

The District of Columbia
Office of Planning

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Director, Neighborhood
Planning



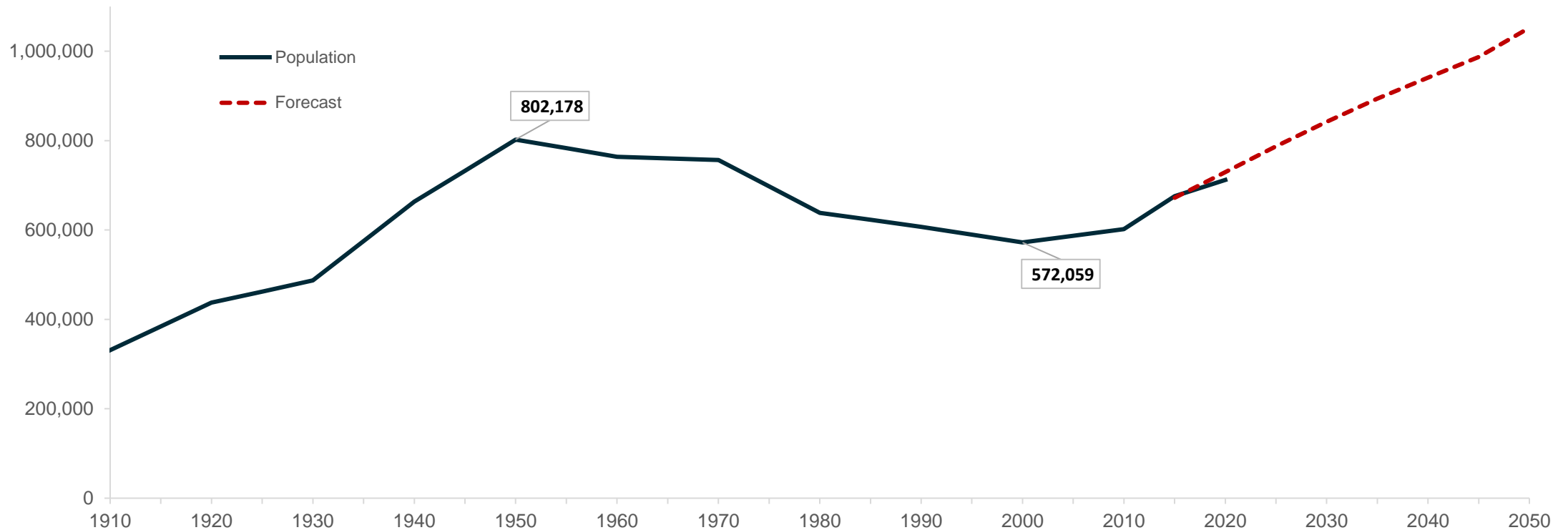
Planning in DC

April 23, 2021

The District is Growing



Washington DC Population: 1910 - 2050



The District's population grew over 100,000 residents (17.2%) between 2010 and 2020 (from a population of 601,723 to 712,816 respectively).

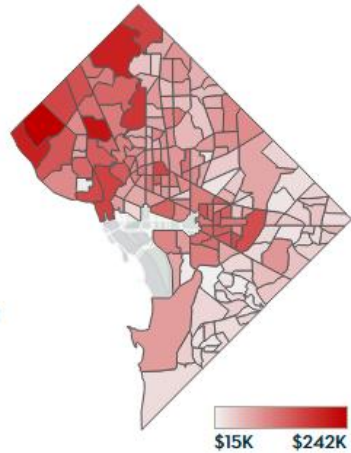
The District is expected to grow by another 100,000 residents (15%) to a total of 842,200 residents by 2030 and 1 million by 2050.

Key Statistics



Household Median Income

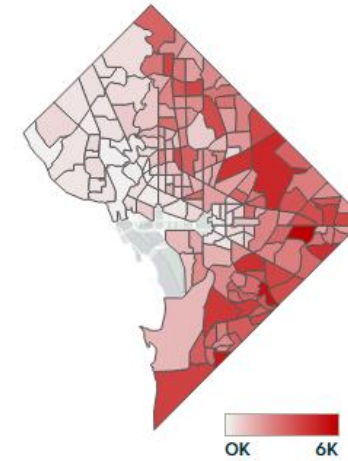
\$77,649
Districtwide



Source: ACS 2013-2017

Black Population

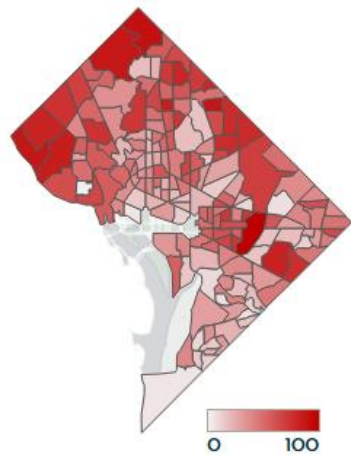
47.8% share
Districtwide



Source: ACS 2013-2017

Homeownership Rate

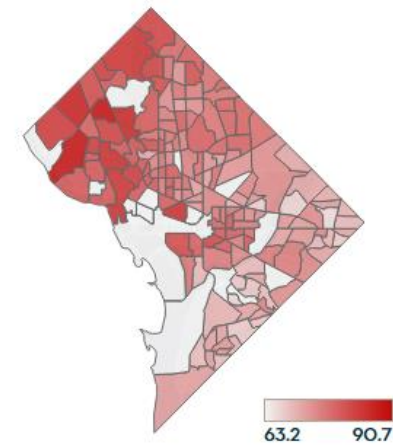
41.7%
Districtwide



Source: ACS 2013-2017

Life Expectancy

76.9 years
Districtwide



Source: CDC Neighborhood Life Expectancy Project, 2010-2015

Why Plan?



