The Comprehensive Plan for the National Capital District Elements
Effective August 21, 2021
Equity Crosswalk

The Council of the District of Columbia adopted an updated Comprehensive Plan on August 20, 2021. The Comprehensive Plan is a high-level guide that sets a positive, long-term vision for the District of Columbia through the lens of its physical growth, equity, and change. The 2021 Comprehensive Plan update consists of 13 Citywide Elements, 10 Area Elements and an Implementation Element.

The Equity Crosswalk highlights Comprehensive Plan policies and actions from all the elements that explicitly address racial equity. A version of this Equity Crosswalk was released with the Mayor's Draft of the Comprehensive Plan update submitted to the DC Council on April 24, 2020. This version reflects language changes from the final version of the Comprehensive Plan enacted on August 21, 2021. Additionally, the updated Comprehensive Plan highlights important data and trends throughout the Citywide elements related to disparities across race and income. These data become important benchmarks to evaluate the effectiveness of our policies and actions toward meeting racial equity goals stated in the Framework Element.

The Framework Element, the first of the Citywide elements, provides the context for the Comprehensive Plan by describing the forces driving change in the city. It sets forth a vision for an equitable District stating "*Equity exists where all people share equal rights, access, choice, opportunities and outcomes, regardless of characteristics such as race, class, or gender.*" It further explains that equity is realized though targeted actions and investments to improve outcomes for those who face the worst health, social and economic challenges. The Framework Element also provides a vision for racial equity in particular, stating that "*the District achieves racial equity when race no longer determines one's socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts*."

Additionally, the Framework Element emphasizes the importance of examining equity across a spectrum of issues: "*Addressing issues of equity in transportation, housing, employment, income, health, education, and socioeconomic outcomes through an equity lens will allow the District to address systemic and underlying drivers of systemic inequities*." Moreover, "*we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color*."

The Implementation Element includes strategies, policies and actions to incorporate equity, particularly racial equity, in public decision making and in the prioritization of public investments and programs, to achieve measurable improvements in the lives of District residents, particularly those who have been most affected by systemic racism and structural inequity.

The below Equity Crosswalk identifies 135 policies and actions throughout the Comprehensive Plan that explicitly focus on advancing equity. When implemented altogether these policies hold promise to deliver on the goals of equity and racial equity established in the Framework Element and to make a tangible difference in the lives of DC residents who have yet to reap the benefits of the growth and change in the city.

ZONING COMMISSION
District of Columbia
CASE NO. 26-RE
EXHIBIT NO. 12D

CITYWIDE ELEMENTS	
LAND USE	
Goal: Ensure the efficient use of land resources to meet long-term neighborhood, District-wide, and regional needs to help foster other District goals; to protect the health, safety, and welfare of District residents, institutions, and businesses; to sustain, restore, or improve the character, affordability, and equity of neighborhoods in all parts of the District; to provide for additional housing and employment opportunities; and to effectively balance the competing demands for land to support a growing population and the many activities that take place within Washington, DC's boundaries. 302.1	
Policies/Actions	**Chapter Citation**
Policy: The Generalized Policy Map shows areas of large tracts and corridors where future analysis is anticipated to plan for inclusive growth and climate resilience. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future analysis process for each area. In certain locations, planning efforts will be undertaken to analyze land use and policy impacts and ways to capitalize on, mitigate, and incorporate the anticipated growth. Current infrastructure and utility capacity should be evaluated against full build-out and projected population growth. The planning process will target issues most relevant to the community that can be effectively addressed through neighborhood planning. Planning analyses generally establish guiding documents, such as Small Area Plans, Development Frameworks, Retail Strategies, or Design Guidelines. Areas anticipated for future planning analysis include the following: ● New York Avenue NE corridor; ● Upper Wisconsin Avenue NW corridor; ● Upper Connecticut Avenue NW corridor; ● Foggy Bottom/West End; ● Benning Road corridor; ● Poplar Point; ● Congress Heights;	**LU-1.1.1: Future Planning Analysis and Resilience Focus Areas**

● North Capitol Crossroads—Armed Forces Retirement Home; and ● RFK Stadium. For areas within the 100- and 500-year floodplain, future planning efforts are intended to guide resilience to flooding for new development and infrastructure projects, including public capital projects. Resilience focus areas will explore watershed resilience to encourage the implementation on a neighborhood scale, as well as site-specific solutions, design guidelines and policies for a climate adaptive and resilient District. Watershed resilience analysis areas include the following: ● Georgetown; ● Federal Triangle; ● Hains Point; ● Southwest Waterfront; ● RFK; ● Watts Branch; and ● Poplar Point. 304.8	
Policy: Implement District-wide, neighborhood-scale, and site-specific solutions for a climate adaptive, emergency responsive, and resilient Washington, DC. 304.9	**LU-1.1.2: Resilience and Land Use**
Action: Develop projects that decrease the vulnerability of people and places to climate risks and public health emergencies, as well as promote future resilience. Use an equity lens to consider and address the disproportionate impacts of climate change on low income and vulnerable residents and communities of color. 304.10	**LU-1.1.A: Resilience Equity and Land Use**
Policy: Recognize the potential for and encourage the reuse of large, government-owned properties to supply needed community services and facilities; provide significant deeply affordable housing and desired housing types such as family housing; create education and employment opportunities; remove barriers between neighborhoods; enhance equity, including racial equity, and inclusion; provide large and significant new parks, including wildlife habitats; enhance waterfront access; improve resilience; and enhance Washington 306.6	**LU-1.3.1: Reuse of Large Publicly Owned Sites**

Policy: Recognize the opportunity afforded by large sites for innovative land regulation and the application of sustainable design and resilience principles (green building**,** biophilic design, and low-impact development) on a large scale. 306.10	**LU-1.3.4: New Methods of Land Regulation**
Policy: On those large sites that are redeveloped as new neighborhoods (such as Reservation 13), integrate new development into the fabric of the District to the greatest extent feasible. Incorporate extensions of the street grid, public access and circulation improvements, and new public open spaces. Establish a compatible relationship between new structures and uses and the existing neighborhood fabric. Such sites should not be developed as self- contained communities, isolated or gated from their surroundings, and they should enhance community resilience and promote inclusion. 306.12	**LU-1.3.6: New Neighborhoods and the Urban Fabric**
Policy: Use the redevelopment of large sites to achieve related urban design, open space, environmental, resilience, equity, accessibility, and economic development objectives along the Anacostia Waterfront, as well as other shoreline areas. Large waterfront sites should be used for water-focused recreation, housing including affordable housing, commercial, and cultural development, with activities that are accessible to both sides of the river. Create opportunities for adjacent communities to benefit from site redevelopment. Large sites should further be used to enhance the physical	**LU-1.3.8: Large Sites and the Waterfront**
Policy: Maintain a variety of neighborhoods, ranging from low-density to high-density. The positive elements that create the identity and design character of each neighborhood should be preserved and enhanced while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability, racial equity, and opportunity. 310.7	**LU-2.1.1: Variety of Neighborhood Types**

