



RE: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

1 message

Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>

Tue, Nov 10, 2020 at 4:29 PM

To: "d.c. forrd" <dc4reality@gmail.com>

Chris,

As I shared, we ran a capacity analysis model which includes assumptions about likely FAR for each land use category, which I have shared below by planning area.

This is a potential total build out capacity, not an estimate of what may happen in any time period, based on a scenario that includes broad assumptions about zoning or PUDs that would increase development capacity in alignment with the changes in the FLUM. Obviously each individual change would depend on numerous factors including what owners do, market and population factors, well as public approval such as Zoning Commission and HPRB that would include public feedback. In addition to providing capacity to accommodate future growth, the Comp Plan provides policies and actions that shape, guide, and capture benefits of that growth to advance equity, resilience, and COVID recovery goals and priorities. Balancing these would affect the ultimate buildout in a way that could create deviations from our model.

Planning Area	Estimated Residential Build Out - Existing FLUM	Estimated Residential Build Out - Proposed FLUM (SF)	Change
CAPITOL HILL	64 million	68 million	5%
CENTRAL WASHINGTON	80 million	91 million	11%
FAR NORTHEAST AND SOUTHEAST	173 million	189 million	8%

FAR SOUTHEAST AND SOUTHWEST	142 million	149 million	5%
LOWER ANACOSTIA WATERFRONT AND NEAR SOUTHWEST	79 million	90 million	12%
MID-CITY	83 million	92 million	10%
NEAR NORTHWEST	63 million	67 million	6%
ROCK CREEK EAST	108 million	143 million	25%
ROCK CREEK WEST	148 million	162 million	8%
UPPER NORTHEAST	162 million	242 million	33%
Grand Total	1.102 billion	1.293 billion	15%

I hope this helps,

Andrew



Andrew Trueblood • Director

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From: d.c. forrd <dc4reality@gmail.com>
Sent: Tuesday, November 10, 2020 10:15 AM
To: Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>
Subject: Re: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

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thanks

On Mon, Nov 9, 2020 at 4:49 PM Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov> wrote:

Chris – thanks for the reminder and my apologies for the delayed response. We are finalizing some numbers and will be able to provide an answer tomorrow.

Best,
Andrew



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From: d.c. forrd <dc4reality@gmail.com>
Sent: Monday, November 9, 2020 3:55 PM
To: Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>; Dcgpsteering <dcgpcsteering@googlegroups.com>
Cc: Koster, Julia (Council) <jkoster@dccouncil.us>
Subject: Re: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

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Hi Andrew.

Hope you are well.

Its been more than a week.

Id really like to know the info im asking for.

Seems its should be at your fingertips given that this has been a very thoughtful and deliberative years long planning process, right?

Hearings are soon. Please respond.

Thanks

Chris

On Friday, October 30, 2020, d.c. forrd <dc4reality@gmail.com> wrote:

Ha! You are too humble Andrew.

I appreciate you looking to the gross square feet in potential development rights the "unlocking" of the FLUM may bring in terms of new development and

expanded population growth in our communities and citywide.

I mean its difficult to understand the talking point without gross square feet numbers which may then be helpful to understand the amount of residential and commercial growth and thus population growth.

For example, whats really confusing is that you say the 6% in upFLUMing changes will bring 15% more development rights. Can I ask, 15% of what? What is the baseline by which these percentages are based. I can't seem to figure it out.

Thanks for any clarifications on this.

Chris O.

On Fri, Oct 30, 2020 at 2:29 PM Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov> wrote:

Chris,

Thanks for the note. I would hope to leave the "influencer" title to the Kardashians.

So to clarify – we are proposing changes to 6% of the land area from the 2012 FLUM that we calculated could result in about 15% more opportunity for development. This is based on a model that we have made that makes a number of assumptions about buildable area based on FLUM and zoning restrictions, so that number is very much an estimate and not a forecast. The tweet that mentions 2% was in reference to the difference between the public review FLUM and the FLUM as submitted to the Council in April, which was driven primarily by ANC feedback for land use changes.

We can run the numbers on changes by planning area, but that will take a bit of time because of how we structured our original analysis. I will let you

know once we have the numbers.

While most of the change of land that was non-federal or institutional was to create more opportunities for housing (“upflumming”), there are a few areas that had federal/institutional designation and have been designated with various categories (see Walter Reed, Armed Forces Retirement Home, and Howard University as examples). In these cases, It is hard to say whether we are up or downflumming, as it would depend on what you consider is possible with the current designation. For example, at both WRAMC and AFRH, we have designated some areas as “parks, recreation, and open space”, which could be considered downflumming compared to the previous “federal” designation. It is also worth noting that in some cases (see Federal Center SW or the NY Ave corridor), we striped residential on top of existing designation that does not necessarily create more density, but signals the importance of housing.

