



## DC 2050 Comprehensive Plan

# Brookland Neighborhood Civic Assoc.

DC Office of Planning | January 20, 2025

District of Columbia  
Office of Planning



WE ARE  
DISTRICT OF COLUMBIA  
DC MURIEL BOWSER, MAYOR



# Agenda

## **DC 2050 Background & Phase 1**

- What Is It?
- Why Is It important?
- Phase 1 Recap

## **Where We Are: Phase 2**

- Defining “Place Types”
- Envisioning Growth in the District

## **Q & A**



# DC 2050

## Background & Phase 1 Recap



# 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: Why Now?

As the District's next comprehensive plan, DC 2050 presents an opportunity to identify challenges and opportunities facing the District and consider how to meet them in the next two decades.

*As the city grows, we must meet the increased demand for housing, transportation, and civic facilities, while advancing environmental protection.*

This plan creates a chance to rethink downtown, reutilize federal land and buildings, and plan for new workforce patterns.

## Background & Phase 1

# 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 – March 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, 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

# Phase 1 Engagement Recap

**2,134** people responded to **DC 2050 Vision Survey**

**725** people attended **OP-hosted Community Meetings**

**1,680+** people engaged with us at **pop-ups and other events**

**55** events **across all eight wards**



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 So Far



**Stakeholders emphasize that new housing in DC should accommodate different incomes and household sizes and be placed near transit hubs and downtown**



**Residents want grocery stores, parks/recreation, and access to metro stations/transit hubs within walking distance of their home**

**76% of people see themselves staying in DC over the next 10 years**



**Most people can reach their daily destinations in 15 to 30 minutes, but limited east-west transit connections impact their housing choice**



**Where We Are Today:**  
What's new in Phase 2?



## 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.

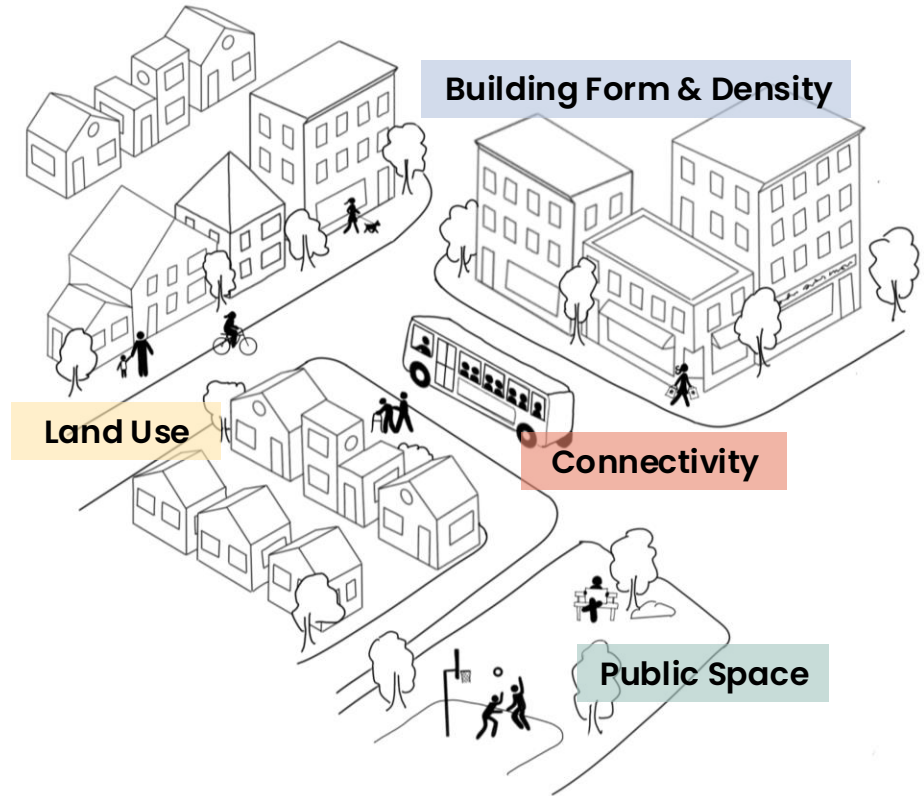


# What are “Place Types”?

**Place types** are an updated approach to land use policy that makes 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**.



