

# Office of Planning FY2016

**Agency** Office of Planning

**Mission** The mission of the Office of Planning (OP) is to guide development of the District of Columbia, including the preservation and revitalization of our distinctive neighborhoods, while engaging all communities.

**Summary of Services** OP performs planning for neighborhoods, corridors, districts, historic preservation, public facilities, parks and open spaces, and individual sites. In addition, OP engages in urban design, land use, and historic preservation reviews. OP also conducts historic resources research and community visioning, and manages, analyzes, maps, and disseminates spatial and US Census data.

## 2016 Objectives

### FY16 Objectives

Objective Number	Objective Description
<b>Citywide Planning (2 Objectives)</b>	
1	Use data to inform planning.
2	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
<b>Development Review &amp; Historic Preservation (1 Objective)</b>	
5	Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment
<b>Office of the Director (1 Objective)</b>	
6	Efficiently manage the resources and operations of the agency
<b>Revitalization/Design &amp; Neighborhood Planning (2 Objectives)</b>	
3	Catalyze improvements in neighborhoods and central Washington to enhance economic competitiveness, livability, and environmental performance
4	Increase the transparency and predictability of the planning process to better engage stakeholders and to increase the dialogue around key planning tools and topics

## 2016 Key Performance Indicators

Measure	Division	Frequency of Reporting	FY 2013	FY 2014	FY 2015	FY 2015 Target	FY 2016 Target
<b>1 - Use data to inform planning. (5 Measures)</b>							
Develop facility plans, identify public-private partnerships or co-location opportunities, and conduct demographic analyses for targeted agencies		Quarterly	2	2	2	2	2
Change in retail indicators relative to the baseline, as measured by percentage increase in Gross Sales and Use Tax		Annually		2.2	8.43	1	1

Change in retail indicators relative to the baseline, as measured by percentage increase in Retail Trade Employment	Annually			8.8	5.76	1	1
Percent increase in District population	Annually			2.2	1.92	2.75	1.8
Percent of OP-responsible Comp Plan implementation items from the current plan and future amendments that are newly achieved during the fiscal year	Quarterly			21	21	20	22

**2 - 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 (2 Measures)**

Percent of customers who indicate that they are satisfied with the data and analysis they have received from OP staff, and that it will enable them to fulfill their role in planning the city & influencing quality neighborhood outcomes	Quarterly			95.5	96.28	90	92
Number of users of OP spatial applications for accessing maps and data	Quarterly						20000

**3 - Catalyze improvements in neighborhoods and central Washington to enhance economic competitiveness, livability, and environmental performance (2 Measures)**

Percent of plans completed in 18 months or less	Quarterly			100	100	100	80
Cost of consultant services per small area plan completed	Quarterly	300,000	297,447	289,140	300,000	300,000	300000

**4 - Increase the transparency and predictability of the planning process to better engage stakeholders and to increase the dialogue around key planning tools and topics (1 Measure)**

Percent of OP small area plans approved by the Council	Quarterly				100	90	92
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**5 - Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment (8 Measures)**

Percent of historic property permit applications reviewed over the counter	Quarterly			91.4	95.46	90	90
Dollar amount of historic homeowner grants issued	Quarterly	116,115	335,912	84,583	180,000	180,000	180000
Percent of historic landmark designations without owner objection	Quarterly			88.9	75	85	85

Percent of DC government project reviews concluded with adverse effects resolved by consensus	Quarterly	100	100	90	90
Percent of Development Review reports that meet the expectations of boards/commissions	Quarterly	93.6	93.2	90	92
Average number of cases reviewed per zoning review staff	Quarterly	36	37.6	35	35
Average number of cases reviewed per historic preservation staff reviewer	Quarterly	878.3	797.5	600	600
Percent of PUDs that exceed minimum requirements to further the Sustainable DC plan including the provision of green roofs or other features to help reduce storm water runoff, electric car charging stations or bike share facilities	Quarterly	83.3	100	60	60
<b>6 - Efficiently manage the resources and operations of the agency (2 Measures)</b>					
Percent of subgrantees' budgets spent on programmatic costs	Annually	84.1	89.28	65	65
Percent of scheduled monitoring reports as defined in agency monitoring plan completed for each grant award	Annually	100	100	100	100

