

**COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE  
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

DRAFT

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**TO:** All Councilmembers  
**FROM:** Chairman Phil Mendelson  
Committee of the Whole  
**DATE:** July 12, 2022  
**SUBJECT:** Report on PR 24-928, “Congress Heights Small Area Plan Approval Resolution of 2022”

The Committee of the Whole, to which PR 24-928, “Congress Heights Small Area Plan Approval Resolution of 2022” was referred, reports favorably thereon and recommends approval by the Council.

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**I. BACKGROUND AND NEED**

The purpose of Proposed Resolution 24-928, the “Congress Heights Small Area Plan Approval Resolution of 2022,” is to approve the proposed Congress Heights Small Area Plan (SAP) which was prepared by the D.C. Office of Planning in furtherance of the Comprehensive Plan.

The Congress Heights study area is located in Ward 8 and bounded by and includes St. Elizabeths and Suitland Parkway to the north, Stanton Road SE to the east, Oxon Run Parkway SE and Atlantic Avenue SE to the south, and I-295 to the west and includes predominantly low to moderate density housing, two commercial centers, and significant government and institutional uses. It also encompasses the historic St. Elizabeths Hospital site consisting of Federal agencies

on the West Campus and ongoing mixed-use redevelopment on the East Campus.<sup>1</sup> The Congress Heights SAP is organized based on six themes: Housing Diversity and Affordability; Civic Facilities; Economic Development and Opportunity; Historic and Cultural Preservation; Parks and the Public Realm; and Transportation and Access.<sup>2</sup>

Small area plans are required to be prepared by the Mayor for select areas of the city that necessitate specific, locally-targeted planning and land use analysis.<sup>3</sup> The law requires that the Mayor make copies of a proposed small area plan available to each affected Advisory Neighborhood Commission and to the Council, and that the plan include maps depicting land use policies at the small-area level.<sup>4</sup> Such maps may not be inconsistent with already-adopted District city-wide land use maps or approved ward plans.<sup>5</sup> The Mayor is required to hold an Executive hearing on each draft small area plan not less than 30 days following the publication of the draft plan and not more than 90 days following its publication.<sup>6</sup> The Mayor must then transmit the proposed small area plan to the Council within 60 days of the Mayoral hearing, for a 45-day review period.<sup>7</sup> Once approved, the purpose of a small area plan is to provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comprehensive Plan.<sup>8</sup>

For the Congress Heights SAP, the planning process, coordinated by the Office of Planning (OP), included substantial public engagement beginning in June 2021. From June 2021 to May of 2022 a number of working groups, town halls, focus groups, community meetings and workshops were held to develop the plan.<sup>9</sup> In all, the planning process included 23 community events led by OP, over 8,000 mailers sent out to residents, and a series of online engagements.<sup>10</sup> The draft plan was released for public comment on June 7, 2022, and the Mayoral public hearing was held on July 27, 2022.<sup>11</sup>

The SAP's recommendations are organized by the six themes cited above. With regard to the **housing diversity and affordability** theme, the SAP lays out a framework to guide future development including preventing displacement and prioritization of both affordable housing retention and development of higher-density housing with an emphasis on housing suitable for multigenerational families.<sup>12</sup> In the **civic facilities** category, the SAP notes that Congress Heights

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<sup>1</sup> GOVERNMENT OF THE DISTRICT OF COLUMBIA, CONGRESS HEIGHTS SMALL AREA PLAN: SEPTEMBER 16, 2022, FINAL DRAFT TO THE COUNCIL OF THE DISTRICT GOVERNMENT 4 (2022), *available at*: <https://lms.dccouncil.us/Legislation/PR24-928> [hereinafter CH SAP].

<sup>2</sup> *Id.* at 18.

<sup>3</sup> See D.C. OFFICIAL CODE § 1-306.03(c)(1) (2014).

<sup>4</sup> *Id.* § 1-306.03(c)(2).