Policy: Facilitate neighborhood revitalization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need, especially where projects advance equitable development and racial equity, as described in Section 213 of the Framework Element, and create opportunities for disadvantaged persons and for deeply affordable housing. Engage and partner in these efforts with the persons intended to be served by revitalization, especially residents. Use social, economic, and physical indicators, such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate, as key indicators of need. 310.9	**LU-2.1.2: Neighborhood Revitalization**
Action: Prepare a study for submittal to the Council on the following: (1) identification of the amount, location, and characteristics of land sufficient to meet the District's current and future needs for PDR land; (2) quantifiable targets for PDR land retention; and (3) identification of strategies to retain existing and accommodate future PDR uses, particularly for high impact uses. Any strategies to expand PDR land designations or accommodate future PDR uses shall prioritize areas that do not currently have a disproportionate amount of PDR-designated land. Strategies should consider technological advances or efficiency measures to utilize PDR land more effectively. The study shall incorporate racial equity analyses. Further, the study will address the Council's concern that mixing other uses, particularly residential, with PDR uses will create economic conditions and land use conflicts that will reduce areas available for PDR uses. Any industrial zoning use changes as identified in Action LU-3.2.A must be informed by this study. 316.20	**LU-3.2.F PDR Land Use Retention Study**

TRANSPORTATION	
Goal: The overarching goal for transportation in the District is to create a safe, sustainable, equitable, efficient, and multimodal transportation system that meets the access and mobility needs of District residents, the regional workforce, and visitors; supports local and regional economic prosperity; and enhances the quality of life for District residents.401.1	
Policies/Actions	**Chapter Citation**
Action: Implement moveDC performance measures and the District Mobility Project to quantify transportation service and assess land use impacts on the transportation system. Priority performance measures include mode share, access to transportation options, person- carrying capacity or throughput, travel time reliability, and accessibility and equity for potentially vulnerable populations. 403.15	**T-1.1.A: Transportation Measures of Effectiveness**
Policy: Transportation within the District shall be accessible and serve all users. Residents, workers, and visitors should have access to safe, affordable and reliable transportation options regardless of age, race, income, geography or physical ability. Transportation should not be a barrier to economic, educational, or health opportunity for District residents. Transportation planning and development should be framed by a racial equity lens, to identify and address historic and current barriers and additional transportation burdens experienced by communities of color. 403.13	**T-1.1.7: Equitable Transportation Access**
Policy: Improve connections among District neighborhoods by upgrading transit, auto, pedestrian, and bike connections, and by removing, ameliorating, mitigating, or minimizing existing physical barriers, such as railroads and highways. Recognize where transportation infrastructure has separated communities, particularly low-income residents and communities of color, and encourage strategies that rebuild connections. However, no freeway or highway removal shall be undertaken prior to the completion of an adequate and feasible alternative traffic plan and that plan's approval by the District government. 409.7	**T-2.2.2: Connecting District Neighborhoods**

Action: Monitor dockless programs closely so that public benefits outweigh any negative impacts to the public right-of-way, equity of service, or the ability of the Capital Bikeshare system to provide cost-effective and equitable service. Work with providers to promote equitable access to the increased mobility options these dockless programs provide. 410.1	**T-2.3.E: Dockless Sharing Programs**
Policy: Ensure evacuation planning and implementation considers and addresses issues of race, poverty, disability, and age. 424.11	**T-4.1.4: Accommodating Evacuation Needs**
Action: Continue to refine an emergency evacuation plan that not only describes evacuation procedures and routes, but also defines the modes of transportation to use in the event that certain modes, such as the Metrorail systems become unavailable. Increase public education and awareness of local emergency management plans and make information on evacuation routes and procedures more accessible and understandable to residents, employees, and visitors. 424.14	**T-4.1.C: Emergency Evacuation Plan**
Action: The Autonomous Vehicle Working Group an interagency working group comprised of agencies focused on transportation, rights of persons with disabilities, environmental issues, and public safety should continue to meet and monitor AVs and their impact on the District. The group should work to develop policy and regulatory guidance to ensure AVs enhance the District by improving safety, efficiency, equity, and sustainability while minimizing negative impacts on residents, workers, and visitors. 429.12	**T-5.1.A: AV Working Group**
Policy: Require the use of EVs for the DC Circulator, WMATA buses, and, if available, trucks used by DPW. The implementation of a fully electric fleet will reduce tailpipe emissions and reduce noise pollution in neighborhoods. WMATA must develop a timeline for bus fleet conversion to EVs that enables the District to meet its greenhouse emission reduction targets and promotes environmental justice by reducing diesel emissions in predominantly Black and Brown neighborhoods. 430.5	**T-5.2.3: EV Transit**

HOUSING	
Goal: The overarching goal for housing is to provide a safe, decent, healthy, and affordable housing supply for current and future residents in all of Washington, DC's neighborhoods by maintaining and developing housing for all incomes and household types. The overall goal for the District of Columbia is that a minimum of one third of all housing produced should be affordable to lower-income households. The short-term goal is to produce 36,000 residential units, 12,000 of which are affordable, between 2019 and 2025. 501.1	
Policies/Actions	**Chapter Citation**
Policy: Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in Washington, DC from 2018 to 2030, or approximately 20,000 units, should be affordable to persons earning 80 percent or less of the area-wide MFI. In aggregate, the supply of affordable units shall serve low-income households in proportions roughly equivalent to the proportions shown in Figure 5.8: 30 percent at 60 to 80 percent MFI, 30 percent at 30 to 60 percent MFI, and 40 percent at below 30 percent MFI. Set future housing production targets for market rate and affordable housing based on where gaps in supply by income occur and to reflect District goals. These targets shall acknowledge and address racial income disparities, including racially adjusted MFIs, in the District, use racially disaggregated data, and evaluate actual production of market rate and affordable housing at moderate, low, very-low, and extremely-low income levels 504.9	**H-1.2.2: Production Targets**
Policy: Focus investment strategies and affordable housing programs to distribute mixed-income housing more equitably across the entire District by developing goals and tools for affordable housing and establishing a minimum percent affordable housing by Planning Area to create housing options in high-cost areas, avoid further concentrations of affordable housing, and meet fair housing requirements. 504.9	**H-1.2.3: Affordable and Mixed-Income Housing**
Policy: Proactively plan and facilitate affordable housing opportunities and make targeted investments that increase demographic diversity and equity across Washington, DC. Achieve a minimum of 15 percent affordable units within each Planning Area by 2050. Provide protected classes (see H-3.2 Housing Access) with a fair opportunity to live in a choice of homes and neighborhoods, including their current homes and neighborhoods. 504.17	**H-1.2.9: Advancing Diversity and Equity of Planning Areas**