## 2016 Workload Measures

Measure	Frequency of Reporting	FY 2013	FY 2014	FY 2015
<b>Workload Measure (3 Measures)</b>				
Number of requests for information (maps and demographics) received	Annually	1,148	1,082	732
Number of permit applications submitted to Historic Preservation staff for approval	Annually	4,908	5,270	4,785
Number of zoning cases referred to OP	Annually	341	368	341

## 2016 Initiatives

Objective Number	Objective Title	Initiative Number	Initiative Title	Initiative Description
<b>Citywide Planning - 1 (1 Initiative)</b>				

1	Use data to inform planning.	1.1	Link comprehensive planning, capital budgeting and investment, and master facilities planning	<p>The District gained another 12,392 residents between July 1, 2014 to July 1, 2015. The Districts 2015 population estimate is now at 672,228, a 1.9 percent increase over the revised 2014 population number of 659,836. These numbers mean the District is again adding just over 1,000 residents a month. The District has added more than 70,000 residents since the 2010 Census and just over 100,000 residents in the 15 years since the census in 2000. This trend puts the District on track to bypass its previous peak population in 1950 of 802,000 within the next two decades. With the steady increase in the Districts population, OPs planning initiatives will help the District continue its upward movement toward greater fiscal health and economic vitality.</p> <p>In FY 2016, OP will continue its partnership with the Department of General Services (DGS) and Department of Public Works (DPW) to complete the West Virginia Avenue Public Works Campus Master Plan by March 2016. This campus master planning effort is a key recommendation of "Ward 5 Works," the study completed in 2014 by the Ward 5 Industrial Land Use Transformation Task Force and chaired by the OP Director. The purpose of this master plan is to guide the redevelopment and re-use of the DPW campus at West Virginia Avenue, NE, transforming it into world-class model of sustainable development for co-located municipal uses and reducing any adverse impact it may have on its neighboring properties.</p>
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<b>Citywide Planning - 2 (3 Initiatives)</b>				
2	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	2.1	Undertake creative placemaking activities that promote community building in neighborhoods	<p>In FY16, OP, with support from a two-year grant from the Kresge Foundation, will undertake a minimum of 4 projects in various neighborhoods that promote community cohesion through creative placemaking. OP will focus on neighborhoods that are experiencing rapid demographic and social change and will demonstrate or test select placemaking recommendations articulated in OP's neighborhood plans and the District Department of Transportation's (DDOT) transit corridor studies and livability studies. A key goal is to engage residents in a conversation on the future of the District as OP embarks on the next amendment cycle of DC's Comprehensive Plan. Specific projects may entail storytelling, visual and performing arts, and temporary placemaking interventions.</p>

2	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	2.2	Develop a Cultural Plan for the District of Columbia	In FY16, OP shall initiate a comprehensive Cultural Plan intended to increase participation in cultural activities and policies ; estimate the economic benefits of the arts and cultural sector; support community decision-making with regards to investments; analyze the extent to which neighborhoods are underserved; review the needs of artists; and make recommendations to support arts and culture in the District and its neighborhoods, including strengthening community and economic development planning and processes. Completion date: December 2016.
2	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	2.3	Develop a 35-year forecast from 2010 to 2045 of the District's job, population, and household growth by Traffic Analysis Zones for District planning efforts and the Metropolitan Washington Council of Governments (COG) Cooperative Forecast Round 9.0	OPs State Data Center and the Citywide Division will collaborate to track the status of projects and analyze development patterns and population trends across the District to translate those patterns into a long-range population and employment forecast for the city. OPs forecasts play a key role in sister agencies facilities master plans including DC Public Schools (DCPS), DC Public Library (DCPL), the Department of Parks and Recreation (DPR) and especially with DDOTs transportation planning efforts within the city and regionally through the COGs Transportation Planning Board.

