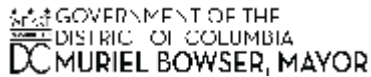




DC 2050 Comprehensive Plan

Phase 2.B

March 2026



What is a Comprehensive Plan?

- A comprehensive plan (comp plan) outlines a community's **long-range vision** and roadmap for growth and development.
- It guides where and how we build new housing, grow job opportunities, connect neighborhoods, preserve our rich history, and invest in public amenities.
- It includes **policies and priorities** for land, which guide the use, density, and form of buildings within the District, directly shaping the city as it changes and develops in the future.



Focus Group with the Coalition, 6/26

Background

DC 2050 Timeline

Phase 1: Define Our Vision | March – August 2025

Gather public feedback on goals, priorities, and areas of interest for DC 2050.

Phase 2: Explore Possible Futures | September 2025 – April 2026

Introduce and gather feedback on citywide growth scenarios.

We
Are
Here!

Phase 3: Create Our Plan | April 2026 – June 2027

Introduce and collect public feedback on the draft of DC 2050.

Phase 4: Legislative Approval | July 2027 – February 2028

DC Council, NCPD, and US Congress consider approval of DC 2050.

Phase 5: Make DC 2050 A Reality | 2028 – Future

District agencies, private sector, and the community take action to achieve the goals and priorities in approved DC 2050.



Mayoral Launch, The Strand, 3/2



Mary's Center Tabling, Georgia Ave Clinic, 6/12

OP has engaged more than 5,000 people for the DC 2050 Comprehensive Plan

- We have held over **120 engagement** events across the city
- We have held **10 large workshops, 15 focus groups, 60+ briefings,** and **37 pop-up engagements.**
- OP is also partnering with 3 community-based organizations to conduct additional outreach in Wards 5, 7, and 8 and to reach more residents who speak Spanish, Amharic, and Mandarin Chinese.



Read more about what we learned from the **Phase 1 Engagement**



Anacostia River Festival, Anacostia Park, 5/17/25



DC 2050 Complete Communities Workshop, 6/4/25



What We've Heard on How & Where the District Should Grow

Of participants at Fall Workshops (in-person and virtual):

- **82%** were in support of building up around **metro stations**
- **69%** were in support of growing along **bus corridors**
- **68%** were in support of adding housing in **Downtown**

These goals are reflected in OP's proposed changes in the draft Future Land Use Map

Participants also prioritized:

- Housing affordability
- Access to everyday needs like grocery stores & childcare
- Access to different housing types
- Better transit and safer streets
- Office to residential conversion
- Access to green space

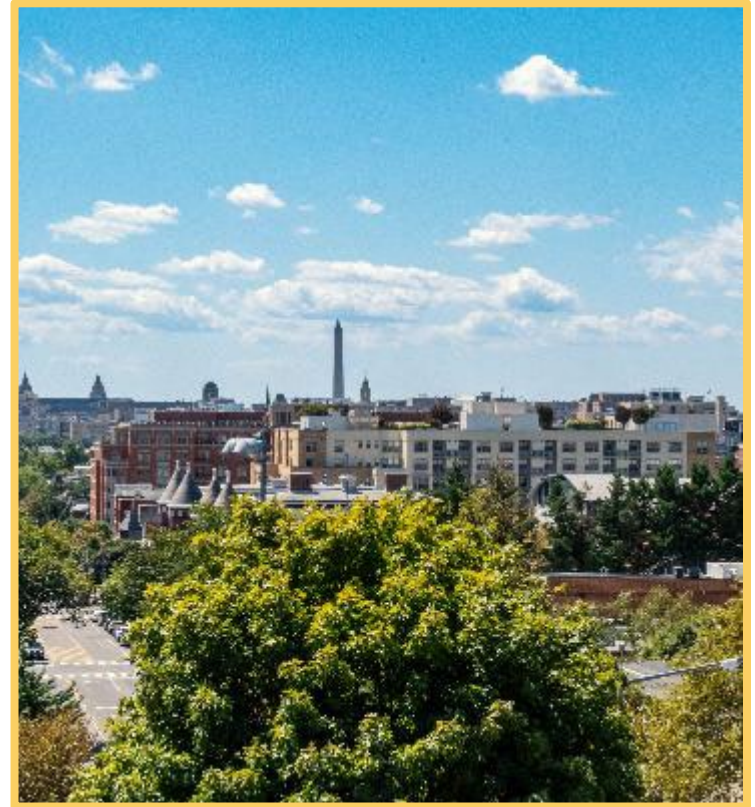


Phase 2: Explore Possible Futures

In Phase 2: Explore Possible Futures, we invite you to share ideas on **how the District should grow**.

Your input will shape where new homes and businesses could go, what neighborhoods could look like, and what resources all communities need to thrive.

We'll talk about how the city should grow using **place types**, which is a new way to imagine what different areas could look like in the future.

