The Comprehensive Plan

A Brief Overview

What is it?

- The Comprehensive Plan (Comp Plan) is a high-level guiding document that sets a positive, long-term vision for the District, through the lens of its physical growth and change.
- It is divided into 25 elements (see back) and 2 maps, the Future Land Use Map and the Generalized Policy Map.

Why is it important?

- The Comp Plan allows us to be intentional about how and where we change, and how we balance competing interests in order to ensure a vibrant, equitable, and resilient city, not only for us, but for our children and grandchildren.
- The Comp Plan establishes a vision and broad goals to help inform decision-making and provide context for residents, officials, and stakeholders and can help guide and inform more fine-grained planning efforts.

Why amend now?

- The Comp Plan was written in 2006 and amended in 2011. Given how our city has changed in that time, it is important that we amend it now to reflect today's conditions, opportunities, and challenges – including housing, equity, resilience and public resources.

The Comp Plan also...

- Guides land use and impacts zoning and the District’s budget.
- Incorporates over 40 various plans, including five Small Area Plans adopted since 2011.

Amendment Timeline

2016
- Spring: Coordination with District Agencies
- Summer: [PLAN]DC Kickoff Campaign
- Fall: Citywide Public Engagement

2017
- Spring: Open Call for Proposed Amendments
- Fall: Framework Element Development

2018
- Jan: Framework Element Introduced to Council
- Mar: Framework Element Council Hearing
- Summer/Fall: Analysis of Open Call Amendments

2019
- May: DC Values Launch
- Jun: Values Public Engagement

2020
- Oct: Council Approval of Framework
- Draft Plan Amendment Release & 60+ Day Public Review Period (ANC 108 Days)
- Oct-Dec: Public Engagement
- Final Submission of Amendment to Council
- Council Review & Approval

Context Elements

- Framework
- Introduction
- Implementation

Citywide Elements

- Land Use
- Economic Development
- Housing
- Arts & Culture
- Environmental Protection
- Transportation
- Community Services & Facilities
- Educational Facilities
- Urban Design
- Historic Preservation
- Infrastructure
- Parks, Recreation, & Open Space

Area Elements
WHAT ARE MAJOR THEMES?

Major Themes are themes that have been woven throughout the Comprehensive Plan (Comp Plan) that address critical needs of the District while managing the city’s continued growth.

- Housing affordability in a growing city
- Racial equity and justice
- Resilience and climate change
- Systemic approach to public resources including health, education, and food access

Additionally, each of the Major Themes aim to achieve a number of the eight Comp Plan Values that have been derived from public input received since the Comp Plan amendment process began in 2016.

OTHER UPDATES

In addition to the Major Themes, there are a number of plan-wide updates which include:

- Incorporating 40+ plans
- Reducing contradictory language and increased prioritization
- Updating data, information, and terminology

Address increasing housing cost and Mayor’s goal of 36,000 new units by 2025.

Align land use policies with housing production goals.

Support area targets for affordable housing to address inequitable distribution.

Preserve and expand approaches and options for increasing affordability and affordable housing.

Address continuum of housing from homelessness to homeownership.

Add an equity crosswalk that highlights equity policies throughout the Comp Plan, including racial equity.

Advance social and structural determinants of health.

Address physical and cultural displacement, including through the Cultural Plan implementation.

Include Age-Friendly DC policies.

Address food system needs, including food access, with policies throughout.

Recognize and address increased vulnerabilities to natural and man-made chronic stressors and sudden shocks through a resilience crosswalk that highlights the Comp Plan’s multipronged approach.

Include Resilience Focus Areas on the Generalized Policy Map.

Incorporate hazard mitigation and response needs into civic infrastructure.

Address Economic Resilience through improved access to economic opportunities.

Include Vision Zero policies and goals.

Address the changing nature of transportation, including mobility innovation.

Support the District’s Smart Cities efforts.

Enhance planning of public facilities through an integrated Civic Infrastructure planning effort.

Add public life considerations into urban design.

Connect access to parks and physical activity to health and wellness.
OVERVIEW

Far Northeast and Southeast has experienced a moderate population increase and a change in characteristics. The African American population experienced a slight decline while the Hispanic population increased. Far Northeast and Southeast is projected to continue seeing steady population growth, estimated to reach approximately 112,611 residents in 2045, a 35 percent increase from 83,906 in 2017.

