DC 2050 Comprehensive Plan

ANC 4E

May 12, 2026

District of Columbia Office of Planning

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR



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

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

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 – May 2026
Introduce and gather feedback on citywide growth scenarios.

We Are Here!

Phase 3: Create Our Plan | May 2026 - June 2027
Introduce and collect public feedback on the draft of DC 2050.

Phase 4: Legislative Approval | July 2027 - February 2028
DC Council, NCPC, 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

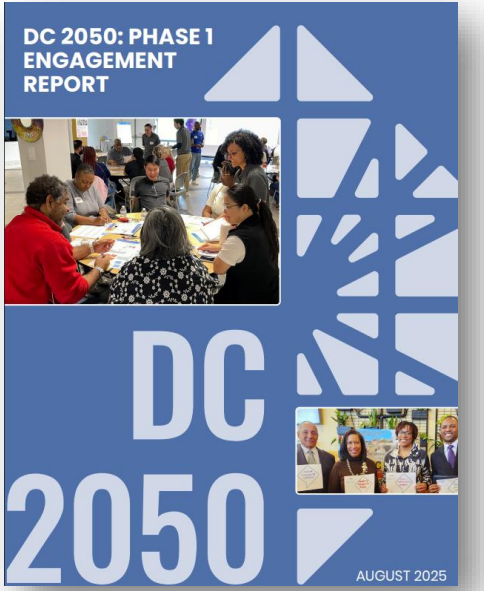


Mary's Center Tabling, Georgia Ave Clinic, 6/12

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 Report!**





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



DC 2050 Complete Communities Workshop, 6/4/25

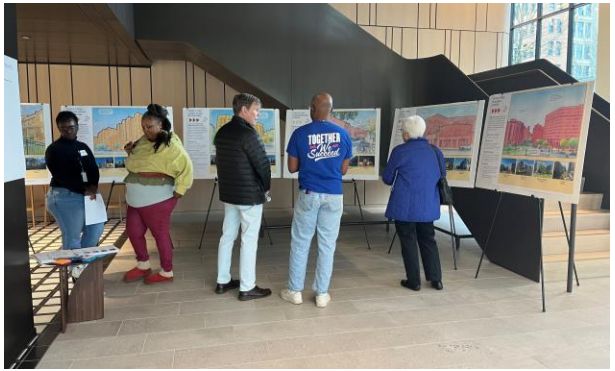
What We've Heard on How & Where the District Should Grow

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:

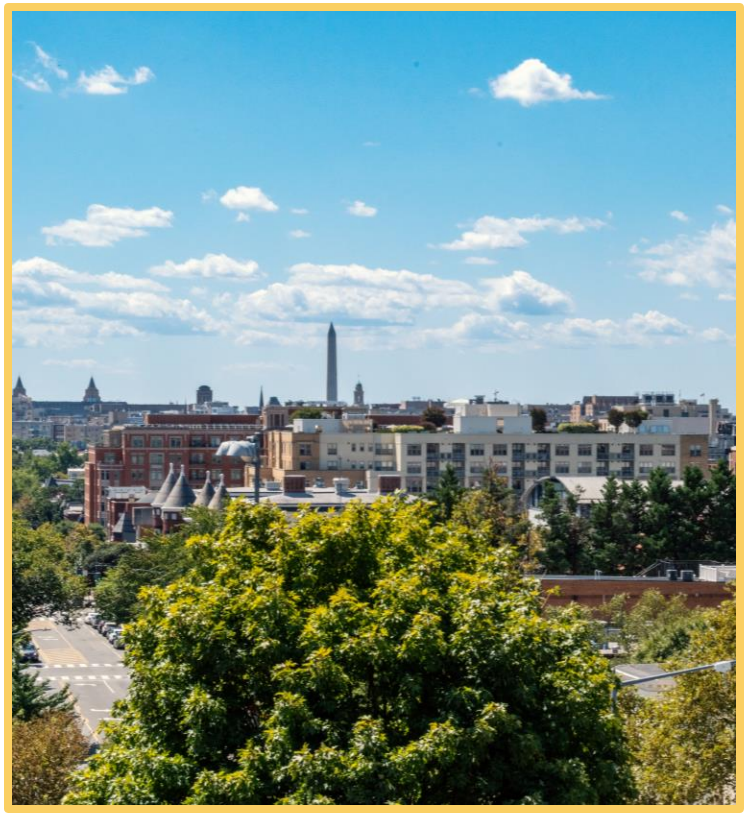
- Housing affordability
- Access to different housing types
- Office to residential conversion
- Access to green space
- **Access to everyday needs like grocery stores & childcare**
- **Better transit and safer streets**

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.

