



## Office of Planning

### OP (BD)

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#### MISSION

The mission of the Office of Planning (OP) is to guide development of the District of Columbia, including the preservation and revitalization of our distinctive neighborhoods, by informing decisions, advancing strategic goals, encouraging the highest quality outcomes, and engaging all communities.

#### SUMMARY OF SERVICES

The Office of Planning performs planning for historic preservation, public facilities, parks and open spaces, and individual sites. In addition, OP engages in urban design, land use, and historic preservation review. OP also conducts historic resources research and community visioning, and manages, analyzes, maps, and disseminates spatial and US Census data.

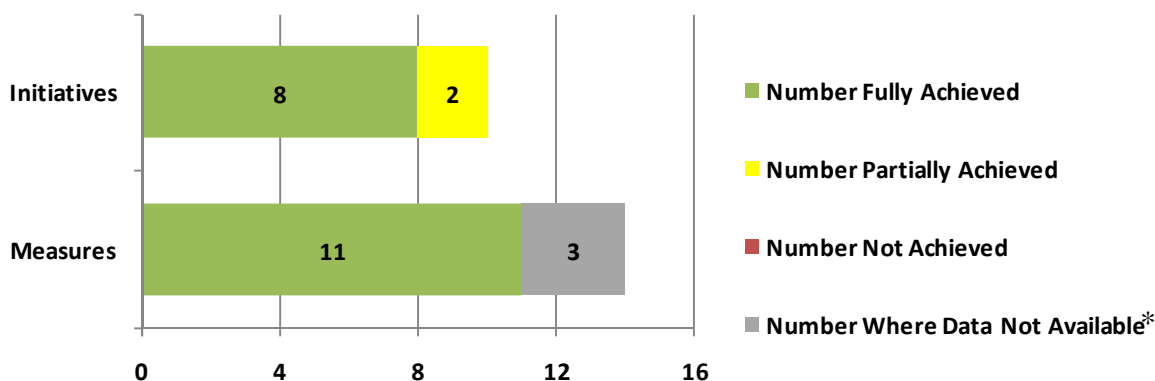
#### AGENCY OBJECTIVES

1. Catalyze improvements in neighborhoods and commercial areas.
2. Better inform decisions about public and private investments.
3. Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment

#### 3 KEY ACCOMPLISHMENTS

- ✓ Tracked initiatives and other action items from the Comprehensive Plan and small area plans to increase accountability and transparency and established a public process for updating the District's 50-year old zoning regulations.
- ✓ Completed new community plans that outline 1- to 5-year community investment priorities for 15 neighborhoods.
- ✓ Fully implemented the Historic Homeowners Grant Program and issued \$910,009 in grants to homeowners in Historic Anacostia.

#### OVERVIEW OF AGENCY PERFORMANCE



\*No FY08 target reported because FY08 was baseline year for these measures.



## Performance Initiatives – Assessment Details

### Performance Assessment Key:

- Fully achieved      Partially achieved      Not achieved      Data not reported

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### OBJECTIVE 1: Catalyze improvements in neighborhoods and commercial areas.

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- INITIATIVE 1.1: Partner with citizens and District agencies to plan Public Facilities and bring new investment to neglected parts of the city.**  
**Fully Achieved.** OP completed and submitted to Council Neighborhood Investment Fund investment plans for 11 target areas. OP did not initiate a stand-alone investment plan for Bellevue; instead it combined this effort with a more detailed land use study through a Small Area Plan. In FY08, OP also worked with DCPS as they developed a reuse plan for schools. OP conducted ten community school reuse meetings, provided the template for the Request for Expressions of Interest (RFEI) for reuse options issued by OPM, and proposed zoning changes to facilitate the reuse of closed schools.
- INITIATIVE 1.2: Coordinate and accelerate the implementation of initiatives in Office of Planning studies.**  
**Fully Achieved.** OP created a working database to track progress of hundreds of initiatives from the Comprehensive Plan and small area plans. OP has posted information from this database on the agency website, and completed a procurement for the creation of the public portion of the database.
- INITIATIVE 1.3: Strengthen the District’s retail base in neighborhoods and citywide.**  
**Partially Achieved.** Due to significant methodology challenges, the overall project encountered significant delays. Challenges included how best to assess overlapping trade areas with substantial retail pipeline activity/competition, emerging markets with a changing consumer base, underperforming retail space, and an oversupply of retail space compared to demand. However, OP produced reports for various components of the Retail Action Strategy, and the final executive summary document will be completed in Fall 2008.
- INITIATIVE 1.4: Improve mobility options for District residents.**  
**Fully Achieved.** OP issued a parking study, which recommends shared parking opportunities and alternative parking standards, and discusses the impact of required parking on affordable housing. This study coincides with the study of the DC Zoning Regulations and is crucial to the development of recommended zoning changes that are now proceeding through a public review process. OP completed (and Council approved) four Great Streets studies in FY 2008.