Policy: Public housing is a critical part of meeting the demand for affordable housing and preventing displacement. Continue efforts to transform underfunded public housing projects to create equitable mixed-income neighborhoods. An equitable mixed-income neighborhood is one in which residents describe the neighborhood as safe for them and responsive to their concerns and ideas. Inform and engage the affected community throughout the redevelopment process. Target such efforts to locations where private sector development interest can be leveraged to assist in the revitalization, and support community programs and services that assist with creating and maintaining equity. Redevelopment of public housing must achieve all applicable strategies listed in 510.4a. 506.9	**H-1.4.4: Public Housing Renovation**
Policy: Ensure that planning and new construction of housing is accompanied by concurrent planning and programs to improve neighborhood services, schools, job training, childcare, services for older adults, food access, parks, libraries, community gardens, and open spaces, health care facilities, police and fire facilities, transportation, and emergency response capacity. 506.11	**H-1.4.6: Whole Neighborhood Approach**
Action: Monitor and update appropriate data to support 2020 public health emergency response and recovery efforts. Such data will include a wide range of housing factors and drivers, such as jobs, population, housing supply and demand. Collect data to support racial equity analyses and responses. 508.10	**H-1.6.A: Monitoring and Updating Data to Support Recovery from 2020 Health Emergency**
Policy: Redevelopment of public housing must make every effort to achieve all strategies in 510.4a. Redevelopment of income-restricted affordable housing by other parties should implement as many of the strategies in 510.4a as possible. The availability and certainty of land use and financial and regulatory incentives to make the projects feasible are critical to achieve these strategies. 510.5	**H-2.1.1 Redeveloping Existing Dedicated Affordable Housing**

Policy: Recognize the importance of preserving rental housing affordability to the well- being of the District and the diversity of its neighborhoods. Undertake programs to preserve the supply of subsidized rental units and low-cost market rate units, with an emphasis on preserving affordable units in high cost or rapidly changing neighborhoods, where the opportunity for new affordable units is limited. 510.6	**H-2.1.2: Preserving Affordable Rental Housing**
Policy: Preserve 100 percent of expiring subsidies for affordable housing units, particularly those in Section 8-based projects and projects funded with low-income housing tax credits and tax-exempt bonds, wherever possible. 510.7	**H-2.1.3: Expiring Federal Subsidies**
Policy: Maintain programs to prevent long-term displacement resulting from the loss of rental housing units due to demolition or conversion, and minimize short-term displacement during major rehabilitation efforts, and the financial hardships created by rising rents on tenants and other shocks or stresses. Employ TOPA, DOPA, and other financial tools, such as the HPTF and the Preservation Fund. In addition, provide technical and counseling assistance to lower-income households and strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. 510.8	**H-2.1.4: Avoiding Displacement**
Policy: Support efforts to purchase affordable rental buildings that are at risk of being sold and converted to luxury apartments or condominiums to retain the units as affordable. Consider a variety of programs to own and manage these units, such as land banks, DOPA, TOPA, and sale to nonprofit housing organizations. 510.9	**H-2.1.5: Conversion of At-Risk Rentals to Affordable Units**
Policy: Ensure that affordable housing units that are created or preserved with public financing are protected by long-term affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by program requirements, affordable units should remain affordable for as long as possible and align with the length and magnitude of the subsidy. For land disposition and affordable housing tied to zoning relief, affordability should last for the life of the building, with equity and asset buildup	**H-2.1.6: Long-Term Affordability Restrictions**

opportunities provided for ownership units. 510.10	
Policy: Maintain rent control as a tool for moderating the affordability of rental properties and protecting long-term residents, especially older adults, low-income households, and those with disabilities. In considering refinements to the rent control program, the District should be careful to determine whether the proposed changes improve effectiveness, fairness, and affordability without discouraging maintenance and preservation of rental housing units. Rent control should be primarily considered a tenant protection and anti-displacement tool, and therefore should not be utilized to define or assess progress toward income restricted affordable housing production and preservation goals. 510.11	**H-2.1.7: Rent Control**
Policy: Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30 percent of MFI), including persons experiencing homelessness and families in need of permanent shelter or rapid rehousing. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, other project-based rental assistance, and the Housing Choice Voucher Program. 510.12	**H-2.1.8: Direct Rental Assistance**
Policy: As dedicated affordable housing reaches the end of its functional life, support maintaining or expanding the quantity of dedicated affordable housing in the redevelopment of the site to the greatest extent feasible, in line with the District's goals as identified in the Framework Element including those for racial equity and equitable development, and with all applicable redevelopment strategies as referenced in Policy H-2.1.1. 510.13	**H-2.1.9: Redevelopment of Affordable Housing**
Action: Maintain a rehabilitation grant program for owners of small apartment buildings, linking the grants to income limits for future tenants. Such programs have been successful in preserving housing affordability. 510.14	**H-2.1.A: Rehabilitation Grants**

Action: Expand the Local Rent Supplement Program for both tenant and new project- based support targeted toward public and privately held extremely low-income housing and housing for formerly homeless individuals and families. 510.15	**H-2.1.B: Local Rent Supplement**
Action: Implement and use DOPA to acquire, preserve, and dedicate new affordable housing through a process that will maintain the properties with long-term affordability requirements. 510.16	**H-2.1.C: Purchase of Expiring Subsidized Housing and Naturally Occurring Affordable Housing**
Action: In a condo conversion, 20 percent of the units should be earmarked for qualifying low- and moderate-income households. In addition, condominium maintenance fees should be set proportionally to the unit price so that otherwise affordable units do not become out-of-reach because of high fees. 510.17	**H-2.1.D: Affordable Set-Asides in Condo Conversions**
Action: Maintain a registry of affordable or accessible housing units in the District and a program to match these units with qualifying low-income households. 510.18	**H-2.1.E: Housing Registry**
Action: Establish and maintain a division within District government to systematically and proactively work with tenants, owners of affordable housing, investors, their representatives, and others associated with real estate and housing advocacy in Washington, DC to establish relationships and gather intelligence to preserve affordable housing and expand	**H-2.1.F: Affordable Housing Preservation Unit**
Action: Continue funding for public-private partnerships to facilitate acquisition and early investments to leverage greater amounts of private capital for the preservation of affordable housing. 510.20	**H-2.1.G: Expand Acquisition Funding for Preservation**
Action: Improve the preservation of affordable housing through TOPA and TOPA exemptions by providing financial incentives to TOPA transactions, including predevelopment work, legal services, third-party reports, and acquisition bridge financing. The effort should include tracking mechanisms to collect accurate program data and evaluate outcomes for further improvement in the program. 510.21	**H-2.1.H: Improve Tenant Opportunity to Purchase Program**

Action: Conduct racial equity analyses that identify the policies and underlying forces contributing to any inequities. Such analyses must consider different sources of displacement pressures, including a lack of new housing in high-demand neighborhoods and effects new development may have on housing costs in adjacent areas. Monitor best practices and identify new strategies for displacement prevention. Use the information to create a District-wide anti-displacement strategy, prepare reoccurring reports, improve program performance, and identify targeted areas within which to deploy resources to prevent displacement and help residents with the highest displacement risks stay in their neighborhoods. Examine ways to support low-income residents in areas that have already experienced rapid displacement, such as those in Mid-City and Near Northwest. 510.22	**H-2.1.I: Anti-Displacement Strategy**
Action: Address persistent tax and housing code violations through negotiated sales of title sale of properties by putting properties in receivership, foreclosing on tax-delinquent properties, enforcing higher tax rates on vacant and underused property, and through tenants' rights education, including use of TOPA. Whenever possible, identify alternative housing resources for persons who are displaced by major code enforcement activities. 511.8	**H-2.2.B: Sale of Persistent Problem Properties**
Policy Support paths to homeownership that build and sustain equity and develop assets for the transfer of intergenerational wealth, especially for low- and moderate- income households. 513.7	**H-3.1.3: Asset Development Through Homeownership**

