

American University Neighborhood Partnership Orientation

Night Three – The Future of Ward 3 and the AU
Neighborhood Partnership





Today's Agenda

- I. Welcome & Introductions
- II. Examples of Working Group Topics
- III. Ward 3: 2023-2027; Erkin Ozberk
DC's Office of Planning
- IV. Review AU Neighborhood Partnership
Interest Form
- v. Next Steps
- vi. Closing Comments and Adjourn

Student Life & Safety

- Review materials and content for an online Student Conduct training required for AU students living in nearby zip codes 20008 and 20016.
- Review and discuss student conduct incidents and the University's response.

Facilities Planning

- Provide input on the development of the Alan and Amy Meltzer Center for Athletic Performance and Sports Center Annex.
- Discuss and review planned renovations and relocations of AU buildings and other facilities such as the Mary Graydon Center and Marabar art installation.

Transportation & Parking

- Review annual Transportation Monitoring Report submitted to DDOT.
- Discuss enforcement and metrics related to the Good Neighbor Parking Policy.
- Discuss issues related to Uber/Lyft and Scooter transit.

Engagement & Communications

- Discuss and plan a potential speaker series for AU students and surrounding community members.
- Review updates to AU postcards mailed to neighbors in the surrounding community as well as the AU Eagle Living Guide.

Data & Metrics

- Provide guidance on the development and review of metrics for compliance and assessment associated with various components of the Campus Plan.

Erkin Ozberk

Senior Neighborhood Planner, DC's Office of Planning





Planning in Rock Creek West

American University Neighborhood Partnership
October 2, 2023

Presentation Roadmap



- About the Office of Planning: Why and How we Plan
- The Comprehensive Plan
- Housing Equity Goals and Rock Creek West
- Rock Creek West Corridors Planning:
 - Connecticut Avenue Development Guidelines (approved)
 - Wisconsin Avenue Development Framework (public comment)
- Looking Forward: Comprehensive Plan Rewrite in 2025

Why Plan?



OP plans for our residents through the lens of our neighborhoods and ensures the long-term growth of the District advances our values of an inclusive and vibrant city. We plan for a positive future in which all District residents can thrive, regardless of income, race, age, or background. We guide development by engaging stakeholders and residents, performing research and analysis, and publishing planning documents, including the Comprehensive Plan (“Comp Plan”).



Civic + Open Spaces



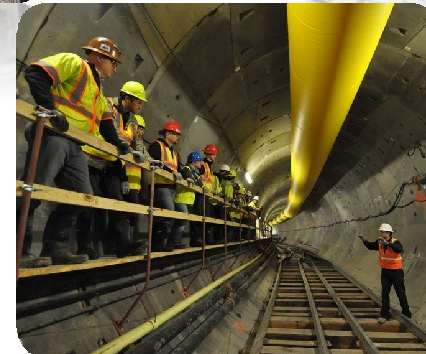
Environment



Economy + Land Use



Housing



Infrastructure



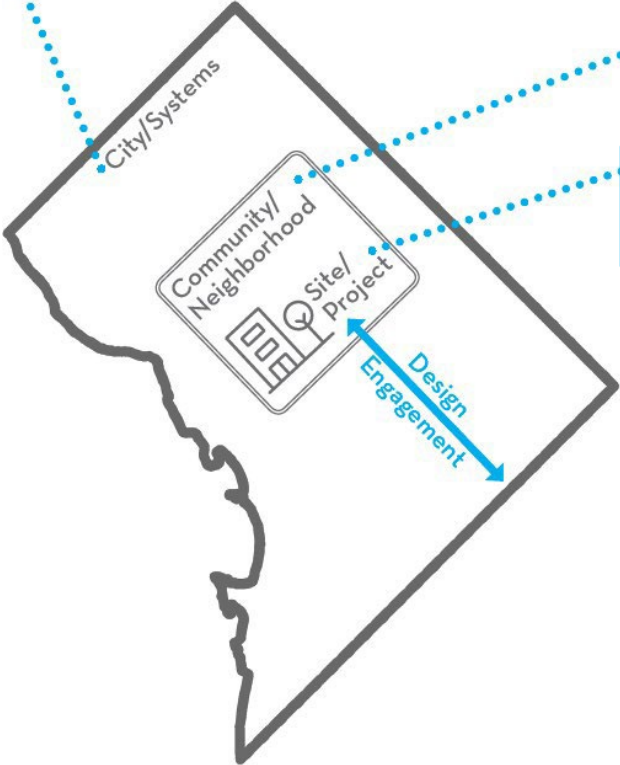
How do we plan?

We guide development by engaging stakeholders and residents, performing research and analysis, and publishing planning documents.

We work at the citywide level by conducting cross-system research, data and spatial analysis.

We work at the neighborhood level by creating plans and studies to guide development in certain areas.

We work at the project site level by reviewing and analyzing development and Historic Preservation requests.