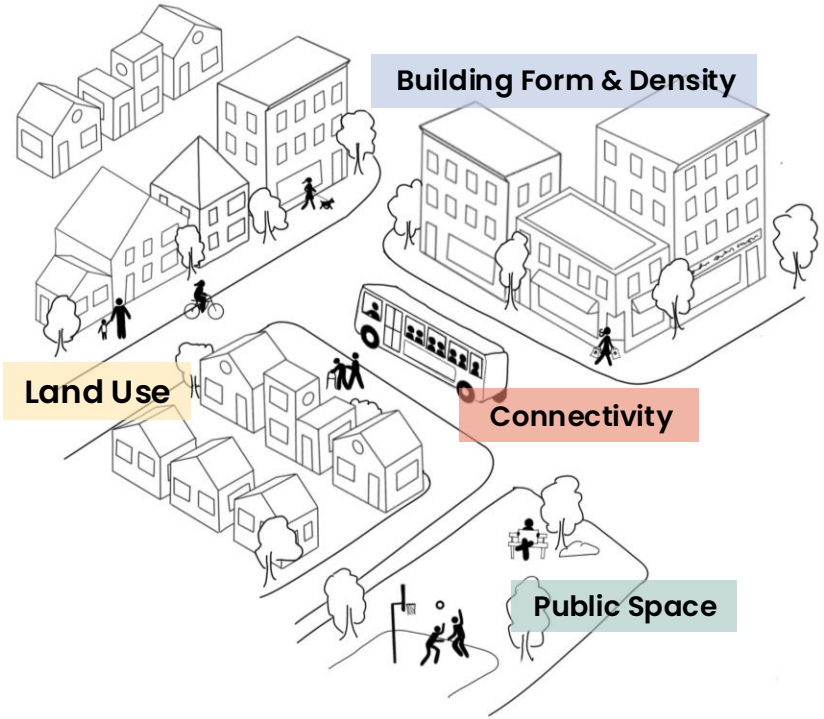


What are “Place Types”?

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 stores tall.	
Large-Scale-Residential Neighborhood	High-rise apartment buildings that are typically over 8 stories tall.	

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.

