



OFFICE OF PLANNING

FY 2024 PERFORMANCE ACCOUNTABILITY REPORT

JANUARY 15, 2025

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1 OFFICE OF PLANNING

Mission: The Office of Planning (OP) is tasked with planning for the long-term growth of the District of Columbia, to help ensure it reflects our values of an inclusive and vibrant city. We help the District work toward a positive future in which all District residents can thrive, regardless of income, race, age, or background. OP guides development in the District of Columbia's distinctive neighborhoods by engaging stakeholders and residents, performing research and analysis, serving as the steward of our historic resources, and publishing various planning documents, including the Comprehensive Plan.

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 2024 ACCOMPLISHMENTS

Accomplishment	Impact on Agency	Impact on Residents
The DC Office of Planning implemented Comp Plan land use guidance through place-based planning efforts.	Through these place-based plans, OP will initiate zoning changes, advance racial equity, create opportunities for housing and affordable housing, and guide improvements to public space through urban design guidelines. These efforts advance several of OP's strategic initiatives as well as citywide priorities.	In FY 2024, OP released the Wisconsin Avenue Development Framework to advance the District's housing goals in neighborhoods west of Rock Creek Park. The Wisconsin Avenue Development Framework, which recommends zoning changes and examines key sites for opportunities to maximize affordable housing, lays the groundwork for up to 9,500 new homes, including up to 1,700 dedicated affordable, in Friendship Heights and Tenleytown. Recommendations rooted in urban design promote well-designed blocks that serve residents of all ages and abilities with active public spaces anchored by retail, restaurants, and cultural and entertainment uses. OP also completed planning efforts in Ivy City and along the Nannie Helen Burroughs corridor, and OP submitted the plans to Council for approval.

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Accomplishment	Impact on Agency	Impact on Residents
OP released the Downtown Public Realm plan to support the revitalization of Downtown DC by re-envisioning Downtown streets, sidewalks, plazas and parks. The plan identifies catalytic projects to create engaging experiences to draw people Downtown. Mayor Bowser released the Downtown Public Realm Plan along with the Downtown Action Plan in February 2024. Together, these plans identify key investments and strategies that advance the DC Comeback Plan's goals of increasing the number of Downtown residents by 15,000 within five years and transforming Downtown DC into a more inviting, inclusive, and thriving neighborhood with a mix of uses.	OP will implement strategies from the Downtown Public Realm Plan through Streets for People grant funding. OP's work to leverage public space improvements to drive Downtown revitalization advances several of Mayor Bowser's top priorities, as outlined in the DC Comeback Plan.	In FY 2024, OP developed a Downtown Public Realm Plan, with extensive input from residents, stakeholders, businesses, and urban planning leaders. The plan presents recommendations for urban design and public space improvements for Downtown's streets, sidewalks, parks, and plazas. The strategies are designed to transform valuable outdoor space into a vibrant, safe, and active public realm that welcomes new residents and visitors and contributes to a healthy economic ecosystem. The Downtown Public Realm Plan identifies catalytic projects to create engaging experiences to draw people Downtown and support DC's Comeback Plan goal of attracting 15,000 new residents to Downtown by 2028. Building on the strategies in the Downtown Public Realm Plan, in FY 2024 OP brought together students, world-renowned architects, and local, federal, and private sector partners to create a detailed vision for Gallery Place/Chinatown and the "Historic Green Triangle" area north of the White House. The multi-day Historic Green Triangle Design Workshop resulted in conceptual designs for Farragut and McPherson Squares and the right-of-way that connects them – laying the foundation for future funding and construction.

