

Office of Planning FY2021

Agency Office of Planning

Agency Code BDO

Fiscal Year 2021

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, while engaging all communities.

Summary of Services OP performs planning for neighborhoods, corridors, districts, historic preservation, public facilities, parks and open spaces, and individual sites. In addition, OP engages in urban design, land use, and historic preservation reviews. OP also conducts historic resources research and community visioning, and manages, analyzes, maps, and disseminates spatial and US Census data.

2021 Accomplishments

Accomplishment	Impact on Agency	Impact on Residents
Comprehensive Plan adoption. Mayor Bowser’s update of the District’s Comprehensive Plan was enacted in FY21. The Comprehensive Plan is a high-level guiding document that sets a positive vision for the District of Columbia through the lens of its physical growth and change.	The updated Comprehensive Plan reflects the best analysis, policies and actions that will prepare the District to manage future change with an eye toward equity and racial justice, resilience, and shared prosperity. Having the updated Comp Plan in place provides the framework for OP and other District agencies to seize opportunities and tackle important District-wide challenges ahead.	The previous version of the Comprehensive Plan was enacted in 2006 and underwent a minor update in 2011, and therefore did not reflect the current challenges and environment of the District. The Comprehensive Plan update was informed by the contributions of thousands of residents and will allow the District to better meet the challenges facing residents today, including COVID-19 and recovery, equity and racial justice, housing, resilience, and public resources.
Housing. In FY21, OP continued efforts to support Mayor Bowser’s housing goals of 36,000 new units with 12,000 dedicated affordable units by 2025. A key component of this work was launching three small area planning processes to support equitable housing targets by planning area. Additionally, OP’s proposal to expand the inclusionary zoning requirements for map amendments (IZ+) was approved by the Zoning Commission and OP submitted additional proposals to address exempted zones and residential conversions (IZ XL). OP also continued its Historic Homeowner Grants Program to offer financial assistance to low- and moderate-income homeowners to help with the cost of repairing their historic homes.	OP’s FY21 work continued to implement policies and actions in the Comp Plan’s Housing Element, as well as furthered the Mayor’s housing goals. Work in FY22 will continue to build on these efforts, including in neighborhood planning, data analysis and forecasting, and zoning actions.	Housing affordability is critical for all residents to thrive. OP’s work in FY21 focused on furthering the Mayor’s housing targets, with an emphasis on affordable housing in high opportunity areas.
Economic recovery. OP provided support to numerous economic recovery efforts in FY21. The OP team provided analysis and strategic guidance to the District Economic Recovery Team (DERT) and supported an Urban Land Institute Advisory Services Panel on strategies for recovery and economic resilience in the Central Business District. OP’s Design team conducted public space work to support economic recovery, such as public life studies and the District’s streatery program. Additionally, the Food Policy team continued their work to address systemic inequities in the food ecosystem that have been exacerbated by the pandemic, such as establishing the Nourish DC fund.	Planning for equitable economic recovery has become a central component of OP’s workplan since the onset of the pandemic	COVID-19’s impact has been disproportionate, affecting communities of color and vulnerable residents more significantly than others. This is largely due to inequities that existed long before COVID-19. OP’s contribution to economic recovery strategies has been grounded in understanding and tackling the conditions that have led to inequitable outcomes.