<sup>5</sup> *Id.*

<sup>6</sup> *Id.* § 1-306.03(c)(3).

<sup>7</sup> *Id.* § 1-306.03(c)(4) (“The transmission shall include copies of the Mayor’s public hearing records, and an executive summary that identifies the differences, and the rationale for the differences, between the revised small area action plan and the proposed small area action plan that had been the subject of a public hearing.”).

<sup>8</sup> *Id.*

<sup>9</sup> CH SAP, *supra* note 1, at 8.

<sup>10</sup> CH SAP, *supra* note 1, at 9.

<sup>11</sup> Transmittal letter from the Office of Planning, September 16, 2022.

<sup>12</sup> CH SAP, *supra* note 1, at 22.

has a number of existing and planned civic resources that provide an opportunity to think creatively about use of space and connections in programming across facilities.<sup>13</sup> With regard to **economic development and opportunity**, the SAP explores the economic impact of the COVID-19 pandemic, planned investments including medical, food, and service employment opportunities, and the need for additional investments in the resilience of local businesses and the workforce.<sup>14</sup>

With regard to **historic and cultural preservation**, the SAP recognizes the rich multicultural history and living culture in Congress Heights. It notes that there is a lack of public record of immigrant and Black contributions to the community and opportunities to integrate cultural elements and art into public realm investments.<sup>15</sup> With regard to **parks and public realm**, the SAP notes the existing parks infrastructure and calls for investments to target maintenance and safety, activation, and creating a communitywide network of usable public space.<sup>16</sup> With regard to **transportation and access**, the SAP acknowledges the gaps in heavy rail transit and the area's reliance on bus transit and the SAP notes the overall longer commute times for residents given the transit situation and geography. The plan calls for prioritization of pedestrian safety, shared multimodal resources, and equitable access to transit resources.<sup>17</sup>

Finally, the SAP includes an implementation chapter that outlines that the plan will ultimately be implemented through private development and public investment led by government agencies property owners, and community partners over years and decades. This section describes the role that new zoning will play as the Zoning Commission revises zoning throughout the study area.<sup>18</sup>

This SAP is the second small area plan completed since adoption of the Comprehensive Plan Amendment Act of 2021. A new requirement of the Comprehensive Plan is planning through a racial equity lens. To that end, the Congress Heights SAP includes a section entitled Equity in Place that describes how the plan was developed through such a lens. It guided the planning process by exploring three key questions: How has the neighborhood changed? How will it continue to change, and for whom? That framing informed the planning process by documenting and acknowledging historical discriminatory land use and development practices; disaggregating demographic and engagement data by race, gender, and other socio-economic factors; and implementation of a transparent engagement process that began with acknowledging the role urban planning has played in furthering discrimination and inequitable outcomes in communities of color; and developing a community vision for equitable and inclusive growth rooted in participation and centering of black voices and reflection on lived experiences.<sup>19</sup>

The Committee emphasizes that a small area plan is only an early step to envision changes to Congress Heights. This will be followed by a number of Zoning Commission and other planning

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<sup>13</sup> CH SAP, *supra* note 1, at 25.

<sup>14</sup> CH SAP, *supra* note 1, at 30-32.

<sup>15</sup> CH SAP, *supra* note 1, at 34.

<sup>16</sup> CH SAP, *supra* note 1, at 40.

<sup>17</sup> CH SAP, *supra* note 1, at 43-46.

<sup>18</sup> CH SAP, *supra* note 1, at 60.

<sup>19</sup> CH SAP, *supra* note 1, at 6.

processes that will provide additional input from the public. This plan starts that process, and thus, the Committee recommends approval of PR 24-928.