OP plans for our residents through the lens of our neighborhoods and ensures the long-term growth of the District advances our values of an inclusive and vibrant city. We plan for a positive future in which all District residents can thrive, regardless of income, race, age, or background. We guide development by engaging stakeholders and residents, performing research and analysis, and publishing planning documents, including the Comprehensive Plan (“Comp Plan”).



Civic + Open Spaces



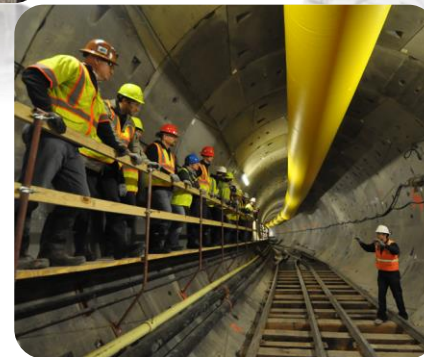
Environment



Economy + Land Use



Housing

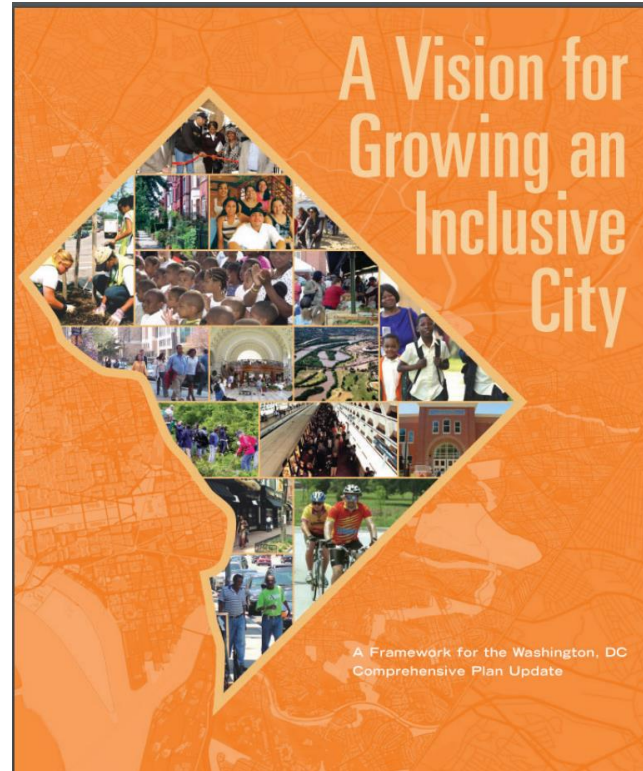


Infrastructure

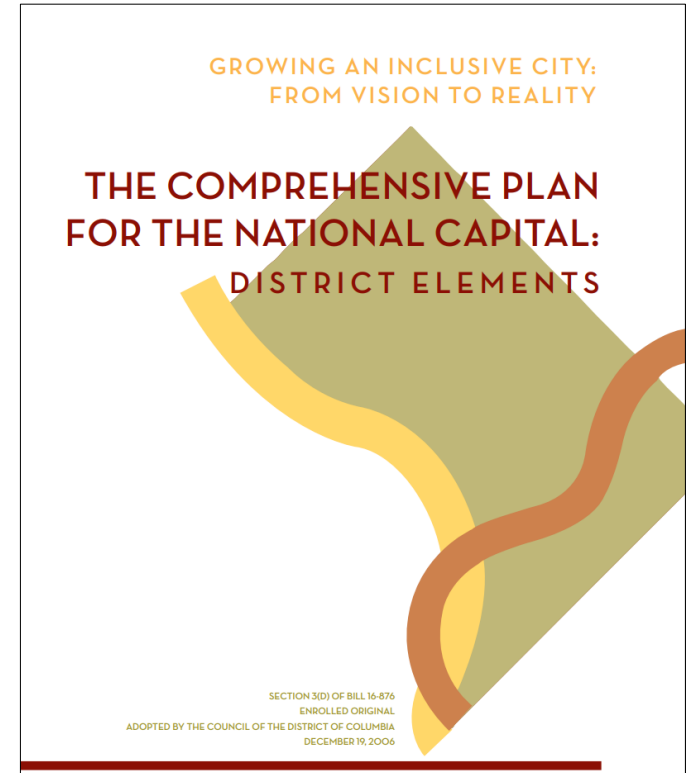
The Comprehensive Plan



The Comprehensive 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.

