

OFFICE OF PLANNING

FY 2022 PERFORMANCE AND ACCOUNTABILITY REPORT

JANUARY 15, 2023



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1 OFFICE OF PLANNING

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.

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.

2 2022 ACCOMPLISHMENTS

Accomplishment

Comp Plan implementation. In FY22, OP completed three small area plans: The Chevy Chase Small Area Plan was approved by Council in July 2022, the Congress Heights Small Area Plan was submitted to Council in September 2022, and the Pennsylvania Avenue East Small Area Plan was released for public review in September 2022. Together, these plans help to implement the Comprehensive Plan and advance the mayor's housing goals in specific neighborhoods of the District.

Impact on Agency

These three small area plans are the first community plans OP has released since the adoption of the 2021 Comprehensive Plan to implement place-based guidance to advance racial equity, housing, resilience, and economic recovery.

Impact on Residents

The Chevy Chase Small Area Plan advances the mayor's housing goals in the Rock Creek West Planning Area, which currently has the least dedicated affordable housing in the District, through recommending a new zone to implement the Comprehensive Plan's changes to the Future Land Use Map and establishing a vision for the redevelopment of the Chevy Chase Library and Community Center. The Congress Heights Small Area Plan makes recommendations that build on the District's investments at St. Elizabeths East, support the housing and economic needs of both longtime and new residents, and celebrate the rich history and culture of the community. The Pennsylvania Avenue East Small Area Plan presents a community-informed vision that charts a path for increased investments, targeting resources toward neighborhood amenities, improved public spaces, and additional market rate and affordable housing for all residents.

Accomplishment

Housing. In FY 2022, OP's planning and development review work continued to advance the mayor's housing goals. Since the adoption of the Comprehensive Plan, OP has reviewed applications to the Zoning Commission just in the areas where changes were made to the Future Land Use Map that will yield approximately 4,600 new housing units, including 980 new affordable housing units. Additionally, OP launched several place-based planning efforts in the Comprehensive Plan's Future Planning Analysis Areas, including the Wisconsin Avenue Development Framework, Connecticut Avenue Development Guidelines, New York Avenue Vision Framework, and Ivy City Small Area Plan. Each of these plans will unlock further opportunity for market rate and affordable housing in the District.

Impact on Agency

OP's FY 2022 work continued to implement policies and actions in the Comprehensive Plan, as well as furthered the Mayor's housing goals. Work in FY 2023 will continue to build on these efforts, including in neighborhood planning and zoning actions.

Impact on Residents

Housing affordability is critical for all residents to thrive. OP's work in FY 2022 focused on furthering the Mayor's housing goals, with an emphasis on affordable housing in high opportunity areas.

Racial equity. The Black Homeownership Strike force (BHSF) which OP Co-Chaired delivered a Black Homeownership Strikeforce Report to the Mayor outlining a new goal to make 20,000 additional Black DC residents homeowners by 2030. The BHSF published a report that includes ten recommendations to support the new goal.

The report contains disaggregated data and analysis, policies and recommendations that will prepare the District to achieve the goal of 20,000 additional Black District resident homeowners by 2030 with an eye toward equity and racial justice and shared prosperity. Having the BHSF Report in place provides the framework for OP and other District agencies to mobilize toward realizing this ambitious goal.

This goal addresses the lasting legacy of discriminatory housing laws that locked many Black families out of homeownership throughout the 20th century. The recommendations support the goal for 20,000 additional Black District residents build generational wealth, stay in the District for generations to come, and benefit from the prosperity of Washington, DC.

3 2022 OBJECTIVES

Strategic Objective	Number of Measures	Number of Operations
Provide data and analysis to support sound and integrated policy decisions that strengthen the District's fiscal stability, sustainability, and quality of life.	2	8
Catalyze improvements in the urban design, economic vitality, and livability of District neighborhoods by creating excellent, context-sensitive plans.	5	7
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	3
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	9
Create and maintain a highly efficient, transparent, and responsive District government.	11	0

4 2022 OPERATIONS

Operation Title

Neighborhood Plans

Design Support

Operation little	Operation Description	Type of Operation
Provide data and analysis to s stability, sustainability, and q	support sound and integrated policy decisions that stre uality of life.	ngthen the District's fisca
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
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
Catalyze improvements in the ng excellent, context-sensiti	e urban design, economic vitality, and livability of Distric ve plans.	et neighborhoods by crea
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	Key Project

Type of Operation

Daily Service

Daily Service

Operation Description

Increase the transparency and predictability of the planning process to better engage stakeholders and to enrich the dialogue around key planning tools and topics.