# 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.

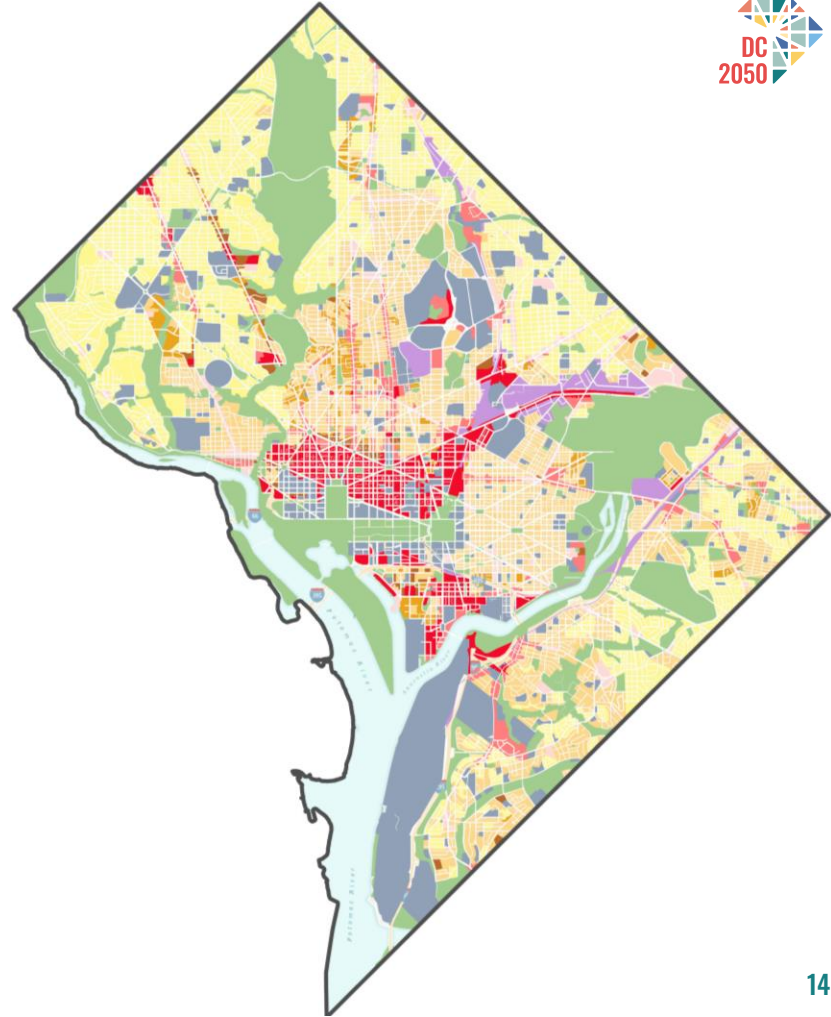


## Advance Equitable Growth

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

# The District Today: 2021 Future Land Use Map to Place Types 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



# Growth Approaches

- OP is proposing three growth approaches to collect input on how the District should grow over the next two decades.
- We will use the feedback we receive to update and combine these approaches to create a new future land use map.
- They focus on opportunities near current and planned transit with frequent service.



## DC 2050 Explore Possible Futures: Self-Guided Virtual Workshop

This tool serves as the online version of our in-person workshops held in November 2025. Whether you only have a few minutes or a longer block of time, use the guidance below to decide how you can share your feedback with us:

If you have ~5 to 15 minutes:

- Fill out the **demographic questionnaire** in the "Introduction" station
- Head to the "Where Can The District Grow?" station to **add pins to the map** and **answer the supporting survey**.

If you have ~20 to 30 minutes:

- Fill out the **demographic questionnaire** in the "Introduction" station
- Explore the "How Can The District Grow?" station to **learn more about the different approaches to growth in DC** and answer a set of questions about each approach.
- Head to the "Where Can The District Grow?" station to **add pins to the map** and **answer the supporting survey**.