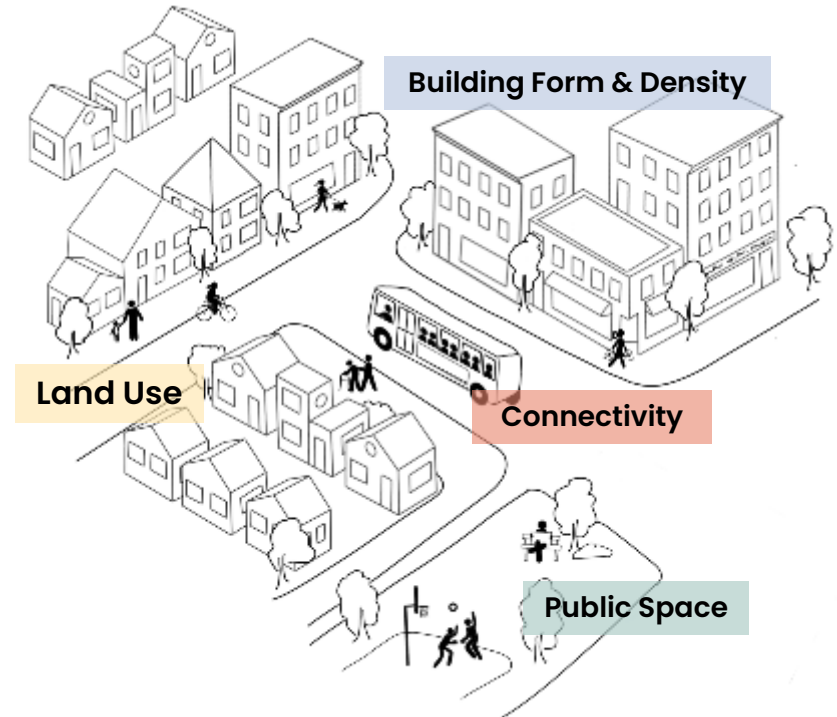


What are “Place Types”?

Place types are an updated approach to land use policy to make it easier to understand how a property can be used.

Each place type includes policy guidance for a range of topics including use, building form, street connectivity, and public spaces.

The **future land use map** for DC 2050 will be developed using **place types**.



<<< Scan the QR code to learn more about the DC 2050 place types.

Goals of Place Types



Center People & Outcomes

By making it easier for stakeholders to understand how their community may change by providing outcome-focused policy to address their needs and priorities.



Increase User-Friendliness

By clarifying the policies that apply to each property, which will help residents, developers, and other stakeholders have a shared understanding of how new buildings will be designed and connected to the transportation system.



Advance Equitable Growth

By providing consistent policies across every neighborhood that connect housing opportunities with jobs, amenities, and transit to address disparities in access.

Residential Place Types

Small-Scale Residential Neighborhood

Detached and semi-detached homes that are typically up to 3 stories tall.



Moderate-Scale Residential Neighborhood

Rowhouses, townhomes, and small apartments that are typically up to 4 stories tall.



Medium-Scale Residential Neighborhood

Mid-rise apartment buildings that are typically up to 8 stories tall.



Large-Scale Residential Neighborhood

High-rise apartment buildings that are typically over 8 stories tall.



Small-Scale Residential Neighborhood

Building Form and Density

- Detached and semi-detached homes
- Typically up to 3 stories

Allowable Uses

- Predominantly residential with local schools, recreational facilities, and libraries
- Nearby commercial provided through adjacent neighborhood centers or moderate-scale residential neighborhoods

Public Realm Design

- Tree-lined sidewalks, front, rear, and side yards

Connectivity

- Walkable with access to bus and bike lanes



Example Neighborhoods:

Palisades

Michigan Park

Takoma

Hillcrest

Moderate-Scale Residential Neighborhood

Building Form and Density

- Rowhouses, townhomes, and small apartment buildings
- Typically up to 4 stories

Allowable Uses

- Primarily residential with schools, rec facilities, libraries
- Light commercial such as corner stores, laundromats, and cafes

Public Realm Design

- Attached housing with front yards
- Less mid-block curb cuts
- Sidewalks with tree boxes or planting strips

Connectivity

- Within walking distance to bus or metrorail
- Well served by bike infrastructure
- Micromobility options available



Example Neighborhoods:

Brightwood Park

Edgewood

Park View

Capitol Hill

Medium-Scale Residential Neighborhood

Building Form and Density

- Mid-rise apartments
- Typically up to 8 stories

Allowable Uses

- Primarily residential
- Proximate to commercial nodes
- Can include some ground floor commercial use

Public Realm Design

- Streetscapes are a mix of green and paved spaces that allow for nearby parks and plazas

Connectivity

- Served by multiple bus lines and within walking distance to metrorail
- Plentiful micromobility options and bike infrastructure



Example Neighborhoods:
Logan Circle (13th St)
Fort Totten

Large-Scale Residential Neighborhood

Building Form and Density

- High-rise apartments
- Typically over 8 stories

Allowable Uses

- Primarily residential
- Some ground floor commercial
- Located near employment and commercial centers

Public Realm Design

- Wide sidewalks set within green spaces with nearby plazas or courtyards

Connectivity

- Served by high frequency bus lines and some metrorail



Example Neighborhoods:

Mass Ave NW near Thomas Circle
Woodley Park/ Connecticut Ave
16th St NW

Center Place Types

Neighborhood Center

Mixed-use buildings that are typically up to 5 stories tall.