DC's Comprehensive Plan



Major Themes of the Comp Plan Update

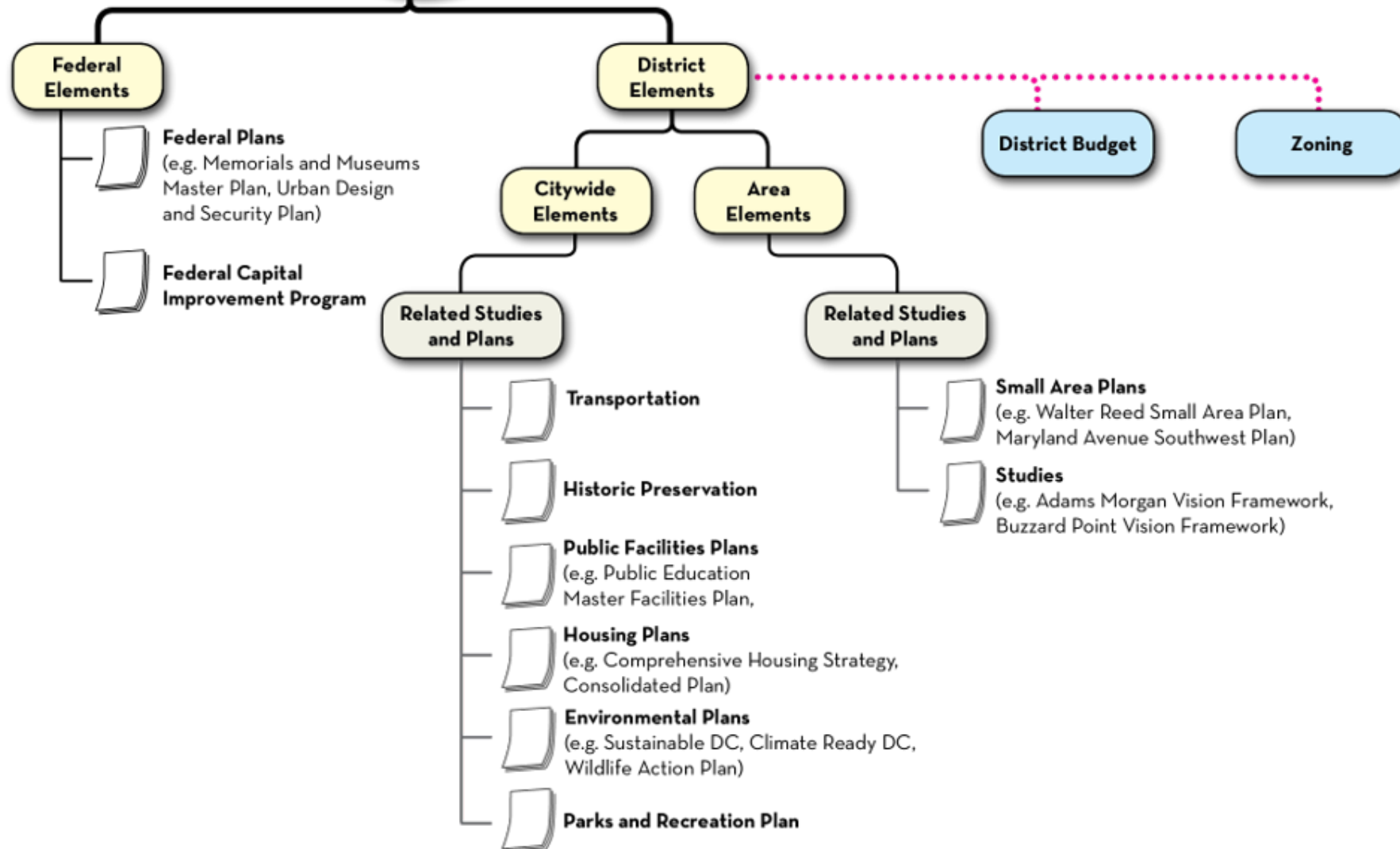
The Comp Plan is a high-level guiding document that sets a positive, long-term vision for the District through the lens of physical growth and change.

An update to the Comp Plan has recently taken effect. This update enables the District to meet challenges and harness opportunities in critical areas, such as housing, equity, and resilience.





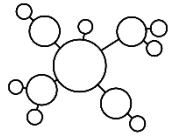
The Family of Plans



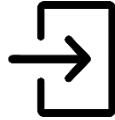
The Comprehensive Plan includes 3 context elements, 12 citywide elements, and 10 area elements.