If you have ~45 to 60+ minutes:

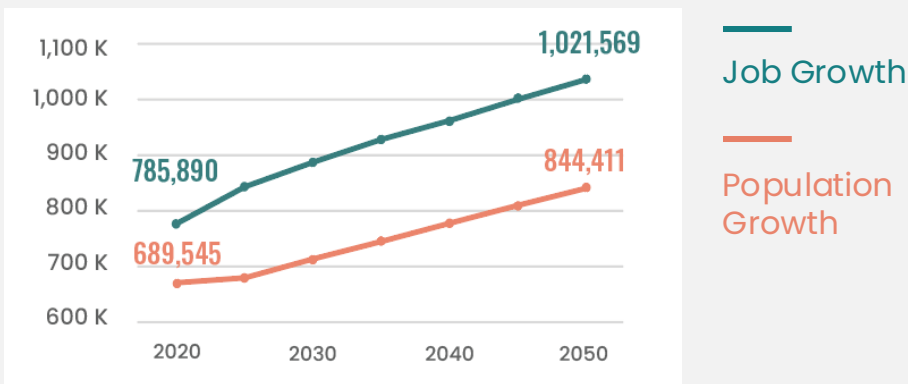
- Fill out the **demographic questionnaire** in the "Introduction" station
- **Explore all of the stations** at this virtual workshop - each station has detailed set of instructions for you to follow along and share your input.

[DC 2050: Explore Possible Futures: Self-Guided Virtual Workshop](#)

# Assumptions & Considerations

- OP forecasts that the District's population will grow over the coming decades.
- The growth strategies focus on adding housing near the current and planned Metro and bus networks.
- Bikes, scooters, and micro transit will help more people access school, jobs, and transit.
- This strategy builds on moveDC and Better Bus.

DC's Projected Population & Job Growth by 2050



Source: Metropolitan Washington Council of Government (MWCOC) Round 10.0 Growth Trends to 2050.