## II. LEGISLATIVE CHRONOLOGY

- December 3, 2020 Initial town hall meeting, to begin the process for the Congress Heights Small Area Plan; hosted by the Office of Planning.
- August 21, 2021 Bill 24-1, the “Comprehensive Plan Amendment Act of 2021” becomes D.C. Law 24-20
- June 7, 2022 Mayor releases draft Congress Heights Small Area Plan.
- July 27, 2022 Mayoral public hearing on draft Congress Heights Small Area Plan.
- September 16, 2022 PR 24-928, “Congress Heights Small Area Plan Approval Resolution of 2022” is introduced by Chairman Mendelson at the request of the Mayor.
- September 20, 2022 PR 24-928 is “read” at a regular meeting of the Committee of the Whole; on this date the referral of the PR to the Committee of the Whole is official and the 45-day period for Council review begins. If this measure is not acted upon by the Council before November 28, 2022, PR 24-928 will be deemed approved.
- September 23, 2022 Notice of Intent to Act on PR 24-928 is published in the *District of Columbia Register*.
- September 23, 2022 Notice of a Public Roundtable is published in the *District of Columbia Register*.
- October 27, 2022 The Committee of the Whole holds a public roundtable on PR 24-928.
- November 15, 2022 The Committee of the Whole marks-up PR 24-928.

## III. POSITION OF THE EXECUTIVE

PR 24-928 was submitted to the Council by the Executive. Anita Cozart, Acting Director of the Office of Planning (OP), testified on behalf of the Executive in support of PR 24-928 at the October 27, 2022 hearing. Ms. Cozart testified regarding the content of the SAP and the planning process.

#### IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

The committee received no comments from Advisory Neighborhood Commissions.

#### V. SUMMARY OF TESTIMONY

The Committee of the Whole held a public roundtable on PR 24-928 on Thursday, October 27, 2022. The testimony summarized below is from that roundtable. A copy of the testimony is attached to this report.

*Anita Cozart, Interim Director, Office of Planning*, testified in support of PR 24-928 on behalf of the Executive. Her testimony is summarized in Section III above.

#### VI. RACIAL EQUITY IMPACT ASSESSMENT

According to the November 15, 2022 Racial Equity Impact Assessment of the Council Office of Racial Equity, PR 24-928 will XXXX.

#### VII. IMPACT ON EXISTING LAW

The Mayor submitted by resolution the Congress Heights Small Area Plan to the Council pursuant to D.C. Official Code § 1-306.03(c)(4), which requires the transmission of the plan to the Council not more than 60 days after the completion of a Mayoral public hearing. By operation of law, the plan will be deemed approved on the 45<sup>th</sup> day (excluding Saturdays, Sundays, legal holidays, and days of Council recess) following transmission of the plan by the Mayor, absent Council action.<sup>20</sup> Following approval, pursuant to D.C. Official Code § 1-306.03(c)(4), the plan shall provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comprehensive Plan. Because the plan is approved by resolution, not act, it does not amend the Comprehensive Plan.

#### VIII. FISCAL IMPACT

The attached August 19, 2022 Fiscal Impact Statement from the Chief Financial Officer (CFO) states that funds are sufficient to implement PR 24-928. The CFO notes that the SAP provides a land use and design framework for implementing the Comprehensive Plan, but does *not commit* District resources to implement those recommendations.

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<sup>20</sup> The 45-day period of review for PR 20-1103 expires on January 7, 2015.

## IX. SECTION-BY-SECTION ANALYSIS

- Section 1 States the short title of PR 24-928.
- Section 2 States that the Mayor transmitted the proposed Congress Heights Small Area Plan, September 16, 2022, to the Council for review pursuant to D.C. Official Code § 1-306.03(c)(4).
- Section 3 States the findings of the Council with regard to the Congress Heights planning area and the proposed SAP.
- Paragraph (1)* Describes the boundaries of the Congress Heights planning area.
- Paragraph (2)* Cites to recommendations in the Comprehensive Plan.
- Paragraph (3)* States the purpose of the SAP.
- Paragraph (4)* Lists the six core themes of the SAP.
- Paragraph (5)* Explains the initiation of the planning process.
- Paragraph (6)* Describes the publishing of the SAP and the Mayoral hearing.
- Paragraph (7)* States that once approved, the SAP will provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comprehensive Plan, the central policy document for planning and development in the city.
- Section 4 States that the SAP as submitted is approved by the Council as a small area action plan.
- Section 5 Adopts the Fiscal Impact Statement.
- Section 6 Provides that PR 24-928 shall take effect immediately.