Provide design services to OP divisions and District

agencies and undertake analysis to provide design

Develop small area plans or other customized planning tools to address challenges and manage

improvement of Poplar Point.

decision-making frameworks.

change at the neighborhood scale.

(continued)

Operation Title	Operation Description	Type of Operation
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

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.

planning and design.		
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

5 2022 STRATEGIC INITIATIVES

In FY 2022, Office of Planning had 9 Strategic Initiatives and completed 100%.

Title	Description	Completion to Date	Update	Explanation for Incomplete Initiative
Launch a New York Avenue Vision Framework.	OP will initiate development of a Vision Framework for the New York Avenue NE Corridor between Florida Avenue NE and South Dakota Avenue NE, and complete key components of the Framework by September 30, 2022. Key components include an existing conditions analysis, a community engagement strategy, and a development scenario analysis that prioritizes equity and housing production in alignment with the Comprehensive Plan and District needs, priorities, and goals.	Complete	In Q4, OP was able to complete all planned FY 22 task work on the New York Ave NE Vision Framework. OP conducted community engagement activities, a massing study that evaluates how the corridor's future land use can be implemented, and a demand analysis for infrastructure and facilities.	
Initiate a study of Production, Distribu- tion, and Repair land uses.	OP will initiate a study to inform the District's needs for Production, Distribution, and Repair (PDR) land uses, completing key components of the study by September 30, 2022. This effort will include identification of current PDR uses; an estimate of space currently required by those uses; and an assessment of how those space requirements may evolve over the next ten years. OP will also begin an evaluation of future demand for these uses and related space requirements based on industry trends and other factors.	Complete	In Q4, OP was able to complete all planned FY 22 task work on the PDR Report. This work includes completion of the PDR Report's existing conditions report, a first draft of its market study, and the initiation of stakeholder interviews to help inform the final report.	
Execute a grant with the DC History Center.	By January 2022, OP will execute a grant with the DC History Center, and collaborate with them and community-based advisory groups during the year to implement a program of history-related activities to preserve and elevate stories of Washington's diverse people, neighborhoods, and institutions.	Complete	100% complete. The grantee reports that more than 3,700 people participated in educational programs during the year.	

Initiate planning efforts in the Friendship Heights and Tenleytown neighbor- hoods	In FY 2022, OP will initiate planning efforts along the Wisconsin Avenue corridor with a focus on incentivizing additional residential density and affordable housing to meet citywide housing goals. OP will complete a substantial amount of this work by September 30, 2022.	Complete	Existing conditions report completed, draft WI Ave market study completed and reviewed, community survey yielded 1,000+ respondents, fall community meetings scheduled and promoted, focus groups organized and initiated, other community engagement continued.
Conduct planning analyses in the Cleveland Park and Woodley Park neigh- borhoods.	By September 30, 2022, OP will substantially complete a planning effort along the Connecticut Avenue corridor with a focus on creating design guidelines to facilitate additional residential density and affordable housing to meet citywide housing goals, and consideration for adoption by the Historic Preservation Review Board.	Complete	Existing conditions report completed, CT Ave public life study completed, community surveys yielded 1,000+ respondents, fall community meetings scheduled and promoted, focus groups organized and initiated, other community engagement continued.
Complete Small Area Plans in Congress Heights and Pennsylva- nia Avenue SE.	For planning initiated in FY 2021, OP will complete Small Area Plans for Congress Heights and for Pennsylvania Avenue SE, including public review of draft plans and hosting Mayoral Hearings. OP will send both plans to the Council by March 31, 2022.	Complete	CHSAP completed, and submitted to Council. PASESAP completed, and released for public comment in September.
Complete Small Area Plan in Chevy Chase.	For planning initiated in FY 2021, OP will complete a Small Area Plan for Chevy Chase, including public review of draft plans and hosting Mayoral Hearings. OP will send the plan to the Council by March 31, 2022.	Complete	Council approved the CCSAP by resolution on July 12. Final plan printed and distributed in community and posted online. Implementation of recommendations began with zoning process led by OP's Development Review division and a "Civic Core" Request for Proposals led by DMPED.
Initiate a planning study for the Ivy City neighbor- hood.	In FY 2022 OP will launch a Small Area Plan for the Ivy City neighborhood by conducting a public life study, and initiating community engagement, a quality of life assessment, analysis of industrial land, and development of public realm design guidelines.	Complete	Community engagement activities continue, including planning and outreach for Ivy City Planning Day (to be held October 22, 2022) and SAP focus groups. The event materials (surveys, Data Walk information/graphics boards, flyers/banners, etc.) are in production. In FY 2022 the project team has presented updates to neighborhood organizations, ANC 5D Commissioners, and members of the public.