2021 Key Performance Indicators

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
1 - Provide data and analysis to support sound and integrated policy decisions that strengthen the District’s fiscal stability, sustainability, and quality of life. (2 Measures)											
Satisfaction rating given by the Director of the Capital Improvements Program re: the consistency and quality of OP’s contribution	Quarterly	100%	100%	90%	100%	100%	100%	100%	100%	Met	
Percent of Geographic Information Systems (GIS) and State Data customers (internal and external) who are satisfied with the maps and demographic data they received from OP staff, and that it will enable them to fulfill their role in planning the city and influencing quality neighborhood outcomes	Quarterly	97.8%	98.1%	92%	100%	98.5%	96.9%	98.9%	98.2%	Met	
2 - Catalyze improvements in the urban design, economic vitality, and livability of District neighborhoods by creating excellent, context-sensitive plans. (5 Measures)											
Satisfaction rating given by head of Public Space Commission re: the consistency and quality of OP’s contribution	Quarterly	100%	100%	90%	100%	100%	100%	100%	100%	Met	
Percent of stakeholder requests for planning assistance fulfilled	Quarterly	100%	100%	80%	100%	95.5%	100%	100%	98.6%	Met	
Percent of OP small area plans approved by the Council or other neighborhood plans supported by the relevant Advisory Neighborhood Commissions (ANCs)	Quarterly	No Applicable Incidents	No Applicable Incidents	92%	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents		
Percent of OP’s neighborhood plans that receive recognition from professional associations (American Planning Association (APA), Urban Land Institute (ULI), etc.)	Annually	No Applicable Incidents	No Applicable Incidents	50%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	No applicable incidents		
Percent of discretionary developments/projects initiated within neighborhood plan boundaries that are guided by OP’s small area or neighborhood plans	Quarterly	100%	100%	95%	No applicable incidents	100%	No applicable incidents	No applicable incidents	100%	Met	
3 - Increase the transparency and predictability of the planning process to better engage stakeholders and to enrich the dialogue around key planning tools and topics. (2 Measures)											
Percent of customers OP engages who rate their interaction with OP as satisfactory or higher	Quarterly	98.1%	96.6%	75%	97.1%	94.9%	95.4%	97.6%	96.4%	Met	
Percent of relevant ANCs that OP engages in small area or neighborhood planning activities	Quarterly	100%	No Applicable Incidents	90%	100%	100%	100%	100%	100%	Met	
4 - Enhance the District’s built environment by promoting high quality development through clarified regulations, mandatory and discretionary zoning reviews, historic preservation review processes, and technical assistance in planning and design. (9 Measures)											
Percent of historic property permit applications reviewed over the counter	Quarterly	97.5%	98.1%	90%	98.1%	97.1%	97%	98.1%	97.6%	Met	
Percent of historic landmark designations without owner objection	Quarterly	77.8%	100%	85%	100%	100%	100%	100%	100%	Met	
Percent of Development Revenue reports that meet the expectations of boards/commissions	Quarterly	92.8%	94.2%	92%	95.3%	90%	91.9%	92.3%	92.4%	Met	
Average number of cases reviewed per historic preservation staff	Quarterly	708.6	878.1	600	220.3	190.1	227.6	206	834.71	Met	
Percent of Planning Unit Developments (PUDs) that exceed minimum requirements to further the Sustainable DC plan including the provision of green roofs or other features to help reduce storm water runoff, electric car charging stations or bike share facilities	Quarterly	66.7%	100%	65%	100%	No applicable incidents	No applicable incidents	100%	100%	Met	
Average number of cases reviewed per zoning review staff	Quarterly	45.7	56.6	35	8.6	8.1	8.6	4.7	30	Unmet	Starting this summer there was a steady slow down in cases filed for the Board of Zoning Adjustment and the Zoning Commission, and thus OP’s workload fell.
Percent of Historic Preservation staff reports that meet the expectations of the Historic Preservation Review Board Chair and the Mayor’s Agent	Quarterly	100%	93.6%	92%	94.2%	95.1%	94.2%	88.6%	93.1%	Met	

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
Percent of historic preservation projects properly noticed after implementation of new regulations	Quarterly	92.1%	92%	90%	100%	68.1%	100%	75%	86.4%	Nearly Met	OP's Historic Preservation Office "Nearly Met" the 90% target. It has a tight turnaround on projects that go before the Old Georgetown Board. In FY 2021, in both the 2nd and 4th quarters, there was one OGB meeting when the notices did not meet the 21-day deadline (Feb, July). Unlike the Historic Preservation Review Board, the Old Georgetown Board maintains that it is not bound by the 21-day DC notice requirement, and they will hear the cases regardless of previous notification to affected parties.
Percent of DC government project reviews concluded with adverse effects resolved by consensus	Quarterly	99.3%	99.8%	90%	100%	100%	100%	99.1%	99.8%	Met	