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**Development Review & Historic Preservation - 5 (6 Initiatives)**

5	Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment	5.1	Enhance public appreciation of historic resources and access to information about properties that are designated or eligible for designation	<p>The District’s historic resources enhance its environmental quality of life and competitive strengths, and OP will promote awareness of these resources and access to information about them by taking the following actions:</p> <ul style="list-style-type: none"> <li>• By July 31, 2016, OP will co-sponsor a DC Youth Summit under the National Park Service (NPS) Teaching with Historic Places Program, in cooperation with the NPS Urban Fellow, DC Preservation League, DC Public Schools, and others, on the topic “What Does It Mean to be a Citizen?: The Struggle for Freedom and Equality in the Nation’s Capital.”</li> <li>• By September 30, 2016, OP will support the NPS Lesbian, Gay, Bisexual, Transgender and Queer Heritage Initiative by completing a detailed historic context for the District’s LGBTQ heritage and resources.</li> <li>• Working with local communities, OP will complete heritage guides for two wards and post them online by September 2016 to provide information about local history, heritage assets, and preservation opportunities.</li> <li>• In partnership with the Humanities Council of Washington DC, OP will complete a year-long DC Community Heritage program by September 2016 with two community symposiums and small grant awards to community organizations for historic heritage projects emphasizing grass-roots participation and youth involvement.</li> <li>• By March 31, 2016, OP will post on its website building-by-building maps of all of DC neighborhood historic districts, showing contributing and non-contributing buildings and construction date ranges.</li> </ul>
5	Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment	5.2	Support positive outcomes for historic preservation projects by improving public access to technical guidance and facilitating a transparent and efficient preservation planning and review process	<p>OP will take the following actions to improve the preservation review system:</p> <p>By May 31, 2016, OP will complete a reorganization and substantial improvement of its website information on historic preservation review procedures.</p> <p>By June 30, 2016, OP will post on its website and broadly circulate an implementation status report on the objectives and targeted actions in the current DC Historic Preservation Plan. By September 30, 2016, in coordination with the Comprehensive Plan amendment cycle, OP will complete a process to obtain public comment on potential goals and objectives for the 2020 DC Historic Preservation Plan.</p>

5	Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment	5.3	Leverage financial incentives that help to improve and adapt historic buildings for affordable housing, and enhance the quality of living choices and neighborhood environments for all District residents	<ul style="list-style-type: none"> <li>OP will provide technical support to affordable housing developers seeking the federal historic tax credit for certified rehabilitation, through assistance with the identification and designation of eligible structures and the processing of applications for project certification on at least five affordable housing projects.</li> <li>By September 30, 2016 OP will award \$180,000 in homeowner grants to low- and moderate-income residents in DC historic districts.</li> </ul>
5	Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment	5.4	Bring clarity and cohesiveness to the District's zoning regulations via a comprehensive revision consistent with the Comprehensive Plan	<p>The Comprehensive Plan calls for a comprehensive review of the existing zoning regulations. In FY 2013, OP completed the draft text with input from an OP created Task Force, several issue-focused work groups, ANCs, and the public. OP hosted, attended and participated in over 330 public meetings and hearings. The Zoning Commission has held 39 total public hearings since the case began in 2007. OP prepared preliminary responses to over 1,100 public comments and proposed some alternative language to several issues at the request of the Commission. In December 2014, the Zoning Commission took proposed action on the comprehensive changes to the Zoning Regulations and final action on January 15, 2016. In FY 2016 OP will work with the Zoning Commission and the Office of Zoning to finalize the edits, clarify any mapping issues, and prepare a series of educational sessions on the new regulations.</p>
5	Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment	5.5	Encourage development and proposed regulations that further the goals of affordable housing in coordination with the Department of Housing and Community Development	<ul style="list-style-type: none"> <li>By November 2015 and throughout 2016, OP will review the existing Inclusionary Zoning (IZ) regulations, coordinate changes with relevant stakeholders and District agencies, and make recommendations to the Zoning Commission for any changes to the regulations.</li> <li>By December 2015 OP will complete amendments to the zoning regulations that incorporate changes to the federal Height Act of 1910 that allow habitable space within a penthouse. Under certain conditions the amendments will provide for additional affordable units or contributions to the housing production trust fund.</li> <li>Throughout 2015 and 2016 OP will negotiate projects and planned unit developments to include IZ units wherever possible. OP will encourage the inclusion of sustainable features that exceed minimum requirements as benefits or amenities in planned unit developments.</li> </ul>