ENVIRONMENTAL PROTECTION	
Goal: The overarching goal for the Environmental Protection Element is to protect, restore, and enhance the natural and human-made environment in Washington, DC, taking steps to improve environmental quality and resilience, adapt to and mitigate climate change, prevent and reduce pollution, improve human health, increase access to clean and renewable energy, conserve the values and functions of Washington, DC's natural resources and ecosystems, and educate the public on ways to secure a sustainable future. 601.1	
Policies/Actions	**Chapter Citation**
Policy: Urban Heat Island Mitigation Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for GI, tree canopy, parks, and public space initiatives. 603.6	**E-1.1.2: Urban Heat Island Mitigation**
Policy: Continue to develop and refine solutions to avoid or mitigate the adverse effects of industrial, transportation, municipal, construction and other high impact uses, particularly when proximate to residential areas, and specifically identify and address impacts to vulnerable populations. These solutions include enhanced buffering; sound walls; operational improvements; truck routing; regular air, soil, and water quality assessments; and regulating specific uses that result in land use conflicts. 628.4	**E-6.7.1: Addressing Environmental Injustice**
Policy: Identify and understand the needs of the entire community, particularly vulnerable populations, lower-income residents, communities of color, or people with characteristics such as age-related and health conditions that make them more susceptible to pollutant exposures. Incorporate these needs into plans, programs, and investments. Expand local efforts to involve and enable the equitable participation of economically disadvantaged communities - particularly those communities that historically have been impacted by power plants, trash transfer stations, and other municipal or industrial uses - in the planning and development processes. 628.5	**E-6.7.2: Expanded Outreach to Underserved Communities**
Policy Consider factors supporting environmental justice when updating the capital improvement program for existing public facilities and the development of new facilities. Plan for the equitable distribution of infrastructure improvements and public facilities and services, considering both number/size and access/distance to facilities. 628.7	**E-6.7.3: Capital Facilities**

Policy: Inform public policy decisions on the siting of municipal and industrial facilities using environmental justice principles, recognizing links between public health and the location of municipal and industrial uses such as power plants and waste treatment facilities. 628.8	**E-6.7.4 Health Impacts of Municipal and Industrial Uses**
Action: Clean up brownfields and Superfund sites to improve the environment and the health of surrounding neighborhoods, and so that these sites can be reused for commercial and industrial activities, housing, parks, and other community facilities that can boost local economies and improve quality of life. 628.9	**Action E-6.7.A: Clean and Reuse Contaminated Properties**
Action: Audit and eliminate environmental health threats (e.g., mold, lead, and carbon monoxide) in the District's affordable housing. Work with the DC Housing Authority to reduce these threats, as well as threats from other contaminants, including lead in drinking water, in all District affordable housing. 628.10	**Action E-6.7.B: Environmental Health Threats in Affordable Housing**
Policy: Continue to train more District residents to be competitive for livable-wage jobs in growing industries such as sustainability, the environment, and resilience. Connect underemployed residents to training programs and any necessary social services. 632.4	**Policy E-7.3.2: Job Training**
Action: Continue to implement green-collar job training programs focused on GI installation and maintenance, solar installations, and lead abatement in order to educate and train unemployed or underemployed District residents. Efforts should be made to connect trainees with employers in the green fields upon the completion of their training programs. 632.8	**Action E-7.3.C: Green-Collar Job Corps**

ECONOMIC DEVELOPMENT	
Goal: The overarching goal for economic development in the District is to drive inclusive economic expansion and resilience by growing the economy and reducing employment disparities across race, geography, and educational attainment status. 701.1	
Policies/Actions	**Chapter Citation**
Policy: Support District residents, including women-owned businesses and equity impacts enterprises (small, resident-owned Black and Brown business) seeking entrepreneurship opportunities through layered programs, including technical assistance, promotion of District products and services, and market development. 703.15	**ED-1.1.4: Promote Local Entrepreneurship**
Action: Monitor effects of the federal Opportunity Zones incentive in DC's Qualified Opportunity Zones to ensure that these programs benefit communities and to identify and address adverse community impacts, particularly to communities of color. If significant impacts are identified, recommend program and policy changes to mitigate the impacts. 703.27	**ED-1.1.G: Monitor Opportunity Zones**
Policy: Provide performance-based incentives, marketing efforts, and workforce development tools to attract and retain technology and creative industries. Take full advantage of federal incentives, such as research and development tax credits to attract such firms. Link incentive performance to advancing equitable economic development and increased capital within communities of color. 705.11	**ED-1.3.3: Incentives**
Action: Directly, or through partnerships with private entities, establish a fund or funds to help local entrepreneurs grow investment-ready businesses. To reduce existing inequities, take steps to build capacity in entrepreneurs of color and women to be investment-ready, and ensure access and transparency in any grant processes or procurement opportunities. Emphasize increasing access to capital, particularly among lower-income entrepreneurs in emerging fields, such as the impact economy, urban innovation/smart cities, hospitality and professional services innovation, data, and security tech. 705.17	**ED-1.3.C: Support Emerging Entrepreneurs**
Action: Develop a racial equity toolkit to assist in reviewing existing small business and workforce development programs through a racial equity lens. 705.24	**ED-1.3.J Racial Equity Toolkit**

Action: Review the potential of expanding commercial revitalization programs, such as tax increment financing, to include adjoining underused and historically disadvantaged commercial districts with an emphasis on areas in Wards 7 and 8. 709.16	**ED-2.3.B: Economic Development Financing Tools**
Action: Expand commercial revitalization programs such as tax financing structures, Great Streets, and the DC Main Streets Program to include additional commercial districts, particularly in the northeast and southeast quadrants of the District. Use the commercial revitalization programs to increase the stability of small and locally owned businesses by helping them adapt to demographic and market changes. Review District Main Streets and Great Streets programs from a racial equity lens to consider where they are located and barriers to start-up; who is, and who is not, served by these districts; and for those districts serving communities of color, any funding, grant allocation, or structural barriers. 713.13	**ED-3.1.A: Neighborhood Commercial Revitalization**
Policy: Encourage the retention, development, and growth of small and minority businesses through a range of District-sponsored promotion programs, such as Made in DC and 202 Creates, as well as through technical and financial assistance programs. 714.6	**ED-3.2.1: Small Business Retention and Growth**
Policy: Promote collaborations and partnerships between small businesses and the District's major employers to increase contracts for small and disadvantaged businesses (including federal outsourcing contracts), create new training opportunities, leverage corporate social responsibility initiatives, or otherwise collaborate on inclusive economic growth initiatives. 714.9	**ED-3.2.4: Partnerships with Major Employers**
Policy: Expand opportunities for local, small, and disadvantaged business enterprises through programs, incentives, contracting requirements, and other activities. 714.13	**ED-3.2.8: Certified Business Enterprise Programs**
Action: Use a range of financial incentive programs to promote the success of new and existing businesses, including HUB Zones, the Inclusive Innovation Fund, Certified Business Enterprise set-asides, loans, loan guarantees, low- interest revenue bonds, federal tax credits for hiring District residents, and tax increment bond financing. 714.18	**ED-3.2.B: Business Incentives**