CONTENTS

• The area’s context including its history, land use, demographics, housing characteristics, income and employment, and projections for growth.
• FNS-1: General Policies for Guiding Growth and Neighborhood Conservation as well as Conserving and Enhancing Community Resources.

Racial Composition (2017)

- Black: 93.2%
- White: 2.3%
- Multi-Racial: 1.3%
- Asian/Pacific Islander: 0.6%
- Other: 2.4%
- Native American: 0.2%
- Hispanic: 3.5%
- Foreign-Born: 3.2%

Hispanic Origin

2000: 27%
2017: 28%

Foreign-Born

2000: 2.8%
2017: 3.5%

Other

2000: 0.1%
2017: 0.1%

Asian/Pacific Islander

2000: 0.6%
2017: 0.6%

Multi-Racial

2000: 1.3%
2017: 1.3%

Native American

2000: 0.2%
2017: 0.2%

Black

2000: 32.8%
2017: 93.2%

White

2000: 636
2017: 3,145

Foreign-Born

2000: 1,045
2017: 3,065

Nevertheless

2000: 1,045
2017: 3,065

For more information:

learn more: plandc.dc.gov
email us: plandc@dc.gov
tweet: @OFPHDC #planDC
OVERVIEW

Anacostia and the surrounding Far Southeast/Southwest neighborhoods have stayed strong through difficult times. Many middle-class residents left the area in the 1970’s, 80’s and 90’s, affecting the stability of the area’s neighborhoods. Between 1990 and 2000 population in this Planning Area declined by nine percent and the poverty rate increased from 28 percent to 38 percent. While population decline has reversed course since 2000 and is projected to continue to grow over the next 20 years, poverty levels are still the highest in the District at 39 percent.

CONTENTS

• The area’s context, including its history, land use, demographics, housing characteristics, income and employment, and projections for growth.
• Planning and Development Priorities highlighting key messages from community workshops.
• FSS-1.1: General Policies for Guiding Growth and Neighborhood Conservation as well as Conserving and Enhancing Community Resources.
• FSS-2: Seven Policy Focus Areas; Historic Anacostia, St. Elizabeths East Campus, Barry Farm/Hillsdale/Fort Stanton, Congress Heights Metro Station, Congress Heights Commercial District, Bellevue/Washington Highlands, and DC Village.

GENERALIZED POLICY MAP

FUTURE LAND USE MAP
OVERVIEW

The Lower Anacostia/Near Southwest Area, much like most of the District, experienced a population increase between 2000 and 2017, adding 3,996 residents to the area. Much of this growth is concentrated in new developments in the Near Southeast/Capitol Riverfront area. Population growth is projected to continue with an anticipated 58,789 residents in 2045.

CONTENTS

• The area’s context including its history, land use, demographics, housing characteristics, income and employment and projections for growth
• AW-1: General Policies for Guiding Growth and Neighborhood Conservation.
• AW-2: Six Policy Focus Areas; Southwest Waterfront, South Capitol Street, Near Southeast/Capitol Riverfront, Poplar Point, Southwest Neighborhood and Buzzard Point.

Racial Composition (2017)

Black 39.5%
White 51.7%
Asian/Pacific Islander 3.9%
Native American 0.5%
Multi-Racial 3.6%
Other 0.8%

Hispanic Origin

Foreign-Born

2000 2000 2017 2017

Other 0.8%
Asian/Pacific Islander 3.9%
Native American 0.5%
Multi-Racial 3.6%
White 51.7%
Black 39.5%

Land Use Composition (2017)

Federal 0.7%
Streets & Rights-of-Way 6.3%
Parks, Recreation, & Open Space 4.6%
Commercial & Mixed-Use 30.4%
Residential 23.8%
Industrial 5.0%
Vacant 3.1%

learn more: planDC.dc.gov
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The Urban Design (UD) Element of the Draft Comprehensive Plan Update promotes the use of scale transitions, alleys, and contextual infill development to accommodate neighborhood growth.
**Draft Comprehensive Plan Update**

**Gentle Density**

**How We Can Gently Transition Between Large and Small Scales**

**Density Along Corridors**

![Image of density along corridors](14th Street NW)

Increased scale and density along high capacity transit and commercial corridors alleviates the pressure on smaller-scale, neighborhood streets.