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Accomplishment	Impact on Agency	Impact on Residents
OP executed several projects that elevated the stories of residents and communities in DC that have been historically underrepresented.	OP will continue to center the stories and experiences of residents when planning for thriving and vibrant neighborhoods across the District.	In FY 2024, OP's Commemorate DC program facilitated the design of new memorials in Wards 4, 5, 7, and 8 to honor Black Washingtonians and other leaders of color. The commemorative works were informed by extensive community feedback. Residents shared with OP that they value the sense of community pride created by commemorative works. Eighty-eight percent of residents surveyed expressed interest in having a commemorative work in their neighborhood. OP launched "District Crossroads," a podcast series to spotlight neighborhood history told with resident interviews. The first two episodes were produced as part of a neighborhood planning effort to envision a transformational future for the area surrounding the intersection of North Capitol and Irving Streets. The podcast was significant in expanding the ways that OP engages with residents and documents the unique history of the District's diverse neighborhoods. OP also launched a new website featuring an interactive map of 300 important Black history sites in the District. These sites span the District's history and highlight the social, cultural, and political movements that are central to DC's heritage. The digital tour sites include many of the schools, businesses, churches, recreational centers, communities, and homes where Black Washingtonians studied, worked, worshipped, played and consistently fought for their rights. OP's Historic Preservation Office completed a Historic Context Study on the History of Women's Suffrage in DC and published a StoryMap to educate residents on the Nannie Helen Burroughs School historic site.

3 2024 OBJECTIVES

Strategic Objective

Provide data and analysis to support sound and integrated policy decisions that strengthen the District's fiscal stability, sustainability, and quality of life.

Catalyze improvements in the urban design, economic vitality, and livability of District neighborhoods by creating excellent, context-sensitive plans.

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

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.

Create and maintain a highly efficient, transparent, and responsive District government.

4 2024 OPERATIONS

Operation Title	Operation Description
Provide data and analysis to support sound and integrated policy decisions that strengthen the District's fiscal stability, sustainability, and quality of life.	
Planning Pilots: Daily Service	Pilot planning tools to demonstrate the feasibility of new ideas or strategies in OP reports.
Policy and Regulation Support: Daily Service	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.
Citywide Planning: Key Project	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.
Mapping Services: Daily Service	Provide mapping services to District agencies and the public.
Demographic Services: Daily Service	Provide U.S. Census population and demographic data to District agencies and the public.
Growth Forecasts: Key Project	Provide District of Columbia Growth Forecasts on population, households, and employment.
Capital Planning: Key Project	Provide long-range capital planning services for schools, parks, and other public facilities.
Catalyze improvements in the urban design, economic vitality, and livability of District neighborhoods by creating excellent, context-sensitive plans.	
Placemaking: Key Project	Undertake placemaking projects to enliven and enrich properties, streets, neighborhoods, waterfronts, and the District.
Revitalization And Design: Key Project	Partner on planning and implementation efforts for Center City, coordinating with District and Federal Partners, businesses, and resident groups.
Comprehensive Plan: Daily Service	Monitor and update the city's Comprehensive Plan to establish land uses and other overarching policies that guide growth and development.
Comp Plan Updates and Amendments: Key Project	Produce a full update to the Comp Plan every 12 years and an amendment every four years.
Neighborhood Plans: Daily Service	Develop small area plans or other customized planning tools to address challenges and manage change at the neighborhood scale.
Design Support: Daily Service	Provide design services to OP divisions and District agencies and undertake analysis to provide design decision-making frameworks.
Increase the transparency and predictability of the planning process to better engage stakeholders and to enrich the dialogue around key planning tools and topics.	
Education: Daily Service	Educate residents and other stakeholders regarding current planning policies and zoning regulations.
Best Practices: Daily Service	Develop and adopt new and effective methods to improve the quality of public participation and input.
Engagement: Daily Service	Conduct meaningful public engagement through active projects and ongoing community conversations in all eight wards.
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.	
Planned Unit Developments (PUDs): Daily Service	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.

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Operation Title	Operation Description
HPRB Staff Reports: Daily Service	Produce a staff report on each case before the Historic Preservation Review Board.
Historic Homeowner Grants: Daily Service	Award targeted grants to help low and moderate-income homeowners with the cost of preserving their historic homes.
Historic Landmark Designations: Daily Service	Evaluate and recognize significant properties eligible for historic landmark designation.
Zoning Staff Reports: Daily Service	Produce a staff report on each case before the Zoning Commission and Board of Zoning Adjustment.
Historic Preservation Reviews: Daily Service	Review conceptual design and permit applications for work on historically designated properties, or properties in historic districts, as an over-the-counter service.
Government Project Reviews: Daily Service	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.
Zoning Regulations Update: Key Project	Work with the Office of Zoning, Office of the Attorney General, and the Department of Buildings (DOB) to implement the new zoning regulations, and provide clarification through technical corrections and text amendments as necessary.
Historic Preservation Planning: Key Project	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.