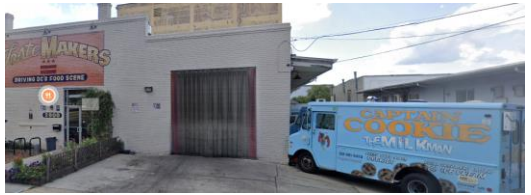


Regional Center

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

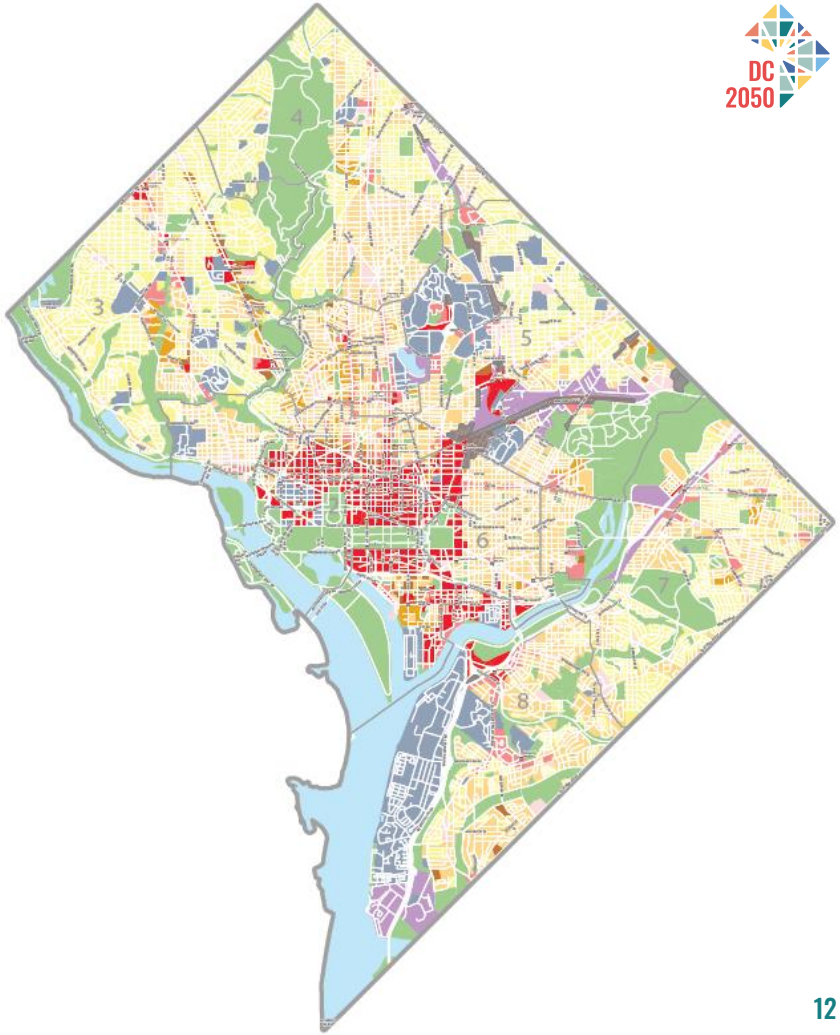


Other Place Types

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.	

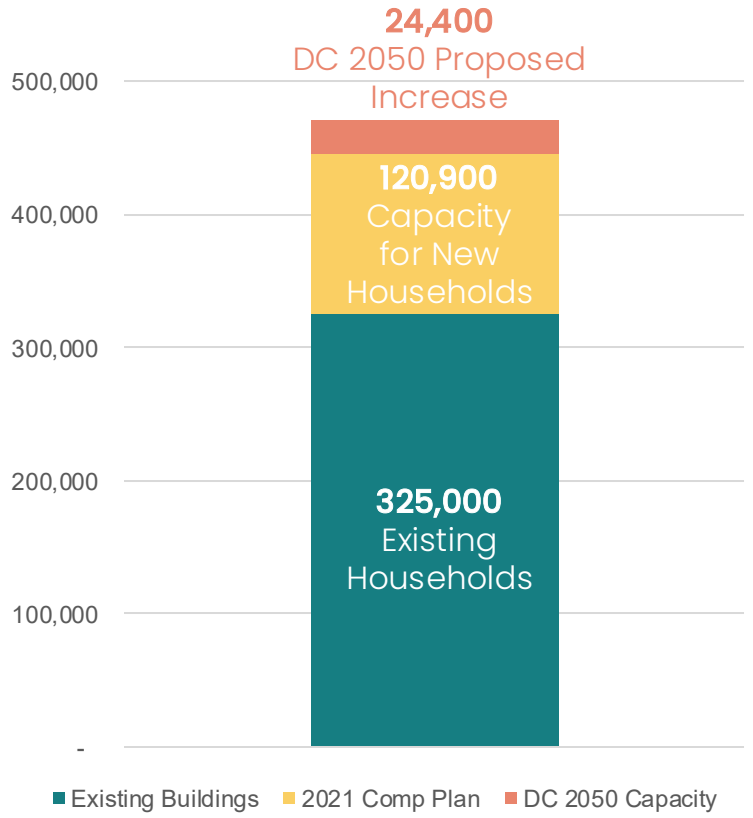
2021 Future Land Use Map Translated to Place Types