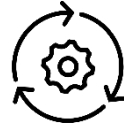
Context Elements



Framework



Introduction



Implementation

Citywide Elements



Land Use



Economic Development



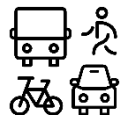
Housing



Arts & Culture



Environmental Protection



Transportation



Community Services & Facilities



Education Facilities



Urban Design



Historic Preservation

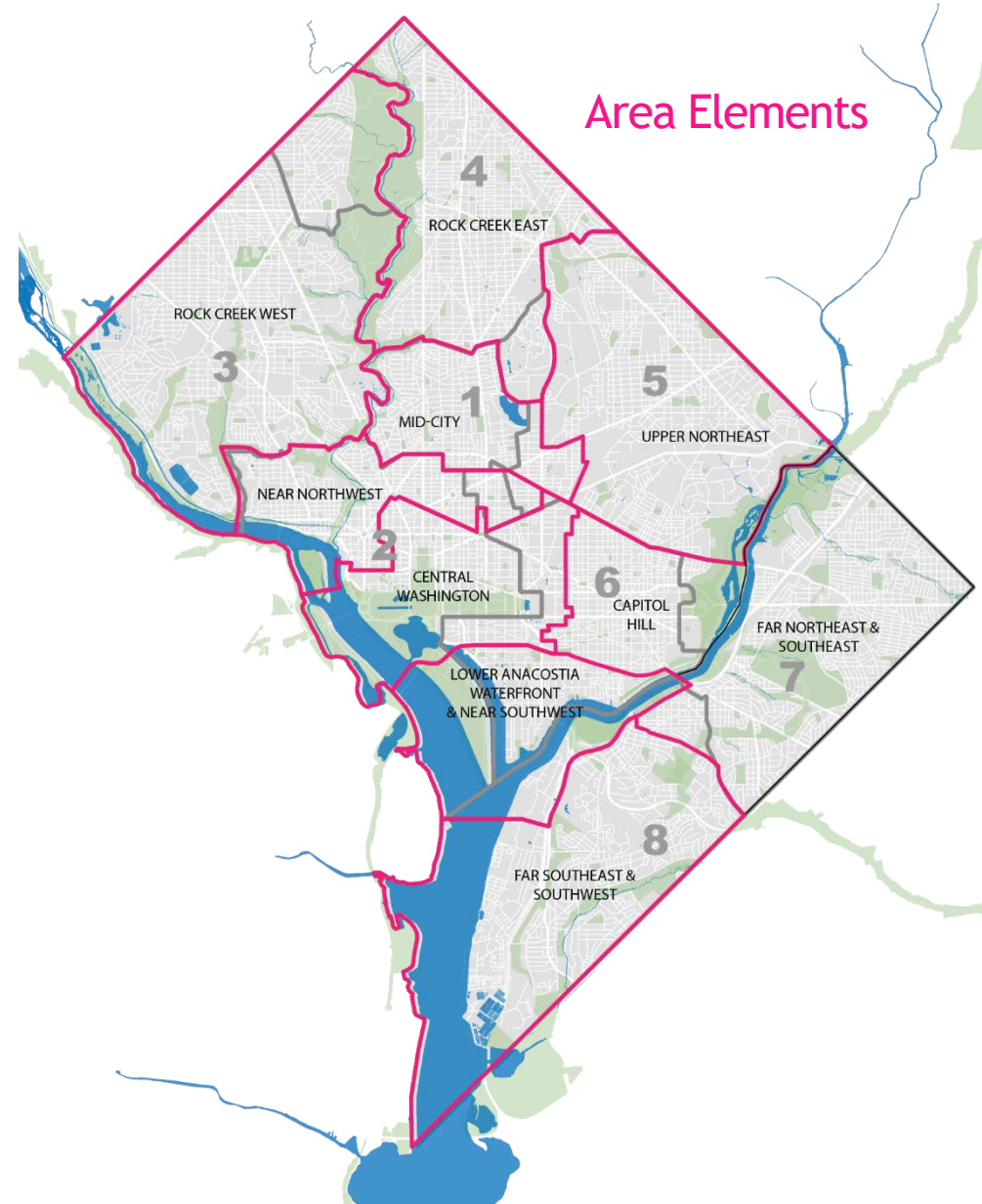


Infrastructure



Parks, Recreation & Open Space

Area Elements



Housing Equity and Rock Creek West

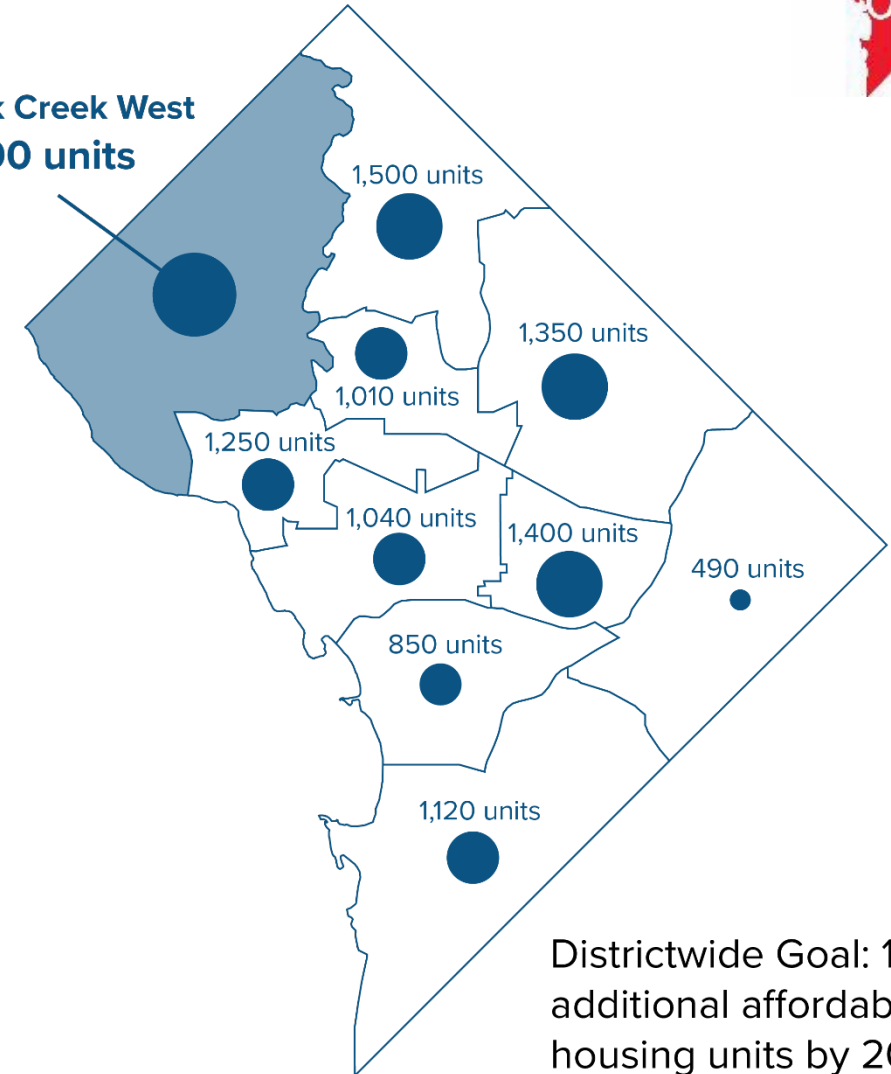


In 2019, Rock Creek West has the fewest dedicated affordable units and therefore the largest goal of the District's 10 planning areas.

