



DC Office of Planning

Brookland Neighborhood Civic Association

March 17, 2026



*** WE ARE WASHINGTON ***
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR



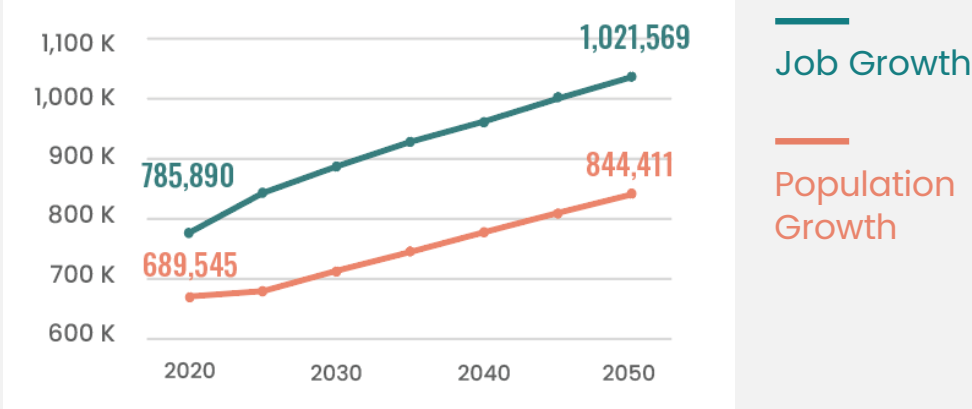


Washington, DC is growing.

The DC Office of Planning (OP) forecasts that the District's population will grow over the coming decades.

So, **how** do we plan for this growth?

DC's Projected Population & Job Growth by 2050



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

+ 145K Residents

+ 175K Jobs

What We Heard: Fall + Virtual Workshops

Across the workshops, participants highlighted three Districtwide housing priorities:

1. **Increase density**
2. **Add multi-family housing**
3. **Build near transit**

"A mix of rowhomes and apartment buildings."

"More homes! Less space dedicated to car travel and storage, more [high-frequency bus corridors and protected bikeways!]"

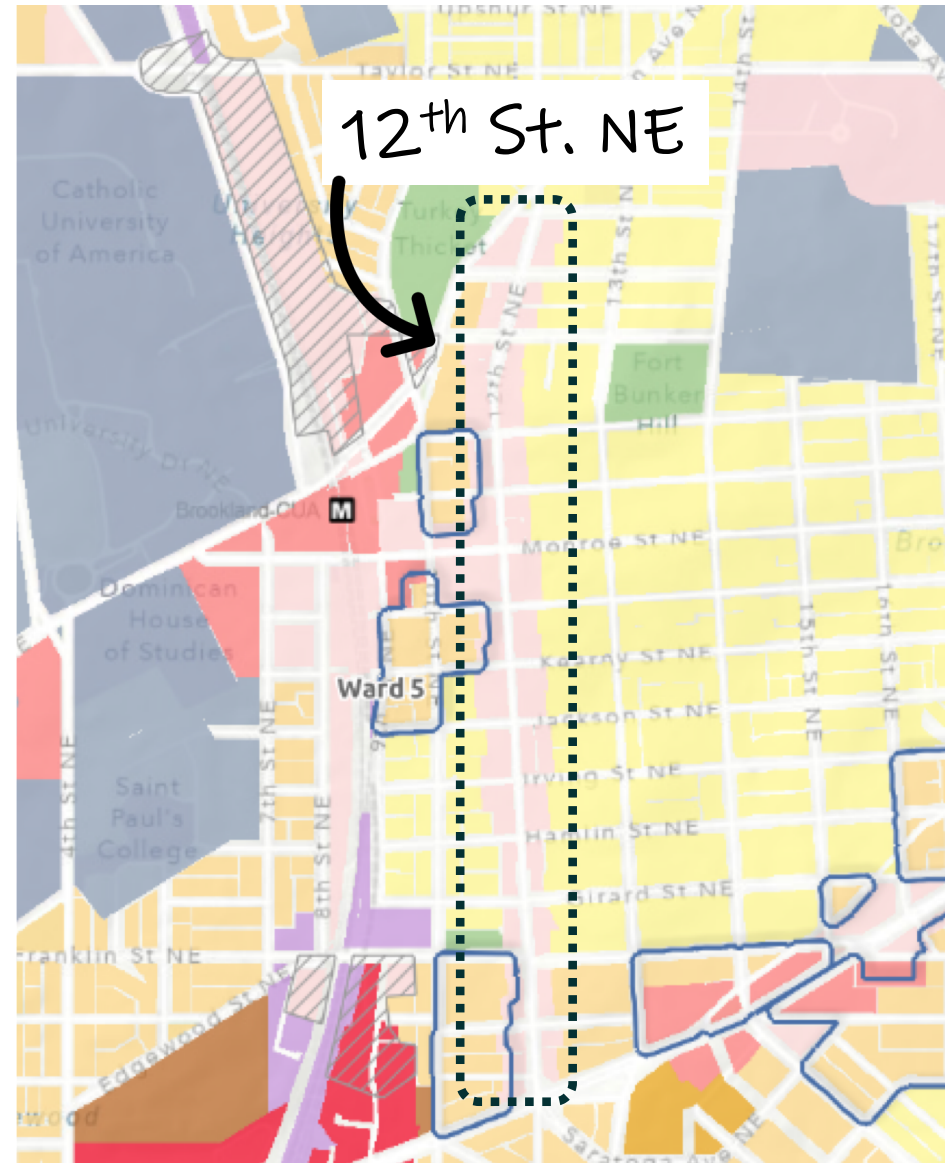
...and participants highlighted three **amenities to increase**:

1. **Retail options**
2. **Green space & recreation**
3. **Grocery stores**

"More third spaces like coffee shops, community centers, libraries,, art centers, parks"

Future Land Use Map Designation

- 12th St. is shown as a “neighborhood center” (see next slide for description)
- DC 2050 proposed map is now published on DC2050.com
- Share input on this at a workshop, online survey (coming soon), or by email to DC2050@dc.gov



12th St NE Corridor Proposed Designation

Neighborhood Center



- Up to 5 stories
- Mixed-use to serve daily needs of nearby residential neighborhoods
- Wider sidewalks allowing features like café seating and kiosks
- Served by bikeways, and some options to rent bikes or scooters
- Street parking available and some small surface lots adjacent to retail

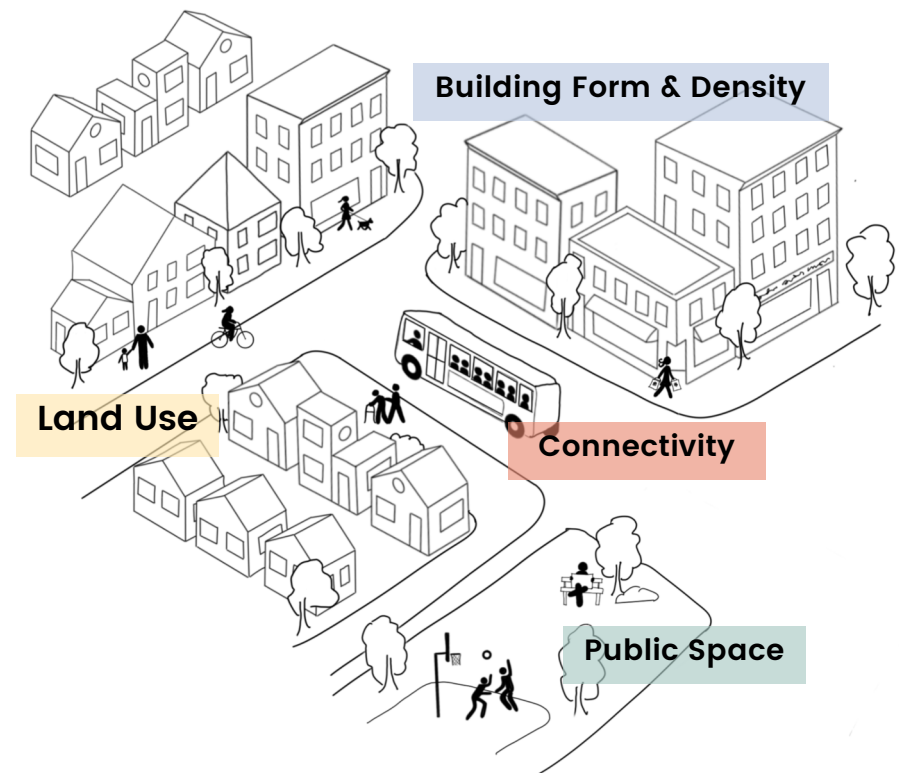
Phase 2: Proposed DC 2050 Future Land Use Map



The draft DC 2050 future land use map was developed using **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.



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

Additional DC Government Support

The **Great Streets** program, led by the Office of the Deputy Mayor for Planning & Economic Development (DMPED)

- Grant program designed to support existing small businesses, attract new businesses, and transform corridors into thriving, inviting neighborhood centers
- **Eligibility criteria:** businesses must be located within designated Retail Priority Areas
 - 12th St NE corridor is within the Rhode Island Avenue NE Great Street Corridor
- Grants include:
 - **Great Streets Retail Grant** for storefront improvements
 - **Locally Made Manufacturing Grant** for building improvements of light manufacturing businesses
 - **Emerging Retail Initiative** for transforming vacant spaces to new retail
- **Timing:** grants open in December and close in late January



Great Streets Program

Point of Contact:

Elizabeth Anderson | Director of Great Streets & Retail

Office of the Deputy Mayor for Planning & Economic Development

Cell (202) 701- 4695

liz.anderson@dc.gov

www.dmped.dc.gov

Alternate emails: dmped.eom@dc.gov, great.streets@dc.gov

Contact the DC Office of Planning

DC 2050

Nick Kushner, Project Manager
202-478-1323
nick.kushner@dc.gov

Project Team Inbox
DC2050@dc.gov

Neighborhood Planning

Heba ElGawish, Associate Director for Neighborhood Planning
202-741-5217
heba.elgawish@dc.gov

Other Inquiries

Lauren Marcinkowski, Public Information Officer
202-724-4777
lauren.Marcinkowski@dc.gov