5 2024 STRATEGIC INITIATIVES

In FY 2024, Office of Planning had 6 Strategic Initiatives and completed 83.3333333%.

Title	Description	Update
Central Columbia Heights and Mount Pleasant Street Public Life Study, Streetscape Design Guidelines, and Vendor Support Study	By September 30, 2024, OP will complete a series of studies in Columbia Heights and Mount Pleasant in Ward 1 to include a Public Life Study, Streetscape Design Guidelines, and Vendor Support Study. The Public Life Study and Design Guidelines will be a community-informed initiative to examine how to improve the pedestrian experience, public realm, and parks and green spaces. The Vendor Support Study will identify potential spaces for the storage and servicing of sidewalk vending carts and potential locations for siting public restroom facilities, to define recommendations for capital improvements to better accommodate vending activity and pedestrian access, and to ascertain potential locations for an indoor vending market. OP will coordinate with DDOT and DLCP on this initiative.	Completed to date: 75-99% Public life study observation days concluded 7/9. Two community "walkshops" concluded 7/10. Community workshop 8/13. ANC 1A Special Committee meeting on Columbia Heights Civic Plaza 9/5. During the project it was determined to do one additional round of community outreach/meetings, to enrich community input toward the recommendations of the project. This will take place in FY 2025, Q1.
Comp Plan rewrite prep	By March 31, 2024, OP will submit a paper to the Council describing the proposed rewrite process and approach. OP will begin preparing for a Comprehensive Plan rewrite that will enable the District to clarify its long-term vision for advancing racial equity, increasing housing affordability, and addressing climate change.	Completed to date: Complete OP worked closely with Contractors to complete FY24 scope tasks, including the scenario planning tool, project website, the engagement strategy, and other key deliverables. OP continued its existing conditions and drivers of change work, finalized an internal Power BI data tool and started work on report development. OP also led an all-staff Comprehensive Plan Meeting with the support of Consultants to build excitement around the project effort and bring clarity to process and team roles.

Provide design services to commemorate important people and events	By September 30, 2024, OP will provide design services to District communities, Main Street Organizations, and/or individuals in support of commemorative works in Wards 4, 5, 7 and 8. OP's assistance will focus on commemorative works that recognize and honor notable Black Washingtonians, other leaders of color, and events important to BIPOC communities.	Completed to date: Complete OP held two community workshops July 13 (Wards 7 & 8). An interagency concept review meeting was held July 10 so that artists could receive feedback on each concept. Concepts were presented to the Commemorative Works Committee on September 6. Celebration events were held Sept 28 and 29 to publicize final design.
Support DC underrepresented communities	By September 30, 2024, OP will complete research on the history and cultural heritage of Ward 5,7 and 8. OP's research will produce a collection of historic images, significant sites, and historical narratives for underrepresented communities.	Completed to date: Complete For the Asian American project, one nomination was listed in the D.C. Inventory of Historic Sites and the National Register of Historic Places. Extensive context studies were completed for Chinese Americans and Korean Americans in D.C. A story map was completed for Chinese Americans in D.C.
Support the production of affordable housing	By September 30, 2024, OP will complete research on regional migration patterns, identify areas where residents face an elevated risk of displacement, and assemble an updated inventory of dedicated affordable housing in the District.	Completed to date: Complete OP, DHCD, and DMPED are continuing to work with the Urban Institute on a Housing Demand and Neighborhood change study. This included identifying changes in demand for housing by income and housing type over the next ten years. Through this work, the partner agencies are mapping where displacement is most likely to occur in the future. The information will inform the development of an Anti-Displacement Strategy. OP also analyzed data to identify the underlying forces driving change, which will inform the DC2050 Comprehensive Plan process.
Promote racial equity in zoning and land use	By September 30, 2024, OP will work with the Office of Zoning to promote racial equity in zoning and land use decisions by creating a page on the OP website with relevant data, policy resources, the Zoning Commission Racial Equity Tool, and other information.	Completed to date: Complete Each OP report with a Comp Plan analysis includes a detailed Racial Equity Analysis using the Racial Equity Tool. OP also works with applicants to ensure they provide a Racial Equity Analysis using the Racial Equity Tool as part of their initial filings for each ZC case.

