



April 14, 2014

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Executive Director  
*Susan Eads Role*

Ellen McCarthy, Acting Director  
DC Office of Planning  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024

VIA E-MAIL: ellen.mccarthy@dc.gov

RE: Review of Office of Planning's Draft Scope of Work for Southeast Boulevard/Barney Circle Planning Process

Dear Acting Director McCarthy:

On April 8, 2014, at a regular, properly noticed meeting of the Advisory Neighborhood Commission (ANC) 6B, with a quorum present, the Commission voted 10-0 to adopt the enclosed review comments sent to the Office of Planning (OP) by Commissioner Kirsten Oldenburg, Chair of ANC 6B's Transportation Committee, via email by the deadline of March 28, 2014, with one addition:

Under Task 1 of the SOW, insert a requirement that the OP Consultant meet with representatives of ANC 6B early in the process and while reviewing data and previous planning efforts.

ANC 6B thanks OP for agreeing to conduct this planning effort and looks forward to its participation.

## COMMISSIONERS

SMD 1 *David Garrison*  
SMD 2 *Ivan Frishberg*  
SMD 3 *Philip Peisch*  
SMD 4 *Kirsten Oldenburg*  
SMD 5 *Brian Pate*  
SMD 6 *Nichole Opkins*  
SMD 7 *Sara Loveland*  
SMD 8 *Chander Jayaraman*  
SMD 9 *Brian Flahaven*  
SMD 10 *Francis Campbell*

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Flahaven'.

Brian Flahaven  
Chair

cc: Councilmember Tommy Wells  
Rosalynn Hughey, Office of Planning  
Dan Emerine, Office of Planning  
Evelyn Kasongo, Office of Planning  
Melissa Bird, Office of Planning  
Tracy Gabriel, Office of Planning  
Terry Bellamy, District Department of Transportation  
Sanjay Kumar, District Department of Transportation  
Joseph Dorsey, District Department of Transportation  
Ravindra Ganvir, District Department of Transportation  
Ronaldo Nicholson, District Department of Transportation  
Yvette Conley, District Department of Transportation  
Aaron Rhones, District Department of Transportation  
Sam Zimbabwe, District Department of Transportation  
Carolyn Washburn, CH2M HILL  
Otto Clemente, CH2M HILL  
Craig Lenhart, CH2M HILL

Enclosure

**Advisory Neighborhood Commission 6B**  
**Comments on**  
**Southeast Boulevard Technical Planning Assistance**  
**Draft Scope of Work**  
**March 28, 2014**

### **Overall Comments**

- *Scope.* First bullet under Purpose. ANC 6B finds that the phrase “for the area within and immediately adjacent to the Southeast Boulevard ROW” is poorly defined and appears too limiting to result in useful planning. As we discussed in our January 2014 letter to DDOT, the critical, immediate neighborhood is a triangle bounded by Pennsylvania Avenue SE, the Anacostia River, and 11<sup>th</sup> Street SE. This neighborhood will be affected by near term residential and commercial developments within and along its borders and as far north as Reservation 13 (aka Hill East) and is currently impacted—as are surrounding neighborhoods—by commuter traffic using the East Capitol Street, Sousa, and the 11<sup>th</sup> Street Bridges.
- *Road vs. Neighborhoods.* ANC6B feels the SOW needs to clearly state that the planning effort is designed to help inform about the appropriate road(s) to situate in the ROW. Several statements seem to imply the reverse case. Thus, the consultant needs to be able to consider all options in its analysis and not be limited in options it considers by current DDOT plans as characterized by vague statements such as “road design alternatives as developed by DDOT” [bullet 3 under Task 1] and “concepts developed by DDOT for the roadway design” [bullet 2, Task 3] and “*slight* alternations to the roadway concepts ...” [bullet 2, Task 3].

At a minimum, the resulting urban land use/design concepts need to take not just the DDOT proposed limited access 4-lane boulevard as a “starting point” but also other alternatives such as a residential street that fully connects to the existing street grid north of the ROW and provides pedestrian/bicycle access to the south and the Anacostia River.

- *6B Involvement.* ANC6B, as a partner in this planning effort, expects to interact with the consultant performing the work at appropriate stages. Deliverables for Task 2 include a presentation to OP, DDOT, and ANC6B while Task 3 and Task 4 do not. As noted below, both of these deliverables need to include a presentation to OP, DDOT, and ANC6B.

Note: A several junctures during this study, ANC6B plans to engage the wider community by providing updates and soliciting feedback at public meetings. Also, given Councilmember Wells’ commitment to engage the community, ANC6B may host a Wells-led meeting toward the end of the study but before it concludes.

### **Specific Line Edit Comments**

The following (pages 2 to 4) are in the form of track changes on the Draft SOW.

