

Land Use

Element Summary: 3-LU

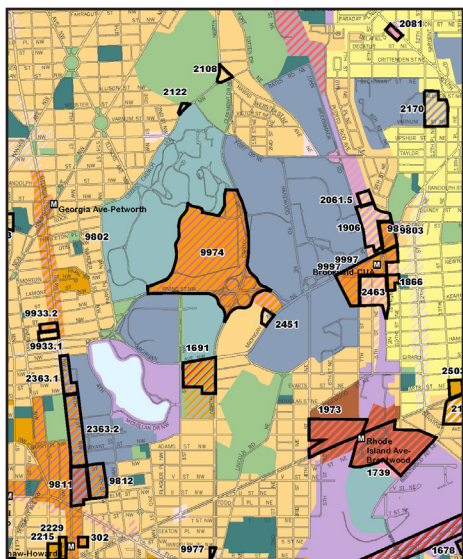
GOAL

Ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents, institutions, and businesses; to sustain, restore, or improve the character, affordability, and equity of neighborhoods in all parts of the city; to provide for additional housing and employment opportunities, and to effectively balance the competing demands for land to support a growing population and the many activities that take place within Washington, DC's boundaries.

CONTENTS

- **LU-1 Shaping the City:** describes the desired pattern of growth and development. The section focuses on areas where change is most likely to take place. Policies include topics such as supporting growth, large sites, opportunities along corridors and transit stations and neighborhood infill development.
- **LU-2 Creating and Maintaining Inclusive Neighborhoods:** discusses land use issues within neighborhoods. Policy topics include neighborhood diversity, defining characteristics, neighborhood appearance, neighborhood centers, and compatibility between land uses.
- **LU-3 Balancing Competing Demands for Land:** addresses four essential activities vital to Washington, DC's future (Public Works and Industrial Land, Institutional Uses, Foreign Missions, and Federal Facilities). Each of these uses present a unique set of challenges and issues.

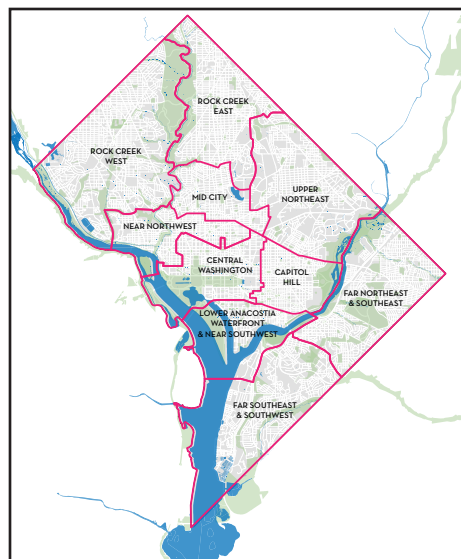
Future Land Use Map



Generalized Policy Map



Planning Areas



Land Use

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SUMMARY OF MAJOR POLICY THEMES

Supporting Growth

- Shift expectations from purely attracting growth to supporting growth, with clear expectations for future development.
- Maximize District assets to effectively utilize land, including consolidating and co-locating similar uses and operations.
- Identify transit stations, corridors, large sites, and neighborhoods to accommodate growth.
- Re-emphasize that corridors and transit-rich areas can support growth.

Providing Housing, Particularly Affordable Housing

- Allow for residents to stay in their community throughout all phases of life, to help maintain and create inclusive neighborhoods. A variety of housing opportunities can support this aspiration.
- The Land Use Element coordinates housing and affordability concepts with the Housing Element.
- Large Sites, neighborhoods, transit stations, and corridors are identified as key locations to accommodate housing opportunities.

Improving Resilience and Equity

- Support resilience at a citywide, area, and site-specific level to address climate change and resilience measures.
- Support growth through an equity lens providing opportunities for vulnerable populations and neighborhoods need to share in the District's prosperity.

Balancing Competing Demands

- Understand Washington, DC's dual identity as a local and federal city. The four essential activities: Public Works and Industrial Uses, Institutional Uses, Foreign Missions, and Federal Facilities, are needed for Washington, DC's success. This section identifies the challenges that may arise when balancing competing demands for land.
- The section continues on previously mentioned priorities and expectations for supporting the uses while providing opportunities to further the District's policy goals.