

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3F**  
*Van Ness • North Cleveland Park • Wakefield • Forest Hills*

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3F02 – Shirley Adelstein, Treasurer  
3F03 – Naomi Rutenberg  
3F04 – Deirdre Brown  
3F05 – Andrea Molod, Secretary  
3F06 – Bill Sittig  
3F07 – Patrick Jakopchek, Chair



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**RESOLUTION REGARDING AMENDMENTS TO THE FRAMEWORK ELEMENT, DC  
COMPREHENSIVE PLAN BILL 22-663**

March 20, 2018

**Whereas** in January 2018 the Mayor sent amendments to the Framework Element of the Comprehensive Plan (Bill 22-663) to the Council of the District of Columbia (Council), which were prepared by the Office of Planning (OP) and will be followed by legislation that would amend other elements of the comprehensive plan; and

**Whereas** OP did not schedule any public meetings to inform the public and Advisory Neighborhood Commissions (ANCs) about the content of the amendments or the potential effect of the amendments, even though OP announced at the beginning of the amendment process in 2017 that it would provide a 60-day public comment period on its selection of Comprehensive Plan amendments prior to submitting amendments to the Council; and

**Whereas** the DC Comprehensive Plan is the pre-eminent planning document that guides all land use decisions and planning in the District of Columbia and sets goals for land use policy to achieve the shared values of all residents; and

**Whereas** the Framework Element is a foundational element of the Comprehensive Plan and includes the Generalized Policy Map, which forecasts where development will occur and what levels of development are appropriate over the next 20 years, and Future Land Use Map (FLUM), which presents a hierarchy of types of development and building densities and where those building types are planned; and

**Whereas** the Comprehensive Plan is law and the Zoning Commission (ZC) and the Board of Zoning Adjustment (BZA) must follow the Plan, and decisions cannot be inconsistent with the Plan; and

**Whereas** clear definitions and standards allow the ZC, BZA, and the courts to determine if a development proposal meets the Comprehensive Plan;

**Therefore, be it resolved** that ANC 3F urges the Council of the District of Columbia to:

- Amend OP's proposed changes as needed to ensure sufficient clarity as to render the Plan internally consistent and enforceable;

- Balance the flexibility needed to accommodate inclusive growth in our city with the need to ensure transparency, accountability, and enforceability;
- Protect the capacity of ANCs and the District’s citizens to participate effectively in land-use decision making and benefit from a reasonable level of stability and predictability in zoning; and
- Ensure that the Comprehensive Plan supports strong policies that guide the ZC to maintain and expand affordable housing.

**Be it further resolved** that the Chair of ANC 3F, or their designee, are authorized to represent the Commission on this matter.

ANC 3F approved this resolution at its meeting on March 20, 2018, which was properly noticed and at which a quorum was present, by a vote of 6 in favor, 0 opposed, and 0 abstaining.



Patrick Jakopchek  
Chair, ANC 3F