5	Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment	5.6	Coordinate implementation of Small Area Plans, Revitalization Plans, Design Frameworks, Agency Long-Range Plans and the Sustainable DC Plan through development review of projects.	Throughout FY 2016, OP will coordinate all discretionary zoning requests and planned unit developments (PUD) with relevant implementation of small area plans, revitalization plans and rapid response studies. OP will work to leverage discretionary zoning requests and planned unit developments, to increase environmental performance of projects beyond the minimum requirements, to provide affordable housing units beyond the Inclusionary Zoning minimum requirements, to encourage developers to foster job creation and skills training as part of the benefits of a PUD, and to encourage connectivity and context of neighborhoods through excellence in site planning and urban design.
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**Revitalization/Design & Neighborhood Planning - 3 (5 Initiatives)**

3	Catalyze improvements in neighborhoods and central Washington to enhance economic competitiveness, livability, and environmental harmony	3.1	Complete planning initiatives for catalytic development areas across the District	By September 2016, in partnership with the Office of the Deputy Mayor for Planning and Economic Development (DMPED), DDOT and community stakeholders, OP will complete work on the Buzzard Point Vision Framework and Implementation Guide and incorporate its guidance as part of the update of the Districts Comprehensive Plan. It will shape the future redevelopment of this Southwest neighborhood into a mixed-use, green, and sustainable waterfront community that also will house the future soccer stadium and South Capitol Street bridge. OP will launch the development of a Small Area Plan (SAP) for Poplar Point by September 2016 in partnership with DMPED and the National Park Service (NPS). The Districts SAP process and the NPS environmental assessment process will be coordinated and occur concurrently to ensure the most productive and efficient result in order to facilitate the 130-acre land transfer from NPS to the District. In partnership with the Urban Land Institute Technical Assistance Panel (ULI TAP), OP will conduct an in-depth analysis by November 2015 of the 77-acre Pepco Benning Road Power Station site near the Minnesota Avenue Metro Station. Pepco has decommissioned this facility. As part of the analysis, the panel will determine how private/public investment can help catalyze transit-oriented development, prevent the displacement of existing residents and businesses, as well as determine short, medium, and long-term actions needed to maximize the potential of this site.
3	Catalyze improvements in neighborhoods and central Washington to	3.2	Partner on planning and implementation efforts for Center City, coordinating	OP, in partnership with other District and Federal agencies, will participate in planning and development projects to improve the livability of Center City. By February 2016, in partnership with the Downtown BID, NoMa BID, Mount Vernon



enhance economic competitiveness, livability, and environmental harmony

with District and Federal Partners, business and resident groups

Triangle CID, and multiple District and federal government agencies, OP will complete the Downtown East Re-Urbanization Vision Framework.

Coordinate with DPR, the Downtown BID, and the National Park Service (NPS) to begin implementation by September 2016 of the completed Franklin Square Park Vision and Transformation Plan.

OP will partner with DPR to launch the development of a design for a neighborhood park and symbolic gateway on the expanded site of Cobb Park by June 2016. This will involve partnership with the community and a programming exercise.

Continue partnership with the DC Commission on the Arts and Humanities (DCCAH), DPR, and local stakeholders on Playable Art DC, a play and place-making initiative to bring innovative art-based play spaces to neighborhoods with underserved park space. By June 2016, OP will launch an international competition to create a design for innovative and art-based play structures for park-starved DC neighborhoods. OP was awarded a grant from ArtPlace America to fund the competition. OP, along with DPR, will also look for partner organizations and community groups to build and install the play spaces.

Throughout FY 2016, continue to participate in the Pennsylvania Avenue Initiative, in partnership with the National Capital Planning Commission, General Services Administration, DDOT, the Downtown BID and NPS. The initiative will study the near- and long-term needs of the Avenue and surrounding neighborhoods, identify a governance framework, and develop a vision for how the Avenue can be transformed to meet local and national needs and achieve greater vitality and real estate value.

OP will continue coordination launched in FY14 with the National Capital Planning Commission and the Department of Energy and the Environment in the ongoing implementation of the SW EcoDistrict initiative through participation in the EcoDistricts Target Cities Program. OP will also be collaborating throughout the process with the proposed EcoDistricts in the Downtown area, as well as leading the Sustainable Congress Heights EcoDistrict initiative.

OP will partner in a process led by the National Capital Planning Commission (NCPC) to develop a Pennsylvania Avenue Development Corporation Plan Amendment to guide the redevelopment of the FBI site by December 2015 and to assist NCPC in developing Square Guidelines for the site starting in spring/summer 2016 with final Commission action anticipated in fall/winter 2016.