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



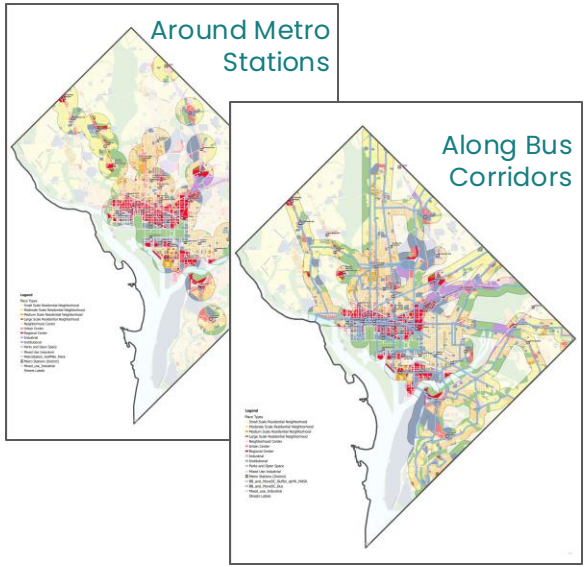
Planning for Growth

- 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

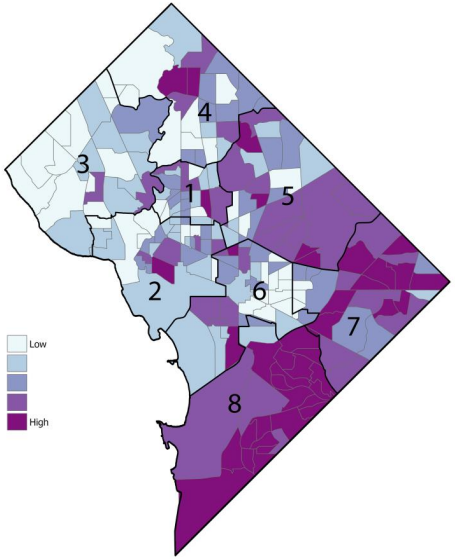
1: Areas Near Transit



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

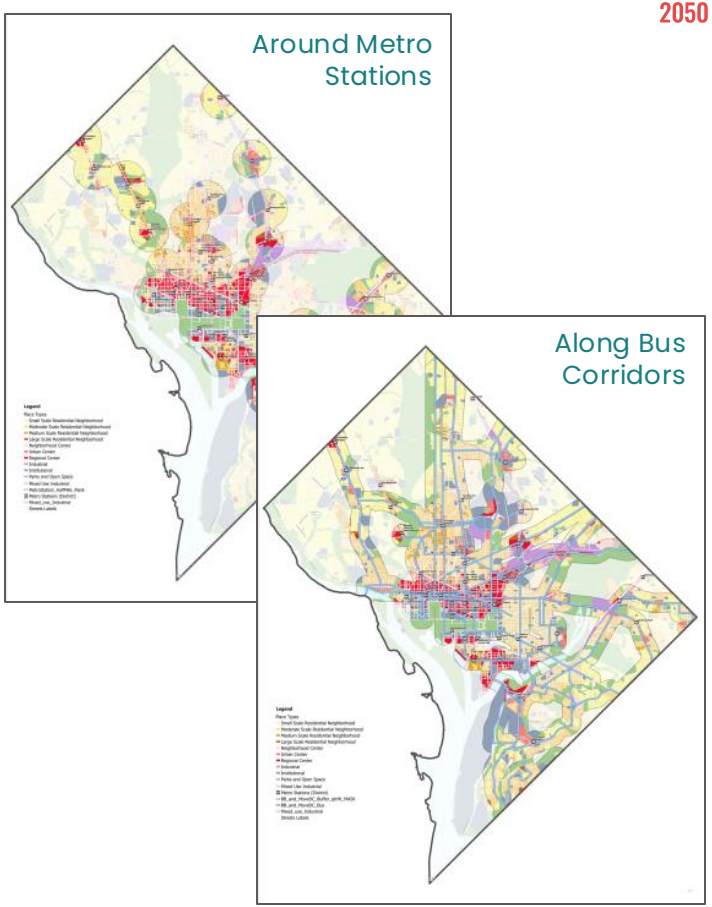


3: Areas that have a high-risk of displacement



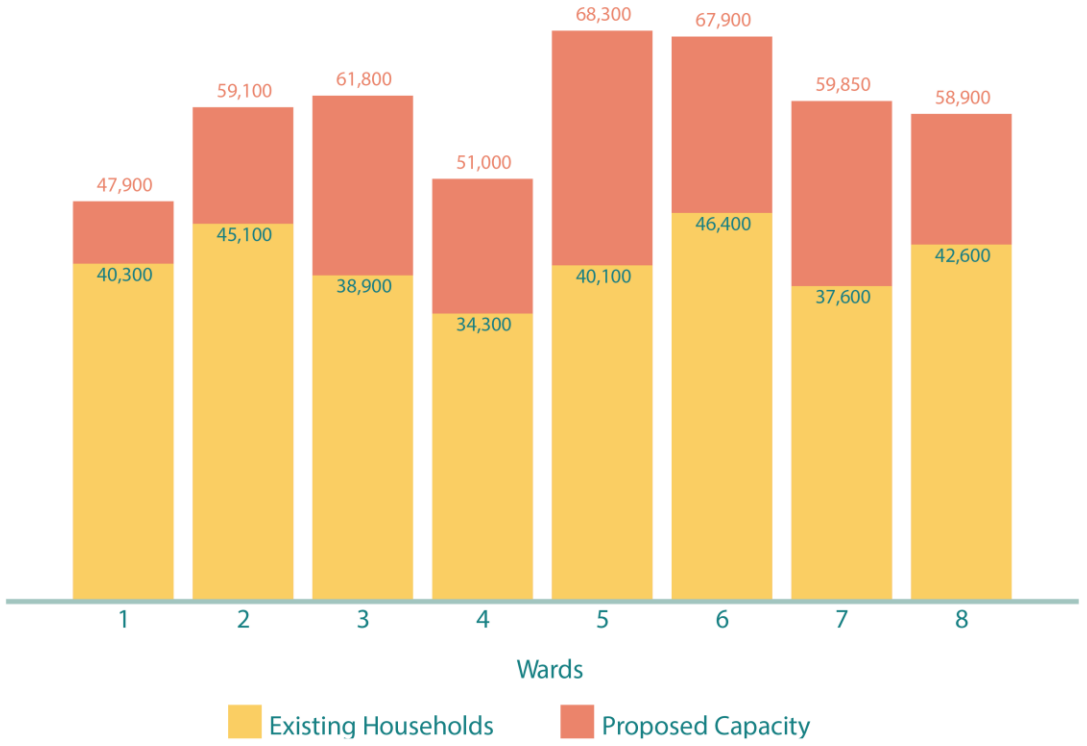
1. Areas Near Transit

