, taller, and denser construction projects. These land use entitlements are approved by the DC Zoning Commission and DC Board of Zoning Adjustment (and later the National Capital Planning Commission). **dcoz.dc.gov**

Based on recent major Court decisions (McMillan Park & Barry Farms), the potential advisement of the community & ANC has risen to higher standards and clearer expectations. For example, ANC's can play a real role in advising and negotiating mitigation conditions in approving any public entitlements.

Mitigation conditions required before approving public entitlements can include a variety of creative ideas driven by the community after surveying real neighborhood needs and desired outcomes & protections. Developers and the city must be required to put equity into mitigating displacement pressures, environmental impacts, adverse affects on public services like the neighborhood water & utilities infrastructure, transportation systems, parking, as well on public services like overcrowding in schools, rec centers, libraries, parks, clinics, senior centers, etc. etc.

Developers can be required to provide: Much deeper and much more truly affordable housing for families (3+ bedrooms); An anti-displacement community fund to help protect those living around luxury developments who may be more vulnerable to rising housing costs; Clear and enforceable construction nuisance mitigation agreements; Funding for new schools, parks, libraries, and other public services that will come under duress as the neighborhood gets squeezed with more and more developments and people; Requirements for Solar and Wind energy systems in new projects that provide for significant clean energy use; Analysis of emergency response times that may be affected by cumulative projects, and funding for more police/fire/emergency capacity; Funding for upgrades in all public infrastructure; Significant funding for transportation upgrades as more people means more abuse of these public systems; Property tax freezes and abatements for longtime homeowners in the areas where substantial development is projected and underway; Substantial commitments to job training and hiring from the local community to build the new projects; Significant portions of the new commercial/retail space be dedicated as affordable/free space for local entrepreneurs and small biz. Etc.

DC Grassroots Planning Coalition Principles

fb.me/DCGrassrootsPlan

Coalition members will evaluate all planning policies, development actions, and budgeting decisions according to the the following core principles:

- **Racial and Class Justice** – City policies and actions must benefit, not harm, all communities of color especially black and brown families.
- **Stop Displacement** – Policies and actions must prevent forced displacement, both commercial & residential, and provide housing and commercial/retail space DC residents can truly afford to thrive.
- **Economic Justice** – We must end wealth inequality in the city by always placing human needs and human rights above corporate profit interests, especially with vulnerable DC communities.
- **Environmental Justice** – City policies and actions must protect human health and environment, especially with “front line” communities.
- **Public Resources for Public Needs** – We must retain self-determination throughout the city by ending the privatization and transfer of public monies, public land, public housing, and public services to private entities.
- **Equitable Access to Public Services** – Full, fair and affordable access must be prioritized with DC's underserved neighborhoods as it regards community facilities and services (schools, recreation centers, libraries, emergency responders, senior services, healthy food services) as well affordable transit/transportation and high quality infrastructure.
- **Community Driven** – Policies and actions must prioritize and empower impacted long-term District of Columbia residents and families, giving greater weight to those DC communities vulnerable to displacement.

**RESOLUTION TO STRENGTHEN THE FRAMEWORK ELEMENT
OF THE 20-YEAR DC COMPREHENSIVE PLAN**

Whereas the Framework Element of the DC Comprehensive Plan (“Plan”) sets the broad goals and vision for the rest of the Plan, and contains DC’s two key planning maps, the Future Land Use Map (“FLUM”) and Generalized Policy Map (“GPM”), with their associated land use definitions;

Whereas the Comprehensive Plan, and its Framework Element, is the document that conveys the DC Council’s legislative guidance on city planning and development to city officials and the DC Zoning Commission;

Whereas in January 2018, the Mayor submitted legislation to the DC Council of the DC Office of Planning’s (“OP”) proposed amendments to the Framework Element of the DC Comprehensive Planⁱ;

Whereas on March 20, 2018 over 270 witnesses signed up to testify at the 14-hour long hearing on these proposed changes before DC Council Chair Phil Mendelson, at which numerous longtime DC residents, ANC Commissioners, Civic Association leaders, and affordable housing advocates spoke against OP’s proposed amendments;