Action: Conduct an assessment of small and minority business needs and existing small business programs in the District. The study should include recommendations to improve existing small business programs and to develop new programs as needed. 714.20	**ED-3.2.D: Small Business Needs Assessment**
Policy: Focus workforce development efforts on economically disadvantaged communities, including communities of color, and particularly those with many unemployed or marginally employed residents. Assistance should also be focused on groups most in need, including persons with limited work skills, the LGBTQ+ community, persons with disabilities, single mothers, youth leaving foster care, returning citizens, and persons with limited English proficiency. 717.11	**ED-4.2.3: Focus on Economically Disadvantaged Populations**

PARKS, RECREATION, AND OPEN SPACE	
Goal: The overarching goal for parks, recreation, and open space is to preserve and enhance parks and open spaces within Washington, DC to meet active and passive recreational needs through universal access, promote health and wellness, improve environmental quality, enhance the identity and character of District neighborhoods, and provide visual beauty in all parts of Washington, DC. 801.1	
Policies/Actions	**Chapter Citation**
Policy: Use Washington, DC's parks, open space, and recreation spaces to help meet the District's health and wellness priorities, which are linked to physical activity, public safety, healthy food access, psychological health, air and water quality, and social equity. 806.10	**PROS-1.3.7: Health and Wellness**
Action: Plans for the redesign of individual parks or the development of park facilities should be reviewed by appropriate District agencies so that they advance the District's goals for better public recreation facilities, environmental protection, open space preservation, historic preservation, public safety, accessibility, and resilience. 806.13	**PROS-1.3.B: Site Plan Review**

URBAN DESIGN	
Goal: The overarching goal for urban design in the District is to enhance the beauty, equity, and livability of Washington, DC by reinforcing its historic design legacy and the identity of its neighborhoods and centers, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and function of streets and public spaces. 901.1	
Policies/Actions	**Chapter Citation**
Policy: All people, including communities of color, all ages, LGBTQ+ populations and people with disabilities, should have the ability to enjoy public life, express their culture, and feel safe in public space. There should be low barriers for peaceful assembly and free expression in existing public spaces, and new and existing public space design should be accessible, welcoming, and support a mix of activities and users. 913.8	**UD-3.1.1: Freely Accessible Public Space**

HISTORIC PRESERVATION	
Goal: The overarching goal for historic preservation is to preserve and enhance the unique cultural heritage, beauty, and identity of Washington, DC by respecting the historic physical form of the District and the enduring value of its historic structures and places, sharing responsibility for their preservation and stewardship, and perpetuating them for the benefit of the residents of the District and the nation. 1001.1	
Policies/Actions	**Chapter Citation**
***Policy*:** Celebrate a diversity of histories, tracing the many roots of the District and the many cultures that have shaped its development. Affirm the importance of local cultural identity and traditions and recognize the role that cultural recognition plays in supporting civic engagement and community enrichment. Recognize a diversity of culture and identity to support a more equitable understanding of the District's heritage. 1006.5	**HP-1.4.2: Cultural Inclusiveness**

COMMUNITY SERVICES AND FACILITIES	
Goal: The goal for community services and facilities is to provide high-quality, accessible, efficiently managed, and properly funded community facilities to support the efficient, equitable, and resilient delivery of municipal services; preserve and enhance public health and safety, support Washington, DC's growth and development, and enhance the well-being of and provide a high quality of life for current and future District residents. 1101.1	
Policies/Actions	**Chapter Citation**
Policy: Support development of a system of food hub and processing centers where nutritious and local food can be aggregated, safely prepared, and efficiently distributed to District agencies, feeding sites, shelters for persons experiencing homelessness, schools, nonprofits, and local businesses for the District's normal institutional meal operations as well as leveraged for emergency feeding efforts during disaster events. 1103.22	**CSF-1.1.11: Developing a Food Systems Network**
Action: Identify best practices and potential locations for food hubs, food business incubators, and community kitchens to expand healthy food access and food-based economic opportunity in underserved areas through co-location with job training, business incubation, and entrepreneurial assistance programs. 1103.28	**CSF-1.1.E: Opportunities to Promote Local Food Businesses**
Policy: Support the Strategic Framework for Improving Community Health, which seeks to improve public health outcomes while promoting equity across a range of social determinants that include health, race, gender, income, age and geography. 1106.6	**CSF-2.1.1: Enhance Health Systems and Equity**
Policy: Advance a health-forward approach that incorporates health considerations early in the District's government planning processes. 1106.8	**CSF-2.1.3: Health in All Policies**
Action: Continue efforts to set public health goals and track and evaluate key health indicators and outcomes. 1106.9	**CSF-2.1.A: Public Health Goals**

Action: Intensify efforts to improve primary health care and enhance coordination of care for the District's most vulnerable residents to improve health, enhance patient experience of care, and reduce health care costs. 1106.10	**CSF-2.1.B: Primary Health Care Improvements**
Action: Continue refining and implementing the District's health care system roadmap for a more comprehensive, accessible, equitable system that provides the highest quality services in a cost-effective manner to those who live and work in the District. 1106.11	**CSF-2.1.C: Health Care System Roadmap**
Action: Enhance healthy food access, address diet-related health disparities, and generate economic and social resilience by supporting the development of locally owned, community-driven grocery stores in areas with low access to healthy food options. Such support should include targeted financing, technical assistance, and co-location with new mixed-use developments. 1106.14	**CSF-2.1. F: Advancing Grocery Store Access in Underserved Areas**
Policy: Ensure that high-quality, affordable primary health care, preventive health, and urgent care centers are available and accessible to all District residents. Medical facilities should be geographically distributed so that all residents have safe, convenient access to such services. Priority should be given to improving accessibility and quality of services at existing facilities/centers. New or rehabilitated health care facilities, where warranted, should be developed in medically underserved and/or high-poverty neighborhoods, and in areas with high populations of older adults, persons with disabilities, persons experiencing homelessness, and others with unmet health care needs. 1108.14	**CSF-2.3.1: Primary and Emergency Care**