Launch a Streets for People initiative. In FY 2022 OP will launch a multi-year Streets for People initiative, a series of investments in Central Washington's public spaces for economic recovery. When concluded, this effort will yield an urban design framework for public space and demonstrate how temporary conversion of streets and sidewalks into vibrant public spaces can support local business development and attract workers, residents, and visitors to Central Washington.

Complete

Fully paid out on all the grants to Business Improvement Districts designed to help bring activity to central Washington. Participated at six SFP events to share information on program and related OP work. Re-allocated unspent funds to support existing and new projects from additional grantees. Lead coordination with DDOT, MPD and DPW on 18th Street Closure project. Hosted Streets for People Downtown Public Realm Pre-Proposal Conference. Evaluated 3 proposals submitted for the public realm RFP.

professional associations (American

Planning Association (APA), Urban Land Institute (ULI), etc.)

6 2022 KEY PERFORMANCE INDICATORS AND WORKLOAD MEASURES

Incidents

Incidents

Key Performance Indicators

Measure	Directionalit	4 < ⁴ 2020	£4.202,	ET 2012 Talger	c ⁴ 2012 Ch	ed ron or	K ⁴ 2022 Ots	c ⁴ 2022 OA	K ⁴ 2022	Maz 2027 Kli Lengs	Explanation of Uninet Kri
Provide data and analysis to support s	ound and in	tegrated polic	y decisions tha	at strengthen	the District's f	iscal stability,	sustainability,	and quality of	life.		
Satisfaction rating given by the Director of the Capital Improvements Program re: the consistency and quality of OP's contribution	Up is Better	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	Up is Better	98.1%	98.2%	92%	99.5%	100%	97.6%	97.3%	98.8%	Met	
Catalyze improvements in the urban d		omic vitality, a	nd livability of	District neigh	nborhoods by	creating excel	ent, context-s	ensitive plans	•		
Satisfaction rating given by head of Public Space Commission re: the consistency and quality of OP's contribution	Up is Better	100%	100%	90%	100%	100%	100%	100%	100%	Met	
Percent of stakeholder requests for planning assistance fulfilled	Up is Better	100%	98.6%	80%	100%	100%	100%	100%	100%	Met	
Percent of OP small area plans approved by the Council or other neighborhood plans supported by the relevant Advisory Neighborhood Commissions (ANCs)	Up is Better	No Applicable Incidents	No Applicable Incidents	92%	No applicable incidents	No applicable incidents	No applicable incidents	100%	100%	Met	
Percent of OP's neighborhood plans that receive recognition from	Up is Better	No Applicable	No Applicable	50%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	No applicable		