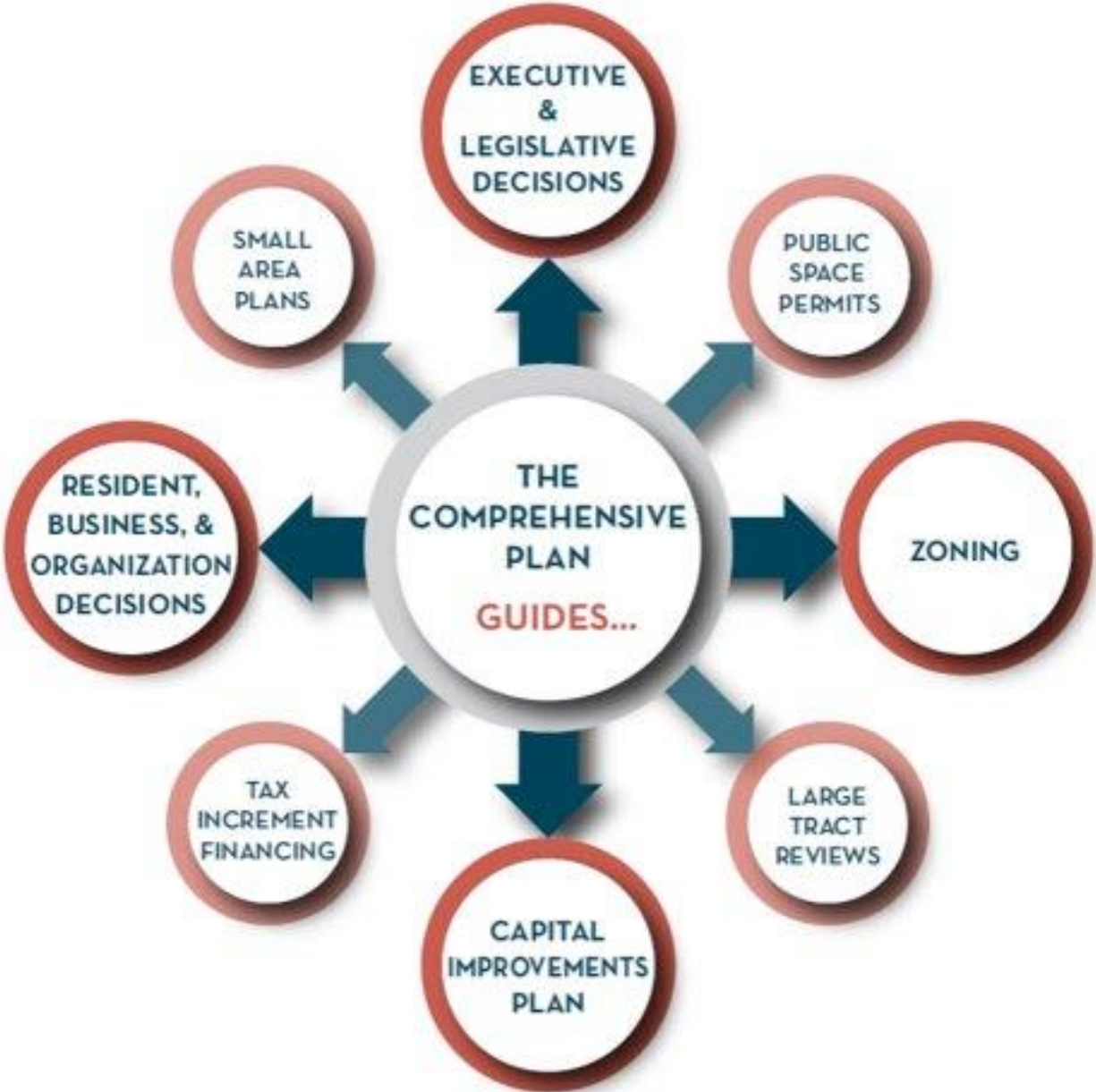


2004



2006

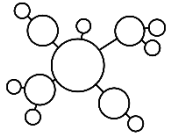
Comprehensive Plan supports numerous decisions