## X. COMMITTEE ACTION

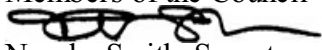
## **XI. ATTACHMENTS**

1. PR 24-928 as introduced.
2. Written testimony and comments.
3. Congress Heights Small Area Plan Executive Summary.
4. Racial Equity Impact Assessment.
5. Fiscal Impact Statement.
6. Legal sufficiency determination.
7. Committee Print for PR 24-928.

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington D.C. 20004**

Memorandum

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To : Members of the Council  
  
From : Nyasha Smith, Secretary to the Council  
Date : Tuesday, September 20, 2022  
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Friday, September 16, 2022. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Congress Heights Small Area Plan Approval Resolution of 2022", PR24-0928

INTRODUCED BY: Chairman Mendelson, at the request of Mayor

The Chairman is referring this legislation to Committee of the Whole. This resolution will be deemed approved on Monday, November 28, 2022 without Council action.

Attachment  
cc: General Counsel  
Budget Director  
Legislative Services





**MURIEL BOWSER**  
MAYOR

September 16, 2022

The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council is the proposed resolution the "Congress Heights Small Area Plan Approval Resolution of 2022." and the accompanying plan.

The Congress Heights Small Area Plan serves as a guide to implement the Comprehensive Plan's policies for greater equity, sustainability, resiliency, and housing opportunities. As mayor, I am proud of the District's investments in the transformation of St. Elizabeths East, including the new Whitman Walker health care facility, the Entertainment & Sports Arena, and new full-service library, which together are bringing jobs, housing, community services, entertainment, and health care to Congress Heights.

The Congress Heights Small Area Plan identifies further recommendations to support the housing and economic needs of both longtime and new residents and to celebrate the rich history and culture of the community.

If you have any questions about the Congress Heights Small Area Plan, please reach out to Anita Cozart, the Interim Director of the Office of Planning. I look forward to the Council's prompt and favorable approval of this legislation.


Sincerely,

A handwritten signature in black ink that reads "Muriel Bowser".

Muriel Bowser  
Mayor

Enclosures

1. Congress Heights Small Area Plan Approval Resolution of 2022
2. Fiscal Impact Statement
3. Legal Sufficiency Memorandum
4. Final Draft Congress Heights Small Area Plan
5. Executive Summary of Plan Revisions
6. Transcript of the July 28, 2022, Mayoral Public Hearing
7. Written public comments

  
Chairman Phil Mendelson  
at the request of the Mayor

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7 A PROPOSED RESOLUTION  
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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16 To approve the proposed Congress Heights Small Area Plan.  
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18  
19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
20 resolution may be cited as the "Congress Heights Small Area Plan Approval Resolution of  
21 2022".

22 Sec. 2. Pursuant to Section 4(c)(4) of the District of Columbia Comprehensive Plan Act  
23 of 1984 Land Use Element Amendment Act of 1984, effective March 16, 1985 (D.C. Law 5-187;  
24 D.C. Official Code § 1-306.03(c)(4)), the Mayor transmitted to the Council the proposed  
25 Congress Heights Small Area Plan, dated September 16, 2022.

26 Sec. 3. The Council finds that:

27 (1) The Small Area Plan area is located in Ward 8. The planning area is bounded  
28 by and includes St. Elizabeths and Suitland Parkway to the north, Stanton Road SE to the east,  
29 Oxon Run Parkway SE and Atlantic Avenue SE to the south, and I-295 to the west.

30 (2) The Comprehensive Plan for National Capital: District Elements calls for  
31 additional planning efforts in the planning area to prepare an equitable development strategy (Far  
32 Southeast-Southwest Element Action FSS-2.5.A).