2021 Workload Measures

Measure	FY 2019 Actual	FY 2020 Actual	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual
1 - Citywide Planning (2 Measures)							
Number of analyses conducted and studies produced	115	161	26	32	19	16	93
Number of District agencies that have used OP research and analysis products to effectively support their work	116	91	34	29	38	40	141
1 - Demographic Services (1 Measure)							
Number of requests for Census or other demographics information	168	286	47	33	96	98	274
1 - Mapping Services (1 Measure)							
Number of requests for mapping or geospatial services	108	235	54	31	132	75	292
1 - Policy and Regulation Support (1 Measure)							
Number of public space applications submitted to OP for review	1515	1945	760	573	482	464	2279
2 - Neighborhood Plans (2 Measures)							
Number of requests for planning assistance or information received from civic organizations or other stakeholders	591	1203	170	238	274	144	826
Number of neighborhood plans or major projects delivered	17	17	5	2	4	5	16
3 - Education (2 Measures)							
Number of stakeholder engagement activities conducted by OP for purposes of education, dialogue, and/or feedback	85	195	11	65	23	25	124
Number of persons attending/participating in stakeholder engagement activities conducted by OP	5787	7575	959	729	1694	905	4287
4 - Government Project Reviews (2 Measures)							
Number of historic preservation cases regarding District and federal government undertakings filed for State Historic Preservation Office review	879	746	243	223	250	234	950
Number of archaeology cases regarding District and federal government undertakings filed for State Historic Preservation Office review	229	391	156	91	99	76	422
4 - Historic Landmark Designations (1 Measure)							
Number of cases filed for historic landmark designation	8	5	7	1	5	7	20
4 - Historic Preservation Reviews (1 Measure)							
Number of permit applications submitted to Historic Preservation Office staff	6669	6147	1542	1331	1593	1442	5908
4 - Homeowner Grants (1 Measure)							
Dollar amount of historic homeowner grants issued	\$139,730	\$170,629	\$2989	\$37,024	\$31,157	\$86,061	\$157,231
4 - HPRB Staff Reports (1 Measure)							
Number of historic preservation cases submitted for Historic Preservation Review Board or U.S. Commission of Fine Arts review	721	613	159	162	180	156	657
4 - Planned Unit Developments (PUDs) (1 Measure)							
Number of affordable housing units approved by the Zoning Commission through Planned Unit Developments	391	203	109	No applicable incidents	No applicable incidents	22	131
4 - Zoning Staff Reports (2 Measures)							
Number of cases filed for Zoning Commission review	77	55	5	12	26	11	54
Number of cases filed for Board of Zoning Adjustment review	301	151	81	79	62	35	257

2021 Operations

Operations Title	Operations Description	Type of Operations
1 - Provide data and analysis to support sound and integrated policy decisions that strengthen the District's fiscal stability, sustainability, and quality of life. (8 Activities)		
Planning Pilots	Pilot planning tools to demonstrate the feasibility of new ideas or strategies in OP reports.	Daily Service
Policy and Regulation Support	Provide policy assistance and regulation support to the Mayor's Office and partner agencies in key sectors such as housing, transportation, economic development, and public space.	Daily Service
Citywide Planning	Create studies and provide programmatic support to District agencies for citywide issues such as affordable housing, arts and culture, urbanism, industrial lands, sustainability, health, and the creative economy.	Key Project