incidents

rheas ^{ute}	Directionality	<7 2020	<7 2023	ET 2022 Target	€ [√] 2022 [©]	< 12022 O2	<1 2022 OF	< 12022 QA	< 12022	Was Jos Kol Lefs	Exploration of Unreal KO
Percent of discretionary developments/projects initiated within neighborhood plan boundaries that are guided by OP's small area or neighborhood plans	Up is Better	100%	100%	95%	100%	100%	100%	No applicable incidents	100%	Met	
Increase the transparency and predicta	ability of the	planning pro	ess to better	engage stakeh	olders and to	enrich the dia	logue around l	key planning to	ools and topic	s.	
Percent of customers OP engages who rate their interaction with OP as satisfactory or higher	Up is Better	96.6%	96.4%	75%	99.5%	100%	97.6%	97.4%	98.8%	Met	
Percent of relevant ANCs that OP engages in small area or neighborhood planning activities	Up is Better	No Applicable Incidents	100%	90%	100%	100%	100%	100%	100%	Met	
and technical assistance in planning and Percent of historic property permit applications reviewed over the counter	Up is Better	98.1%	97.6%	90%	97.2%	97%	96.5%	98.1%	97.2%	Met	<u> </u>
Percent of historic landmark designations without owner objection	Up is Better	100%	100%	85%	100%	100%	100%	100%	100%	Met	
Percent of Development Revenue reports that meet the expectations of boards/commissions	Up is Better	94.2%	92.4%	92%	93.5%	98%	96.3%	97.4%	96.1%	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	Up is Better	100%	100%	65%	100%	100%	No applicable incidents	100%	100%	Met	
Average number of cases reviewed per zoning review staff	Up is Better	566	30	35	124	99	131	76	430	Met	
Percent of Historic Preservation staff reports that meet the expectations of the Historic	Up is Better	93.6%	93.1%	92%	93.2%	97.9%	98.2%	94.3%	96.2%	Met	

Mesture	Directionalit	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	< 1 ²⁰²	ET 2022 Target	£72022 O	c ⁴ 2022 Or	5 ⁴ 2022 O3	5 ⁴ 2022 QA	€ ⁷ 20 ²²	We 2021 KILLYe is	Explanation of United April
Percent of historic preservation projects properly noticed after implementation of new regulations	Up is Better	92%	86.4%	90%	100%	80%	82%	100%	91.2%	Met	
Percent of DC government project reviews concluded with adverse effects resolved by consensus	Up is Better	99.8%	99.8%	90%	98.5%	99.1%	98.8%	97.9%	98.6%	Met	
Average number of cases reviewed per historic preservation staff	Up is Better	878.1	834.7	600	192.8	205	225	1550	871.6	Met	

Workload Measures

Heasure	<-1 2020	<42°02,	<12020°	<42022O2	< 12022 O3	<42022QA	< 1 ²⁰ 22
Citywide Planning							
Number of analyses conducted and studies produced	161	93	9	18	19	2	48
Number of District agencies that have used OP research and analysis products to effectively support their work	91	141	15	11	22	15	63
Demographic Services							
Number of requests for Census or other demographics information	286	274	58	156	128	80	422
Mapping Services							
Number of requests for mapping or geospatial services	235	292	325	62	200	32	619
Policy and Regulation Support							
Number of public space applications submitted to OP for review	1945	2279	446	466	464	314	1690
Neighborhood Plans							
Number of requests for planning assistance or information received from	1203	826	30	118	16	314	478
civic organizations or other stakeholders Number of neighborhood plans or major projects delivered	17	16	6	10	3	7	26
Education							
Number of stakeholder engagement activities conducted by OP for purposes of education, dialogue, and/or feedback	195	124	16	56	17	37	126
Number of persons attending/participating in stakeholder engagement activities conducted by OP	7575	4287	490	1306	217	460	2473
Government Project Reviews							
Number of historic preservation cases regarding District and federal government undertakings filed for State Historic Preservation Office review	746	950	179	275	240	279	973
Number of archaeology cases regarding District and federal government undertakings filed for State Historic Preservation Office review	391	422	71	103	106	98	378

Workload Measures (continued)

Measure	K-1-2020	< 1 20°2	<12022 G	<42022 O2	< 12022 O3	< 12022 OA	K12022
Historic Landmark Designations							
Number of cases filed for historic landmark designation	5	20	5	3	3	5	16
Historic Preservation Reviews							
Number of permit applications submitted to Historic Preservation Office staff	6147	5908	1341	1436	1573	1550	5900
Homeowner Grants							
Dollar amount of historic homeowner grants issued	\$170,629	\$157,231	\$19,166	\$36,770	\$16,694	\$66,801	\$139,431
HPRB Staff Reports							
Number of historic preservation cases submitted for Historic Preservation Review Board or U.S. Commission of Fine Arts review	613	657	119	165	151	157	592
Planned Unit Developments (PUDs)							
Number of affordable housing units approved by the Zoning Commission through Planned Unit Developments	203	131	51	131	109	67	358
Zoning Staff Reports							
Number of cases filed for Zoning Commission review	55	54	16	23	21	9	69
Number of cases filed for Board of Zoning Adjustment review	151	257	120	127	120	95	462