EDUCATIONAL FACILITIES	
Goal: The overarching goal for educational facilities is to provide facilities that accommodate population growth and its geographic distribution and inspire excellence in learning; create a safe and healthy environment for students; and help each individual achieve their fullest potential while helping to build and strengthen local communities.1201.1	
Policies/Actions	**Chapter Citation**
Policy: Encourage partnerships between cultural organizations and schools to maximize students' cultural exposure and access to space by cultural organizations. 1203.7	**EDU-1.1.6: Programming Partnerships for Cultural Activities in Schools**
Policy: Encourage the renovation and new construction of schools to support healthy food education and access. Assess feasibility of incorporating space for teaching kitchens, prep kitchens, cafeterias, and educational gardens in renovated and modernized buildings. 1204.5	**EDU-1.2.4: Using District-Owned Facilities for Healthy Food Access**
Policy: Continue to create partnerships among DCPS, public charter schools, District government, non-profits, and other institutions to promote schools as the central focus of community activities. 1209.4	**EDU-2.1.1: Collaborative Arrangements with Community Service Providers**
Policy: Where space is available, continue to accommodate wrap-around health and human service**s** programs within schools to address the non-academic needs of students and families. Include affordable child-care services wherever feasible. 1209.5	**EDU-2.1.2: Wrap-Around Services**
***Action*:** Maintain a distribution of campus locations that serves residents of all eight wards, helping advance goals of UDC's Equity Imperative – 2022 Strategic Plan. 1213.5	**EDU-3.1.A: UDC Campus Locations**
***Policy*:** Support the growth of the District's learning landscape, including, but not limited to, that of universities, museums, and public facilities that offer innovative approaches for providing learning opportunities to augment in-classroom education. 1214.13	**EDU-3.3.8: Innovative Approaches for Augmented Educational Opportunities**
Policy: Support partnerships and development of facilities that can enable sector-based innovations, such as inclusive incubators, which are technology incubators that offer enhanced opportunities for historically underserved residents.1215.12	**EDU-3.3.7: Inter-University Partnerships**

INFRASTRUCTURE	
Goal: The overarching goal for infrastructure is to provide high-quality, robust, efficiently managed and maintained, and properly funded infrastructure to meet the needs of residents, workers, and visitors in an accessible and equitable way, as well as to support future change and growth. 1301.1	
Policies/Actions	**Chapter Citation**
Action: Require identification and replacement of all lead water mains and residential service pipes District-wide, focusing on households with children, low-income residents, and communities of color. Encourage completion of such efforts within a 10-year timeline. Support and expand opportunities to assist District homeowners in affordably replacing lead service lines, complementing DC Water's program. 1304.11	**IN-1.2.D: Residential Lead Line Replacement Program**
Policy: Washington, DC shall plan, coordinate, and oversee development and maintenance of communications infrastructure, including cable networks, fiber-optic networks, and wireless communications facilities to help support daily functions and goals related to equity and opportunity, economic development, transportation, public health and safety, security, resilience, and education 1312.6	**IN-4.1.1: Development of Communications Infrastructure**
Policy: Smart-city services and solutions should strike an appropriate balance between capability and privacy so that they have or use appropriate resilience and cybersecurity measures. In all applications that involve collection and storage of user data, the District shall anonymize data to protect the privacy of individual residents, workers and visitors to the extent possible. 1313.10	**IN-4.2.5: Privacy and Security**
Policy: Prioritize equity in the public and private implementation of new technologies. District government shall seek to provide equitable access to digital services and encourage the application of new technologies to enhance access to services for all residents, and especially residents in Wards 7 and 8 and underserved populations, households with children, older adults, and persons with disabilities. Recognize and address potential barriers to access, adopt, and use new technologies.1314.7	**IN-4.3.5: Equitable Access to Digital Services and New Technologies**

Policy: Promote integration of vulnerability assessments in resilience planning, including climate adaptability, into pertinent aspects of DPS using the best available data and in accordance with other District initiatives to adequately prepare for an evolving risk environment. 1323.7	**IN-7.1.3: Integration of Climate Adaptability**
Policy: Explore the use and impact of new and emerging technologies on resilience vulnerability assessment and mitigation planning. 1323.8	**IN-7.1.4: Technology and Resilience**
Policy: Explore and consider neighborhood-scale systems as a measure that can help protect infrastructure from the impacts of climate change. Neighborhood-scale systems include micro-grids, district energy, and district stormwater management. 1323.10	**IN-7.1.6 Neighborhood-Scale Systems**
Action: Update the Community Risk Assessment (CRA) of DPS on a recurring basis to reflect changes in the risk profiles of relevant natural and human-made systems in Washington, DC. Incorporate relevant infrastructure information in the CRA process. 1323.12	**IN-7.1. B: Community Risk Assessments**
Action: Protect critical facilities from a wide range of threats and hazards and develop fortified and redundant systems in order to deliver essential services at all times. 1323.13	**IN-7.1.C: Protecting Critical Infrastructure**
Action: Continue to support development of criteria and methodologies to assess the vulnerability of critical infrastructure to human-made and natural shocks, as well as chronic stressors. 1323.15	**IN-7.1. E: Vulnerability of Critical Infrastructure**
Action: Explore approaches and tools to address identified vulnerabilities of critical infrastructure. Regional, District-wide, and site-specific factors should be taken into account, as well as near-term and long-range risks. 1323.16	**IN-7.1. F: Mitigating Vulnerability of Critical Infrastructure**
Action: Review and evaluate the impacts of new and emerging technologies on the District's resilience and their potential for helping District government and utility operators to advance near-term and long-range infrastructure resilience objectives. 1323.17	**IN-7.1. G: Emerging Technologies and Critical Infrastructure**

Policy: Prepare Washington, DC to prevent and protect against, mitigate, respond to, and recover from all hazards that threaten the District, including humanmade and climate change hazards. Integrate preparedness goals into relevant efforts across relevant District agencies and utilities, including through coordination with DPS. Identify and integrate equity considerations into preparedness planning. 1323.5	**IN-7.1.1: District Preparedness**

ARTS AND CULTURE	
Goal: The overarching goal for arts and culture is to facilitate a cultural environment in Washington, DC that is inclusive, equitable, and accessible. This type of cultural environment will increase artistic opportunities for individual and collective cultural development by supporting cultural programs and learning experiences in the District that inspire a vibrant cultural life for all residents. This element supports physical cultural infrastructure that advances arts and culture through exchanges that elevate art and cultural works beyond passive objects to active exchanges. 1401.1	
Policies/Actions	**Chapter Citation**
Policy: Reinforce and elevate existing cultural anchors, practices, and traditions in communities undergoing significant demographic change. Such efforts should reflect the history and culture of established communities in these neighborhoods and also encourage new residents to respect and participate in this history and culture. In addition, support cross-cultural programming that fosters a shared understanding of Washington, DC's history and culture among all residents. 1404.12	**AC-1.2.7: Mitigate Cultural Displacement**
Policy: Provide accessible arts information resources to persons with disabilities, non-English speakers, older adults, and other vulnerable communities and populations 1416.5	**AC-4.4.3: Arts and Humanities Education Through Inclusion, Diversity, Equity, and Access**

AREA ELEMENTS	
The Comprehensive Plan's Area Elements provide additional place-based policies to guide development and redevelopment within the Land Use Change Areas. The Area Elements also include the desired, detailed mix of uses envisioned in that geographic area of the city.	
CENTRAL WASHINGTON	
Policies/Actions	**Chapter Citation**
Policy*:* It is important to keep Central Washington a mixed-income community and avoid the displacement of lower-income residents. Preserve Central Washington's existing low- to moderate-income housing, including public housing, housing (both contracts and vouchers), and other subsidized units. The District has taken a proactive approach to preserving affordable units at the Museum Square, Golden Rule, and other Central Washington Area redevelopment sites. The District should continue to expand the number of affordable units through land disposition with affordability requirements and through the use of zoning and other regulatory incentives. 1608.6	**CW-1.1.5: Central Washington Housing Diversity**