Operations Title	Operations Description	Type of Operations
Mapping Services	Provide mapping services to District agencies and the public.	Daily Service
Demographic Services	Provide U.S. Census population and demographic data to District agencies and the public.	Daily Service
Growth Forecasts	Provide District of Columbia Growth Forecasts on population, households, and employment.	Key Project
INDICES	Produce INDICES, a 300-page snapshot of District government operations, every other year.	Key Project
Capital Planning	Provide long-range capital planning services for schools, parks, and other public facilities.	Key Project
2 - Catalyze improvements in the urban design, economic vitality, and livability of District neighborhoods by creating excellent, context-sensitive plans. (7 Activities)		
Placemaking	Undertake placemaking projects to enliven and enrich properties, streets, neighborhoods, waterfronts, and the District.	Key Project
Revitalization And Design	Partner on planning and implementation efforts for Center City, coordinating with District and Federal Partners, businesses, and resident groups.	Key Project
Comprehensive Plan	Monitor and update the city's Comprehensive Plan to establish land uses and other overarching policies that guide growth and development.	Daily Service
Comp Plan Updates and Amendments	Produce a full update to the Comp Plan every 12 years and an amendment every four years.	Key Project
Poplar Point Redevelopment	Produce a Small Area Plan and work with the National Park Service to facilitate the transfer and improvement of Poplar Point.	Key Project
Neighborhood Plans	Develop small area plans or other customized planning tools to address challenges and manage change at the neighborhood scale.	Daily Service
Design Support	Provide design services to OP divisions and District agencies and undertake analysis to provide design decision-making frameworks.	Daily Service
3 - Increase the transparency and predictability of the planning process to better engage stakeholders and to enrich the dialogue around key planning tools and topics. (3 Activities)		
Education	Educate residents and other stakeholders regarding current planning policies and zoning regulations.	Daily Service
Best Practices	Develop and adopt new and effective methods to improve the quality of public participation and input.	Daily Service
Engagement	Conduct meaningful public engagement through active projects and ongoing community conversations in all eight wards.	Daily Service
4 - Enhance the District's built environment by promoting high quality development through clarified regulations, mandatory and discretionary zoning reviews, historic preservation review processes, and technical assistance in planning and design. (9 Activities)		
Planned Unit Developments (PUDs)	Emphasize the provision of housing affordability, environmental sustainability, and design excellence for projects requesting additional density or development flexibility through the PUD process, while reviewing all proposed PUDs against the Comprehensive Plan, small area plans, and major policy initiatives.	Daily Service
HPRB Staff Reports	Produce a staff report on each case before the Historic Preservation Review Board.	Daily Service
Homeowner Grants	Award targeted grants to help low and moderate-income homeowners with the cost of preserving their historic homes.	Daily Service
Historic Landmark Designations	Evaluate and recognize significant properties eligible for historic landmark designation.	Daily Service
Zoning Staff Reports	Produce a staff reports on each case before the Zoning Commission and Board of Zoning Adjustment.	Daily Service
Historic Preservation Reviews	Review conceptual design and permit applications for work on historically designated properties, or properties in historic districts, as an over-the-counter service.	Daily Service
Government Project Reviews	Review conceptual design and permit applications for District and federal government undertakings for compatibility with historic work on historically designated or eligible properties, or properties in historic districts.	Daily Service
Zoning Regulations Update	Work with the Office of Zoning, Office of the Attorney General, and the Department of Consumer and Regulatory Affairs (DCRA) to implement the new zoning regulations, and provide clarification through technical corrections and text amendments as necessary.	Key Project
Historic Preservation Planning	Produce and update short- and long-term, comprehensive historic preservation plans and studies, including the DC Historic Preservation Plan and Historic Preservation Element of the DC Comprehensive Plan, to guide efforts, preserve history and heritage, and establish goals.	Key Project

2021 Strategic Initiatives

Strategic Initiative Title	Strategic Initiative Description	Completion to Date	Status Update	Explanation for Incomplete Initiative
Capital Planning (1 Strategic Initiative)				
Civic Infrastructure and Facilities Initiative	Building on the Comprehensive Plan (Comp Plan) proposal to improve coordination of civic infrastructure investments, OP has begun convening a cross-agency team to help align data, planning, budgeting and implementation. In FY 2021, OP will support and staff a core team of agency partners that will create a framework and guiding principles to help structure the effort, as well as support pilot initiatives around DPR's Ready2Play facilities plan, FY 2023 budget planning, and OP's own place-based planning. This effort supports housing and equity goals for the District by ensuring all neighborhoods have adequate facilities as additional housing is created.	Complete	OP worked with OBPM to develop updated Comprehensive Plan CIP criteria guidance for the FY 2023 budget formulation process, to reflect the 2021 Comprehensive Plan Amendment. This process included coordinating with CIFI agencies and DDOT to hold meetings to test the criteria on capital projects and presenting on the use of the criteria at the annual budget kick-off meeting. Additionally, OP coordinated with each CIFI agency to continue development of the group's co-location opportunity map, including discussing and compiling existing data sources. During 4Q, OP facilitated three CIFI Core Team meetings that discussed the Comp Plan CIP criteria, DPR and OP's upcoming Small Parks and Open Spaces project, and CIFI's FY22 workplan.	
Citywide Planning (1 Strategic Initiative)				
Resiliency planning	Building on an updated Comp Plan and Resilient DC, OP will support place-based analysis and interventions related to flooding and sea-level rise. OP will create a priority matrix of areas, with a focus on current and future populated areas, that could help drive federal funding. OP will also implement projects, including deploying capital funding to create preliminary designs for a network of connected and floodable infrastructure in Southwest DC.	Complete	In Q4, OP led an interagency effort to create a land use plan for Poplar Point that prioritizes all of the District's goals and objectives for the site while keeping flood resilience at the forefront of planning and development for the area. OP was also awarded FEMA funds to complete a citywide analysis and strategy. Although the SW/Buzzard Point Flood Resilience Strategy contract was not awarded in FY 2021, OP has been awarded \$18 million in federal funds to construct the first phase of the new infrastructure as part of the eventual implementation of the Strategy. During this period OP also supported DDOT and other District agencies in applying for technical assistance from USACE to study the feasibility of a flood wall around the Buzzard Point peninsula.	
Comp Plan Updates and Amendments (1 Strategic Initiative)				
Comprehensive Plan finalization	OP will finalize the DCMR language for the updated Comprehensive Plan. OP will hire a consultant to finalize the graphic and digital layout of approved text and maps. To be initiated upon Council passage of the Plan, anticipated in FY 2021.	Complete	Graphic design consultant completed the a full draft of layout.	
Neighborhood Plans (3 Strategic initiatives)				
Congress Heights Small Area Plan	OP will conduct a Small Area Plan within the Congress Heights neighborhood of Ward 8. The analysis will create an equitable development plan for Congress Heights that will feature opportunities for growth and investment, while considering current needs for response and recovery efforts and long-term community-based investments.	75-99%	Draft recommendations were shared at meetins with the community, Community Advisory Committee, and interagency working group. Writing of the draft plan is underway.	This small area planning process is in progress. A key contractor was not procured in FY 2021 due to unexpected contracting delays that ultimately led to a canceled solicitation in Q4.