## **Southeast Boulevard Technical Planning Assistance DRAFT Scope of Work**

**Purpose:** To provide OP, DDOT, ANC6B, and other neighborhood stakeholders with technical planning assistance to culminate in a report that accomplishes the following goals:

- Develops concepts for urban design and land use for the area within and immediately adjacent to the Southeast Boulevard right-of-way (ROW);
- Evaluates those concepts in the context of community concerns raised through the Barney Circle/Southeast Boulevard EA (the EA), the purpose and need outlines in the EA, the Anacostia Waterfront Initiative (AWI) framework and other planning guidance, and legal and physical constraints to improvements within the ROW; and
- Delivers solutions/strategies to inform the further development of the EA and any future planning work that may be undertaken by District agencies.

**Comment [KO1]:** See Overall Comments

### **Task 1: Review Data and Previous Planning Efforts**

- Review stakeholder concerns, as expressed in DDOT Barney Circle/SE Boulevard EA and other public materials
- Review purpose and need outlined in the EA
- Review concepts for road design alternatives as developed by DDOT
- Review background planning documents (e.g., Comprehensive Plan, AWI Framework, Sustainable DC, etc.)
- Review legal constraints to use of the ROW
- Review topography, adjacent land uses and infrastructure, connecting street network, land ownership, traffic counts, and other physical and operational factors that may serve as constraints or opportunities
- Review best practices for freeway replacement projects in other jurisdictions (OP to conduct the majority of best practice review and provide to consultant team)

**Comment [KO2]:** See Overall Comments

Deliverables: (see Task 2 deliverables)

### **Task 2: Evaluation Framework**

- Based on Task 1 review, develop an evaluation matrix that outlines stakeholder concerns and citywide planning objectives to serve as framework for developing and assessing urban design/land use concepts

Deliverables:

- Evaluation matrix
- Memorandum summarizing planning documents and data used to develop matrix
- Presentation to OP, DDOT, and ANC 6B

*Deliverables for Task 1 and 2 are due 4 weeks from receipt of the Task Order. The consultant shall submit an electronic copy of all deliverables.*

### Task 3: Land Use/Urban Design Concepts

- Develop alternative conceptual programs for urban design and land use for the area within and immediately adjacent to the ROW | Comment [KO3]: See Overall Comments
- The consultant team shall produce three to four (3-4) land use/urban design concepts and shall take as their starting point the concepts developed by DDOT for the roadway design, but may propose slight alterations to the roadway concepts as necessary to address planning and design objectives | Comment [KO4]: See Overall Comments
- Concepts shall be comprised primarily of:
  - Proposed land use mixes—including parks and civic uses—and typologies/densities, measured in square feet (and number of residential units, if applicable)
  - Massing diagrams showing general locations and bulk of buildings, including present zoning and identification of unzoned areas and proposed zoning.
  - Streetscape and landscape diagrams showing the general conceptual layout and design of open spaces
  - Each concept shall be accompanied by site plans at least one illustrative rendering depicting the land use concept in relation to the proposed Southeast Boulevard proposed roadway.
- At least one concept shall focus on a program that emphasizes the creation of usable public spaces, such as parks, play areas, and spaces for active or passive recreation
- Concepts shall, as necessary, address the inclusion of parking facilities necessary to serve the land uses contemplated in the proposed land use program and/or other public uses
- Concepts shall be informed by the planning documents and data identifying opportunities and constraints outlined in Task 1

#### Deliverables:

- Memorandum describing each of the land use/urban design concepts, accompanied by charts, massing diagrams, and renderings.
- Attendance at two Project Team meetings to develop, discuss and modify concepts. | Comment [KO7]: Define project team
- Presentation to OP, DDOT, and ANC 6B

*Deliverables for Task 3 are due 8 weeks from receipt of the Task Order. The consultant shall submit an electronic copy and (2) two hard copies of all deliverables.*

Comment [KO8]: 3 hard copies

### Task 4: Evaluation and Recommendations

- Evaluate each of the land use/urban design concepts, using the evaluation matrix from Task 2
- Summarize the strengths, weaknesses, opportunities, and constraints associated with each concept
- Deliver recommendations regarding any further planning analysis for each of the concepts and any other next steps

#### Deliverables:

- Memorandum detailing evaluation and recommendations
- Compile deliverables from Tasks 1-4 into one technical report
- Attendance at Project Team meeting to get feedback on report
- [Presentation to OP, DDOT, and ANC 6B](#)

*Deliverables for Task 4 are due 12 weeks from receipt of the Task Order. The consultant shall submit an electronic copy and ~~(2) two~~(3) three hard copies of all deliverables.*

**Comment [KO9]:** One each for OP, DDOT, and ANC 6B