33 (3) The purpose of the Small Area Plan is to set a community-informed vision for  
34 future development in the neighborhood. The vision is to facilitate increased investment in  
35 inclusive resources and neighborhood amenities, diverse housing opportunities, and improved  
36 public spaces.

37 (4) The Small Area Plan is organized around six core themes:

38 (A) Housing Diversity and Affordability;

39 (B) Civic Facilities;

40 (C) Economic Development and Opportunity;

41 (D) Historic and Cultural Preservation;

42 (E) Parks and the Public Realm; and

43 (F) Transportation and Access.

44 (5) The public phase of the Congress Heights Small Area Plan planning process  
45 began in June 2020. Between June 2020 and April 2022, the Office of Planning (“OP”)  
46 coordinated over 30 meetings and community engagement events for the Small Area Plan and  
47 participated in several others through community partners. These engagement efforts were  
48 conducted online and in-person and included underrepresented populations such as persons of  
49 color, youth, persons with disabilities, older adults, and District residents from low-income  
50 households.

51 (6) OP published the Small Area Plan on June 7, 2022, kicking off the Public  
52 Comment Period, and made it available on the project website, through email to over 500 project  
53 participants, and in hardcopy form at the Parklands-Turner Library and the Congress Heights  
54 Senior Wellness Center. OP also sent copies of the draft directly to ANCs and nine community  
55 partners. OP conducted a Mayoral hearing at the R.I.S.E. Demonstration Center in Congress

56 Heights on July 27, 2022. It was held in person, streamed online, and recorded and shared online.  
57 The Public Comment Period ended on July 31, 2022, providing over 45 days for the public to  
58 provide comment.

59 (7) Once approved, the Small Area Plan will provide supplemental guidance to  
60 the Zoning Commission and other District agencies in carrying out the policies of the  
61 Comprehensive Plan for the National Capital: District Elements.

62 Sec. 4. The Small Area Plan, as submitted, is approved by the Council as a small area  
63 action plan.

64 Sec. 5. The Council adopts the fiscal impact statement in the committee report as the  
65 fiscal impact statement required by Section 602(c)(3) of the District of Columbia Home Rule  
66 Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-233(c)(3)).

67 Sec. 6. This resolution shall take effect immediately.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of Planning**



**Public Roundtable on PR24-928, “Congress Heights Small Area Plan  
Approval Resolution of 2022”**

Testimony of  
**Anita Cozart**  
Interim Director, DC Office of Planning

Before the  
Committee of the Whole  
Council of the District of Columbia  
The Honorable Phil Mendelson, Chairman

John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, D.C. 20004

Virtual Hearing

October 27, 2022  
11:00 am

Good morning, Chairman Mendelson, Councilmembers, and staff of the Committee of the Whole. My name is Anita Cozart, and I am the Interim Director of the DC Office of Planning (OP). I am pleased to share with the Committee the Congress Heights Small Area Plan, transmitted to Council by Mayor Muriel Bowser and led by the Office of Planning.

As outlined in the proposed resolution, the Congress Heights Small Area Plan is a community-informed guide that will help implement the Comprehensive Plan's policies for greater equity, resiliency, and housing opportunities throughout the Congress Heights community. The vision presented in the Small Area Plan promotes equitable access to housing and critical community services, improvements for neighborhood connectivity and vibrancy, and pathways to accessing opportunities for all residents, especially Black residents, to benefit from the ongoing investment in the community and on the St. Elizabeths campus. The Small Area Plan is organized around six core themes: housing diversity and affordability, civic facilities, economic development and opportunity, historic and cultural preservation, parks and public realm, and transportation and access.