Housing Equity Report: Dedicated Affordable Housing Goals

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capitol Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
Total	12,000	7,970	5,220	36,000

Rock Creek West
1,990 units

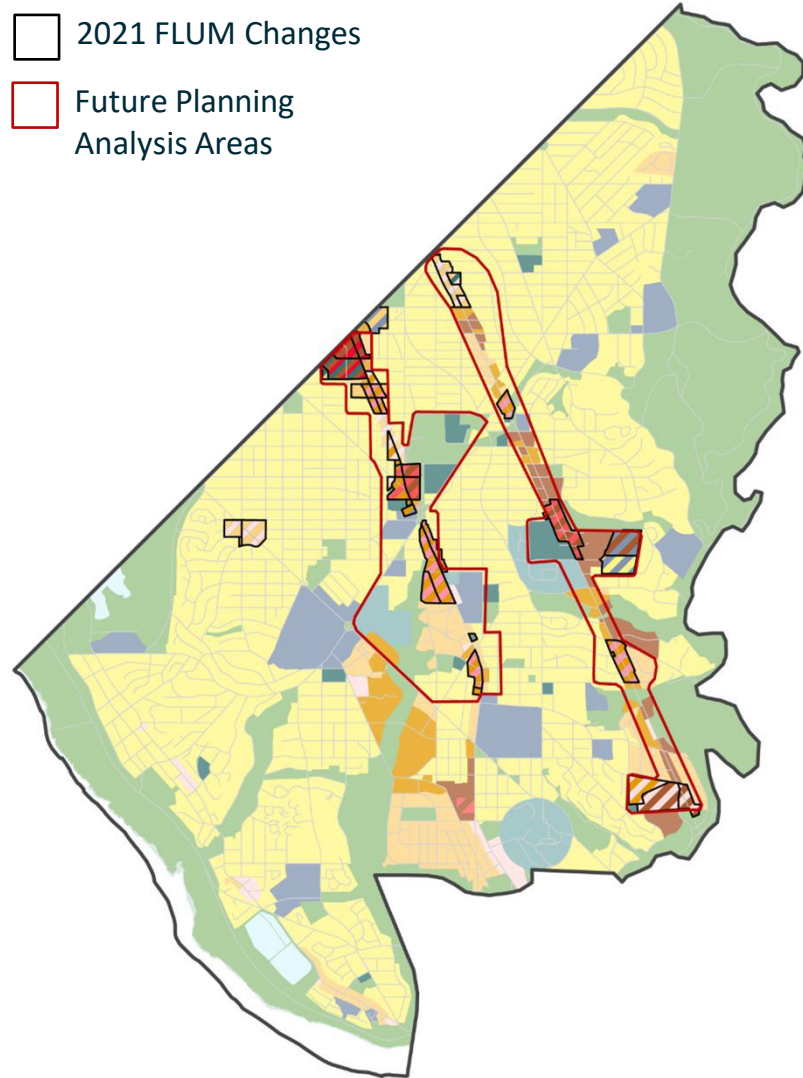


Districtwide Goal: 12,000 additional affordable housing units by 2025

Comprehensive Plan Guidance for Rock Creek West



- 2021 FLUM Changes
- Future Planning Analysis Areas



Updated land use designations in the Comprehensive Plan on Connecticut Ave and Wisconsin Ave create more opportunities for housing and affordable housing.

Future Land Use Map (FLUM)

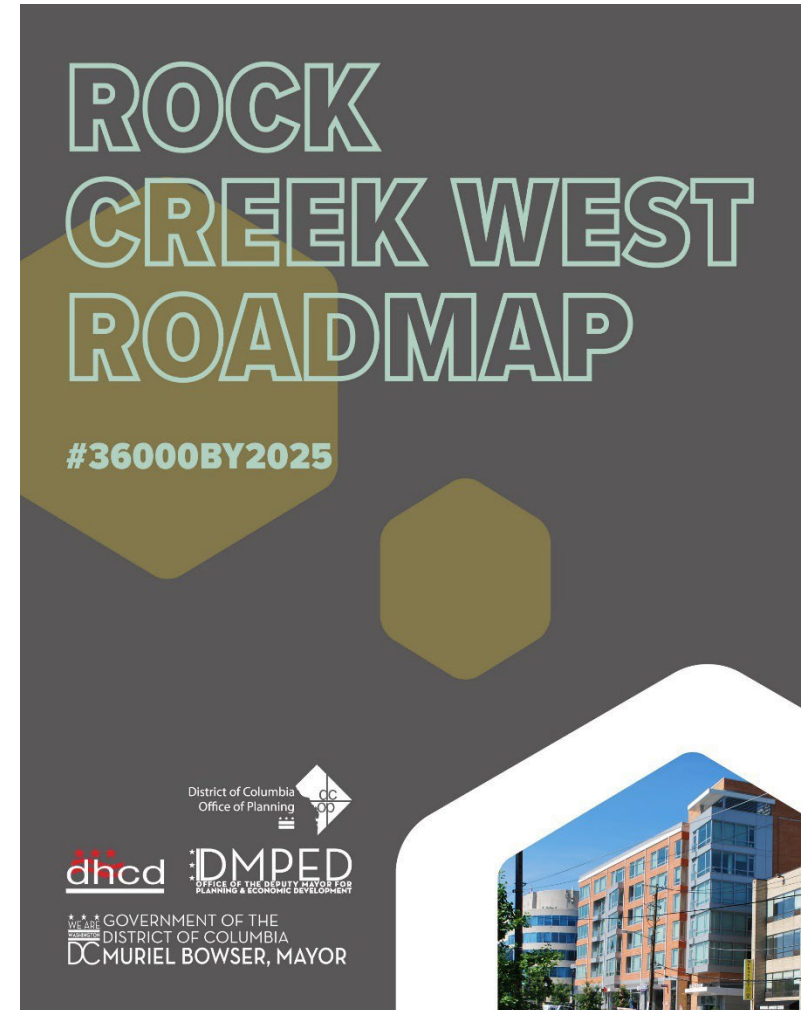
- | | |
|--|--|
| Residential-Low Density (RLD) | Institutional (INST) |
| Residential-Moderate Density (RMOD) | Federal (FED) |
| Residential-Medium Density (RMED) | Local Public Facilities (LPUB) |
| Residential-High Density (RHD) | Parks, Recreation, and Open Space (PROS) |
| Commercial-Low Density (CLD) | Production & Technical Employment (PROTECH) |
| Commercial-Moderate Density (CMOD) | Water |
| Commercial-Medium Density (CMED) | Mixed Uses |
| Commercial-High Density (CHD) | |