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### OBJECTIVE 2: Better inform decisions about public and private investments.

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- INITIATIVE 2.1: Develop neighborhood typologies and indicators.**  
**Fully Achieved.** In FY08, OP completed indicators data collection. OP, through OSSE, hired the Urban Institute to conduct a comparative analysis of neighborhood social, economic, and environmental indicators. The indicators report recommends three neighborhood clusters (1. Deanwood/Burrville, 2. Navy Yard, and 3. Barry Farm/Sheridan) for further analysis. Baseline FY08 measures and numbers are: 1) Median single family home sales price (\$465,000), 2) Median household income (\$41,625), and 3) District population (585,459). OP will



track these indicators at these citywide levels, and at neighborhood levels to demonstrate the relative health of the city and neighborhoods.

● **INITIATIVE 2.2: Increase transparency in the planning process so that stakeholders have better access to tools and information.**

**Fully Achieved.** OP consolidated operational data on development review cases and historic preservation activities into a database for the first time, and distributed this information to OCTO for inclusion in the city's Data Clearinghouse. OP also deployed the most advanced and most convenient spatial analysis tools available, which provide DC employees with easy access to definitive information on historic resources, photos, and maps. During FY 2008 OP regularly uploaded Zoning Commission, Board of Zoning Appeals, and Large Tract Review reports on OP's web site within a week of being filed with the Office of Zoning.

● **INITIATIVE 2.3: Build on the District's future growth and competitive strengths.**

**Fully Achieved.** OP launched the CreativeDC Action Agenda and established University-Community Partnerships. OP worked on projects with the Consortium of Universities and individual institutions of higher education in the District on: school reuse opportunities, mobility issues, community college options for the District, healthy eating and active living for DC residents, and the greening of Universities.

● **INITIATIVE 2.4. Develop a "Green Collar Jobs" program to foster a green economy and ethic in the District of Columbia.**

**Partially Achieved.** OP and DOES launched a Green Collar Jobs program in partnership with other agencies, and established a working group of key government agencies and community stakeholders. The District, through the DC Economic Partnership, is conducting a job demand analysis; a final report is due fall 2008. Currently, the District has approximately 22,000 jobs that would qualify as green collar jobs.

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**OBJECTIVE 3: Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment.**

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● **INITIATIVE 3.1: Bring clarity and cohesiveness to the District's zoning regulations.**

**Fully Achieved.** In FY08, OP established a public process for a three-year zoning review, formed a Zoning Review Taskforce, identified twenty study areas and conducted half of the focus studies, and deployed an interactive public-participation portal.

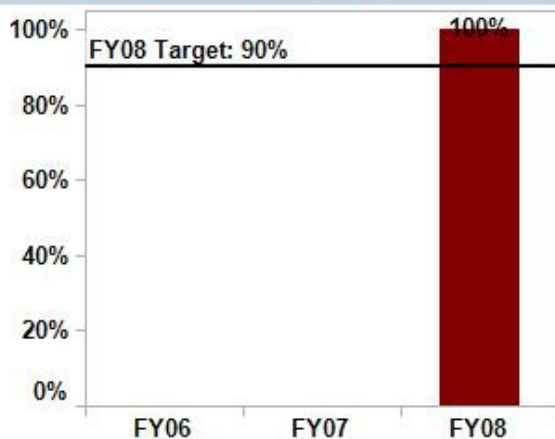
● **INITIATIVE 3.2: Strengthen the District's protection of historic resources.**

**Fully Achieved.** In FY08, OP established draft standards and a process for District projects consistent with the standards applied to federal agencies. OP also met with several agencies throughout the year to discuss and review the process. OP also implemented the Historic Homeowners Grant Program.