I hope this helps and I will be in touch as we get the updated breakdowns.

Best,
Andrew



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From: d.c. forrd <dc4reality@gmail.com>

Sent: Thursday, October 29, 2020 3:49 PM

To: Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>

Subject: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

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Hi Andrew,

Circling back. Hope all is well, "influencer!"

I wanted to write and continue our dialog on the DC Comp Plan in prep for the mid Nov hearings. And, thanks again for engaging with me so far as I'm really confused by the planning jargon and realities of these policy changes.

First, great show this week. I wanted to follow up >>

<https://youtu.be/3l85cdnpXfU?t=1063>

Here you discuss the FLUM and you say 6% of DC's land area has been proposed to be changed, and that will unlock 15% air rights development, yes?

1. Do you have any sense where the bulk of that is occurring? What wards? What communities?
2. Is there a fair calculation estimate or otherwise as to how much gross square feet of new development/air rights would this UpFluming as proposed represent?
3. Is it fair to say, there is no downFLUMing? If not, where is that happening?
4. I saw this tweet that says only 2% of the land use area is proposed to be changed, is it 2% or 6% or somewhere in the middle, I can't readily affirm these numbers. <https://twitter.com/OPinDC/status/1304051617793224704>

Thanks for any insights into these inquiries Andrew.

I've cc'd in the DCGPC steering committee as well!

Sincerely,

Chris Otten

----- Forwarded message -----

From: **Office of Planning** <Planning@subscriptions.dc.gov>

Date: Thu, Oct 29, 2020 at 3:33 PM

Subject: What's Happening at the DC Office of Planning?

To: <dc4reality@gmail.com>



What's Happening at the DC Office of Planning?

October 2020

OP is continuing to focus on supporting the review and approval of the Mayor's proposed Comprehensive Plan (Comp Plan) update. The proposed Comp Plan update positions the District to achieve critical goals around economic recovery, housing, equity, and resilience. In addition to providing a suite of tools and approaches that can be immediately applied in response to the economic, social, and public health impacts caused by COVID-19, an updated Comp Plan is a critical component of the Mayor's goal to build 36,000 new homes by 2025, including 12,000 affordable homes.

On October 27th, OP and the Georgetown Global Cities Initiative co-hosted an event that brought together DC's five most recent planning directors to discuss 20 years of comprehensive planning in DC and to look forward to the next 20 years. You can read more about this event below and watch the recording of the virtual discussion.

Earlier this month, [Mayor Bowser underscored the critical need for the Comp Plan update to be approved this year](#). The Council's Committee of the Whole has opened the [record for feedback on the Comp Plan](#) through December 3rd. We urge all interested individuals and stakeholders to participate in the Council's process, which allows for feedback to be provided by writing or through a phone message, as well through virtual hearings on November 12th and 13th. In addition to comments about the Comp Plan, it offers an opportunity for you to share with Council the importance of prioritizing passage of the Comp Plan in 2020 to ensure critical work can continue in line with our long-term vision and values. You can learn more about Comp Plan major themes and updates by following the [#CompPlan2020](#) hashtag on Twitter or visiting the [PlanDC website](#).

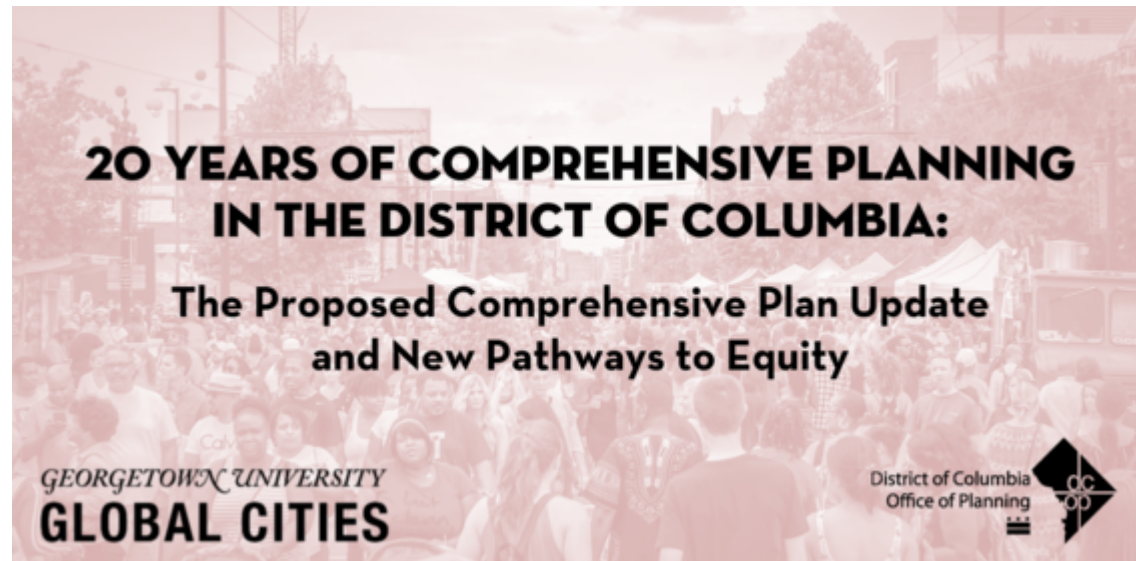
Please feel free to share this newsletter with others, who can [sign up here](#). In addition, you can follow our work on Twitter at [@OPinDC](#).