Rock Creek West Roadmap



Following adoption of the Comp Plan update in 2021, the Mayor and partner agencies released the [Rock Creek West Roadmap](#) which outlines how we can produce over 2,000 additional affordable housing units west of Rock Creek.

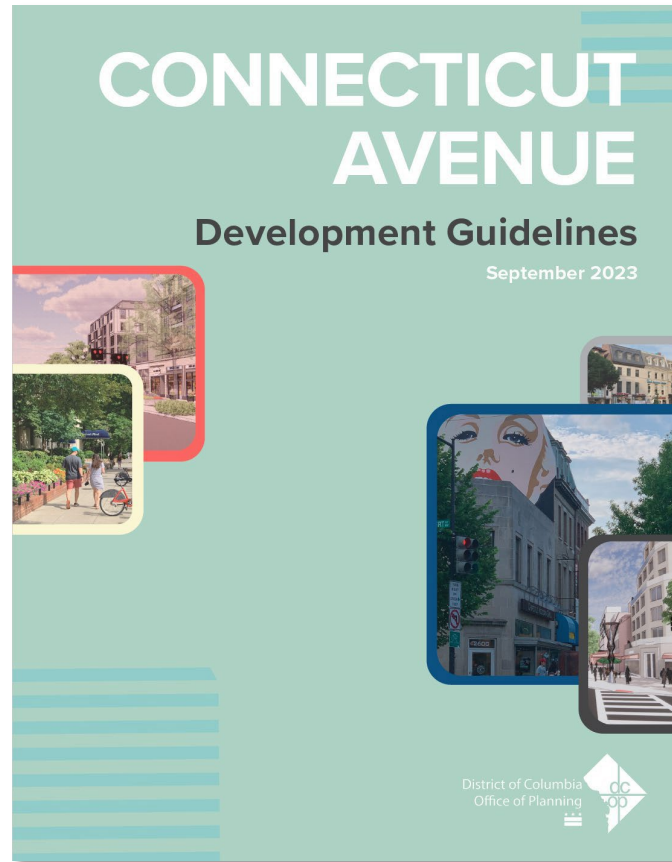
Financial subsidies complement land use regulations and neighborhood planning to achieve the affordable housing goals in Rock Creek West.



Connecticut Avenue Development Guidelines



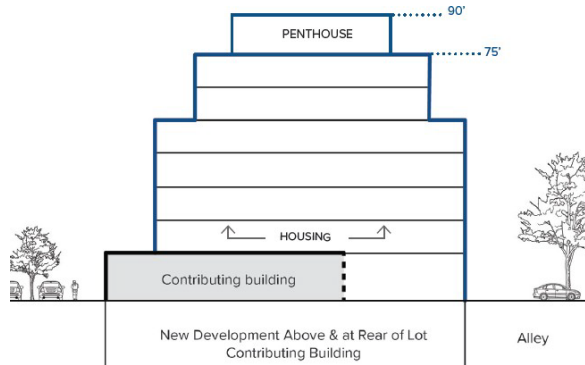
Approved by the Historic Preservation Review Board on September 28, 2023



