

**ADVISORY NEIGHBORHOOD COMMISSION 5B  
COMMITTEE ON DEVELOPMENT AND LAND USE  
1920 Irving Street NE  
Washington, D.C. 20018**

Resolution Regarding the DC Office of Planning Proposed Changes to the  
Comprehensive Plan and Future Land Use Map Amendment Act of 2020  
(Bill 24-01)

WHEREAS proposed changes by the District of Columbia's Office of Planning (OP) documented in the existing Comprehensive Plan for the National Capital and Maps (Bill 24-01) are pending approval by the Council of the District of Columbia;

WHEREAS Advisory Neighborhood Commission (ANC) 5B does not oppose appropriate development projects which have received full community input, discussion, and approval, when necessary:

WHEREAS the Office of Planning, subsequently, recommended multiple changes throughout the ANC 5B community to the Future Land Use Map (FLUM) without the full consideration of ANC 5B community input;

WHEREAS the Future Land Use Map (FLUM) carries the same legal weight as the text of the Comprehensive Plan;

WHEREAS eleven of OP's recommended changes to the FLUM are within the borders of ANC 5B and, together, affect over 50 acres of land, including all the grounds of the Howard University Divinity School and the Franciscan Monastery (see map of OP proposed changes in ANC 5B attached);

WHEREAS OP's proposed FLUM changes in ANC 5B, if approved by the Council, would allow the DC Zoning Commission to give *pro forma* approval of applications to up-zone to higher density zones and would permit matter-of-right to development in the ANC 5B community with no community involvement;

WHEREAS matter-of-right development will disincentivize use of the Planned Unit Development (PUD) process and eliminate the opportunities the PUD process affords the constituents of ANC 5B to advocate for such quality of life amenities as controlled density, affordable housing, quality jobs, preservation of greenspace, buffering of adjacent properties, and infrastructure improvements; and

WHEREAS ANC 5B is concerned that OP's proposed changes to the Comprehensive Plan and FLUM could accelerate development patterns that exacerbate the continued displacement of long-standing ANC 5B residents of modest means; Now, Therefore be it

*RESOLVED*, That Advisory Neighborhood Commission 5B:

1. Opposes changes to the Comprehensive Plan and FLUM that lay the groundwork for significant development changes without community input or planning.
2. Urges the Council to affirm the guiding principles and recommendations of the 2009 Brookland Small Area Plan which espouse respect for neighborhood residents and livability, economic development, transportation and connectivity, open space and environment, and use of the PUD process to negotiate density in exchange for community needs; and,
3. Urges the Council to oppose or defer any changes to the Comprehensive Plan's Future Land Use Map until ANC 5B and neighborhood stakeholders have had a meaningful opportunity to identify priorities and address concerns through a Small Area Plan or other binding community-driven planning process.
4. Urges the Council to give great weight to the concerns of Advisory Neighborhood Commission 5B and its constituents in view of the proposed loss of resident input and the number of development projects proposed within its boundaries, including those at the Howard Divinity School, Brookland/CUA Metro Station site, the Franciscan Monastery and the Reed Street Development site.

This resolution is approved/opposed by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ abstentions, on March 24, 2021, at a duly noticed public "Virtual" meeting of ANC 5B Commission. (A quorum is 3 out of 5 Commissioners present.) Point of contact is Commissioner Gayle Carley, Chairperson Committee on Development and Land Use.

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Ursula Higgins, Chairperson

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Prita Piekara, Secretary