- In 2021, OP added numerous high-density land use changes near metro stations.
- For DC 2050, OP prioritized adding housing within a 10-minute walk of Metro and within a 5-minute walk of high frequent bus corridors.
- OP focused on adding housing to blocks that have alleys, which enable parking and trash to be addressed behind the building, which helps buses work better.



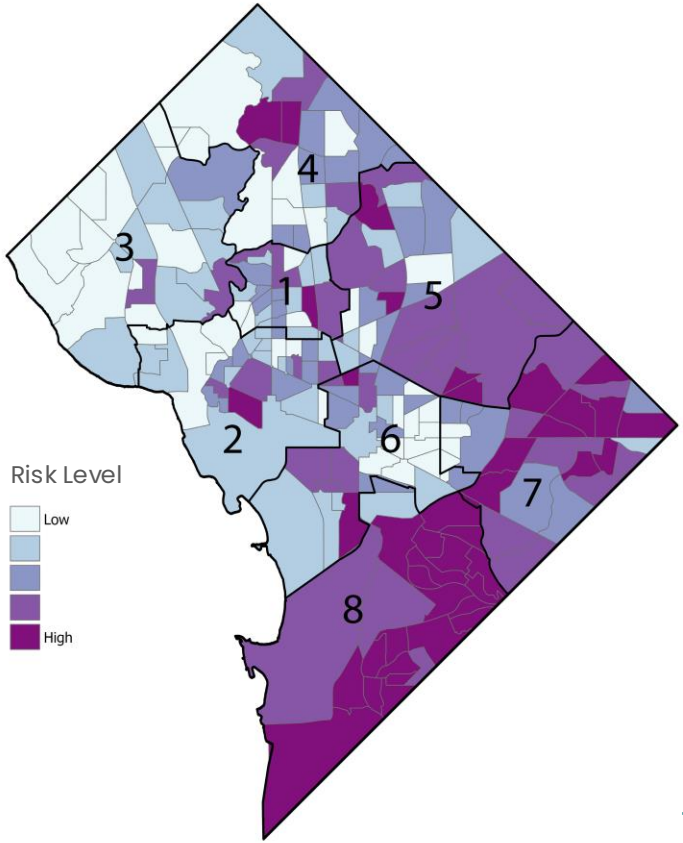
2. Areas with less housing growth over the past 20 years