publicinput.com/rcw-connecticut



Connecticut Avenue Design Strategies for Compatibility



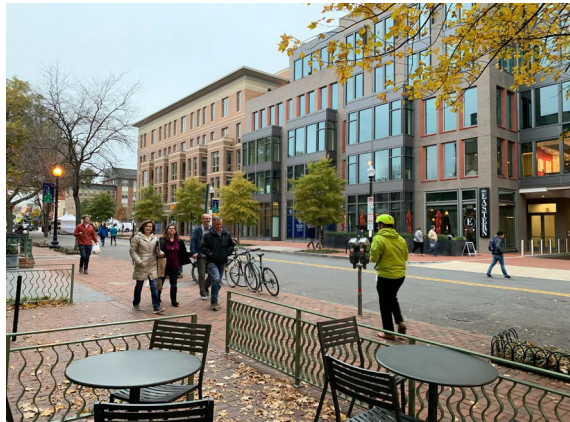
Zoning Guidance



Massing & Height Transitions



Façade Modulation



Streetwall Activation



Retail and Building Entries

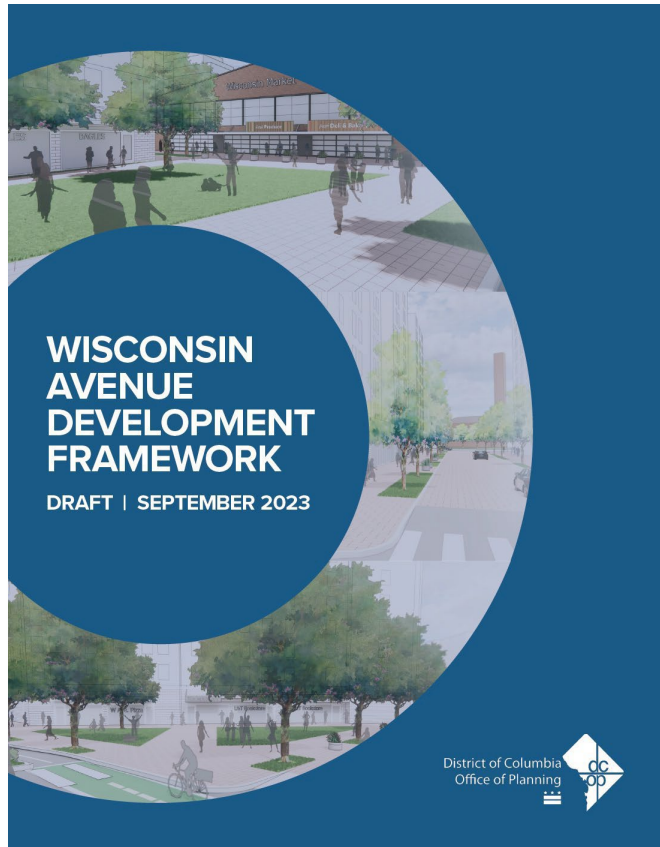


Materials and Articulation

Wisconsin Avenue Development Framework



Draft posted for public comment through November 15, 2023



publicinput.com/rcw-wisconsin

Wisconsin Avenue: Three Focus Areas



FRIENDSHIP HEIGHTS

Through thoughtful and coordinated redevelopment and urban design, Friendship Heights will realize significant opportunities for affordable housing, retail diversification, and placemaking.



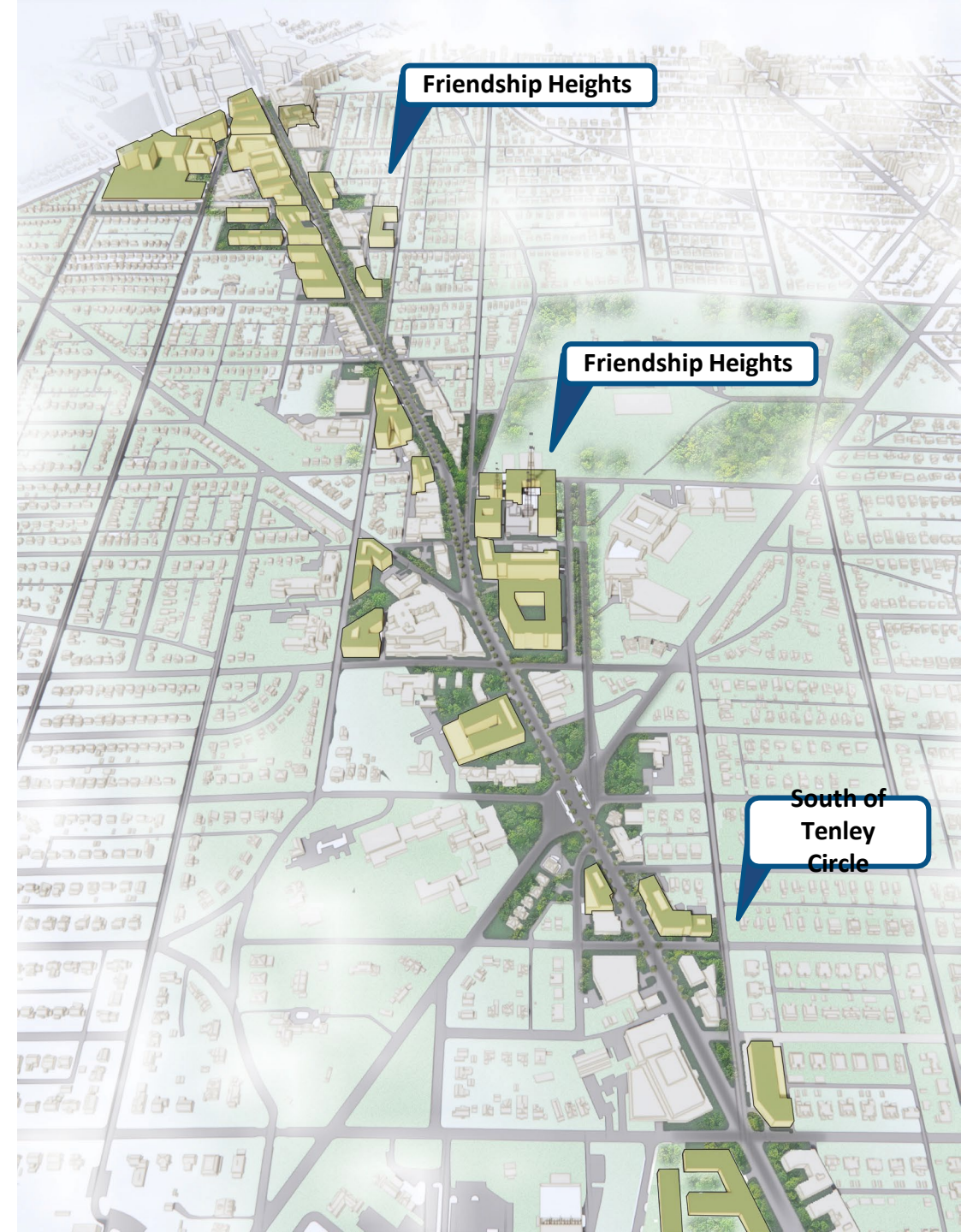
TENLEYTOWN

By increasing housing and building on existing civic assets, Tenleytown will support additional citywide and neighborhood-serving uses framing activated public spaces.