Sincerely,

Andrew Trueblood

Director, DC Office of Planning

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- [20 Years of Comprehensive Planning in the District of Columbia](#)
 - [2020 Census Highlights](#)
 - [Washington Union Station Expansion Project Update](#)
 - [RESILIENT TOGETHER – A Creative Placemaking Call for Proposals](#)
 - [OP Graphic of the Month](#)
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20 Years of Comprehensive Planning in

the District of Columbia

On October 27th, the Georgetown University Global Cities Initiative and OP brought together DC's five most recent planning directors, spanning over two decades, to discuss the legacy of twenty years of comprehensive planning in the District, with the Comp Plan update at Council, and explore the next 20 years. The virtual roundtable discussion, attended by over 300 participants from across the city and region, included a robust discussion with former OP directors Andrew Altman, Ellen McCarthy, Harriet Tregoning, Eric Shaw, and Director Andrew Trueblood which was moderated by longtime community engagement and mediation expert Don Edwards. The discussion went back to the work of the Office of Planning that was empowered after the sunset of the Congressionally-appointed Control Board and discussed the various approaches to planning and comprehensive planning in that time. It also examined how the proposed Comp Plan update positions the District for a new set of challenges over the next twenty years.

You can watch a recording of 20 Years of Comprehensive Planning in the District of Columbia [here](#).



2020 Census Highlights

The 2020 Census ended on October 15th with a total enumeration of **99.9% nationally as well as in the District**. Due to the unprecedented challenges presented by the COVID-19 pandemic, self-response rates across the country were lower than in 2010.

Still, almost half of DC's census tracts exceeded the 66% self-response rate from 2010.

The Bowser Administration remained committed, through the very end of the census operations, to ensuring a complete count of all residents. For a year and a half, the DC Census team, comprised of government and community partners, engaged with residents in all eight wards. Even with the obstacles of the public health emergency, the team turned to new and creative ways to reach residents.

Mayor Bowser launched the first DC based Census grant program, awarding over \$924,000 to 16 local organizations to support community engagement and outreach for the 2020 Census. The organizations selected as grantees have extensive networks and often are the trusted community leaders in the communities they serve. Grantees used innovative, hyper local, culturally relevant outreach and education methods to reach hard-to-count communities. Census information was shared at over 500 community events in DC with a total of 883,000 engagements with hard-to-count residents.

DC Census also carried out an extensive marketing campaign that included print, radio and television ads; as well as store billboards, bus shelters, metro stations, bike share stations, interior and exterior bus wraps, 60,000 CVS bag inserts, 5,000 door hangers, Nationals Park digital billboards, and more. DC Census had over 5 million social media impressions through Facebook, Twitter, and YouTube; and produced 25 PSAs, in 6 languages, featuring Mayor Bowser, Congresswoman Eleanor Holmes Norton, and other local officials and celebrities.



Washington Union Station Expansion Project Update

On September 28th, OP submitted [comments on the Draft Environmental Impact Statement \(DEIS\)](#) released by the Federal Railroad Administration (FRA) on June 12, 2020, for the proposed Washington Union Station Expansion Project, in accordance with requirements of the National Environmental Policy Act (NEPA). OP has been an active participant in the NEPA process and has identified key concerns with the DEIS. The comments include concerns noted in the Statement from Director Andrew Trueblood, released in August, and a more-detailed comment matrix.

OP has identified several areas of critical concern for the FRA's DEIS:

- Parking
- Urban Design
- Optimizing Land Use with a 100-Year Vision
- Pick-Up-and-Drop-Off
- Circulation and Access
- Proposed Mitigation Measures

Complementary to OP's comments, Mayor Bowser transmitted a [letter](#) urging the FRA to accept and incorporate the comments from District and federal agencies. "As currently proposed in the DEIS, the Project falls far short of what District residents, visitors, workers, and other stakeholders need and deserve," said Mayor Bowser.