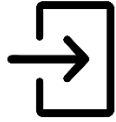
Comprehensive Plan Elements



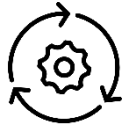
Context Elements



Framework



Introduction



Implementation

Citywide Elements



Land Use



Economic Development



Housing



Arts & Culture



Environmental Protection



Transportation



Community Services & Facilities



Education Facilities



Urban Design



Historic Preservation

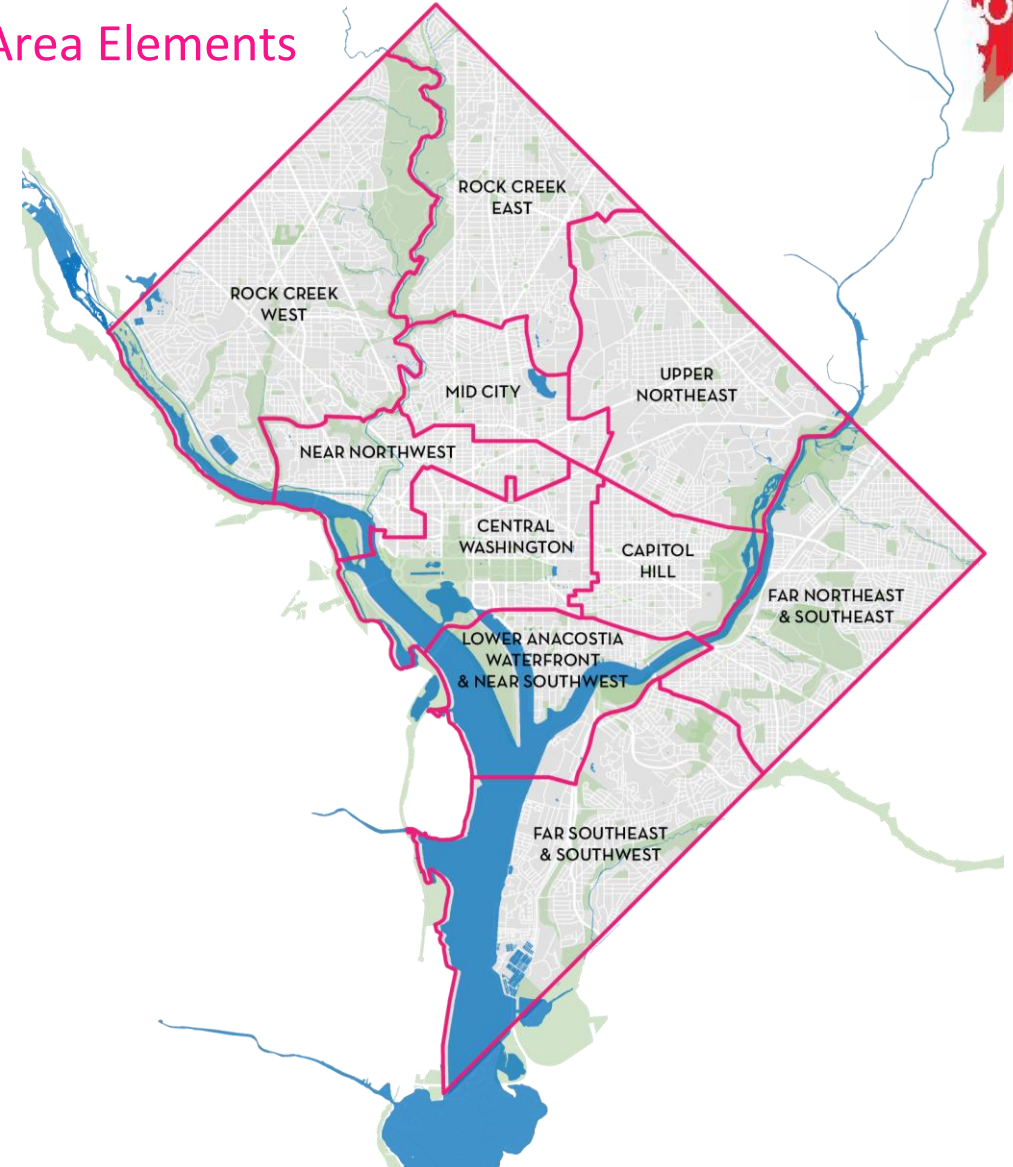


Infrastructure



Parks, Recreation & Open Space

Area Elements



Comprehensive Plan Update Major Themes



COVID-19 and Recovery: Guides COVID-19 response and recovery including through economic monitoring, housing needs, resilience efforts, a broadened frame for emergency planning.



Equity and Racial Justice: Highlights, through a crosswalk, nearly 100 policies and actions that will help ensure all residents have what they need to thrive, no matter their race, age, neighborhood or income. These policies are supported by important data and trends throughout the update that reflect current disparities.



Housing: Presents policies and actions that support the District's goal of producing 36,000 new units by 2025 and to address pressing issues across the housing continuum, including housing affordability, physical, economic and cultural displacement, and housing for specific populations.



Resilience: Introduces approaches to help respond to both human-made and natural shocks and stressors, including displacement and other risks posed by climate change and public health emergencies.



Public Resources: Introduces coordination between master facilities plans across parks, schools, libraries, and rec centers and acknowledges the importance of public spaces for cultural life and celebration.

Future Land Use Map

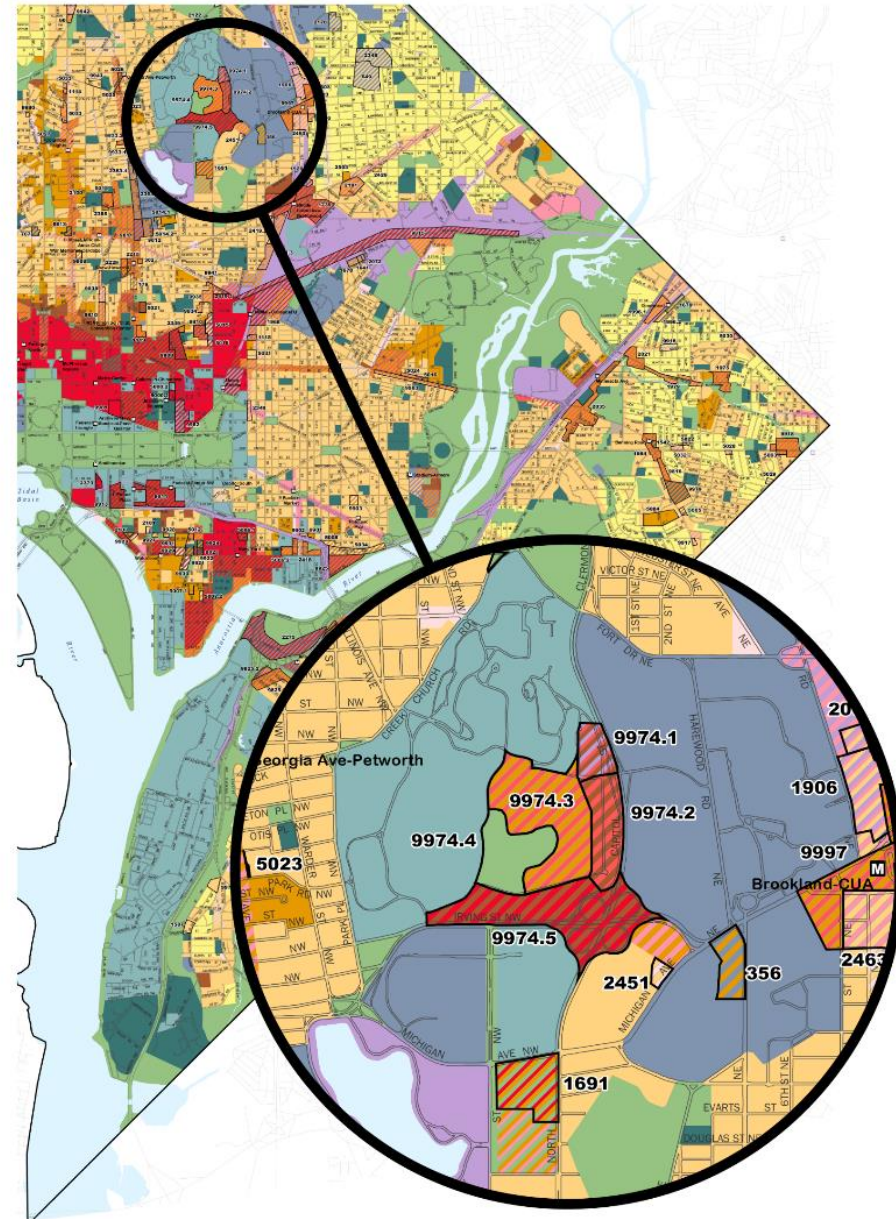
Land Use Element: Effectively balances the competing land use demands to support neighborhood, District, and regional goals. Provides opportunities for additional housing and employment opportunities.

