



## DC 2050 Comprehensive Plan

# MWCOG: Planning Directors Technical Advisory Committee

DC Office of Planning

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# Setting the legacy for our city in a new Comp Plan



## Comprehensive Plan:

- Is required by the Home Rule Act
- Provides essential guidance on where and how to grow the city for current and future residents
- Signals to the private sector where to invest in the city
- Informs how the District invests in public facilities and redevelopment of its assets

## **By 2050, the District is forecast to reach 845,000 residents and 1 million jobs. To accommodate these people and jobs, DC 2050, our next Comp Plan, will support:**

- Growing downtown by strengthening its distinct mixed-use communities
- Transforming 600+ acres of federal real estate into new neighborhoods, including RFK, Poplar Point, the Southwest Federal Center, Downtown, and the Nebraska Avenue Complex
- Expanding the supply of homes for families of all incomes, with specific targets for 2035 & beyond
- Implementing inclusive economic development across the city, while prioritizing areas along and east of the Anacostia River

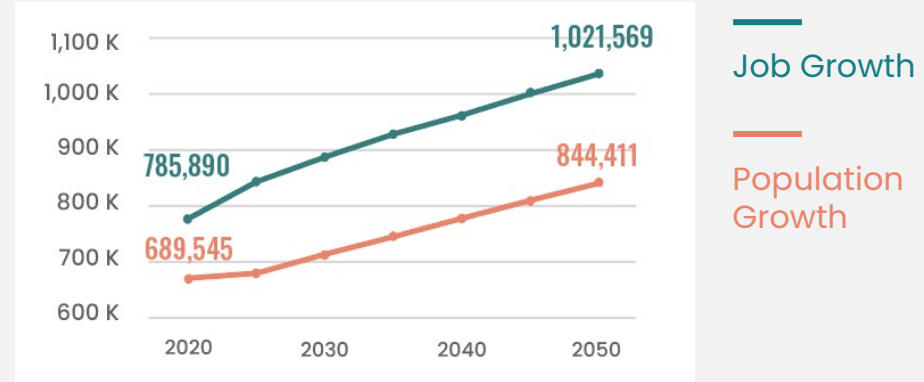
# DC 2050: Why Now?

Our growing city faces increased demand for housing, civic facilities, transportation and environmental protection, as well as changing workplaces.

**DC 2050** will be the District's first new comprehensive plan since 2006.

It will guide how growth and development across all 8 wards can address current challenges and leverage future opportunities.

DC's Projected Population & Job Growth by 2050



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

 + 145K  
Residents

 + 175K  
Jobs

# Timeline

## Define our Vision | March – August 2025

- Gather public feedback on goals, priorities, and areas of interest for DC 2050.

## Explore Possible Futures | September 2025 – March 2026

- Introduce and gather feedback on citywide growth scenarios.

## Create Our Plan | April 2026 – June 2027

- Introduce and collect public feedback on the draft of DC 2050.

## Legislative Approval | July 2027 – February 2028

- DC Council, NCPC, and US Congress consider approval of DC 2050.

## Make DC 2050 a Reality | 2028 – Future

- District agencies, private sector, and the community take action to achieve the goals and priorities in approved DC 2050.



# Engagement to Date

**2,134** people responded to DC 2050 Vision Survey

**745** people attended OP Hosted Community Meetings

**1,680+** people engaged with us at pop-ups and other events



*"[DC is] a walkable city with a diversity of people, places, and community. [It's] a place of local culture with connections to the world."*



In one sentence, what do you love most about DC?

1. Diversity
2. People
3. Culture
4. Neighborhoods
5. Walkability

# What will the new Comp Plan look like?

- Simpler and more user-friendly
- Chapters organized as thematic elements that connect important topics and reflect the community's vision
- A new type of future land use map that combines the information provided on the FLUM and GPM into one map
- A new approach to place-based planning

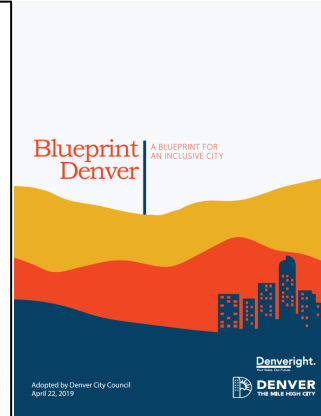
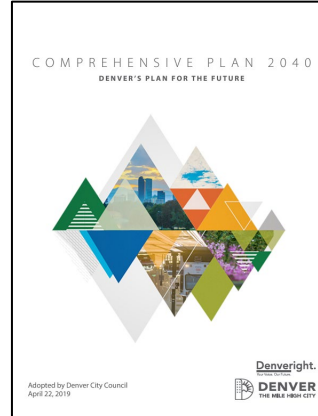
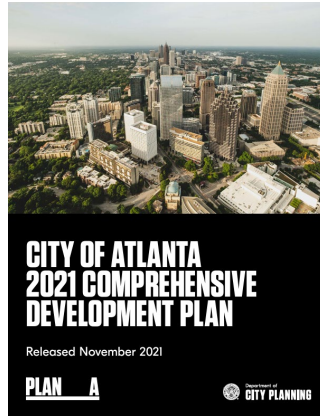