The Congress Heights Small Area Plan was informed by input from a Community Advisory Committee comprised of Advisory Neighborhood Commissioners, trusted community leaders, community-based organizations, and hundreds of Congress Heights residents who advised OP during the planning process. Meaningful community engagement and outreach was a key component in our planning process to achieving inclusive, accessible, and equitable participation. During the engagement process, OP fostered a safe space for expression of and reflection on community trauma, as well as listening and learning about lived experiences, all of

which enhanced the Small Area Plan. Throughout the development of the draft plan, OP staff led or participated in over 30 community events, held online and in-person, and attended over 10 additional regular civic meetings. This engagement yielded over 500 participants and over 900 comments online. During the public comment period on the draft Congress Heights Small Area Plan, OP received additional written comments through an online form and at a Mayoral public hearing held on July 27, 2022 at the R.I.S.E. Demonstration Center.

Updated racial equity policies in the 2021 Comprehensive Plan and the Council's Office of Racial Equity racial equity impact assessment tool informed the engagement process, recommendation development, and anticipated implementation of the Congress Heights Small Area Plan. Community dialogue involved confronting the history of inequitable community investment and the lack of access to resources like quality housing and safe public spaces. Data used in the plan was disaggregated by race and analyzed considering different impacts by race with benchmarks identified for achieving more equitable outcomes. As part of this effort, OP partnered with DC Health to develop a Health Equity Impact Review to screen recommendations for adverse effects on the social determinants of health. OP also worked closely with the Mayor's Office of Racial Equity to apply a racial equity lens, both as a process and as an outcome, throughout the Small Area Plan.

The recommendations of the Congress Heights Small Area Plan include an equitable housing strategy to help the District meet and exceed Mayor Bowser's housing goals for the Far Southeast and Southwest Planning Area. As of the 2019 Housing Equity Report, this planning area had the highest share of the District's total dedicated affordable housing units at 31 percent,

compared to an average of 10 percent across the District’s planning areas. Recommendations in the Small Area Plan include actions to preserve affordability and increase housing options for the diverse, multigenerational households of Congress Heights. Implementation of the Small Area Plan will promote housing opportunity by supporting zoning changes along the historic Martin Luther King Avenue SE commercial corridor consistent with the Comprehensive Plan; encouraging context-sensitive infill development; and identifying opportunities for legacy homeowners to build generational wealth and contribute to more accessible housing without having to sell their homes.

The Congress Heights Small Area Plan builds on planned investments in public amenities, such as the new \$20.2 million Parklands-Turner Library and the \$36.7 million Congress Heights Recreation Center, and through increased transportation options and safety investments in the public right-of-way. The Small Area Plan also outlines strategies to capture the benefits of ongoing investment for Black-owned businesses and community entrepreneurs. Lastly, the Small Area Plan identifies ways to improve the quality of the public realm through culturally responsive commemorative works, public art, and activations that celebrate the vibrant culture and history of the Congress Heights community.

OP looks forward to working with District agencies, the community, and the Zoning Commission, to implement the recommendations, design guidelines, and zoning changes described in the Congress Heights Small Area Plan.



In conclusion, I want to take a moment to thank our staff, who have led this planning process through the challenges of a pandemic, our District interagency partners who provided valuable subject matter expertise, and Councilmember Trayon White and his staff for their dedicated time and support. I also want to thank the hundreds of residents that have engaged with the Office of Planning on the Congress Heights Small Area Plan, in particular the members of the Community Advisory Committee and ANC 8C, 8D, and 8E.

Lastly, I would like to thank the Committee for this opportunity to discuss the Congress Heights Small Area Plan and encourage prompt Council approval. I am happy to answer any questions you may have.