SOUTH OF TENLEY CIRCLE

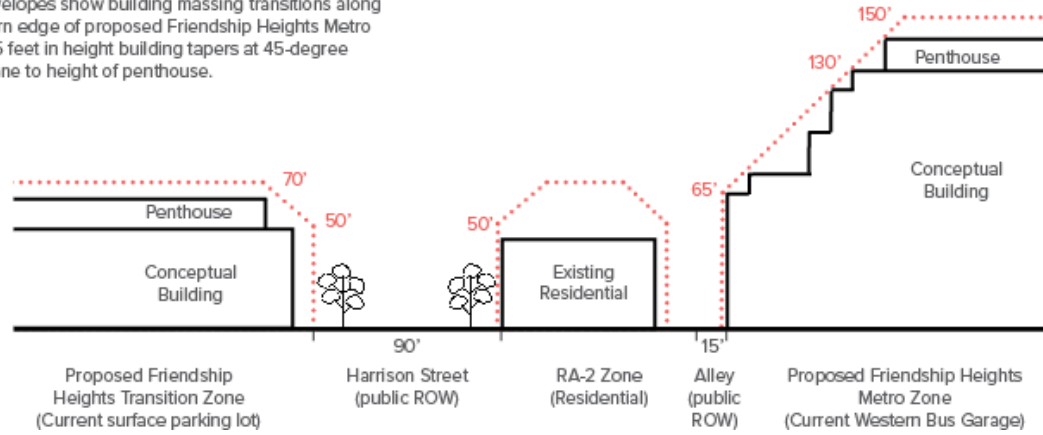
The Wisconsin Avenue corridor South of Tenley Circle will provide a more enjoyable experience for walking and shopping framed by new infill buildings with street-facing uses.



Wisconsin Avenue: Zoning Recommendations

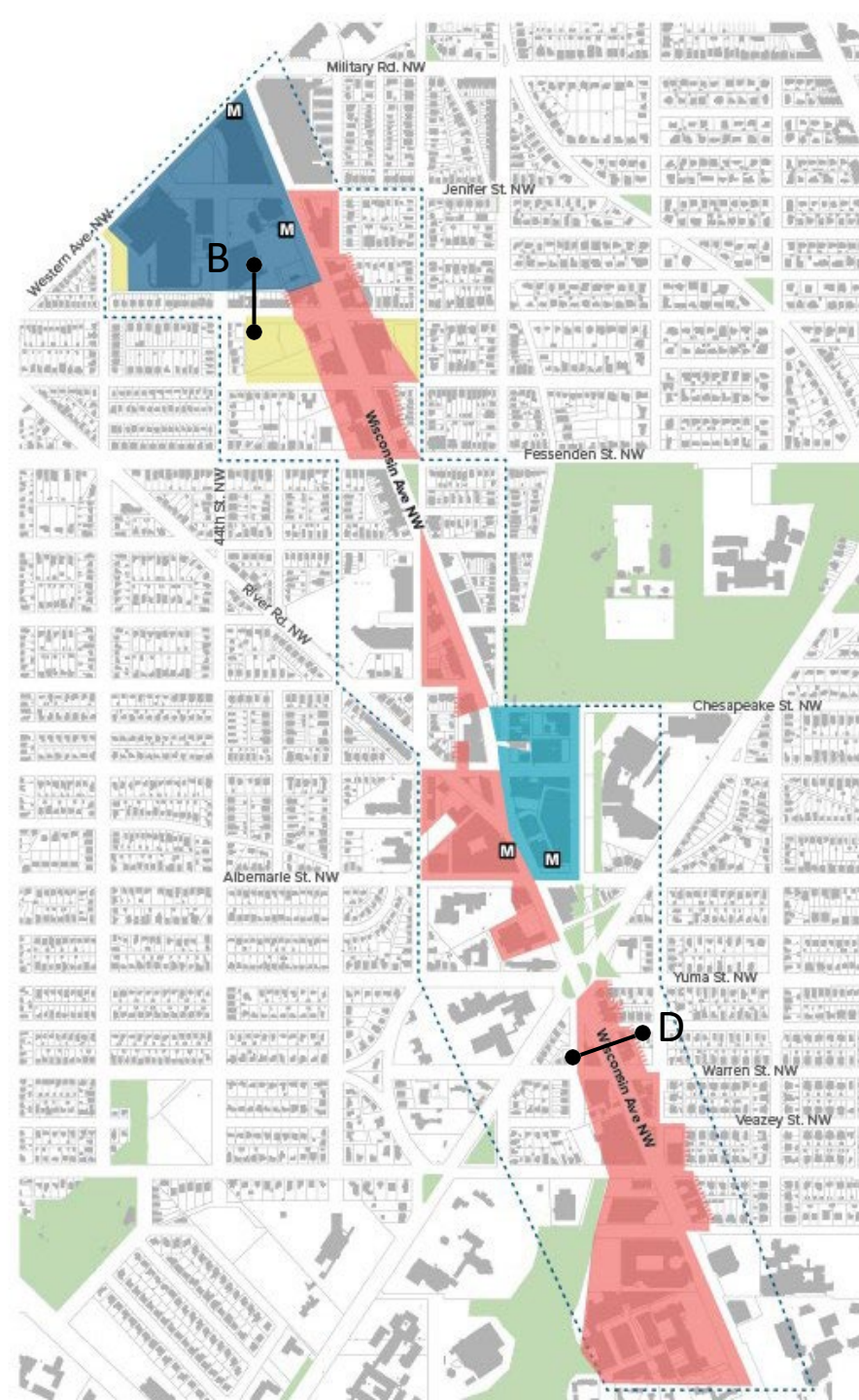
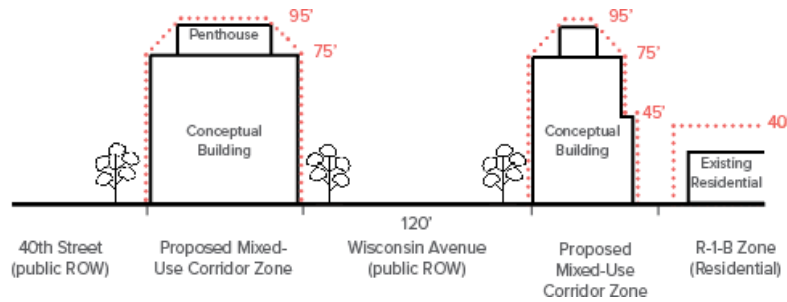
Section B-B

Zoning envelopes show building massing transitions along the southern edge of proposed Friendship Heights Metro Zone: at 65 feet in height building tapers at 45-degree angular plane to height of penthouse.



