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
Examples of Working Group Topics and Past Agenda Items

**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").
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

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

- Federal Elements
  - Federal Plans
    - (e.g., Memorials and Museums Master Plan, Urban Design and Security Plan)
  - Federal Capital Improvement Program

- District Elements
  - Citywide Elements
  - Area Elements

- District Budget
- Zoning

- Related Studies and Plans
  - Transportation
  - Historic Preservation
  - Public Facilities Plans
    - (e.g., Public Education Master Facilities Plan)
  - Housing Plans
    - (e.g., Comprehensive Housing Strategy, Consolidated Plan)
  - Environmental Plans
    - (e.g., Sustainable DC, Climate Ready DC, Wildlife Action Plan)
  - Parks and Recreation Plan

- Small Area Plans
  - (e.g., Walter Reed Small Area Plan, Maryland Avenue Southwest Plan)
- Studies
  - (e.g., Adams Morgan Vision Framework, Buzzard Point Vision Framework)
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

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Affordable Housing Production Goals</th>
<th>Affordable Housing Pipeline</th>
<th>Shortage of Affordable Housing</th>
<th>2025 Total Housing Production Goals*</th>
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<td>1,910</td>
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<td>Far Northeast &amp; Southeast</td>
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<td>7,970</td>
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Districtwide Goal: 12,000 additional affordable housing units by 2025
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)
- Residential-Moderate Density (RMOD)
- Residential-Medium Density (RMED)
- Residential-High Density (RHD)
- Commercial-Low Density (CLD)
- Commercial-Moderate Density (CMOD)
- Commercial-Medium Density (CMED)
- Commercial-High Density (CHD)
- Institutional (INST)
- Federal (FED)
- Local Public Facilities (LPUB)
- Parks, Recreation, and Open Space (PROS)
- Production & Technical Employment (PROTECH)
- Water
- Mixed Uses
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 stepback 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 with 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
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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 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/