- 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

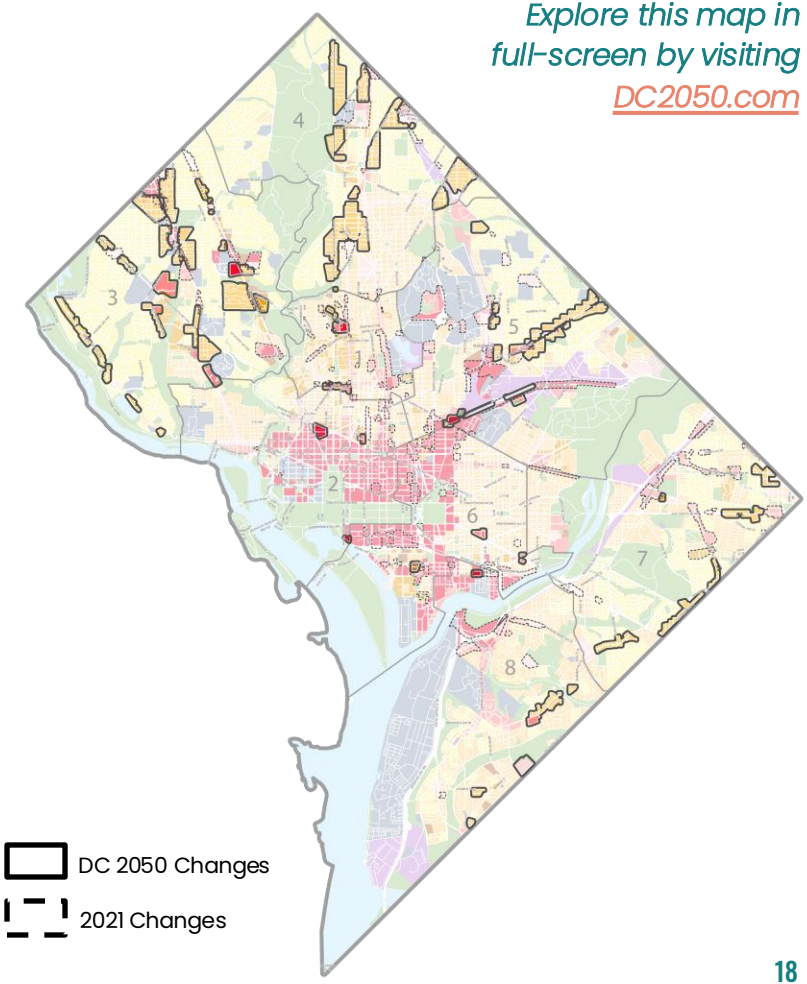
- To understand where long-time residents may face significant pressures that could result in displacement, OP assessed several indicators:
  - % of households with below 60% of the Median Family Income
  - % of households that are Black, Indigenous, or people of color*
  - % of households with severe 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.