Urban Center

Mixed-use buildings that are typically up to 8 stories tall.



Regional Center

Mixed-use buildings that are typically up to 12 stories tall.



Neighborhood Center

Building Form and Density

- Typically up to 5 stories

Allowable Uses

- Mixed-use that serve daily needs of surrounding communities

Public Realm Design

- Wider sidewalks allow for features such as kiosks, sidewalk cafes, and show windows that support economic activity

Connectivity

- Served by bus lines, bikeways, and some micromobility options
- Street parking is available and there may be some small surface parking lots adjacent to retail



Example Neighborhoods:

Bloomingtondale

Penn Branch

Kennedy Street

Urban Center

Building Form and Density

- Typically up to 8 stories

Allowable Uses

- Mixed use that include commercial uses that attract residents from multiple neighborhoods- grocery stores, restaurants, nightlife corridors

Public Realm Design

- Active public realm with plazas or open gathering spaces that serve to support community events such as farmers markets and smaller festivals

Connectivity

- Served by multiple bus lines, including high-frequency bus, as well as metrorail
- Bikeways and plentiful micromobility



Example Neighborhoods:

Adams Morgan

Anacostia

U Street

Skyland

Regional Center

Building Form and Density

- These areas allow for the densest and tallest buildings
- Typically up to 12 stories

Allowable Uses

- Destination retail including entertainment venues, large hotels, office, high-rise apartments

Public Realm Design

- Iconic and bustling, with wide sidewalks and large plazas and open spaces that offer space for large festivals and events

Connectivity

- Well served by multiple high-frequency bus and metrorail lines
- Lots of micromobility options
- High density of walkers with most people accessing area through transit



Example Neighborhoods:

Thomas Circle

Downtown

Navy Yard

Mt. Vernon Square

Other Place Types

Institutional Area

Public and semi-public buildings that are used for civic, educational, medical, and cultural functions.



Industrial Area

Space for production, distribution, repair, and government services.



Mixed-Use Maker Modifier

Can apply to any place type to require maker uses through mixed use space or stand-alone buildings.



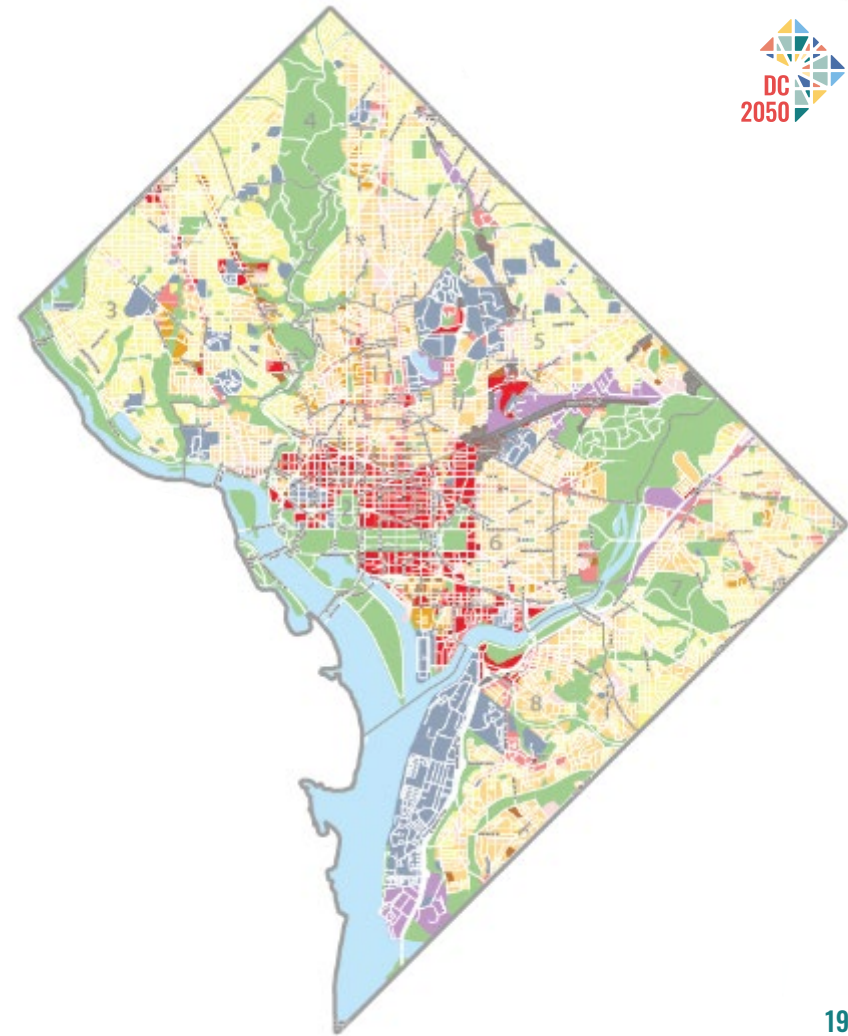
Parks, Recreation, and Open Space

Public spaces that support recreation, environmental stewardship, and community-well-being.



