



ADVISORY NEIGHBORHOOD COMMISSION 4E
Government of the District of Columbia

4E01 – Nikki Jones, Treasurer
4E02 – Vince Micone, Chair
4E03 – Maria Barry
4E04 – Hal Gordon
4E05 – Camsie McAdams, Vice-Chair
4E06 – Julianna Gonen, Secretary

**RESOLUTION REGARDING THE PROPOSED DC2050 COMPREHENSIVE PLAN AND
PROPOSED FUTURE LAND USE MAP**

WHEREAS, Advisory Neighborhood Commission (ANC) 4E serves the residents and businesses of the Crestwood and 16th Street Heights neighborhoods;

WHEREAS, the District of Columbia, via the Office of Planning (OP), is developing a revised Comprehensive Plan - *DC 2050* – that will establish policies that guide the District's land use, public facilities, infrastructure, and investments citywide;

WHEREAS, the DC 2050 Comprehensive Plan will include a future land use map (FLUM) that indicates what kind of development is allowed in each area of the city and guides the District's zoning. The DC 2050 website states that the proposed changes on the draft FLUM are primarily focused on promoting diverse housing options close to major bus corridors and Metro stations;

WHEREAS, ANC 4E recognizes the importance of the proposed DC 2050 Comprehensive Plan and how it will significantly shape the city and its neighborhoods;

WHEREAS, ANC 4E recognizes that the Comprehensive Plan is still in the early stages, but given the potential impact of the changes that could come about as a result of the Plan, we seek to go on record at this juncture;

WHEREAS, as acknowledged by OP staff during public meetings, Wards 3 and 4 will bear a disproportionate share of potential allowable density changes;

WHEREAS, residents have expressed confusion as to how the new place types relate to existing zoning designations;

WHEREAS, ANC 4E values a diverse and vibrant city with opportunities for employment, housing, recreation and parks, shopping and entertainment, educational and cultural opportunities, and amenities that promote a high quality of life in the District;

WHEREAS, ANC 4E recognizes the District's pressing need for additional housing supply, including affordable housing, and supports the development of safe, well-designed, and professionally managed affordable housing units — administered by reputable, accountable housing management entities with a demonstrated record of quality maintenance, tenant support services, and long-term financial sustainability — as an essential component of a fair and inclusive city;

WHEREAS, ANC 4E believes that affordable housing goals are best achieved through thoughtful, contextually appropriate development that is planned in coordination with existing communities, ensuring that new density is matched with adequate investment in supporting infrastructure, transportation capacity, schools, and public amenities;

WHEREAS, ANC 4E believes that affordable housing and density increases should be concentrated in areas with high quality transit access, infrastructure capacity, and commercial character to support them;



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WHEREAS, ANC 4E values how successful Transit-Oriented Design (TOD) leverages public investments in transit such as the WMATA Joint Development Program that partners with private developers to build mixed-use, transit-oriented communities on Metro-owned properties, which result in neighborhood revitalization, more affordable housing, increased ridership for transit systems, economic returns to surrounding businesses, congestion relief, improved air quality, and improved safety for pedestrians and cyclists;

WHEREAS, Upper 14th Street NW is designated as a Great Streets and Main Street corridor. Coupled with redevelopment projects underway for the Northern Bus Barn and Dance Loft mixed use projects, Upper 14th Street will serve as a neighborhood mixed use center within ANC 4E;

WHEREAS, OP has sought community input through a workshop process that involved a survey with limited questions and that garnered a low response rate.

NOW THEREFORE, BE IT RESOLVED THAT, ANC 4E requests that the Office of Planning revisit its job and population forecast for D.C. given population losses since 2020 due to COVID and reductions in the federal workforce;

BE IT FURTHER RESOLVED THAT, ANC 4E requests that OP conduct or share a recent a corridor-scale cumulative traffic impact study and parking study utilizing new traffic baseline data that also simulates commuting patterns to job centers that will forecast traffic volume and Level of Service (LOS) qualities inclusive of Piney Branch, Beach Drive, Broad Branch Avenue, Blagden Avenue, 16th Street, 14th Street Georgia Avenue, and local neighborhood streets that will be utilized during peak times;

BE IT FURTHER RESOLVED THAT, ANC 4E requests that the OP consider Metro's Joint Development Program for real estate development adjacent Metro-owned property when further revising the Future Land Use Map;

BE IT FURTHER RESOLVED THAT, ANC 4E requests that the OP continue robust community engagement, including through both in-person and virtual neighborhood workshops; and

BE IT FURTHER RESOLVED THAT, ANC 4E requests that the OP provide to the Commission the results of the survey conducted earlier in 2026 for Ward 4 (and, if available, by Single-Member District).

BE IT FURTHER RESOLVED THAT, copies of this resolution shall be transmitted to the Director of the Office of Planning, the Mayor of the District of Columbia, and the Chairman and Ward 4 Member of the Council of the District of Columbia; and

ADOPTED by ANC 4E on July 28, 2026, by a vote of 6 in favor, 0 opposed, and 0 abstained.

CERTIFICATION: We hereby certify that the foregoing resolution was adopted by ANC 4E.

Vincent N. Micone, III
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Vince Micone, ANC 4E02
Chair, Advisory Neighborhood Commission 4E

Julianna Gonen
box SIGN 4L698RL9-1982ZPVW

Julianna Gonen, ANC 4E06
Secretary, Advisory Neighborhood Commission 4E