Future Land Use Map

- Supports 15% more development capacity

Key policy areas include:

- Supporting Growth
- Improving resilience and equity
- Balancing competing demands
- Providing housing, particularly affordable housing



Generalized Policy Map

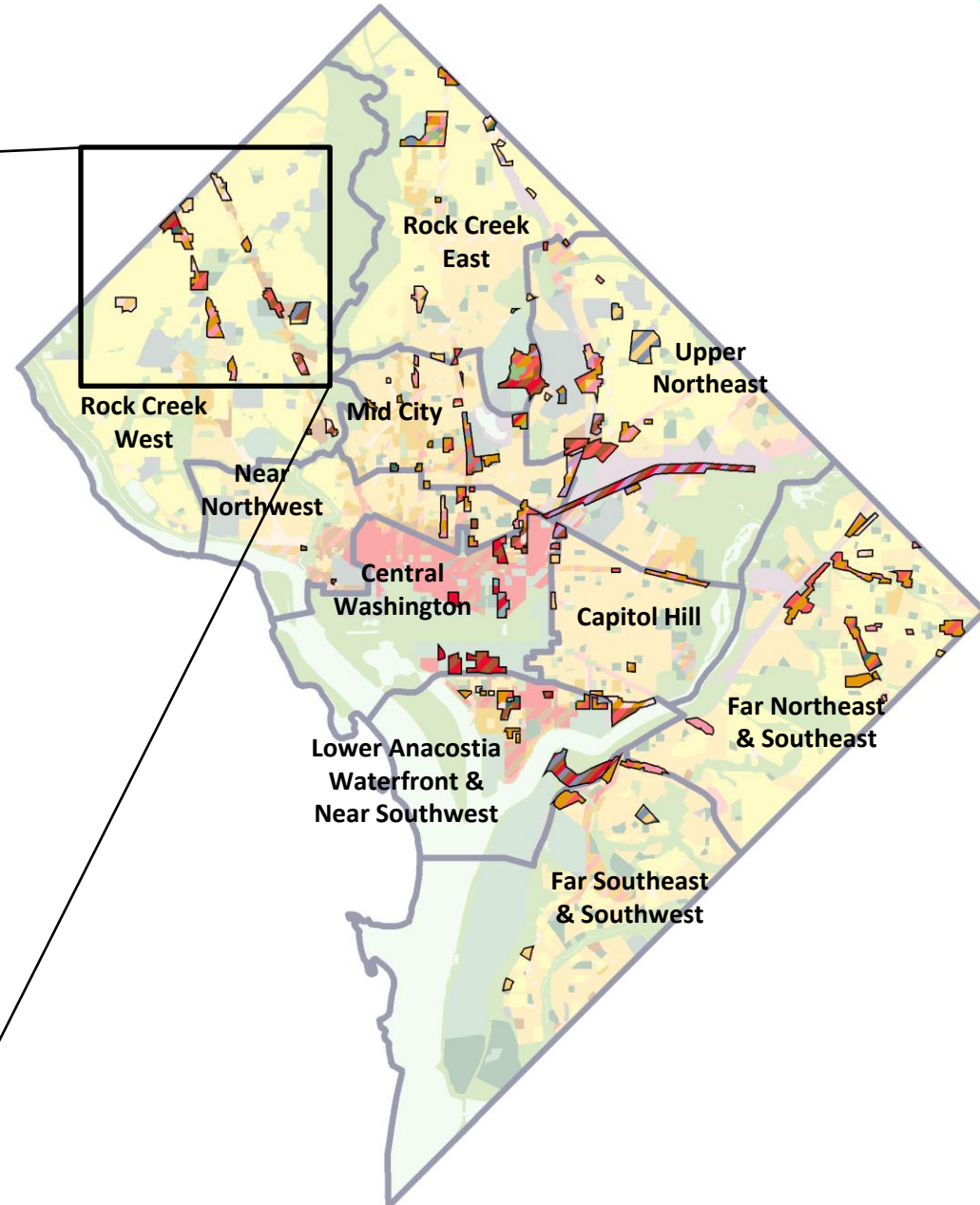
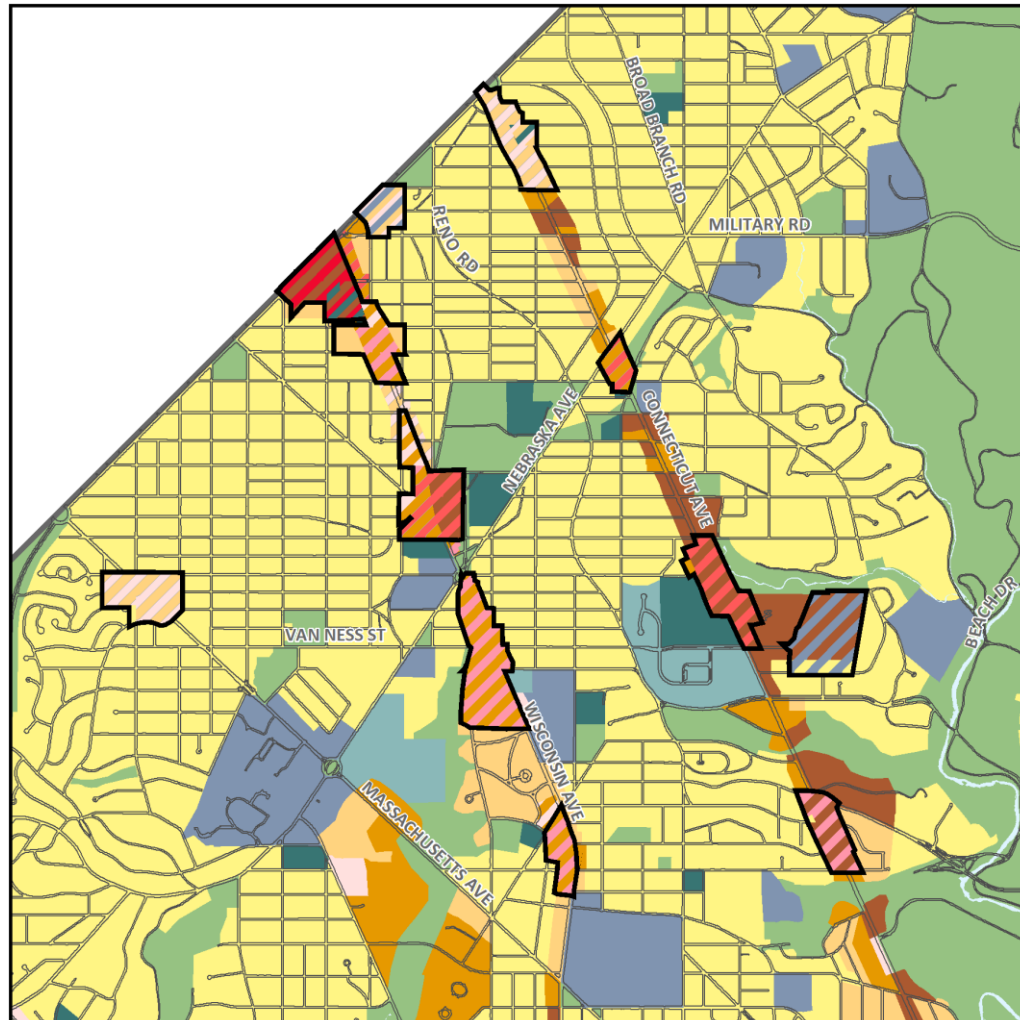
General Policy Map: guides land use decision-making in conjunction with the Future Land Use Map and Comp Plan text.