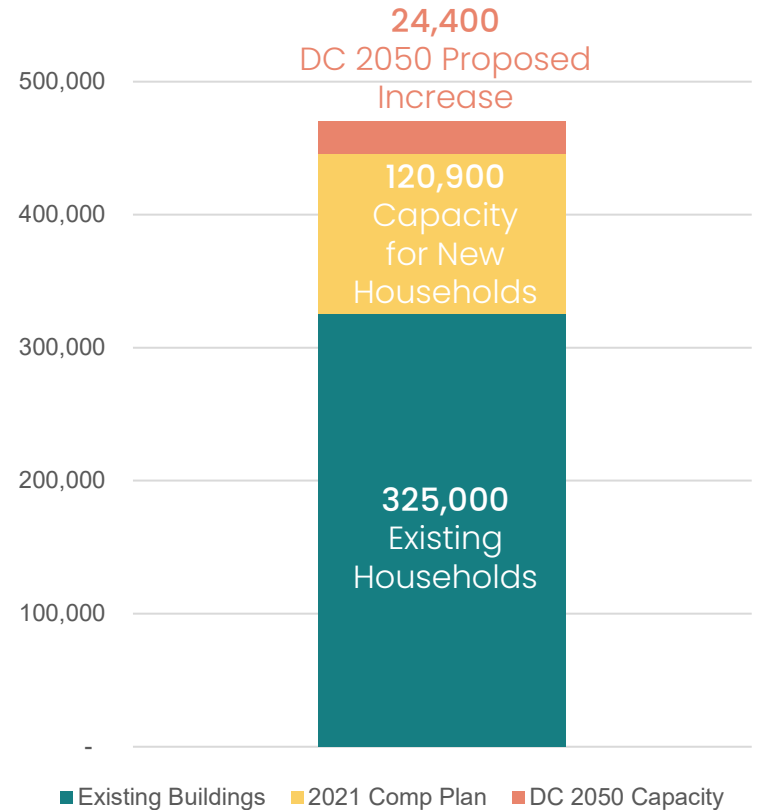
2021 Future Land Use Map

Group	Place Types
Residential	Small-Scale Residential Neighborhood
	Moderate-Scale Residential Neighborhood
	Medium-Scale Residential Neighborhood
	Large-Scale Residential Neighborhood
Mixed Uses	Neighborhood Center
	Urban Center
	Regional Center
Other	Industrial
	Institutional
	Parks Recreation and Open Space



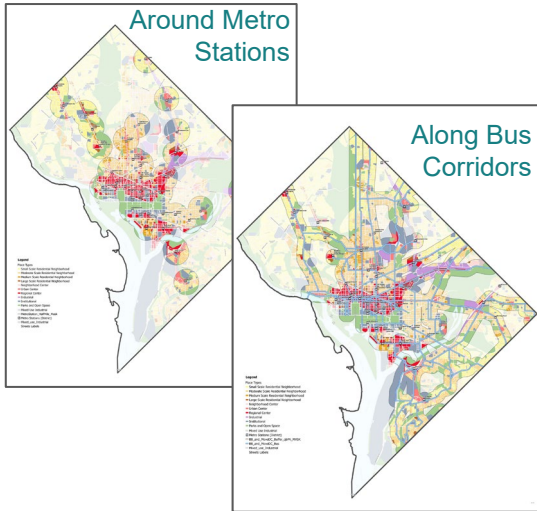
Planning for Growth

- Today, the District has **325,000** households.
- Growth projections estimate the District will have **441,000** households by 2050 – we need space for these new households.
- With the 2021 Future Land Use Map, we have the capacity for **~446,000** households.
- DC 2050 adds capacity of **~25,000** households on top of that.
- OP identified **460,000** households as the capacity we need to keep housing costs from rising relative to inflation.
- This map provides for a **45% increase** in households over the next 25 years.