More information on the proposed Washington Union Station Expansion Project, as well as OP documents related to this process, can be found at planning.dc.gov/washington-union-station.



**RESILIENT
TOGETHER**

A Ward 8 based, creative placemaking call for proposals designed to support local small businesses and artists.

APPLY BY DECEMBER 1ST

To learn more, visit:
www.lisc.org/dc/regional-stories/resilienttogether

RESILIENT TOGETHER – A Creative Placemaking Call for Proposals

In an effort to support local small businesses and local artists, **Local Initiative Support Corporation (LISC)**, in partnership with **Cities of Service** and OP, launched RESILIENT TOGETHER.

RESILIENT TOGETHER is a creative placemaking initiative designed to support local artist and small business partnerships. Its goal is to spur creative and safe resiliency strategies small businesses can employ to attract and sustain their customer base as they continue to adapt to the changing circumstances of COVID-19. The initiative is specifically targeted to businesses located in Ward 8.

Each winning artist/small business partnership will be awarded up to \$5,000. The award will be paid directly to the business, and the business will be required to reimburse the artist as agreed upon on the award MOU. RESILIENT TOGETHER will award 3-5 grants

in total.

For more information, visit: www.lisc.org/dc/regional-stories/resilienttogether/

To apply, fill out an application using [this link](#).

To view the full Call for Proposals, [click here](#).

LISC will host two information webinars:

- Information Webinar 1 - Thursday, October 29 at 7PM; [Register here](#)
 - Information Webinar 2 - Monday, November 16 at 3PM; [Register here](#)
-

OP Graphic of the Month

The proposed Comprehensive Plan update recognizes that the most sustainable growth is dense urban growth. The District's compact urban form and transit-oriented development help keep household emissions at less than half that of other areas of the region. Without 36,000 homes built in our city, we will see additional sprawl and congestion, and erode District, regional, national and global efforts at mitigating climate change.

For more about the Comprehensive Plan update, please visit plandc.dc.gov.

Average Annual Household Carbon Footprint by Zip Code

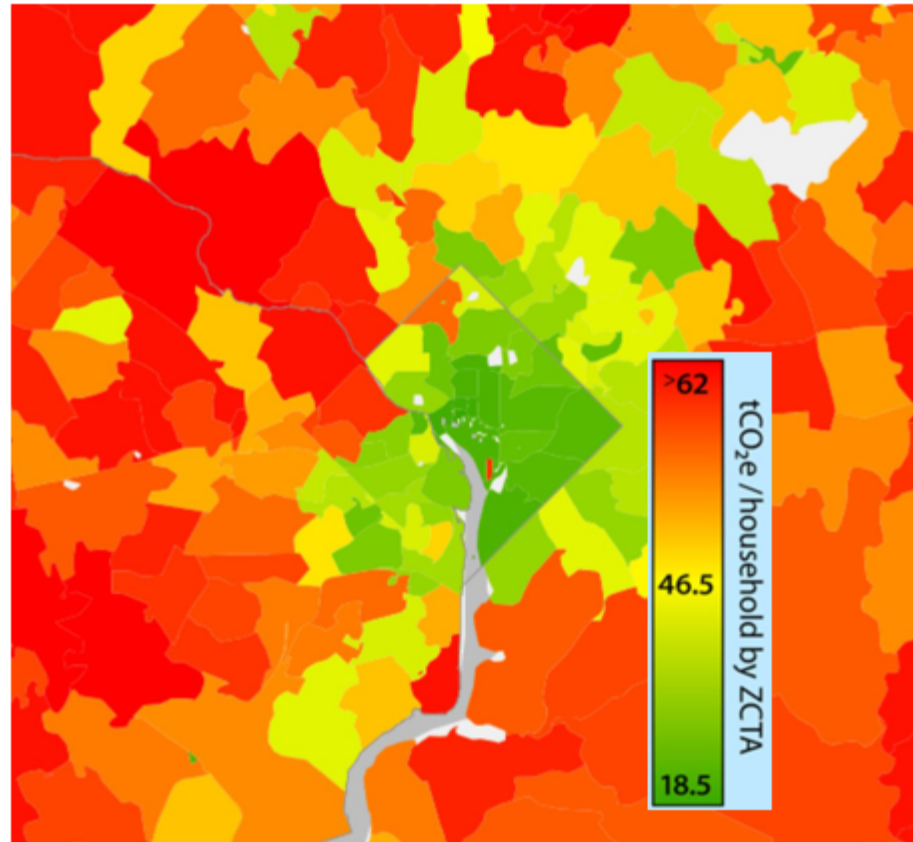


Image Source: coolclimate.org/maps



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(202) 656-5874
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For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit coronavirus.dc.gov.

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