Section D-D

Zoning envelopes show building massing transitions along the eastern edge of proposed Mixed-use Corridor Zone abutting a low density property (with no alley): a 12-foot rear yard setback at ground level, then a 6-foot stepback at 45 feet in building height.

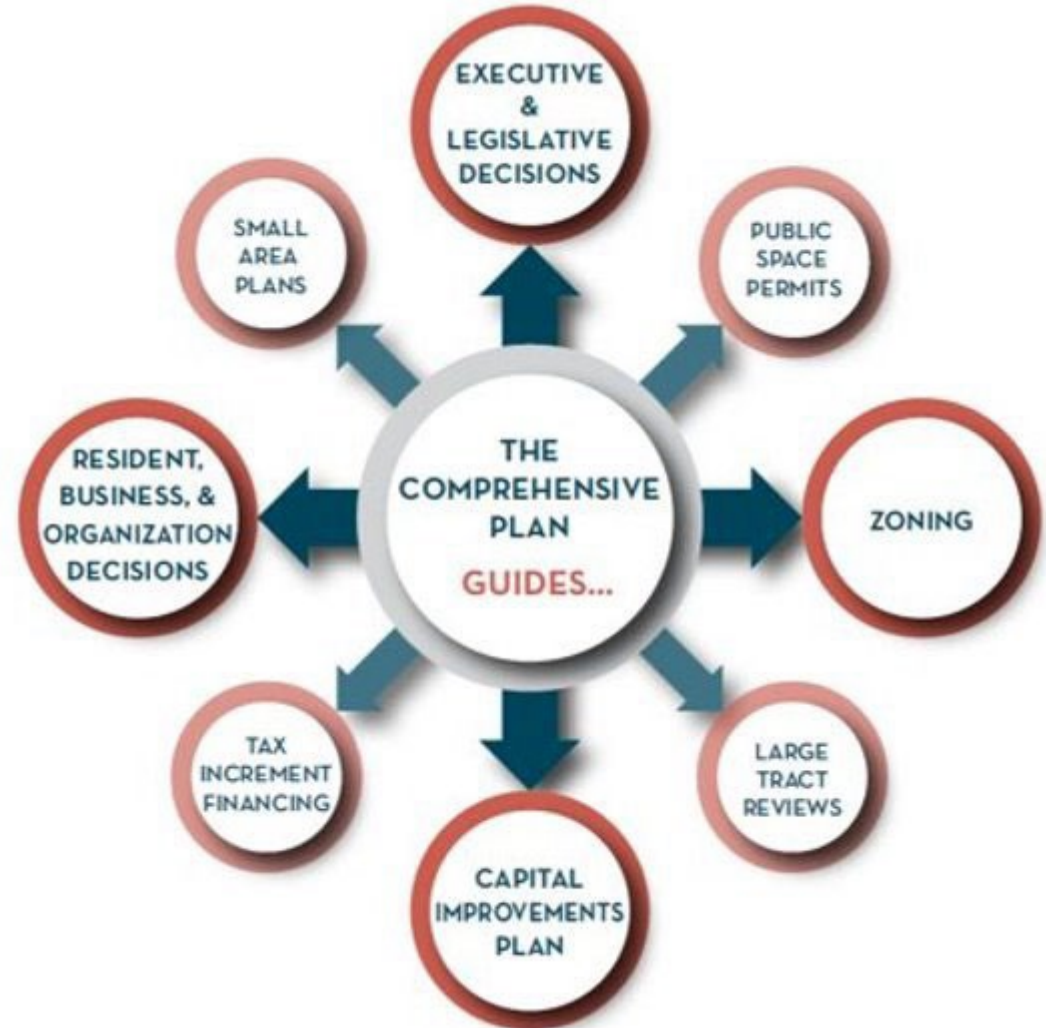


Look Ahead: Comprehensive Plan Rewrite



A full rewrite process of the District Elements of the Comp Plan will begin in 2025 for submission to Council in 2027.

The goal of the rewrite is to create a clear, concise, accessible document that is significantly reduced in length and redundancy.



Thank you!



CONTACTS

DC Office of Planning

Erkin Ozberk, Senior Neighborhood Planner

erkin.ozberk@dc.gov



**Review AU
Neighborhood
Partnership Interest
Form**

Questions & Comments

...or any feedback, thoughts,
or ideas

2023-24 Draft AU Neighborhood Partnership Meeting Dates

Steering Committee: September 26th, January 23rd, April 16th

Facilities Planning: September 19th, October 25th, January 10th, March 6th, and May 1st

Student Life and Safety: September 13th, November 6th, January 15th, and March 11th

Engagement and Communications: September 5th, November 7th, January 9th, March 5th, and May 7th

Transportation and Parking: October 24th, December 12th, February 27th, and April 9th

Data and Metrics: October 18th, January 17th, and May 15th

Thank you!

- Thank you for participating in these AU Neighborhood Partnership Orientation sessions!
- If you have any additional questions please reach out to communityrelations@american.edu or josh@jsallc.com
- Additional information can also be found on AU's website: <https://www.american.edu/communityrelations/neighborhood-partnership/>