How OP Created the Draft Future Land Use Map

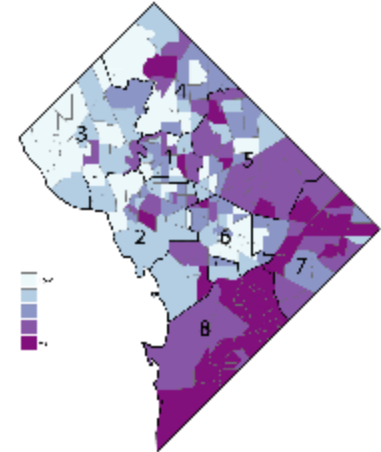
1: Areas Near Transit



2: Areas that have not grown as much over the past twenty years



3: Areas that have a high-risk of displacement



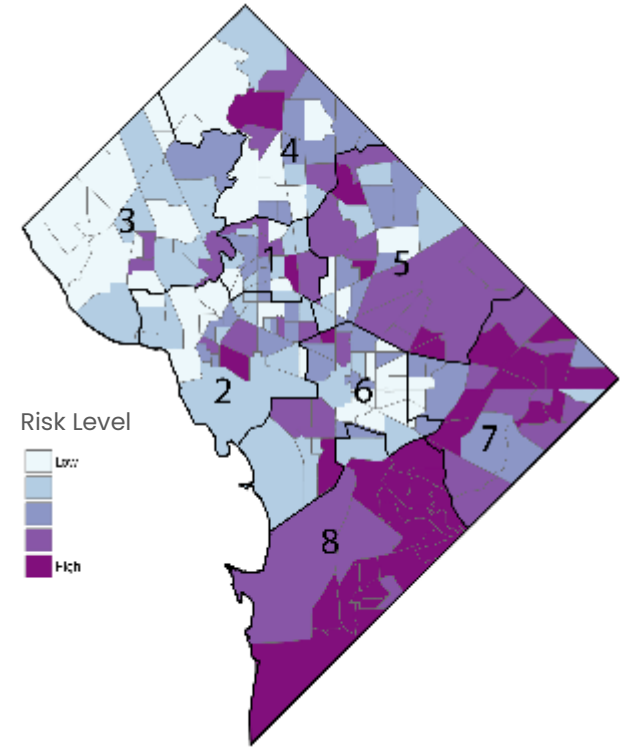
2. Areas with less housing growth over the past 20 years

- OP assessed where housing is located today and where there is additional capacity based on the existing future land use map.
- In areas that have not absorbed as much housing growth over the previous 20 years, OP looked for additional bus corridors to propose growth outside of the high-frequency bus corridors.



3. Areas that have a high-risk of displacement

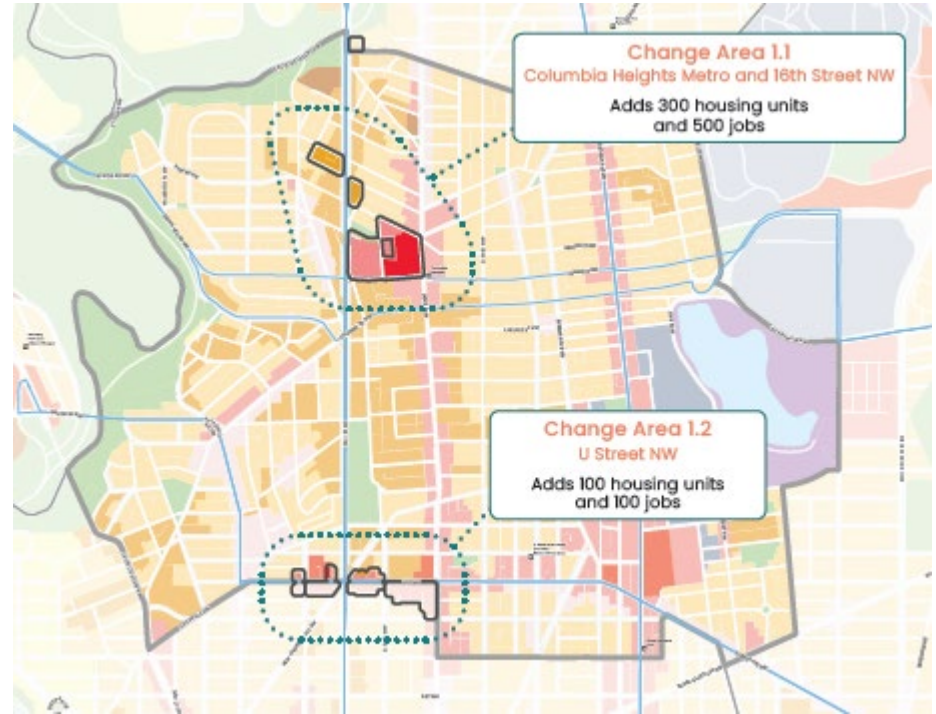
- To understand where long-time residents may face significant pressures that could result in displacement, OP assessed several indicators:
 - % of households with below 60% of the Median Family Income
 - % of households that are Black, Indigenous, or people of color*
 - % of households with severe housing cost burden (paying more than 50% of income towards rent)
 - % of renter-occupied households
- Many of these areas also have unrealized capacity in the existing future land use map. We chose not to add additional market pressure in these areas.
- OP did propose higher density land use to strengthen current and proposed grocery stores in areas with a high displacement risk.