Key policy areas include:

- Future Planning Analysis Areas
- Resilience Focus Areas
- Proposed State of Washington, Douglass Commonwealth (red)



Comp Plan Update Critical to Achieving Goals



Mayor Bowser's Housing Goals



36,000 new units by 2025
12,000 new affordable units



Mayor's Order on Housing signed May 10, 2019

RESOLUTION ADOPTING TARGETS TO ADDRESS THE REGION'S HOUSING NEEDS

Regional Target 1:

AMOUNT

At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

Regional Target 2:

ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

Regional Target 3:

AFFORDABILITY

At least 75% of new housing should be affordable to low- and middle-income households.

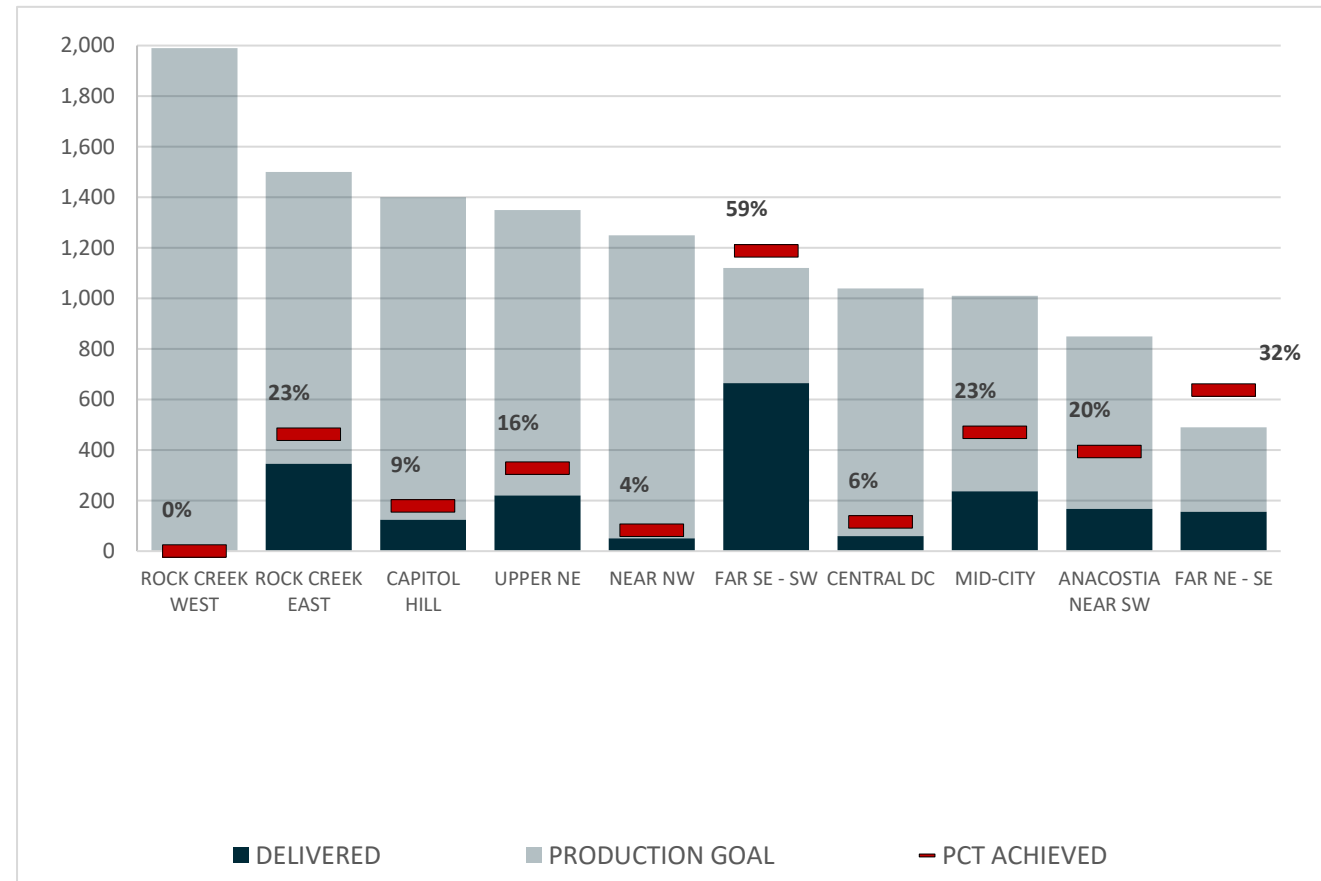
MWCOG Resolution, September 2019

Progress Toward Housing and Equity



2019-2020