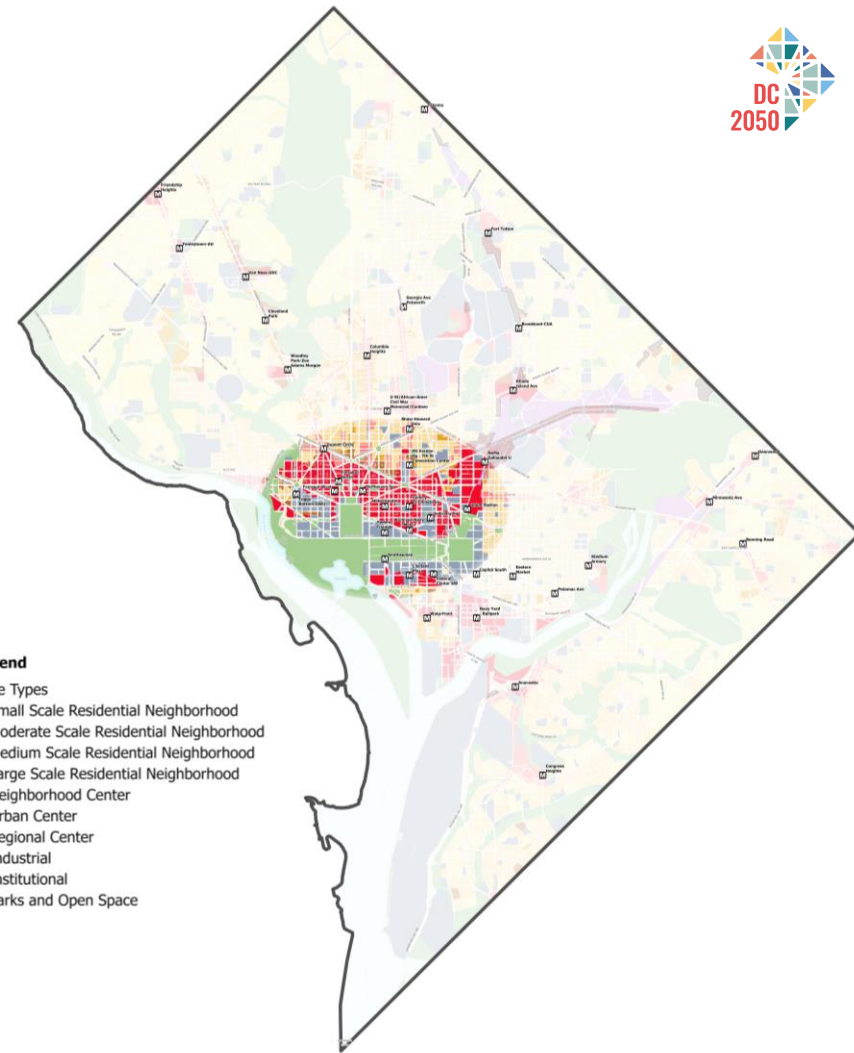
# Prioritizing Housing Downtown

- This approach prioritizes adding housing in and near Downtown.
- It prioritizes converting outdated office buildings into housing.
- It also increases the amount of housing that can be constructed along major corridors leading into Downtown.

## Legend

### Place Types

- Small Scale Residential Neighborhood
- Moderate Scale Residential Neighborhood
- Medium Scale Residential Neighborhood
- Large Scale Residential Neighborhood
- Neighborhood Center
- Urban Center
- Regional Center
- Industrial
- Institutional
- Parks and Open Space



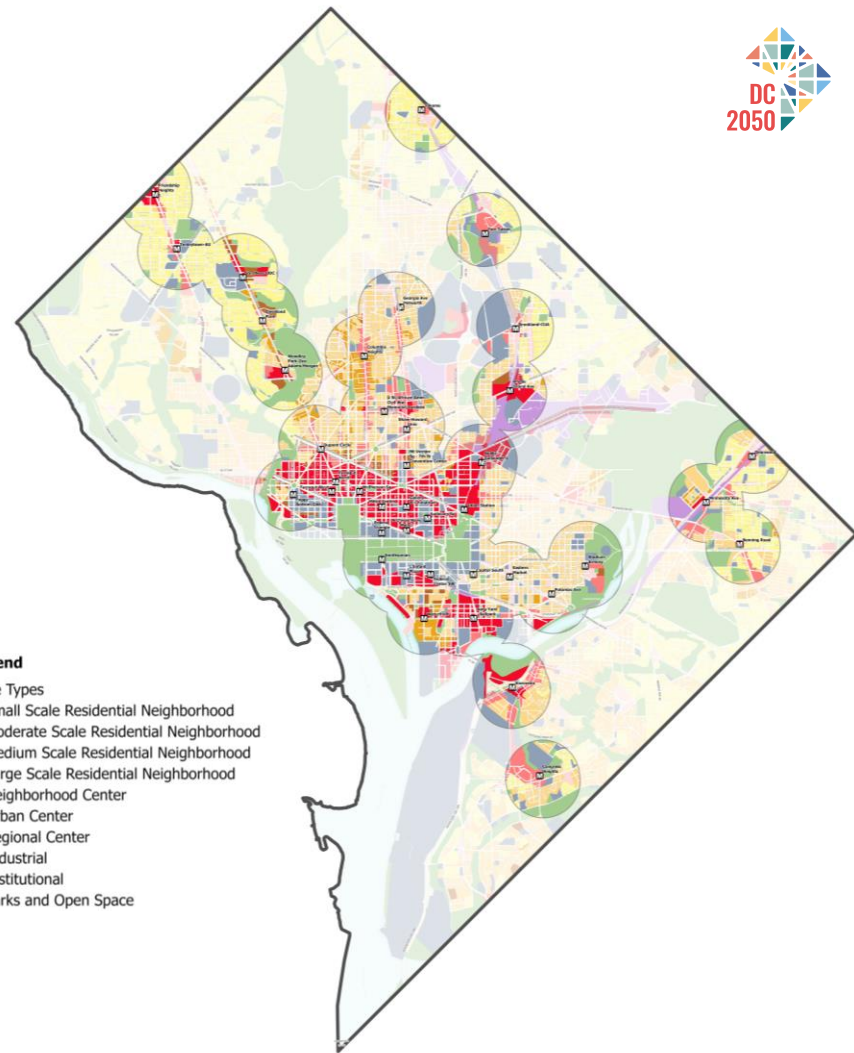
# Prioritizing Growth Around Metro Stations

- This approach adds housing and amenities within a ½-mile, or 10-minute walk, of metro stations.
- This approach maximizes the number of people who can walk to metro stations.
- Growing near metro stations will also make stronger neighborhoods by supporting more grocery stores and other important services and amenities.