Ward 1

- In Ward 1 there is potential for **7,200 additional households** by 2050.
- **98%** of households in the ward will be within access to high-frequency transit, an increase of 1% from today.
- **47%** of homes in the ward are family sized (2+ bedrooms).
- By 2050, Ward 1 will add **1,990 dedicated affordable units** through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties.*

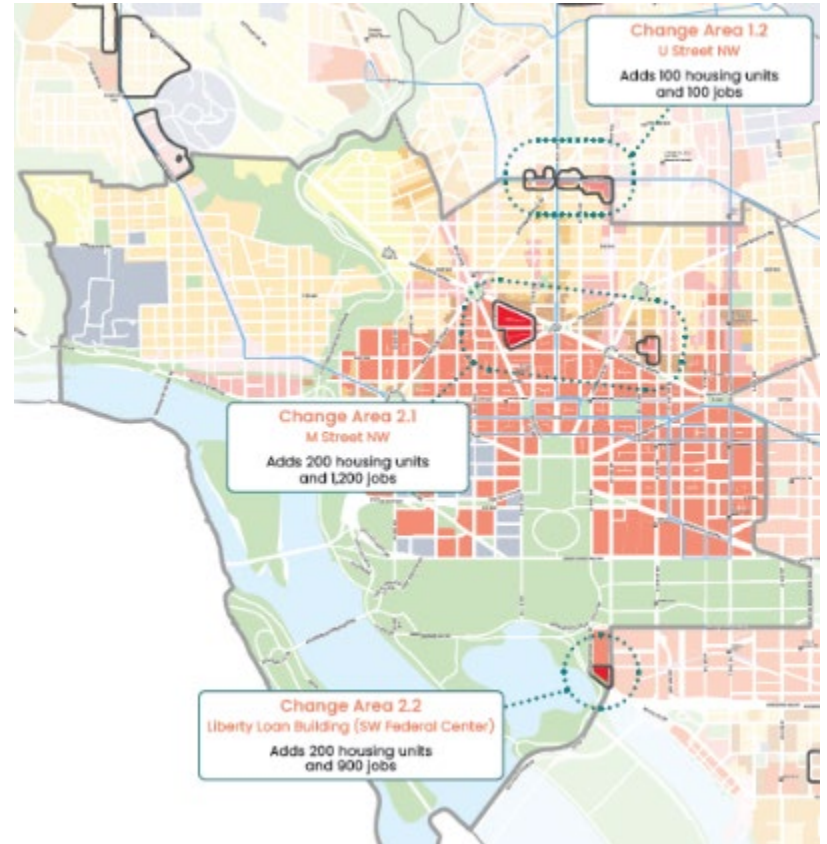
*The bulk of the District's affordable housing comes from dedicated investment through programs such as the Housing Production Trust Fund and Low-Income Housing Tax Credits. These programs are budget dependent and not directly tied to land use changes on this map.



Ward 2

- In Ward 2, there is potential for **14,000 additional households** by 2050.
- **91%** of households in the ward will be within access to high-frequency transit, a decrease of 2% from today.
- **39%** of homes in the ward are family sized (2+ bedrooms).
- By 2050, Ward 2 will add **2,520 dedicated affordable units** through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties.*

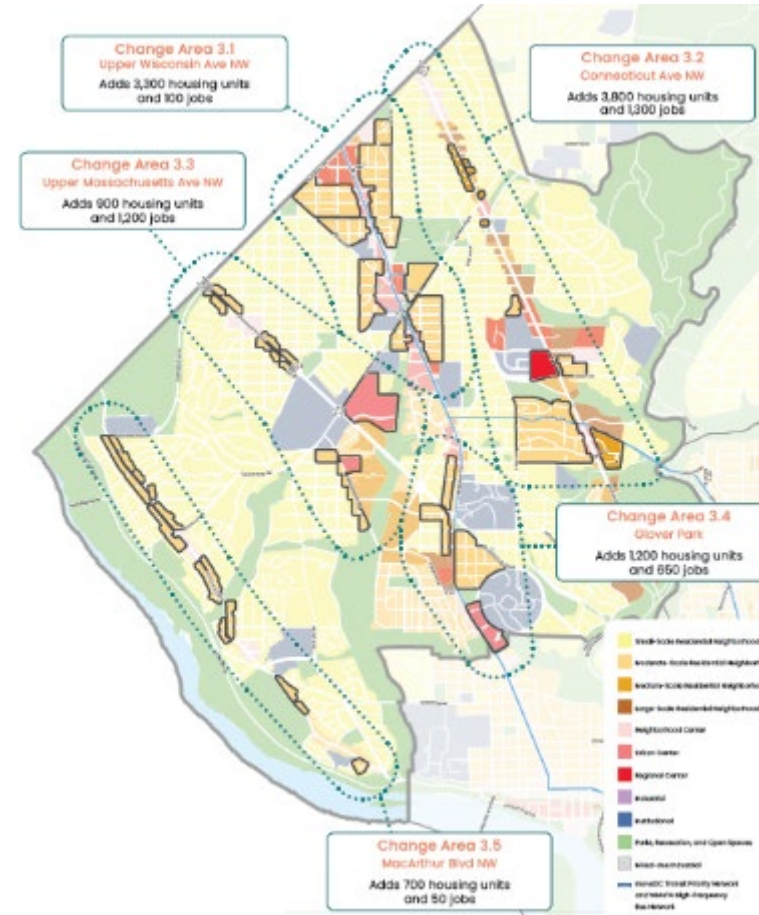
*The bulk of the District's affordable housing comes from dedicated investment through programs such as the Housing Production Trust Fund and Low-Income Housing Tax Credits. These programs are budget dependent and not directly tied to land use changes on this map.