FAR NORTHEAST SOUTHEAST	
Policies/Actions	**Chapter Citation**
Policy: Encourage neighborhood-scale and site-specific projects that decrease the vulnerability of people, places, and systems in Far Northeast and Southeast to climate crises. 1709.4	**FNS-1.2.3: Neighborhood Climate Resilience**
Action: Connect the neighborhoods of the Far Northeast and Southeast Area to the Anacostia River, particularly through the redevelopment of Anacostia Park, implementation of the Anacostia Waterfront Initiative (AWI), and trail improvements. Climate Ready DC has identified areas along the Anacostia River, such as Mayfair, Kenilworth, Eastland Gardens, and Parkside, as Priority Planning Areas. An interdisciplinary approach will showcase how resilience to climate crises can be achieved. 1709.22	**FNS-1.2.G: Connect to the Anacostia River**
Policy: The District, through its membership in a worldwide initiative has identified Kenilworth Park as one of two pilot locations in Washington, DC, for a place-based effort to showcase an interdisciplinary approach designed to mitigate the challenging effects of climate change and growth. Kenilworth Park and its surrounding neighborhoods are some of the most at-risk areas for flooding in the District. Designation as a pilot location will create a community-centered strategy, resulting in lowering the risk and negative effects of flooding. 1718.10	**FNS-2.8.6: Kenilworth Park Resilience Strategy**
Action: Explore a Small Area Plan for the neighborhood between Kenilworth Avenue and the Anacostia River. The Small Area Plan would address key issues, such as economic development opportunities, community access, and anticipated resilience challenges. 1718.14	**FNS-2.8.D: Kenilworth Parkside Small Area Plan**

FAR SOUTHEAST SOUTHWEST	
Policies/Actions	**Chapter Citation**
Policy*:* Attract additional supermarkets, a variety of food retail; sit-down, family-style restaurants; full-service gas stations, and general merchandise stores to Far Southeast/Southwest. The area's larger commercial sites should be marketed to potential investors, and economic and regulatory incentives should be used to attract business, especially grocery retail, farms, and other fresh food producers to provide for equitable opportunities to access food options. The upgrading and renovation of the area's existing auto-oriented shopping centers is strongly encouraged to reflect Washington, DC's community development and sustainability goals. 1808.8	**FSS-1.1.7: Grocery Stores and Services**
Policy: Leverage the District's ongoing climate preparedness and adaptation work to encourage the implementation of neighborhood-scale and site-specific solutions for a more resilient District. This includes the development of actionable policies and projects that decrease the vulnerability of people, places, and systems in the Planning Area to climate risks despite changing or uncertain future conditions. 1808.16	**FSS-1.1.15: Neighborhood Resilience**
Policy: Encourage the use of climate-resilient and energy-efficient design practices for new residential developments, especially in the construction of affordable housing units. These practices include cool and living roofs, solar shading, natural ventilation, and other passive cooling techniques that will reduce the impacts of extreme heat events on the area's most vulnerable residents. They also include the use of green infrastructure methods that can reduce the urban heat island effect and potential flooding risks by preserving or expanding green space, tree cover, and other natural features. 1808.17	**FSS-1.1.16: Resilient Housing**

Policy: Sustain and support capacity and equity in existing health care facilities in Far Southeast/Southwest and develop additional health care and social service facilities to respond to the urgent unmet need for primary and urgent care, pre- and post-natal care, child care, youth development, family counseling, and drug and alcohol treatment centers. Pursue co-location or consolidation of these facilities with other public facilities where possible and where the uses are compatible. 1809.1	**FSS-1.2.1: Health Care Facilities**
Policy: Leverage Washington, DC's climate adaptation and flood risk reduction efforts and implement neighborhood-scale and site-specific solutions for flood resilience in the Potomac River neighborhoods adjacent to Blue Plains and the Joint Base Anacostia-Bolling. 1809.7	**FSS-1.2.6: Far Southeast/Southwest Neighborhood Climate Resilience**
Action: Develop actionable strategies and projects that decrease the vulnerability of community members, housing and community facilities, and local businesses and community-serving institutions from both current flooding risks and future risks due to climate change. 1809.8	**FSS-1.2.A: Far Southeast/Southwest Climate Resilience**
Policy: Identify and support greater investments to make the existing public facilities in the Far Southeast/Southwest Planning Area more resilient to the anticipated effects of extreme heat, floods, severe weather, and health events. This includes incorporating necessary upgrades or retrofits to the improvement or reconstruction of schools, libraries, childcare centers, recreation centers, health clinics, and other facilities that provide services to residents at a higher health risk and vulnerable to climate risks and social inequities. 1808.18	**FSS-1.1.A: Resilient Public Facilities**

LOWER ANACOSTIA WATERFRONT NEAR SOUTHWEST	
Policies/Actions	**Chapter Citation**
Policy: Incorporate climate resilience measures into the rehabilitation of existing and creation of new affordable housing located in the Lower Anacostia Waterfront/Near Southwest Planning Area to protect these units against current and projected future flood conditions. 1907.7	**AW-1.1.6: Resilient Affordable Housing**
Policy: Study ways to enhance Boathouse Row, a historic Black boating area located between the 11th Street Bridge and the CSX freight rail bridge per the guiding principles outlined in the 2009 Boathouse Row Planning Study. Increase access to water recreation and use resilient design features to mitigate flooding and sea level rise. This area has the potential to be further developed as a recreational area with facilities and amenities to support wider community use. Support direct pedestrian and bike connections between nearby neighborhoods and the waterfront, as included in the Southeast Boulevard Project plans. 1912.15	**AW-2.3.9: Development of Boathouse Row**
Policy: Ensure that Southwest remains an exemplary model of equity and inclusion for all races, ages, abilities, and income levels and enhances all residents' well-being. Support and encourage affordable and equitable access to housing with a range of housing types to support families, older adults, single persons, persons with disabilities, and artists. Encourage more inclusive options for transit and more accessible public realm design. 1914.7	**AW-2.5.4: An Equitable and Inclusive Southwest Neighborhood**
Policy: Encourage the adoption of sustainability measures to support outstanding environmental performance, energy efficiency, stormwater management, and healthy living. New developments in Southwest that are vulnerable to flooding and future sea level rise should incorporate flood protection in building and site designs. 1914.10	**AW-2.5.7: Southwest Sustainability and Resilience**