# CONGRESS HEIGHTS

## SMALL AREA PLAN

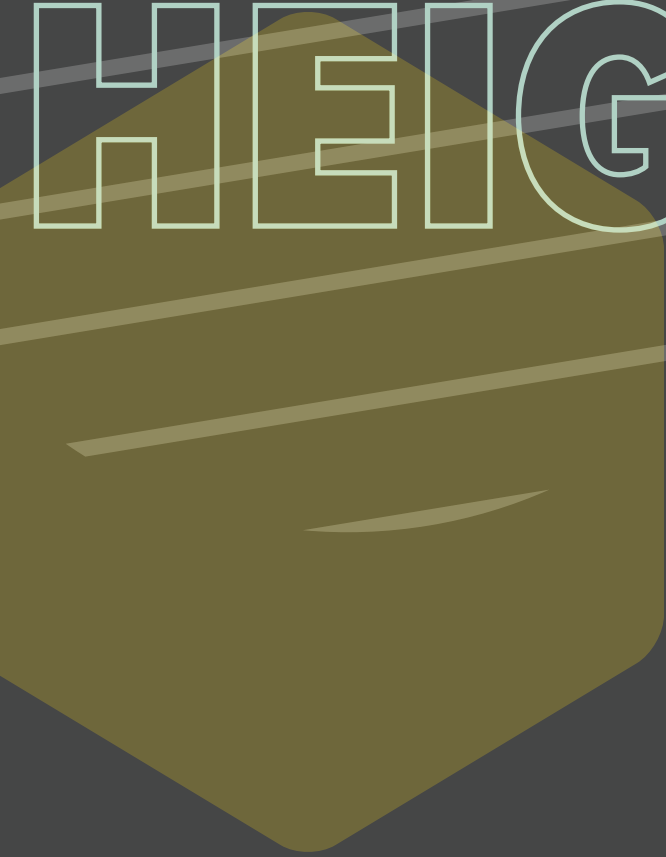
September 16, 2022

District of Columbia  
Office of Planning



 WE ARE  
WASHINGTON  
GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
DC MURIEL BOWSER, MAYOR

# CONGRESS HEIGHTS



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<b>54</b>	<b>Acknowledgments</b>

# EXECUTIVE SUMMARY



A Vision of Congress Heights at Shepherd Parkway

The Congress Heights Small Area Plan (CHSAP) is a guide for the community, District government, housing providers, property owners, and advocacy organizations to implement the Comprehensive Plan's policies for greater equity and resiliency. Developed during the COVID-19 public health emergency, the CHSAP sets a community-informed vision in advance of future development within the neighborhood and in relation to broader local and metropolitan growth patterns.

Congress Heights is beginning to experience significant change after many years of stalled investment. With the location of a new mixed-use community at St. Elizabeths East and several new public amenities, including a state-of-the-art hospital, longtime residents, business owners, and community organizations have expressed concern about the future of the community and whether they will benefit from these changes.

To address these concerns, the Office of Planning (OP) embarked on a people-centered planning approach that aligns with citywide priorities of housing production, economic recovery, and equity. Most significantly, the CHSAP envisions a community that responds to the economic and housing needs of both longtime and new residents, supports greater resiliency for vulnerable residents in particular, and celebrates the rich history and culture of this community's public spaces.

Through the implementation of this plan, residents will see increased investment in inclusive resources and neighborhood amenities. Future private redevelopment and zoning changes will also be guided by the recommendations in this Small Area Plan, which emphasizes increased housing opportunities for all and improved public spaces.

The CHSAP builds on the assets of the Congress Heights community to outline a vision for a more sustainable and equitable neighborhood. The CHSAP is framed around six focus areas:

- Housing Diversity and Affordability
- Civic Facilities
- Economic Development and Opportunity
- Historic and Cultural Preservation
- Parks and Public Realm
- Transportation and Access

**An equitable Congress Heights will ensure that existing residents can stay & thrive in place.**

- Resident Vision


Government of the District of Columbia  
Office of the Chief Financial Officer



**Glen Lee**  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Glen Lee  
Chief Financial Officer 

**DATE:** August 19, 2022

**SUBJECT:** Fiscal Impact Statement – Congress Heights Small Area Plan Approval Resolution of 2022

**REFERENCE:** Draft resolution as provided to the Office of Revenue Analysis on August 9, 2022

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**Conclusion**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the resolution.