Ward 3

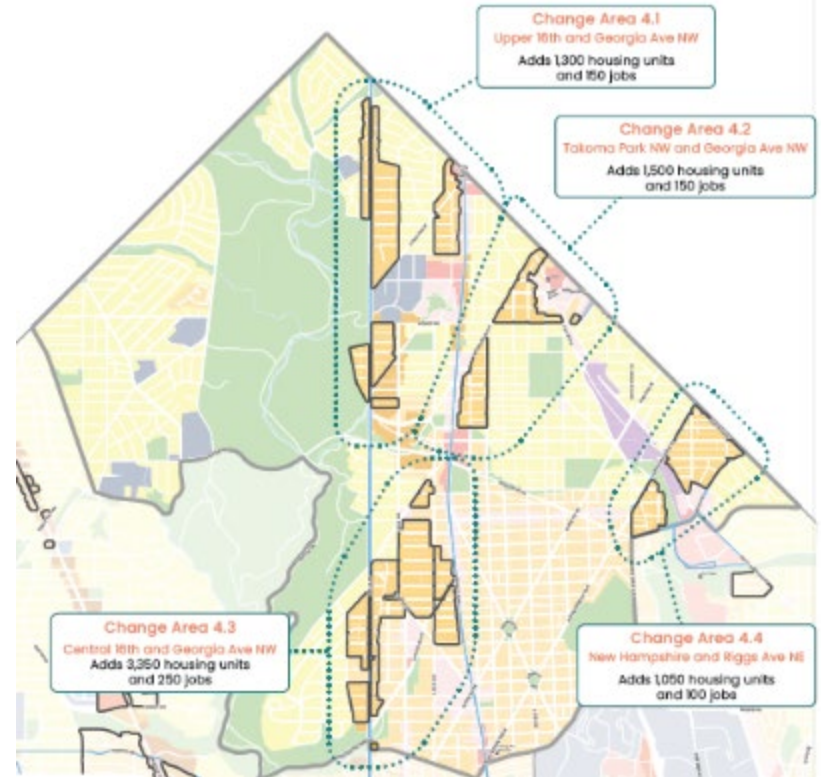
- In Ward 3, there is potential for **13,000 additional households** by 2050.
- **60%** of households in the ward will be within access to high-frequency transit, an increase of 6% from today.
- **53%** of homes in the ward are family sized (2+ bedrooms).
- By 2050, Ward 3 will add **2,430 dedicated affordable units** through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties.*

*The bulk of the District's affordable housing comes from dedicated investment through programs such as the Housing Production Trust Fund and Low-Income Housing Tax Credits. These programs are budget dependent and not directly tied to land use changes on this map.



Ward 4

- In Ward 4, there is potential for **9,500 additional households** by 2050.
- **73%** of households in the ward will be within access to high-frequency transit, an increase of 6% from today.
- **71%** of homes in the ward are family sized (2+ bedrooms).
- By 2050, Ward 4 will add **1,300 dedicated affordable units** through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties.*

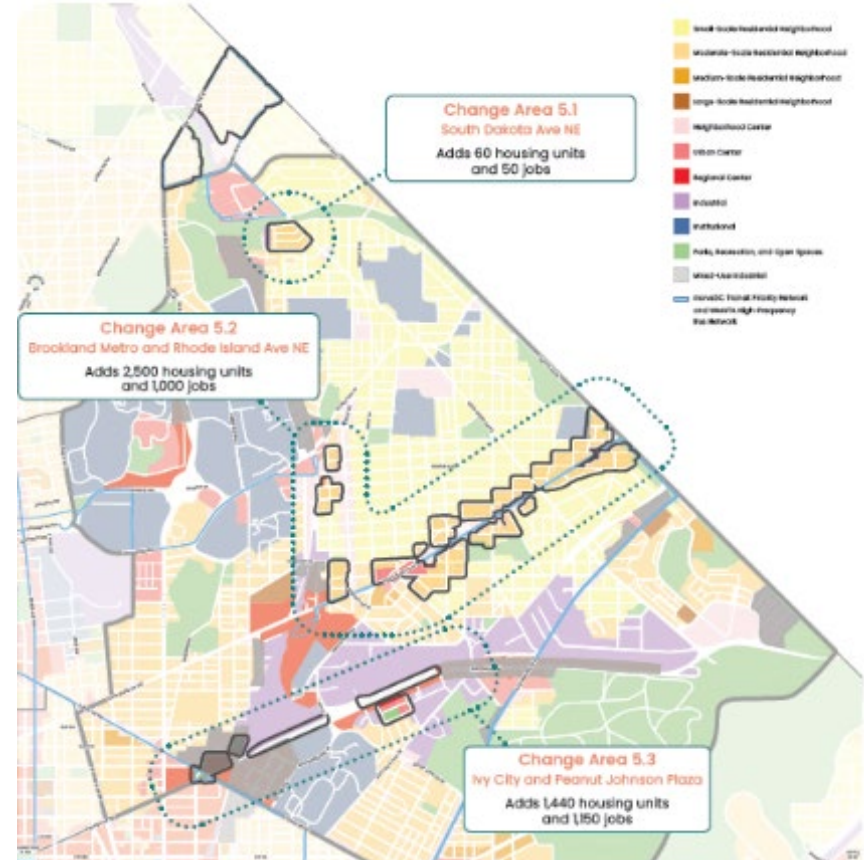


*The bulk of the District's affordable housing comes from dedicated investment through programs such as the Housing Production Trust Fund and Low-Income Housing Tax Credits. These programs are budget dependent and not directly tied to land use changes on this map.