Whereas DC is in the midst of an affordable housing crisis, plagued by rampant displacement of Black residents, communities of color, and lower income families and elders, who are mired in social inequities with deep poverty and unemployment in many neighborhoods, and the DC Comprehensive Plan can provide a roadmap to address these issues;

Whereas the Department of Housing and Community Development (“DHCD”) has stated that the Comprehensive Plan has “no goals, objectives or policies that seek to achieve stable, racially-integrated neighborhoods,” and that “developments that require city review and approval are approved without any effort to promote compliance with the Fair Housing Act”ⁱⁱ;

Whereas strengthening the Comprehensive Plan, as outlined below, will further inclusivity and equity, set clear standards of future development, promote predictability and accountability toward reaching DC’s goals, and thus significantly ameliorate possible court appeals; now, therefore, be it

Resolved, that the DC Council, to help DC fulfill its vision and commitment to inclusion and equity as we grow, adapt, and evolve into the DC of the future:

1. Reject changes to the Future Land Use Map (“FLUM”) and Generalized Policy Map (“GPM”) and associated land use definitions, which play an important role in the zoning process. 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. 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 of the remaining Citywide and Area Elements of the Plan, which have yet to be released;
2. Strengthen and clarify the Comprehensive Plan Framework Element language by making language throughout the Plan definitive (i.e. changing the “shoulds” to “shall” and the “mays” to “must”) and removing all phrases that cause the Plan policies to become discretionary, therefore protecting residents’ ability to seek accountability and enforcement of Comprehensive Plan requirements in the courts;

3. Include and add “equity” to the Framework Element and the Plan's Guiding Principles, reflecting DC’s commitment to solving its economic, social, and racial inequities. This includes emphasizing the importance of community development and non-market based strategies to address housing and other social needs and committing city resources (land, budget, etc.) to transparent and community-based planning solutions, such as 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. Enforce the project impact assessment requirement that mandates detailed reports from relevant government agencies which are necessary for city planners and zoning officials to evaluate proposed project benefits and impacts, measure progress towards meeting DC’s affordable housing goals, mitigate rising housing costs, prevent displacement, and address other project effects, in collaboration with the surrounding impacted communities and their identified social and developmental priorities, while maximizing universal accessibility for people with all types of bodies/minds, particularly people with disabilities/disabled people;
5. Require land value recaptureⁱⁱⁱ whenever projects go beyond anticipated development limits, request DC Zoning Map or Future Land Use Map amendments, or are provided 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. Project finances must be transparent, and the value added to projects through public gifts must be recaptured in the form of deeply affordable housing (\leq 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. Expand resident engagement and DC Council oversight in the Plan by holding well-advertised public roundtables in the Council Committees with relevant oversight authority for the Plan's Citywide Elements (i.e. amendments to Chapter 5 of the Plan, the Housing Element, should be reviewed by the Council's Committee on Housing), as well as roundtables about the Area Elements held in each affected Ward and neighborhood, and require a progress report on the Comprehensive Plan’s policies in the Annual Performance Oversight process for DC agencies; and
7. Emphasize small area planning to assist communities facing major land use changes, as Small Area Plans promote the inclusion of impacted residents in the decision-making process and avoid the likelihood of developers approaching elected officials directly with land use change requests.

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Mover: DC Grassroots Planning Coalition (dc@grassrootsplanning.us)

Seconders: [ADD NAMES/ORGS AND PHONE NUMBERS/EMAILS]

Addressed to: DC City Council Chair (pmendelson@dccouncil.us); DC Office of Planning (eric.shaw@dc.gov); DC Mayor (eom@dc.gov)

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ⁱ See the proposed amendments online at tinyurl.com/comp-plan-dc.

ⁱⁱ See the 2012 report by DHCD, “DC Analysis of Impediments submitted to the Federal Department of Housing and Urban Development.”

ⁱⁱⁱ Land Value Recapture is “the process of requiring community benefits from landowners whose land has increased in value due to government actions.” Nico Calavita & Marian Wolfe, *White Paper on the Theory, Economics, and Practice of Public Benefit Zoning*, Nov. 2014, available at <http://www.thecyberhood.net/documents/projects/whitepaper14.pdf>