



Dupont Circle Citizens Association (DCCA) Comments on DC's Comprehensive Plan Jan. 10, 2020

DCCA COMMENTS ON CHAPTER 21: NEAR NORTHWEST AREA ELEMENT

Key:

DCCA proposed additions or restoration of OP deleted text: **Red, yellow-highlighted text**

DCCA proposed deletions: ~~Black, deleted text~~

Office of Planning deletions: ~~Red deleted text~~

2100 OVERVIEW

2100.7 – Others such as the **Dupont Circle Citizens Association (DCCA)**, the Citizens Association of Georgetown

2107 PLANNING AND DEVELOPMENT PRIORITIES

Section 2107, detailing Near Northwest residents' comments and priorities as articulated at community meetings in 2005-06, has been completely eliminated. Section 2107 summarized several key messages from community engagement. The concerns and priorities residents identified in that section remain in 2020, and DCCA would like to see them rearticulated in Chapter 21 of the final version of the Comprehensive Plan:

- The importance of ensuring economic diversity and adding programs to prevent displacement of existing residents
- Preventing commercial encroachment into Near Northwest neighborhoods and preventing the conversion of apartments to hotels, office, and institutional uses

- The need for downzoning in parts of Dupont and Logan Circles, particularly where blocks of historic row houses are zoned for high-density apartments and zoning has not kept up with their historic designation
- The importance of refining and consistently applying the process of creating, administering, and enforcing zoning regulations, including the granting of variances and zoning changes
- The need for improved pedestrian safety, bicycle safety, and public transit
- The importance of preserving and creating open space and parks and recreational facilities in underserved areas; the importance of preserving and enhancing the tree canopy; and the desirability of encouraging urban farming
- The preservation of neighborhood-serving retail (e.g., dry cleaners, bike shops, grocery stores, hardware stores, pharmacies)

In 2019, Near Northwest residents at community meetings also expressed a strong desire to prevent future giveaways of city-owned land without adequate public benefit (e.g., significant amounts of housing that is affordable to low and moderate income people, the creation of preservation and maintenance of public green space). DCCA notes that the matter of ensuring adequate public benefit when disposing of city-owned land is of particular importance given the pending disposition, or conversion to public/private use indicated on the Future Land Use Map (FLUM) of the Reeves Center at 14th and U Streets (parcel 9813, which the FLUM indicates will be changed from medium-density mixed use to high-density mixed use), and the Division 3 Police Station (parcel 707, which the FLUM indicates will be changed from public facilities to medium-density mixed use), and potentially other city-owned parcels in Near Northwest.

2108 GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION

2108.2 Policy NNW-1.1-1: Residential Neighborhoods

Maintain and enhance the historic, architecturally distinctive mixed density character of Near Northwest residential neighborhoods, including Burleith, Georgetown, Foggy Bottom, Dupont Circle, Sheridan-Kalorama, Logan Circle, Mount Vernon Square, and Shaw. Ensure that infill development within these areas is architecturally compatible

with its surroundings and positively contributes to the identity and quality of each neighborhood, while providing new housing opportunities, especially affordable housing options. while promoting new affordable housing opportunities and affirmatively furthering fair housing. **Affordable housing should be defined to include housing that is affordable to families, existing residents, and people with low and moderate incomes (e.g., city workers, restaurant employees).**

2108.10 Policy NNW-1.1.9: Affordable Housing

Protect the existing stock of affordable housing in the Near Northwest Planning Area. **Sustain measures to avoid displacement, such as tax relief and rent control and bring to bear new measures to preserve and produce affordable housing for families, existing residents, and people with low and moderate incomes (e.g., city workers, restaurant employees) in a way that advances fair housing goals and minimizing displacement.**

2108.12 Policy NNW-1.1.11: Pedestrian and Bicycle Safety

Improve safety for pedestrians and bicyclists through the continued upgrading and improved maintenance of **all high-priority** sidewalks, intersections, and roadways, and by supporting the construction of **networks of protected bike lanes and trails. Walking and bike riding provide many benefits, including safety, mobility, and healthier communities. Sidewalks should be constructed and maintained in such a way as to ensure accessibility for people who are elderly or disabled. Protected bike lanes offer many benefits, including improved safety and walkability for pedestrians, reducing traffic accidents and injuries for cyclists, and making bike riding more attractive for riders of varying abilities.**

2108.17 Action NNW-1.1.B: Alcoholic Beverage Control Laws Managing and Balancing Entertainment Districts

The Alcoholic Beverage Regulation Administration, in conjunction with the Mayor's Office of Nightlife and Culture, should work together with local stakeholders to create retail, restaurant and entertainment districts that have a balanced mix of uses and services that cater to both local residents and the larger city and that do not have

overconcentration of bars and night clubs. In areas with a mixture of residential and entertainment venues, planning should seek to ensure that noise does not interfere with residents' right to the quiet enjoyment of their homes.

2109 NNW-1.2 CONSERVING AND ENHANCING COMMUNITY RESOURCES

2109.1 Policy NNW-1.2.1: Scenic Resource Protection

Protect and enhance the scenic visual resources of the Near Northwest Planning Area, including the Potomac Waterfront, the Masonic Temple, Rock Creek Park, the park circles of the L'Enfant Plan, and the historic architecture and streetscapes that define the area's commercial and residential areas.

2109.10 Policy NNW-1.2.10: Sustainable Development

Encourage the use of green building practices within Near Northwest, with a particular emphasis on solar installations and green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce stormwater runoff, and provide an amenity for residents.

2112 NNW-2.2 DUPONT CIRCLE

2112.4 Policy NNW-2.2.2: Dupont Circle ~~Area Policies~~ Building Design

Use the following standards in evaluating new buildings and alterations in the Dupont Circle area:

- a) Require a scale of development consistent with sensitive to the nature and character of the Dupont Circle area in height and bulk;
- b) Ensure a general compatibility in the scale of new buildings with older low-scale buildings by restricting the maximum permitted height and floor area ratio of the new buildings to that of the underlying zone, Ensure a general compatibility in the scale of new buildings with older low scale buildings by enacting sensitive design and appropriate transitions;

- c) Preclude demolitions or partial demolitions that would lead to an increase in height and floor area ratio inappropriate to the area;
- d) Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development; and
- e) Ensure compatibility of development with the Comprehensive Plan including citywide goals to address the affordable housing crisis by **preserving existing affordable housing for low- and moderate income people and** promoting increased housing opportunities. 2112.4

2112.8 Action NNW-2.2.C: Dupont Circle ~~Overlay~~-Zoning Expansion

Consider expansion of the Dupont Circle ~~overlay~~-zoning to include the east side of the 18th Street commercial area (between S and U Streets) and the south side of U Street between ~~14th~~-15th and 18th Street 2118.8

NEW Improve neighborhood **mixed mobility bike lane infrastructure**

Study the possibility of working toward the eventual conversion of 17th Street NW between P and R Streets, N.W., into a shared street where pedestrians, bikes, and motor vehicles share the space without sidewalks or lane designations. Consider as interim measures the installation of a counterflow bike lane on the full extent of 17th Street NW and the installation of loading zones for commercial vehicles on one side of the street between P and R Streets NW. ~~Study the possibility of creating additional protected bike lanes in Dupont Circle, including on 17th Street, 18th Street, and Massachusetts Avenue, NW.~~