Strategic Initiative Title	Strategic Initiative Description	Completion to Date	Status Update	Explanation for Incomplete Initiative
Chevy Chase Small Area Plan	As part of the Mayor's Housing Equity goals, OP will develop a small area plan along upper Connecticut Ave NW to re-envision the gateway, support new housing, and establish a new civic core at the Chevy Chase library and recreation center.	75-99%	Draft Vision and Goals released to the community and shared at public events and online. These form the basis for the draft recommendations.	This small area planning process is in progress. A key contractor was not procured in FY 2021 due to unexpected contracting delays that ultimately led to a canceled solicitation in Q4.
Pennsylvania Ave SE Small Area Plan	To create a reinvestment strategy update to the entire Pennsylvania Avenue SE corridor, from the Sousa Bridge to Southern Avenue SE. The SAP will analyze housing access and anti-displacement policies. It will also include COVID-19 recovery analysis.	75-99%	Draft recommendations shared at two public meetings, CAC and Interagency working group. AU Game Lab gathered additional oral histories and community feedback.	This small area planning process is in progress. A key contractor was not procured in FY 2021 due to unexpected contracting delays that ultimately led to a canceled solicitation in Q4.
Placemaking (1 Strategic Initiative)				
Support the C&O Canal project	Through the FY 2021 budget and Budget Support Act, OP received funding to support Georgetown Heritage's project to improve the design of the waterfront park through consultant services. OP will coordinate the design work with Georgetown Heritage and will be arbiters of the funding.	Complete	OP provided full funding of \$500,000 to Georgetown Heritage for this project, as directed by the FY 2021 budget. OP continues to provide a staff contact for this long-term project to provide design guidance to Georgetown Heritage and the National Park Service.	
Policy and Regulation Support (1 Strategic Initiative)				
Food security and policy	OP will complete a centralized kitchen study to provide best practices and recommendations regarding how a centralized kitchen facility could support government nutrition programs and workforce development. In addition, OP will work with partners, including DMPEd, DC Health, and DHS, to implement the recommendations in the Food Access and Food Security report in order to decrease food insecurity in the District during and following the public health emergency.	Complete	OP hosted a Virtual Launch event for the study on August 11 with 60 attendees. Director Trueblood and Ona Balkus led two panels of experts to discuss the findings of the study and next steps.	
Zoning Regulations Update (1 Strategic Initiative)				
Zoning updates for housing.	OP will support the Inclusionary Zoning (IZ+) proposal at the Zoning Commission and propose additional zoning changes to support more affordable housing production, given both proposed changes in the Comprehensive Plan (Comp Plan) and observed changes due to COVID-19. Once the D.C. Council approves the new Comp Plan, OP will assess zoning as it relates to the update, including new Future Land Use Map (FLUM) designations in high opportunity areas, to determine additional proposals related to the Mayor's Housing goals. The project will be initiated once the D.C. Council approves the Comp Plan.	Complete	One case filed for rezoning under the updated Comp Plan during 4Q – Lisner Home; OP to take to ZC in Oct 2021 (1Q 2022); OP to initiate 2 cases in 1Q 2022 – one along Benning Rd in Ward 7 and one in ward 8; OP has begun work on Faith-based affordable Housing initiative in 4Q.	