Policy: Redevelop outdated public facilities and underused publicly-owned land for development that delivers high-quality design and community benefits. These District properties include key sites adjacent to M Street SW and Half Street SW and are the current locations of the Department of Motor Vehicles (DMV), Fire and Emergency Medical Services (FEMS), and the Metropolitan Police Department (MPD). Future developments at these sites should consider public-private opportunities for joint development and co-location of District government uses. Land use changes recommended in the Small Area Plan should be achieved through the PUD process and conform to the design guidelines, affordable housing goals, and broader recommendations of the Small Area Plan. 1914.12	**AW-2.5.9: Southwest District-Owned Parcels**
Action: Redesign Lansburgh Park to become a safer, more accessible central park for the Southwest community. Create a signature design and beautiful park space that serves as a centerpiece for redevelopment of surrounding properties like the Greenleaf complex and the Southwest government cluster. Any future design also should enhance community resilience by helping to address and manage flooding issues. 1914.16	**AW- 2.5.B: Lansburgh Park**
Policy: Design public and private infrastructure, buildings, streets, and park spaces for climate adaptation and flood risk reduction. Buffer the Buzzard Point neighborhood against current and future climate threats through model resilient development. 1915.7	**AW-2.6.4: Buzzard Point Resilience**

MID CITY	
Policies/Actions	**Chapter Citation**
Action: Continue redevelopment of Park Morton as a new community, replacing the existing public housing development with an equivalent number of new public housing units, plus new market-rate and moderate-income housing units, to create a new mixed- income community. Ensure that every effort possible is made to avoid permanent displacement of residents. Provide opportunities for Park Morton residents to access ownership opportunities on redevelopment sites and within the community. 2011.14	**MC-2.1. E: Park Morton New Community**
Policy: Promote cultural tourism initiatives, public art, signage, and other improvements that recognize the Black historic and cultural heritage of the Uptown District. Such initiatives should bring economic development opportunities to local residents and businesses and establish a stronger identity for the area, both as a nationally significant Black landmark and a district with prominent Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) community sites. 2013.8	**MC-2.3.4: Cultural Tourism**
Policy: Encourage retention of the older mixed-use buildings along 18th Street NW and Columbia Road NW and facilitate infill projects that complement them in height, scale, and design. Discourage conversion of existing apartment buildings in the commercial area to non-residential uses and ensure the stability of renter households, particularly for Black and Hispanic/Latino residents. 2014.11	**MC-2.4.3: Mixed-Use Character**
Action: Explore the feasibility of amending tax laws or developing tax abatement and credit programs to retain neighborhood services and encourage small local serving businesses space along 18th Street NW and Columbia Road NW. Identify technical assistance needs and priorities of Hispanic/Latino-, Asian-, and Black-owned/operated businesses in the neighborhood and recognize the benefits that naturally arise from cultural variety among tenants. 2014.17	**MC-2.4.C: Local Business Assistance**

NEAR NORTHWEST	
Policies/Actions	**Chapter Citation**
Policy: Preserve the existing stock of affordable housing in the Near Northwest Planning Area, by bringing to bear new measures to preserve and produce affordable housing in a way that advances fair housing goals and minimizes displacement. 2108.8	**NNW-1.1.8: Affordable Housing**
Action: Implement the DC Housing Preservation Strike Force recommendations for expiring project-based public housing contracts within the Shaw area and beyond, recognizing the vulnerability of these units to conversion to market rate housing. Consider the redevelopment of these sites with mixed- income projects that include, at a minimum, an equivalent number of affordable units, additional market rate units, and measures to avoid displacement of on-site residents. 2111.15	**NNW-2.1.D: Expiring Public Housing Contracts**

ROCK CREEK EAST	
Policies/Actions	**Chapter Citation**
Policy: Strongly support a variety of housing types, developed at a range of densities and serving a range of incomes, in the event the AFRH is developed. The opportunity to develop larger units suitable for families on the site should be recognized. Adequate servicing infrastructure and accommodation of necessary public facilities should be provided on-site to the extent feasible to support a successful urban neighborhood. 2215.10	**RCE-2.5.3: Housing and Community Opportunities**

UPPER NORTHEAST	
Policies/Actions	**Chapter Citation**
Policy: Continue to reinvest in Upper Northeast's public housing stock. As public housing complexes are modernized or reconstructed, actions should be taken to minimize displacement and to create homeownership opportunities for current residents. 2408.5	**UNE-1.1.4: Reinvestment in Public Housing**
Policy: Create new opportunities for small, local, and minority businesses within the Planning Area, and additional community equity investment opportunities as development takes place along New York Avenue, Bladensburg Road, Benning Road, West Virginia Avenue, and around the Metro stations. 2409.5	**UNE-1.2.5: Increasing Economic Opportunity**
Policy: Recognize the Anacostia River and the land along its banks as an essential and integral part of the Upper Northeast community. Improve the connections between Upper Northeast neighborhoods and the Anacostia River through trail, path, transit, and road improvements, linking the Gallaudet University campus as an institutional open space with the adjacent open spaces to the east, including the Mt. Olivet Cemetery and the National Arboretum, and extending to the Anacostia River and Riverwalk. Provide amenities and facilities in the planned waterfront parks that meet the needs and promote the resilience of Upper Northeast residents. 2409.6	**UNE-1.2.6: Connecting to the River**

CAPITOL HILL	
Policies/Actions	**Chapter Citation**
Policy: Rehabilitate public housing projects on Capitol Hill, ensuring that any units that are removed are replaced in-kind by new public housing units within the community. Where feasible, rehabilitation projects should provide home ownership opportunities for public housing residents. 1507.11	**CH-1.1.10: Public Housing**
Action: Implement programs to improve retail success along H Street NE, Benning Road NE, and Bladensburg Road NE, including financial assistance to small businesses, grant and loan programs, façade improvement programs, Small Business Administration loans, and the creation of a BID. 1510.14	**CH-2.1.B: Business Assistance**
Action: Pursue redevelopment of Potomac Gardens as a mixed- income development, including an equivalent number of affordable units and additional market rate units. Overall densities on the site should be compatible with adjacent uses. Every effort should be made to avoid the long-term displacement of existing residents if the project is reconstructed. 1511.13	**CH-2.2.C: Potomac Gardens**

ROCK CREEK WEST	
Policies/Actions	**Chapter Citation**
Policy: Support and sustain local retail uses and small businesses in the area's neighborhood commercial centers as outlined in the Generalized Policy Map. Compatible new uses such as multi-family housing or neighborhood-serving office space (above local-serving ground-floor retail uses) should be considered within the area's commercial centers to meet affordable and moderate-income housing needs, provide transit-oriented development, and sustain existing and new neighborhood-serving retail and small businesses. 2308.4	**RCW-1.1.3: Conserving Neighborhood Commercial Centers**
Policy: Recognize the importance of the area's five Metro stations to the land use pattern and transportation network of Northwest Washington and Washington, DC as a whole. Each station should be treated as a unique place and an integral part of the neighborhood around it. Mixed-use redevelopment at the area's Metro stations should prioritize the production of affordable and moderate-income housing and retail uses in a manner consistent with the Future Land Use Map, the Generalized Policy Map, and the policies of the Comprehensive Plan. Design context-specific transitions to be more aesthetically pleasing from development along the avenues to nearby low-scale neighborhoods. 2308.7	**RCW-1.1.6: Metro Station Areas**