3	Catalyze improvements in neighborhoods and central Washington to enhance economic competitiveness, livability, and environmental harmony	3.3	Launch the OP Design Division	By January 2016, OP will launch a fully operational design-focused unit within the agency with programs and tools in place to better shape great neighborhoods, buildings, and public spaces in order to advance Washington, DC environmentally and economically. This will be achieved by reinforcing the unique design character of the District through the update of the Districts Comprehensive Plan Urban Design Element in FY16; design guidance on District government policies and projects; urban design analysis and services for other OP divisions and District agencies; and the promotion of a public conversation around the Districts design aesthetic.
3	Catalyze improvements in neighborhoods and central Washington to enhance economic competitiveness, livability, and environmental harmony	3.4	Incorporate design-based strategies into District agency capital projects and other projects in the built environment	By September 2016, OP will partner with one or two District agencies to incorporate urban design strategies into agency projects and initiatives, such as partnering with DDOT on design strategies for Vision Zero.
3	Catalyze improvements in neighborhoods and central Washington to enhance economic competitiveness, livability, and environmental harmony	3.5	Enhance neighborhood livability through urban design interventions	By January 2016, OP will launch PLACE DC, a one-year pilot program to beautify targeted commercial corridors in Ward 7 and 8 through a series of creative and design-based interventions. OP, in partnership with community members and District agencies, will identify priorities and develop impactful solutions to clean up litter, abate graffiti, add landscaping and apply other improvements to enhance the attractiveness and vitality of the corridors.
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**Revitalization/Design & Neighborhood Planning - 4 (2 Initiatives)**

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4	<p>Increase the transparency and predictability of the planning process to better engage stakeholders and to increase the dialogue around key planning tools and topics</p>	4.1	<p>Increase District residents' understanding of ways they can improve their own neighborhoods by continuing outreach and public education programs that focus on neighborhood livability and equity, including quality design, walkability and amenities</p>	<p>OP will launch the second amendment cycle to the Districts 2006 Comprehensive Plan by April 2016. The process will include extensive public engagement throughout. An amendment cycle is required every four years. The first amendment cycle was completed in 2011. This update to the Comprehensive Plan is expected to take 18 months to prepare a set of amendments for DC Council and federal review and approval. Members of the public and District agencies can propose amendments for evaluation and selection by an inter-agency team led by OP. The Comprehensive Plan Update will provide the opportunity to incorporate recommendations, policies and action items from Council-approved Small Area Plans and other OP plans completed since 2010, current Administration priorities, and recent major District government plans and initiatives such as moveDC, Sustainable DC, Age-Friendly DC and others. The Comprehensive Plan Update also will include the creation of a new Resilience Element (chapter) with policies and strategies to help make the District of Columbia more resilient to hazards and other major shocks. By April 2016, in partnership with planning and design organizations, OP will conduct a hands-on workshop to train ANC Commissioners on planning and development tools to gain a better understanding of the Districts development process and to be able to convey essential information to their constituents.</p>
4	<p>Increase the transparency and predictability of the planning process to better engage stakeholders and to increase the dialogue around key planning tools and topics</p>	4.2	<p>Building on the Sustainable DC Plan that created a comprehensive sustainability strategy to make the city "the most sustainable city in the United States", create, foster, and begin implementation of a citywide sustainability initiative</p>	<p>By May 2016, OP will work with the new Food Policy Council to prepare the first annual report to the DC Council on the state of the local food economy and food access across the District. The report shall identify national best practices in food policy, assess District food access, including an identification of food deserts, assess District food assets, recommend revisions to regulations and policies that affect the local food economy and food access, and identify funding priorities.</p> <p>By September 2016, initiate development of draft amendments to incorporate sustainability and climate adaptation design principles into the Comprehensive Plan update and other OP planning initiatives that will be completed in Fiscal Year 2016.</p> <p>Enact sustainable design principles through the development and implementation of the Congress Heights EcoDistrict sustainability and adaptation implementation strategy by September 2016. Collaborate with other District agencies such as the District Department of the Environment (DDOE), DGS, DPR, Department of Health (DOH), DMPED and others on a roadmap for implementation and development and community-led projects.</p>
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