Affordable Housing Deliveries by Planning Area

- 14,400 units delivered in 2019 and 2020. Forty percent of the goal in less than 33% of time.
- 12,700 units are currently under construction and expected to deliver over the next two years will achieve 75% of the goal in less than 60% of the time.
- New tools including IZ+ and Targeted Tax Abatement for Affordable Housing



Source: DMPED; Office of Planning.

Deep Dive: Geography of Development

Residential Construction

2006 – 2016:

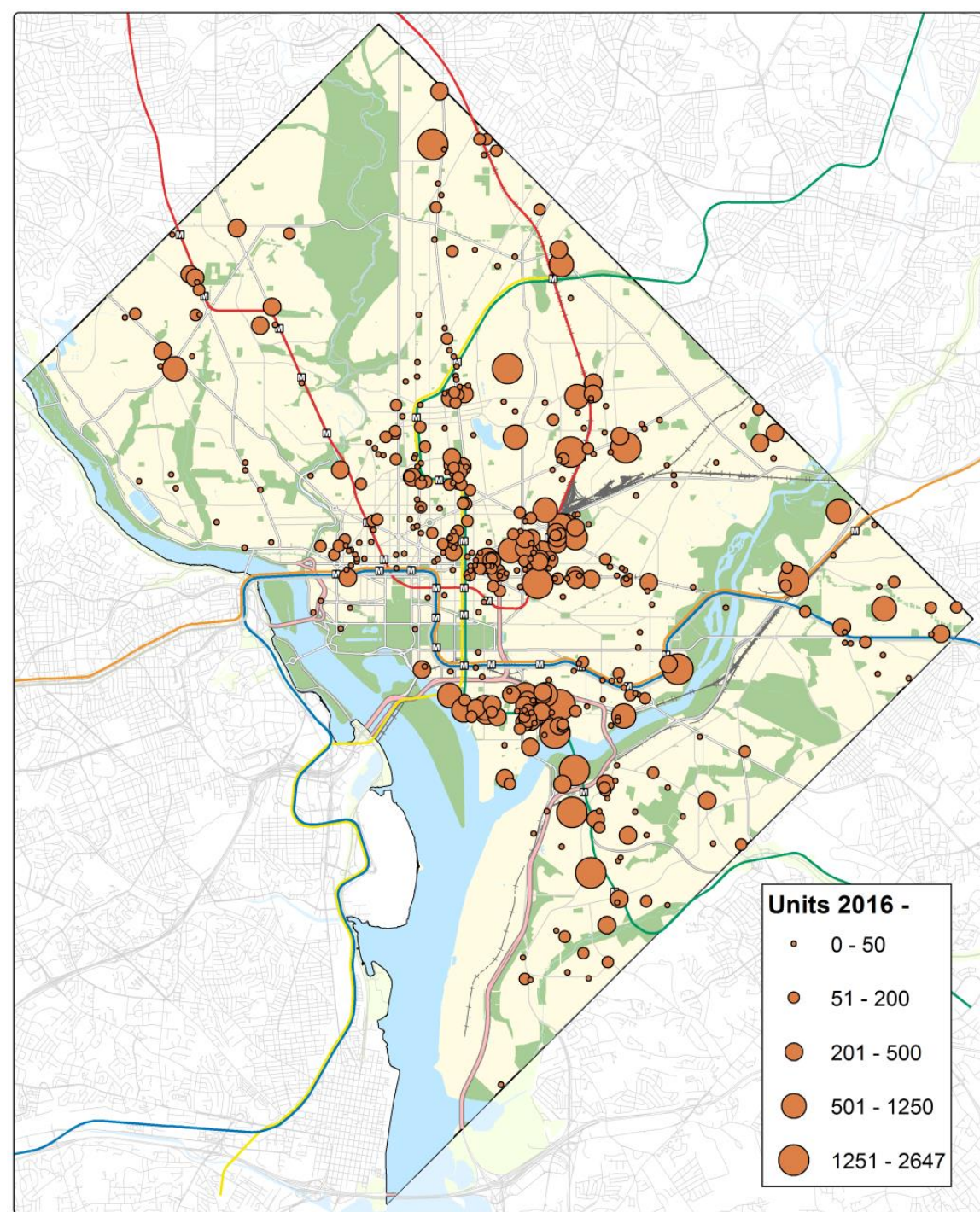
Development was mostly scattered throughout Central Washington

Total Completed: 36,000 units

2016 – 2035:

Development shifts North and East from Union Station along the Red Line and South and East along the Green Line, H Street NE and other transit corridors.