## Legend

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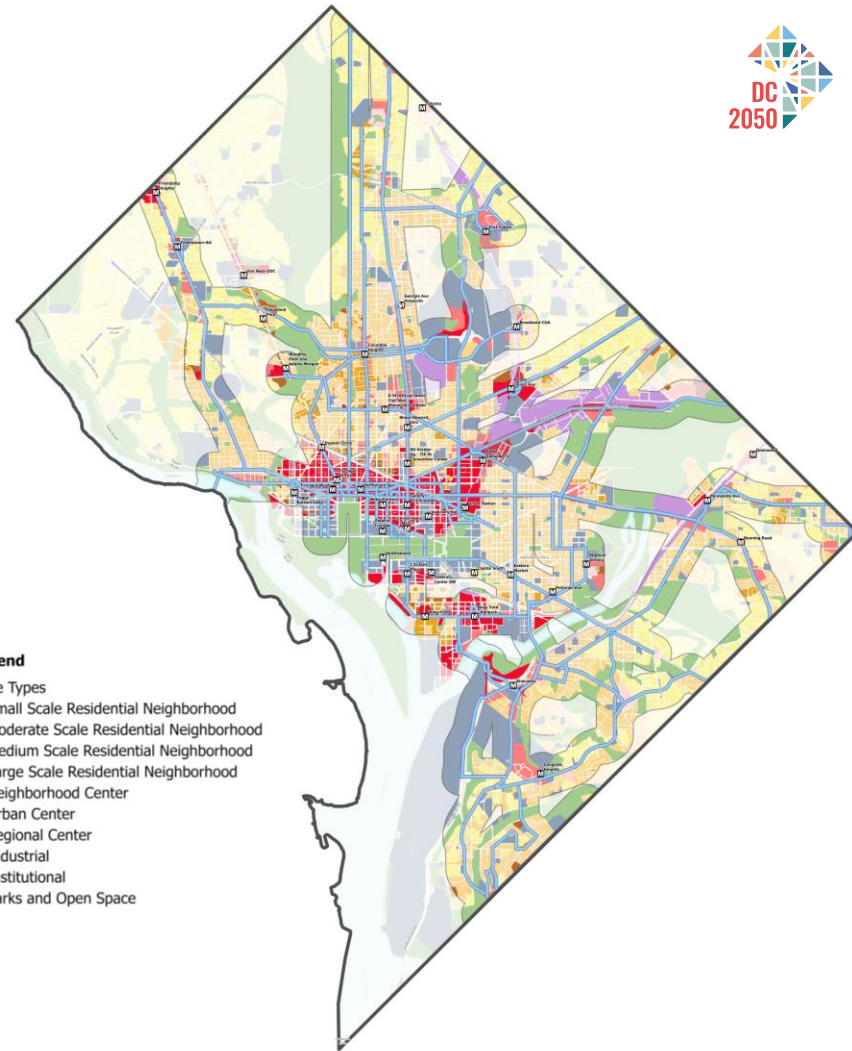
# Prioritizing Growth Around Bus Corridors

- This approach focuses on adding housing and amenities within a ¼-mile of the District's existing and planned bus priority corridors.
- This approach increases the number of people who can live near transit.
- It also invites lower cost family size housing to be built by enabling more small condo and apartment buildings to be constructed.

## Legend

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- Small Scale Residential Neighborhood
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## Stay in the Loop with DC 2050!

- Complete the **DC 2050 Virtual Workshop** by Jan 31!
- Sign up for **DC 2050 newsletter**.
- Visit **DC2050.com** to check out upcoming engagement opportunities.
- 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*