Change Areas

- Growth approach targeted near metro rail and frequent bus lines
- 78% of changes are from the small scale to moderate scale residential neighborhood place type
- Adds to our existing capacity for a total capacity of over 470k households
- Broadest areas of change in wards 3 and 4

Explore this map in full-screen by visiting DC2050.com

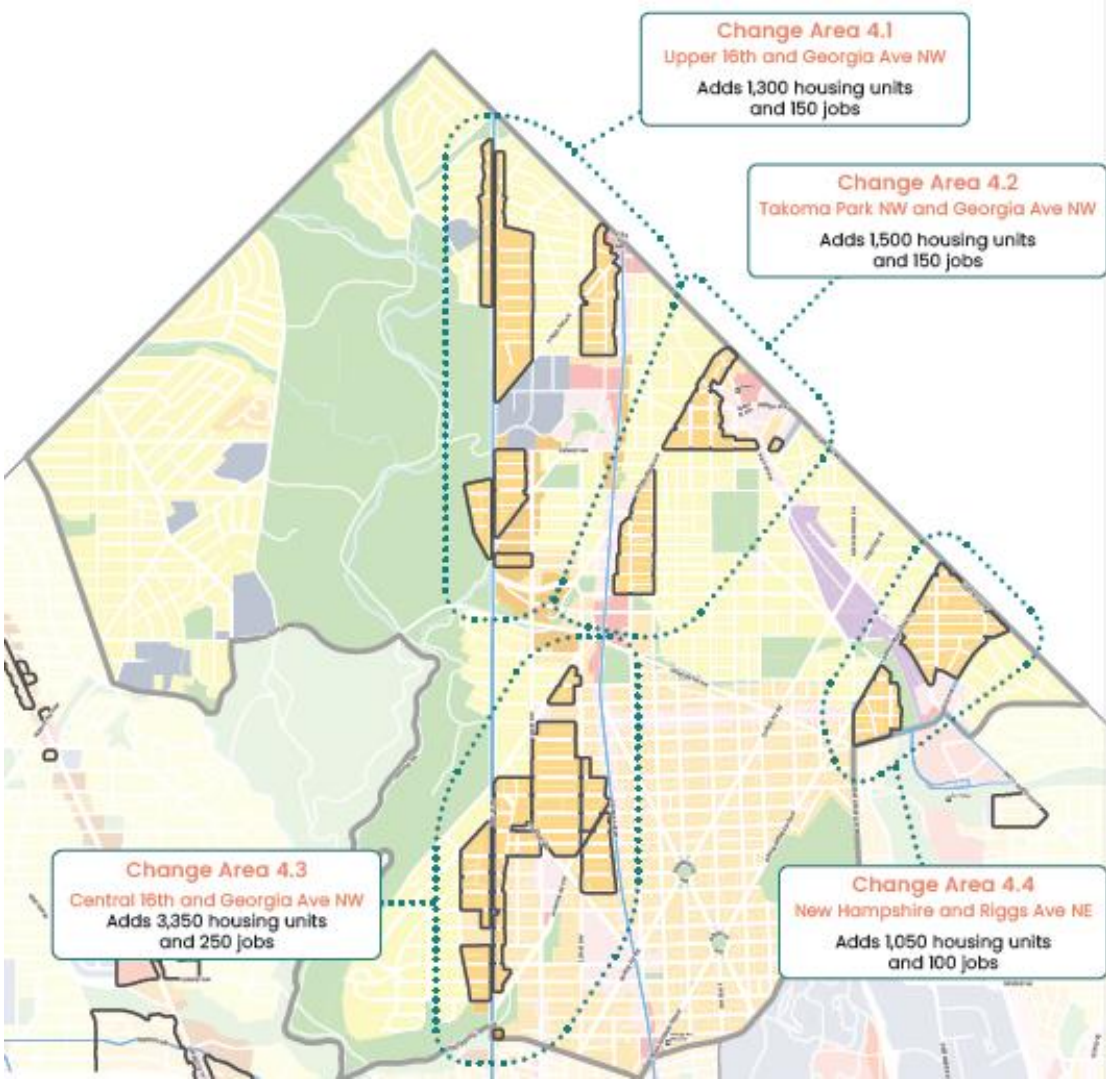


Phase 2: Draft DC 2050 Future Land Use Map

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.



Participate in the DC 2050 Virtual Workshop!

Let us know what you think about the draft future land use map. ***Comments close May 17****.*

If you missed the in-person meetings, this is your opportunity to share your feedback and help us refine the draft map!

Scan the QR code to fill out the online component to the workshop!

Stay in the loop with DC 2050!

- Sign up for **DC 2050 newsletter.**
- Visit **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