**Stepped-Down Massing**

![Image of stepped-down massing](Petworth)

Stepping a building’s mass down to meet the roofline of its neighbors creates a more comfortable transition between smaller buildings and more visually prominent ones.

**Stepped-Back Massing**

![Image of stepped-back massing](14th Street NW)

Stepping back buildings at floors above its neighbor’s predominant roofline makes the relationship between taller buildings and lower buildings more pleasing and gradual.
Fall 2019/Winter 2020 Public Engagement Timeline

**Map of ANCs and Comp Plan Planning Areas**

- **ANC Boundaries**
- **Planning Areas**

**Timeline and How to Review**

- **UNDERSTAND**
  - Understand the Comp Plan Process, Timeline and How to Review

- **MEET**
  - Attend OP hosted community meetings and other engagement activities

- **ACT**
  - ANCs to submit Resolutions to OP reflecting community feedback

**Draft Amended Plan Release**

- **Oct 15**

**Community Meetings**

- **Nov 5**
- **Nov 12**
- **Nov 19**
- **Nov 26**
- **Dec 3**
- **Dec 10**
- **Dec 17**
- **Dec 24**

**Public Review Period Closed**

- **Dec 20**

**ANC Resolutions Due**

- **Jan 31**

**Prepare Legislative Package**

- **Mar**
How-to Review the Draft Comp Plan Update

The Comprehensive Plan (Comp Plan) is a high-level guiding document that sets a positive, long-term vision for the District, through the lens of its physical growth and change.

IF YOU HAVE A FEW MINUTES:
- Check out the Comp Plan Overview
  - A quick highlight on what the Comp Plan is all about.
- Review the Major Themes and Updates
  - Read about the major changes to the Comp Plan since it was last updated in 2011.
- Read Element Summaries
  - The Element Summaries give a high-level overview of Comp Plan sections and changes organized by theme.

IF YOU HAVE A HALF HOUR:
- Read all or parts of an Element, perhaps your Area Element or an area of interest, based on your review of the Element Summaries
  - Dive deeper! Take a look at the full chapter of your Area Element.
- Review the Future Land Use Map and Generalized Policy Map
  - The maps in the Comp Plan provide a glimpse into the future of DC.

IF YOU HAVE AN HOUR OR MORE:
- Read context elements, such as the Introduction, Land Use Element, or Implementation
  - These elements provide a detailed view into the scope and impact of the Comp Plan.
- Review any other elements you find interesting, based on your review of Element Summaries.

WHAT HAPPENS NEXT
We strongly encourage you to work with your ANC. For more information on connecting with your ANC, visit: anc.dc.gov. Send your feedback to your ANC by December 20th for incorporation into their resolution.

OP is committed to responding to feedback received through ANC resolutions. Feedback sent directly through the PlanDC website will be synthesized and included in the legislative package to Council. See reverse side for more detail.

SUGGESTIONS FOR ANCs
In addition to the activities listed on the front, the following is recommended:
- Review Area Elements and sections of the Generalized Policy Map (GPM) and Future Land Use Map (FLUM) that correspond with your Planning Area
- Review Citywide Element Summaries
- Consider dividing up review across your ANC or with your ANC’s land use or zoning committee
- Attend Ward meeting to hear feedback from your constituents. OP will share with ANCS a summary of feedback received during the Ward meetings.
- Upload your Resolutions by January 31st onto the ANC portal at resolutions.anc.dc.gov

Official Actions in the form of resolutions must be undertaken at a publicly noticed meeting with a quorum. For more information, visit anc.dc.gov.

In addition to Ward meetings, OP will be available to ANCs for technical assistance in December and January.

ANCs who would like more guidance on this process should email OP at plandc@dc.gov.

FALL 2019 PUBLIC ENGAGEMENT EVENTS
OP will be hosting a community meeting in each Ward of the District to share information and updates about the Comp Plan. OP staff will be available to engage with stakeholders and answer questions. We hope that you’ll join us!

Go to plandc.dc.gov to view materials and meeting locations.

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STAY CONNECTED
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