6 2024 KEY PERFORMANCE INDICATORS AND WORKLOAD MEASURES

Key Performance Indicators

Measure	Directionality	FY 2022	FY 2023	FY 2024 Q1	FY 2024 Q2	FY 2024 Q3	FY 2024 Q4	FY 2024	FY 2024 Target	Was 2024 KPI Met?
Provide data and analysis to support sound and integrated policy decisions that strengthen the District's fiscal 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%	100%	100%	100%	100%	100%	90%	Met
Percent of Geographic Information Systems (GIS) and State Data customers (internal and external) who receive requested maps and demographic data from OP staff	Up is Better	98.8%	98.7%	100%	100%	99.5%	100%	99.7%	92%	Met
Catalyze improvements in the urban design, economic vitality, and livability of District neighborhoods by creating excellent, context-sensitive plans.										
Satisfaction rating given by head of Public Space Commission re: the consistency and quality of OP's contribution	Up is Better	100%	100%	100%	100%	100%	100%	100%	90%	Met
Percent of stakeholder requests for planning assistance fulfilled	Up is Better	100%	97.6%	100%	100%	100%	97.8%	99.6%	90%	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	100%	100%	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	92%	
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%	100%	100%	100%	100%	100%	95%	Met
Percentage of small area plans or other planning and design initiatives active or launched that include a clear racial equity component in their goals, process, objectives, and/or outcomes	Up is Better	New in 2023	86.7%	100%	100%	100%	100%	100%	90%	Met
Increase the transparency and predictability of the planning process to better engage stakeholders and to enrich the dialogue around key planning tools and topics.										

Key Performance Indicators (continued)

Measure	Directionality	FY 2022	FY 2023	FY 2024 Q1	FY 2024 Q2	FY 2024 Q3	FY 2024 Q4	FY 2024	FY 2024 Target	Was 2024 KPI Met?
Percent of customers OP engages who rate their interaction with OP as satisfactory or higher	Up is Better	98.8%	98.8%	100%	100%	99.5%	100%	99.7%	90%	Met
Percent of relevant ANC's and civic organizations that OP engages in small area or neighborhood planning activities	Up is Better	100%	100%	100%	100%	100%	100%	100%	90%	Met
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.										
Percent of historic landmark designations without owner objection	Up is Better	100%	100%	100%	100%	100%	100%	100%	85%	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%	100%	100%	100%	100%	100%	80%	Met
Average number of cases reviewed per zoning review staff	Up is Better	46.5	50.3	14.5	18.6	13.3	7.8	53.4	35	Met
Percent of DC government project reviews concluded with adverse effects resolved by consensus	Up is Better	98.6%	99.2%	100%	98.3%	99.2%	99.2%	99.1%	90%	Met
Percent of Historic Preservation staff reports with recommendations that are accepted by the Historic Preservation Review Board Chair and the Mayor's Agent	Up is Better	96.2%	92.9%	100%	90%	95.7%	93.9%	95.8%	92%	Met
Percentage of OP setback, design review, and map amendment reports for the Zoning Commission that include a Comp Plan racial equity analysis.	Up is Better	New in 2023	96.5%	100%	93.3%	100%	100%	97.7%	90%	Met
Percent of historic property permit applications reviewed over the counter/signed and approved by OP staff	Up is Better	97.2%	97.4%	98.5%	97.7%	89.2%	96.5%	95.8%	90%	Met

