



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
McLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners

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ANC3C Resolution 2021-002
Supporting Comprehensive Plan proposals for the Cleveland Park Commercial Area on Connecticut Avenue

WHEREAS the Office of Planning has presented to the Council a proposal to change the Comprehensive Plan's Future Land Use Map (FLUM) designation for the commercial area on Connecticut Avenue in Cleveland Park between Macomb and Porter Streets (Cleveland Park Business District) from Low Density Commercial to a mix of Moderate Density Commercial and High Density Residential;

WHEREAS the Office of Planning received over 1,000 public comments from stakeholders across the City and 33 official ANC resolutions, with about 1,500 comments from other stakeholders across the city, demonstrating success in meaningful engagement to better inform the Comprehensive Plan Update; Following OP's draft amendments to the rest of the Comp Plan, released on Oct. 15, 2019, over 1,000 public comments and 33 official ANC resolutions;

WHEREAS the Office of Planning met with about 3,100 residents and stakeholders engaged with the "DC Values" outreach campaign OP held throughout the city;

WHEREAS the Office of Planning provided "88 days for the public and 123 days for ANCs. This time frame represents the longest period of feedback provided for a draft Comprehensive Plan" and "Overall, 78% of the feedback was integrated, supported, or acknowledged in the Mayor's proposal;¹

WHEREAS changes to the FLUM are not self-actualizing, but instead allow the potential for rezoning to increased density (hereafter 'upzoning');

WHEREAS the Cleveland Park Business District is currently zoned as low density which inhibits the addition of housing atop the predominantly one-story retail along this strip;

WHEREAS several buildings within and immediately bordering the Cleveland Park Business District are at heights of XX' (the Broadmoor), XX' (the Parkway), XX' (Connecticut Avenue Apartments), XX' (2902 Porter St NW), and XX' (3446 Connecticut Ave);

¹ Office of Planning, *The Comprehensive Plan: Frequently Asked Questions* (June 2020), https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/page_content/attachments/Public%20Review%20FAQs_June2020_1.pdf.

WHEREAS Mayor Bowser's housing goals call for adding 36,000 new homes over the next five years, including 12,000 income-restricted affordable homes, 1,990 of them in Ward 3, where just 86 are in the pipeline and where less than 1% of the District's existing affordable housing inventory can be found;²

WHEREAS changes to the Zoning Code in the form of Expanded Inclusionary Zoning would require up to 20% of units developed on upzoned properties to be income restricted, a result which is likely for the Cleveland Park commercial area if the allowable density is increased, and new construction also provides opportunities for additional subsidies to be used for affordable homes;

WHEREAS adding housing at a transit and neighborhood shopping hub allows more people to live car-free or car-lite, which has a benefit toward D.C. reaching its sustainability and reduced-carbon goals;

WHEREAS allowing the potential growth of the Cleveland Park Business District to naturally evolve to higher density mixed use over time will benefit the commercial area with more customers and opportunities for property owners to curate retail as amenities for residents;

WHEREAS adding housing and affordable housing makes Cleveland Park a more inclusive neighborhood and welcoming to people from all backgrounds;

WHEREAS the entirety of the Cleveland park commercial area is within the Cleveland Park Historic District and is protected by the Preservation Act, any development proposed must be found to be compatible with the historic district, regardless of what density is allowed by the FLUM;

WHEREAS the Office of Planning has stated that its preferred approach to rezoning areas that have increased available density because of the Comprehensive Plan amendment process is to address them on a project-by-project basis to encourage Planned Unit Developments (PUDs) and discourage matter-of-right development;

WHEREAS the Office of Planning (OP) has proposed a Future Planning Analysis Areas on the Generalized Policy Map for Upper Connecticut Avenue from roughly Macomb Street to Chevy Chase Circle, and has stated in testimony before the Council that any upzoning that occurs within these areas must receive fine-grained community planning in the form of either a Small Area Plan or a PUD before it would be supported by OP;

WHEREAS any area planning and subsequent upzoning would be a public process with community input and the ANC would review any proposals and has automatic party status before the Zoning Commission for any upzoning proposals and community benefit agreements, ensuring a strong community voice in any future changes and projects;

THEREFORE BE IT RESOLVED that ANC 3C urges the Council to approve the proposed FLUM Amendment 2123 increasing the allowable density within the Cleveland Park commercial area to a mix of Moderate Density Commercial and High Density Residential; and

² See Dep't of Hous. & Cmty. Dev.; Office of Planning, *Housing Equity Report: Creating Goals for Areas of Our City* (2019), <https://planning.dc.gov/publication/housing-equity-report>.

BE IT FURTHER RESOLVED that ANC 3C urges the Council to approve the proposed change to the Generalized Policy Map and Policy LU 1.1.1 in the Land Use Element to create a Future Planning Analysis Area on Upper Connecticut Avenue from approximately Macomb Street to Chevy Chase Circle; and

BE IT FURTHER RESOLVED that ANC 3C demands affordable housing and asks the Zoning Commission to reform inclusionary zoning to prioritize family units so that our support of FLUM Amendment 2123 that is grounded in support of affordable housing may come to full fruition

BE IT FURTHER RESOLVED that the Chair and the Commissioner for 3C04 or their designee(s) are authorized to represent ANC3C on this matter.

Attested by

A handwritten signature in cursive script that reads "Beau Finley". The signature is written in dark ink on a white background.

Beau Finley
Chair, on February 17, 2021

This resolution was approved by a voice vote on February 17, 2021 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.