Ward 5

- In Ward 5, there is potential for **24,500 additional households** by 2050.
- **75%** of households in the ward will be within access to high-frequency transit, an increase of 10% from today.
- **65%** of homes in the ward are family sized (2+ bedrooms).
- By 2050, Ward 5 will add **2,070 dedicated affordable units** through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties.*

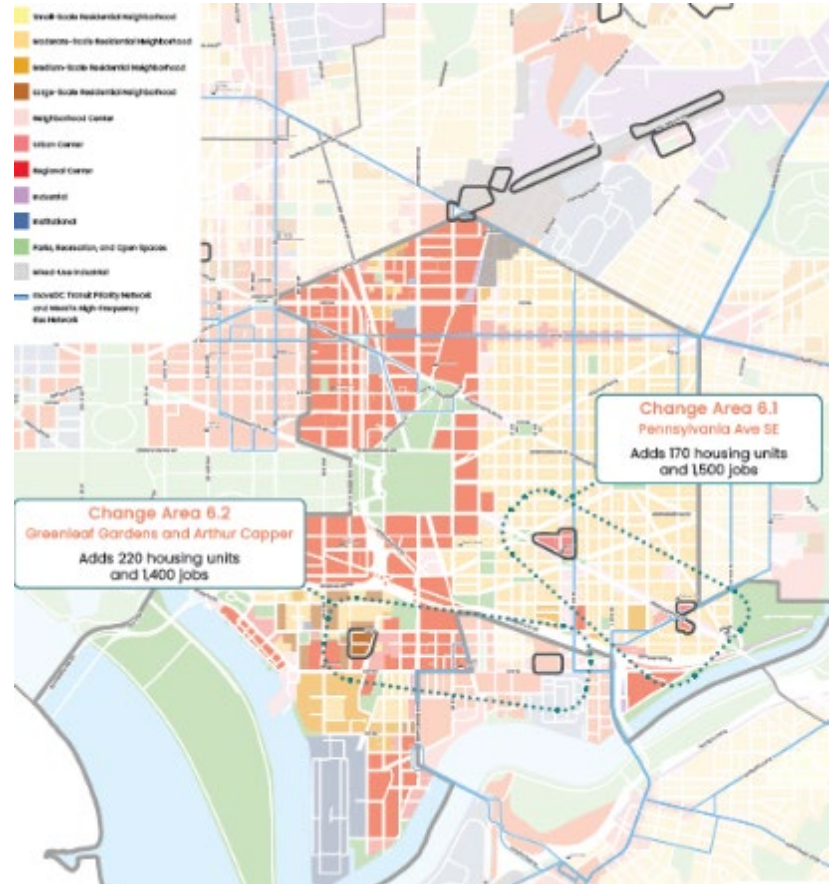
*The bulk of the District's affordable housing comes from dedicated investment through programs such as the Housing Production Trust Fund and Low-Income Housing Tax Credits. These programs are budget dependent and not directly tied to land use changes on this map.



Ward 6

- In Ward 6, there is potential for **21,200 additional households** by 2050.
- **94%** of households in the ward will be within access to high-frequency transit, a decrease of 1% from today.
- **49%** of homes in the ward are family sized (2+ bedrooms).
- By 2050, Ward 6 will add **2,690 dedicated affordable units** through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties.*

*The bulk of the District's affordable housing comes from dedicated investment through programs such as the Housing Production Trust Fund and Low-Income Housing Tax Credits. These programs are budget dependent and not directly tied to land use changes on this map.



Ward 7

- In Ward 7, there is potential for **16,400 additional households** by 2050.
- **78%** of households in the ward will be within access to high-frequency transit, an increase of 6% from today.
- **75%** of homes in the ward are family sized (2+ bedrooms).
- By 2050, Ward 7 will add **1,900 dedicated affordable units** through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties.*

*The bulk of the District's affordable housing comes from dedicated investment through programs such as the Housing Production Trust Fund and Low-Income Housing Tax Credits. These programs are budget dependent and not directly tied to land use changes on this map.



DC 2050 Comprehensive Plan

Stay in the loop with DC 2050!

- Sign up for [DC 2050 newsletter](#).
- Visit [DC2050.com](https://dc2050.com) to view project resources and find additional ways to get involved.
- Follow our socials:
 - [Instagram \(@OP_inDC\)](#)
 - [X \(@OPinDC\)](#)
 - [BlueSky \(@OPinDC.bsky.social\)](#)



Earth Week Garden Party, King Greenleaf Recreation Center, 4/19



DC 2050 Introductory Meeting, Barry Farm Rec Center, 3/25

Questions