**Background**

Enactment of the proposed resolution will approve the Congress Heights Small Area Plan (“Plan”), which provides vision, guidelines, and strategies for implementation of the District’s Comprehensive Plan<sup>1</sup> in the Congress Heights neighborhood, which is defined by the following boundaries: St. Elizabeth’s campus and Suitland Parkway to the north, Stanton Road, S.E. to the east, Oxon Run Parkway, S.E. and Atlantic Avenue, S.E. to the south, and I-295 to the west.

**Financial Plan Impact**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the resolution.

The Plan provides a land use and design framework for implementing recommendations and does not commit District resources to implement such recommendations.

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<sup>1</sup> The District’s Comprehensive Plan is available at <https://planning.dc.gov/comprehensive-plan>.



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5 A PROPOSED RESOLUTION

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8 24-928  
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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15 To approve the Congress Heights Small Area Plan.

16  
17 RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
18 resolution may be cited as the “Congress Heights Small Area Plan Approval Resolution of  
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20 Sec. 2. Pursuant to Section 4(c)(4) of the District of Columbia Comprehensive Plan Act  
21 of 1984 Land Use Element Amendment Act of 1984, effective March 16, 1985 (D.C. Law 5-187;  
22 D.C. Official Code § 1-306.03(c)(4)), the Mayor transmitted to the Council the proposed  
23 Congress Heights Small Area Plan, dated September 16, 2022.

24 Sec. 3. The Council finds that:

25 (1) The Small Area Plan area is located in Ward 8. The planning area is bounded  
26 by and includes St. Elizabeths and Suitland Parkway to the north, Stanton Road SE to the east,  
27 Oxon Run Parkway SE and Atlantic Avenue SE to the south, and I-295 to the west.

28 (2) The Comprehensive Plan the National Capital; District Elements calls for  
29 additional planning efforts in the planning area to prepare an equitable development strategy (Far  
30 Southeast-Southwest Element Act FSS-2.5.A).

31 (3) The purpose of the Small Area Plan is to set a community-informed vision for  
32 future development in the neighborhood. The vision is to facilitate increased investment in

33 inclusive resources and neighborhood amenities, diverse housing opportunities, and improved  
34 public spaces.

35 (4) The Small Area Plan is organized around six core themes:

36 (A) Housing Diversity and Affordability;

37 (B) Civic Facilities;

38 (C) Economic Development and Opportunity;

39 (D) Historic and Cultural Preservation;

40 (E) Parks and the Public Realm; and

41 (F) Transportation and Access.

42 (5) The public phase of the Congress Heights Small Area Plan planning process began in  
43 June 2020. Between June 2020 and April 2022, the Office of Planning (“OP”) coordinated over  
44 30 meetings and community engagement events for the Small Area Plan and participated in  
45 several others through community partners. These engagement efforts were conducted online and  
46 in-person and included underrepresented populations such as persons of color, youth, persons  
47 with disabilities, older adults, and District residents from low-income households.

48 (6) OP published the Small Area Plan on June 7, 2022, kicking off the Public Comment  
49 Period, and made it available on the project website, through email to over 500 project  
50 participants, and in hardcopy form at the Parklands-Turner Library and the Congress Heights  
51 Senior Wellness Center. OP also sent copies of the draft directly to ANCs and nine community  
52 partners. OP conducted a Mayoral hearing at the R.I.S.E. Demonstration Center in Congress  
53 Heights on July 27, 2022. It was held in person, streamed online, and recorded and shared online.  
54 The Public Comment Period ended on July 31, 2022, providing over 45 days for the public to  
55 provide comment.

56 (7) Once approved, the Small Area Plan will provide supplemental guidance to the



57 Zoning Commission and other District agencies in carrying out the policies of the  
58 Comprehensive Plan for the National Capital: District Elements.

59           Sec. 4. The Small Area Plan, as transmitted by the Mayor, is approved by the Council.

60           Sec. 5. Fiscal impact statement.

61           The Council adopts the fiscal impact statement in the committee report as the fiscal  
62 impact statement required by section 4a of the General Legislative Procedures Act of 1975,  
63 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

64           Sec. 6. Effective date.

65           This resolution shall take effect immediately.