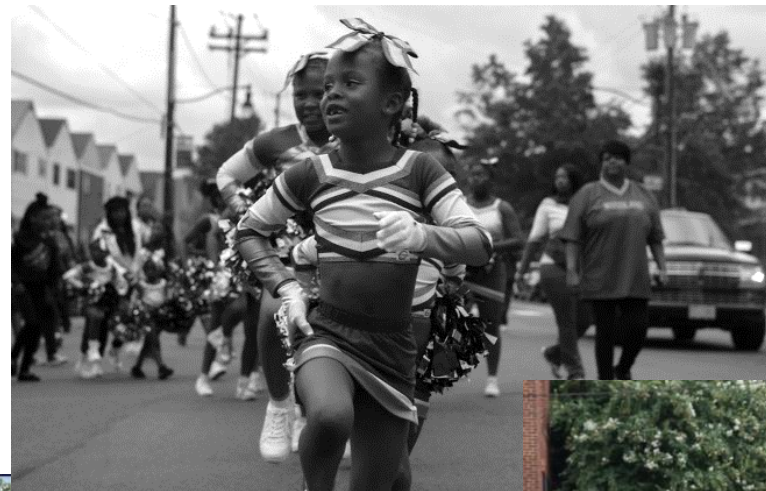
Total Pipeline: 74,000 units



Community Based Initiatives



As the DC Council moves to approve the proposed Comprehensive Plan update, OP's new community planning initiatives will use the update to further **vibrant, equitable and resilient neighborhoods** with access to housing, amenities and public resources for all residents.



Small Area Plans: FY 21



- ❑ Small Area Plans **supplement the Comprehensive Plan** by providing detailed direction for the development of city blocks, corridors, and neighborhoods
- ❑ Allow citizens to develop **strategic priorities** that will shape future development in their neighborhoods
- ❑ **Identify gaps and opportunities** in city services and resources deployed at the neighborhood level
- ❑ Shape critical capital **budget decisions** and agency investment priorities
- ❑ Are **approved** by the Council as legislation

Current Plans:

- Congress Heights SAP
- Chevy Chase SAP
- Pennsylvania Ave E SAP

Chevy Chase Small Area Plan



- The SAP will be a guiding vision for inclusive growth rooted in a people-centered planning and design approach that aligns with OP's priorities of housing production, economic recovery, and equity and racial justice.
- Focus on land use, housing, urban design primarily along Connecticut avenue corridor.
- Includes robust community outreach and engagement

Project Website:

publicinput.com/ChevyChase



Congress Heights Small Area Plan



- An equitable development plan for Congress Heights and adjacent neighborhoods.
- Utilize the racial and socio-economic equity goals established in the Comprehensive Plan to create a vision for the future of Congress Heights
- Serve as a toolkit for stakeholders to lead conversations around equitable community development
- Guide District implementing agencies and developers on community needs and priorities.

Project website:

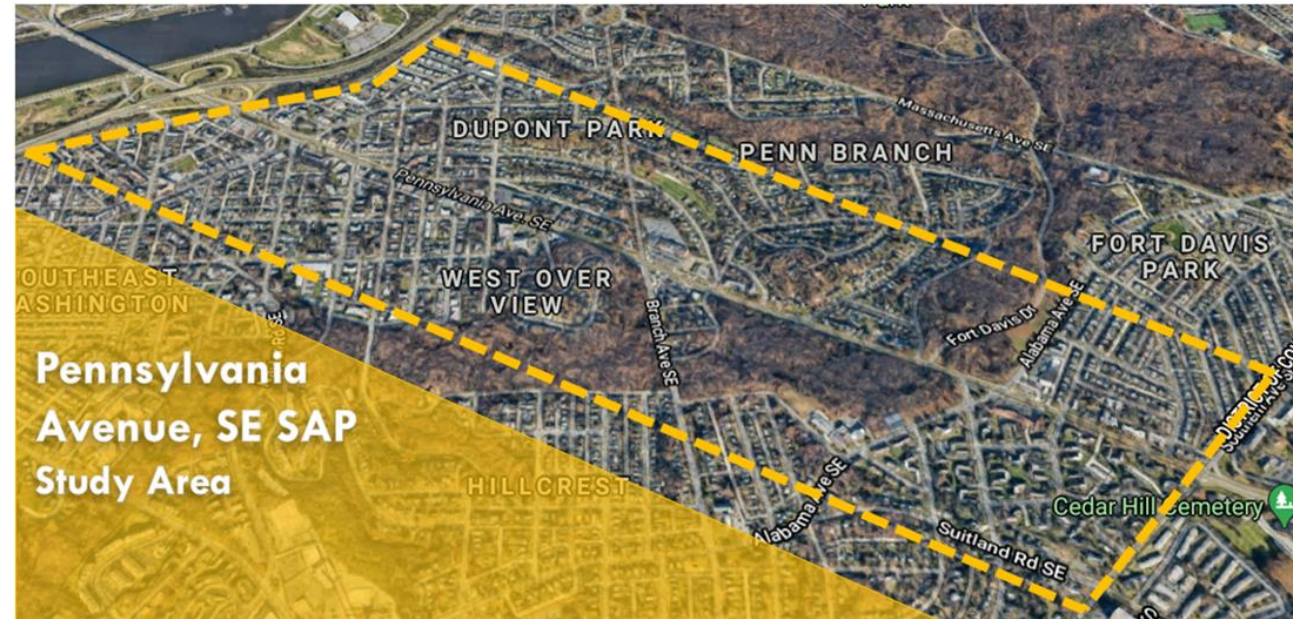
<http://www.publicinput.com/CongressHeightsPlan>



Pennsylvania Avenue, SE Small Area Plan



- SAP will establish a framework that will guide development and reinvestment in the neighborhood to meet the following goals
- Encourage economic development and retail opportunities
- Improve transportation access and connectivity
- Enhance a safe, accessible, and vibrant public realm
- Explore housing opportunities to improve access for upward mobility.



Project Website:
publicinput.com/PennAveSEPlan

Additional Community Planning Efforts



Friendship Heights TAP



Commemorative Works



Comprehensive Community Development Model



Southwest/Buzzard Point Resilience

Current and upcoming planning initiatives.



Thank You

For More Information Contact:

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