Key Performance Indicators *(continued)*

Measure	Directionality	FY 2022	FY 2023	FY 2024 Q1	FY 2024 Q2	FY 2024 Q3	FY 2024 Q4	FY 2024	FY 2024 Target	Was 2024 KPI Met?
Percent of Development Review reports for boards and commissions that did not require a supplemental report	Up is Better	96.1%	93.7%	95.5%	92.6%	92.5%	95.2%	93.7%	92%	Met
Create and maintain a highly efficient, transparent, and responsive District government.										
Percent of new hires that are District residents	Up is Better	New in 2023	80%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	75%	-	-
Percent of new hires that are current District residents and received a high school diploma from a DCPS or a District Public Charter School, or received an equivalent credential from the District of Columbia	Up is Better	New in 2023	12.5%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0%	-	-
Percent of employees that are District residents	Up is Better	New in 2023	61.6%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	61.1%	-	-
Percent of required contractor evaluations submitted to the Office of Contracting and Procurement on time.	Up is Better	New in 2023	100%	Annual Measure	Annual Measure	Annual Measure	Annual Measure	0%	-	-
Percent of agency staff who were employed as Management Supervisory Service (MSS) employees prior to 4/1 of the fiscal year that had completed an Advancing Racial Equity (AE204) training facilitated by ORE within the past two years.	Up is Better	New in 2023	New in 2023	Annual Measure	Annual Measure	Annual Measure	Annual Measure	90%	-	-

Workload Measures

Measure	FY 2022	FY 2023	FY 2024 Q1	FY 2024 Q2	FY 2024 Q3	FY 2024 Q4	FY 2024
Citywide Planning							
Number of District agencies that have used OP research and analysis products to support their work	63	53	14	16	13	21	64
Demographic Services							
Number of requests for Census or other demographics information	422	279	87	183	549	104	923
Mapping Services							
Number of requests for mapping or geospatial services	619	192	34	92	65	67	258
Policy and Regulation Support							
Number of public space applications submitted to OP for review	1,690	1,910	269	173	220	180	842
Neighborhood Plans							
Number of requests for planning assistance or information received from civic organizations or other stakeholders	478	3,697	1,279	847	432	11	2,569
Number of neighborhood plans or major projects completed	26	68	5	3	7	5	20
Education							
Number of stakeholder engagement activities conducted by OP for purposes of education, dialogue, and/or feedback	126	246	451	16	52	72	591
Engagement							
Number of stakeholder engagement activities conducted by ANCs or civic organizations that OP attends for the purposes of education, dialogue, and/or feedback	New in 2023	17	15	No applicable incidents	11	24	50
Government Project Reviews							
Number of historic preservation cases regarding District and federal government undertakings filed for State Historic Preservation Office review	973	1,105	189	248	243	220	900

Workload Measures (continued)

Measure	FY 2022	FY 2023	FY 2024 Q1	FY 2024 Q2	FY 2024 Q3	FY 2024 Q4	FY 2024
Number of archaeology cases regarding District and federal government undertakings filed for State Historic Preservation Office review	378	348	91	115	109	134	449
HPRB Staff Reports							
Number of historic preservation cases submitted for Historic Preservation Review Board or U.S. Commission of Fine Arts review	592	661	161	175	185	140	661
Historic Homeowner Grants							
Number of historic homeowner grants awarded	New in 2023	9	5	0	1	2	8
Historic Landmark Designations							
Number of cases filed for historic landmark designation	16	10	3	2	2	3	10
Historic Preservation Reviews							
Number of permit applications cleared by Historic Preservation Office staff	5,900	5,285	1,206	1,167	1,004	1,621	4,998
Planned Unit Developments (PUDs)							
Number of affordable housing units approved by the Zoning Commission through Planned Unit Developments	358	618	188	134	No applicable incidents	40	362
Zoning Staff Reports							
Number of cases filed for Zoning Commission review to implement the Comp Plan or further the Mayor's housing goals	69	18	8	6	4	9	27
Number of Board of Zoning Appeals cases that were amended based on OP input, so that they were able to be approved.	New in 2023	38	9	12	17	7	45