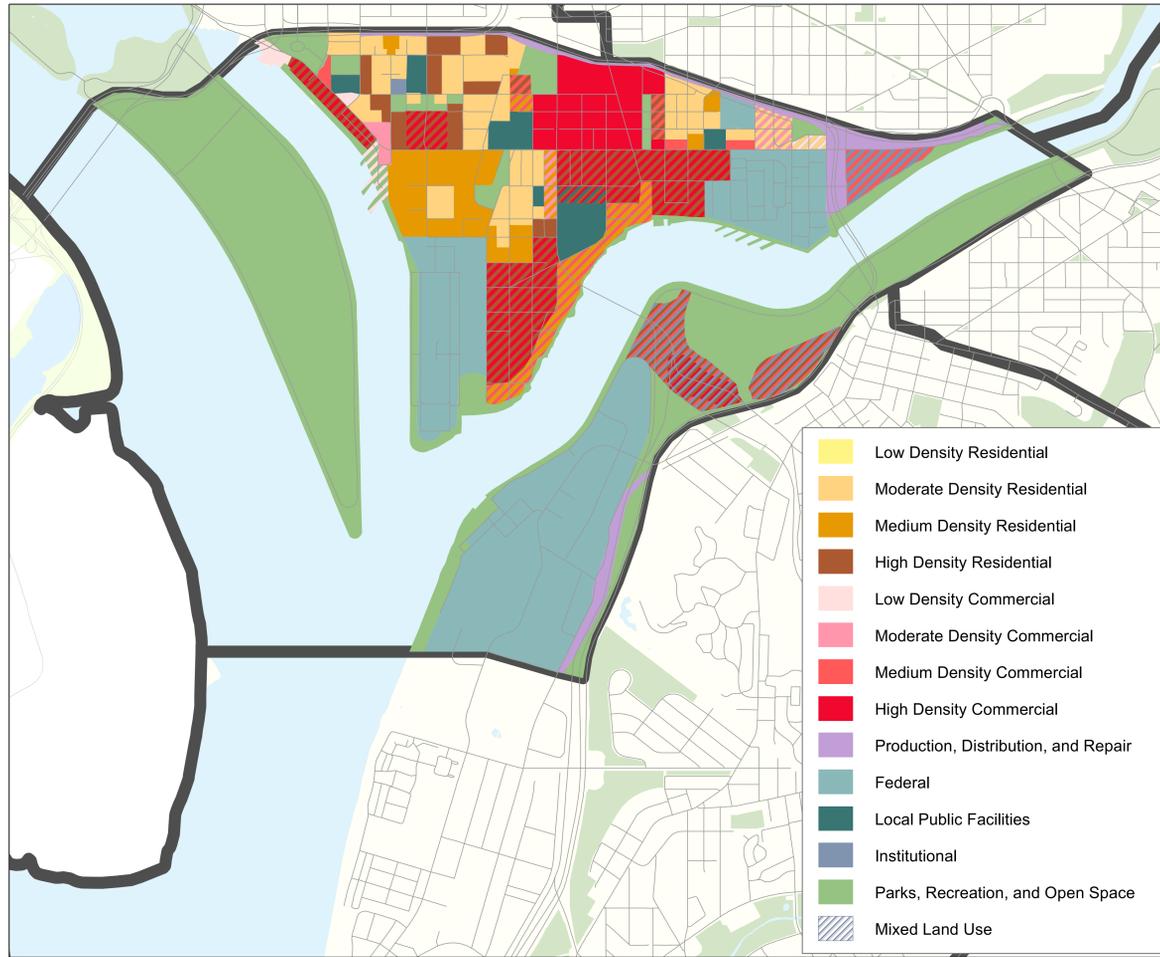


Area Element: Lower Anacostia Waterfront & Near Southeast

Existing Policy

Future Land Use Map



Element Policies & Actions

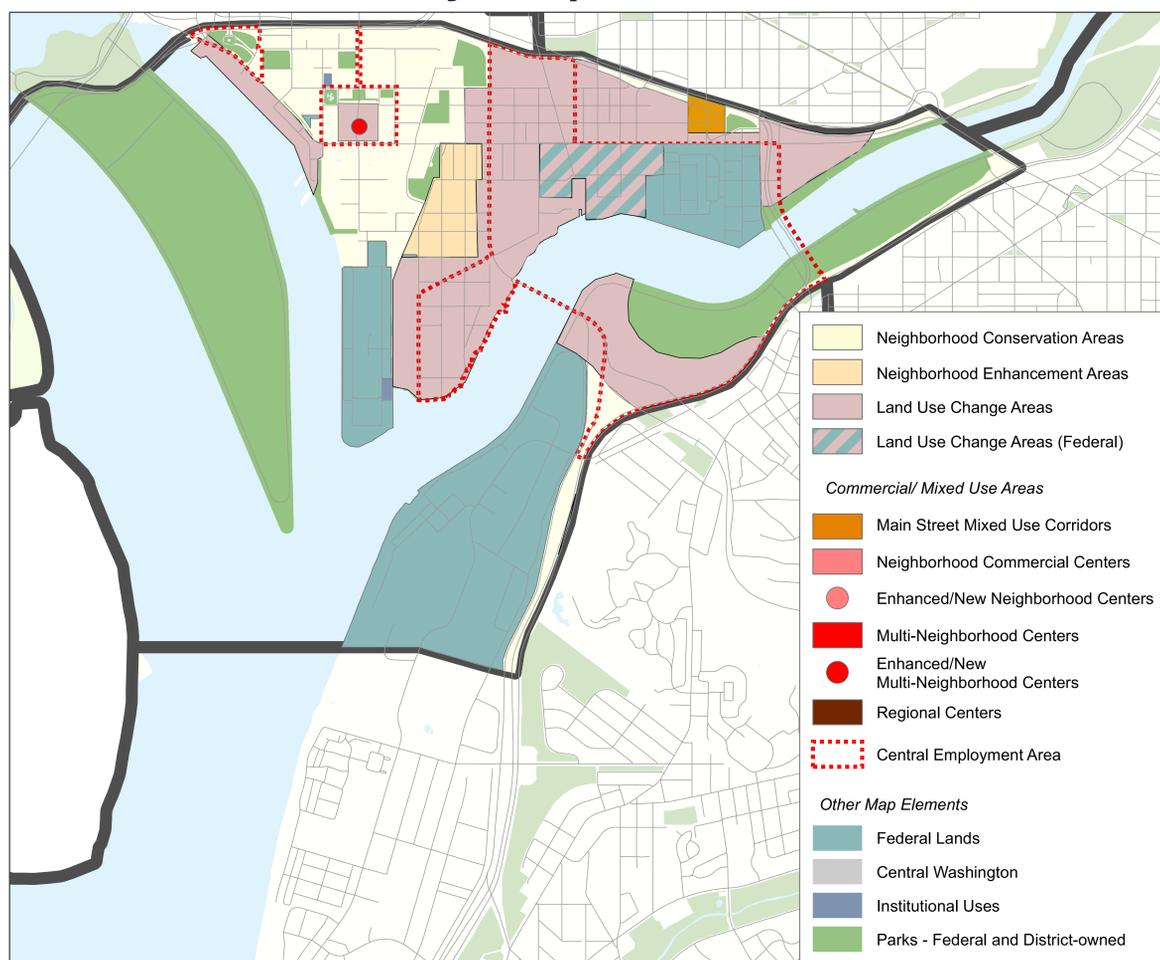
The Lower Anacostia Waterfront/Near SW Area includes **15 area-wide policies** and **2 area-wide actions**.

The Lower Anacostia Waterfront/Near SW Area includes **4 policy focus areas**, consisting of **28 policies** and **13 actions**.

Policy Focus Areas

- ◆ Southwest Waterfront
- ◆ South Capitol St/Buzzard Point
- ◆ Near Southeast
- ◆ Poplar Point

Generalized Policy Map



The **Future Land Use Map** is part of the Comp Plan and carries the same legal weight as the Plan document itself. The Map uses color-coded categories to express public policy on future land uses - it is not a zoning map. The Map identifies desired **use** and **density** using the following categories:

- ◆ Four residential categories
- ◆ Four commercial categories
- ◆ Four public & institutional categories
- ◆ Multiple mixed use categories

The **Generalized Policy Map** categorizes how different parts of the District may change. It highlights areas where more detailed policies are necessary within the Comp Plan and in follow-up plans. The Map consists of four different types of policy areas:

- ◆ Neighborhood Conservation Areas
- ◆ Neighborhood Enhancement Areas
- ◆ Land Use Change Areas
- ◆ Commercial/Mixed Use Areas