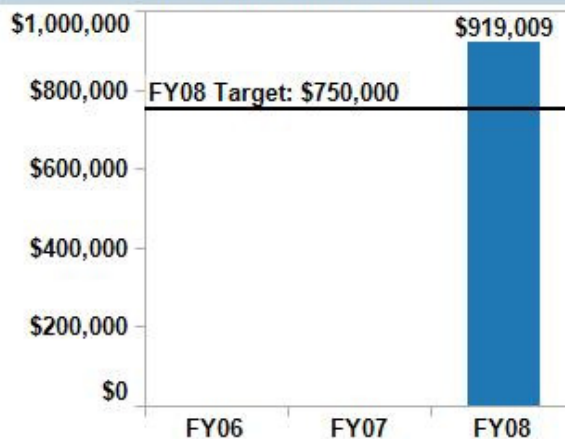
## Key Performance Indicators – Highlights

From Objective 1: Percent of Planning Studies Approved by Council



FULLY ACHIEVED

From Objective 3: Dollars of Historic Homeowner Grants Issued



FULLY ACHIEVED

### More About These Indicators:

#### *How did the agency's actions affect this indicator?*

- OP held approximately twenty public meetings to finalize plan recommendations, and responded to more than 100 public comments on the draft plans.
- OP staff attended ANC and civic association meetings to discuss plan recommendations and work with community stakeholders to address concerns.
- Completing these small areas plans required the full utilization of OP's neighborhood planning division, which benefitted from two new positions in FY08—a staff assistant and a community planner.

#### *What external factors influenced this indicator?*

- The Council's Committee of the Whole (COW) held a public hearing on each plan to receive public testimony.
- Where issues were raised by stakeholders during the hearings, COW recommended that OP continue to work with the community as projects moved forward.

#### *How did the agency's actions affect this indicator?*

- OP implemented the Historic Homeowners Grant Program to help qualified low- and moderate-income homeowners in historic districts pay for certified rehabilitation work. OP implemented a fair and accountable application process that has generated transformative change in the Historic Anacostia historic district (the first area to receive grants).
- OP has dedicated an experienced preservation architect to regularly visit the projects and work cooperatively with the homeowners on their proposals.

#### *What external factors influenced this indicator?*

- For much of the year questions lingered about the tax status of the grants, slowing roll-out of the program and causing several homeowners to express concern about accepting grant awards. In July, the Council passed emergency legislation to exempt these payments from taxable income.



## Key Performance Indicators –Details

### Performance Assessment Key:

● Fully achieved     
 ● Partially achieved     
 ● Not achieved     
 ● Data not reported

	FY06 Actual	FY07 Actual	FY08 Target	FY08 Actual	FY09 Projection
<b>OBJECTIVE 1: Catalyze improvements in neighborhoods and commercial areas.</b>					
<span style="color: green;">●</span> Complete DCPS Plan by 9/30/08. . . . .	N/A	N/A	9/30/2008	9/30/2008	N/A
<span style="color: green;">●</span> % of OP planning studies approved by the Council. . . . .	N/A	N/A	90%	100%	90%
<span style="color: green;">●</span> % of implementation items achieved. . . . .	N/A	N/A	35%	36%	40%
<span style="color: gray;">●</span> Positive change in retail sales in the studied submarkets, relative to the baseline*. . . . .	N/A	N/A	N/A	TBD*	TBD
<span style="color: green;">●</span> % change in transit ridership. . . . .	N/A	N/A	1.0%	4.0%	1.0%
<span style="color: green;">●</span> % of approved PUDs or District-subsidized projects that include TDM measures. . . . .	N/A	N/A	60.0%	88.2%	75.0%
<b>OBJECTIVE 2: Better inform decisions about public and private investments.</b>					
<span style="color: gray;">●</span> Positive change in neighborhood indicators relative to the baseline* . . . . .	N/A	N/A	N/A	B-line set	TBD
<span style="color: green;">●</span> % of Dev. Review reports that meet the expectations of boards/commissions. . . . .	93.8%	92.4%	90.0%	91.8%	90.0%
<span style="color: green;">●</span> % of customers who have the information they need to facilitate analyses, planning, and decision making in the city fulfill their role in planning the city. . . . .	N/A	91.3%	80.0%	90.1%	85.0%
<span style="color: gray;">●</span> % change in citizens' access to fresh and healthy food relative to the baseline*. . . . .	N/A	N/A	N/A	51%*	TBD
<span style="color: green;">●</span> # of new workforce partnerships created that provide relevant job skills. . . . .	N/A	N/A	10	13	10
<b>OBJECTIVE 3: Deliver resources, clarified regulations, and technical assistance to enhance the quality of the built environment.</b>					
<span style="color: green;">●</span> # of focus issues studied by zoning regulations review task force that are available for online review by the public. . . . .	N/A	N/A	6	9	12
<span style="color: green;">●</span> \$ of historic homeowner grants issued. . . . .	N/A	N/A	\$750,000	\$919,009	\$900,000
<span style="color: green;">●</span> % of completed zoning and preservation conceptual design reviews for DC government projects. . . . .	N/A	N/A	75.0%	90.2%	85.0%

\*No FY08 target reported because FY08 was baseline year for data collection.