COMPREHENSIVE PLAN 2040  
DENVER'S PLAN FOR THE FUTURE



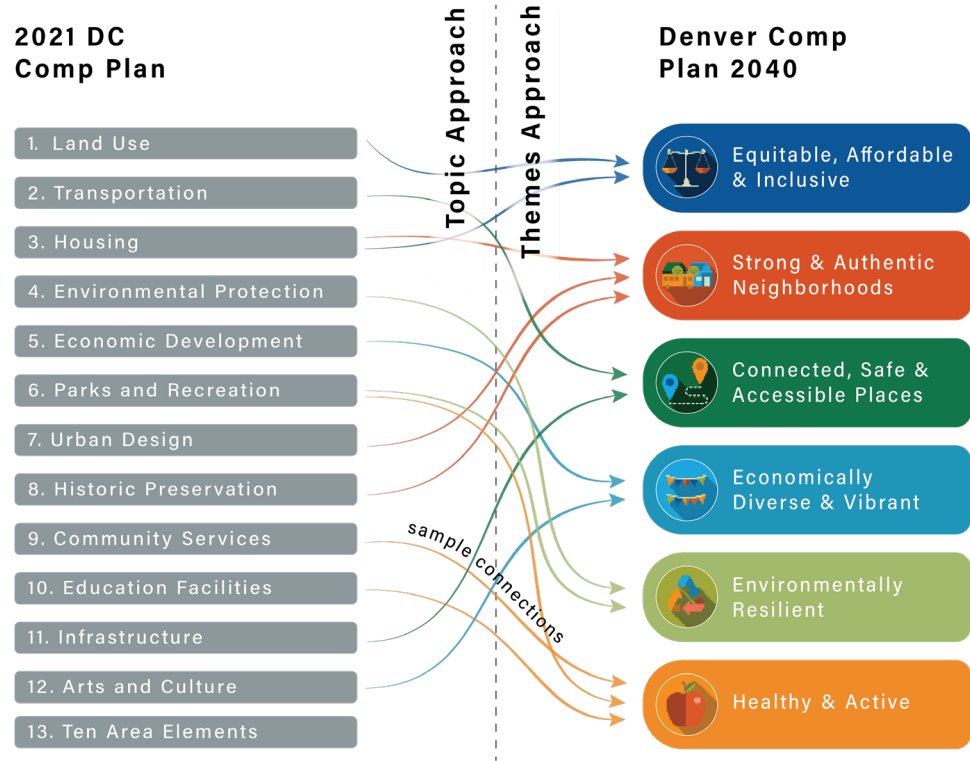


# Precedent Research



# Thematic Structure

- Today's award-winning comp plans combine closely related topics, such as jobs and housing, infrastructure and sustainability, to present how policies work together to fulfill a shared vision.
- A thematic approach accounts for the interaction between systems, such as mobility networks, open space, and community facilities.
- It leads to a more concise, accessible, and usable document.



*Crosswalk between the District Comp Plan Topic Elements and Denver's Comp Plan Themes*



## Charlotte

**Place types**

- Regional Center
- Urban Center
- Neighborhood Center
- Manufacturing and Industrial Center
- Urban Neighborhood
- Expanded Regional or Urban Center
- New Urban Center

**Other areas**

- Industrial outside Manufacturing and Industrial Centers
- Major Institution
- Parks and open space
- Cemetery
- Frequent transit route

## Dallas



## Denver

Transitions between corridors and lower-scale residential neighborhoods are important due to shorter lot depths. Special attention may be needed in terms of lot coverage, bulk and scale.

Active ground floors create interest and engage patrons as they walk by. Shops and restaurants may use the space in front of their establishment for sidewalk sales or café seating.

The circulation network along corridors is more linear and directs vehicles from one side of the corridor to the other.



Open spaces are typically adjacent to the street and located next to active uses such as restaurants and retail. These spaces provide opportunities for social engagement or a respite from the activity of the corridor.

**Parking Location**

Parking needs in corridors are typically met with a combination of managed on-street parking, off-street surface lots and structured lots.

**Pedestrian Amenities**  
Pedestrian amenities include street trees, planted areas, public art, lighting, benches and enhanced transit stops.

# Key Goals of Place Types



## Center People & Outcomes

*Outline holistic goals for each neighborhood in a single framework including land use, public realm design, and connectivity*



## Increase User-friendliness

*Streamline the approach to comprehensive planning by accessibly describing and illustrating land use policy*



## Advance Racial Equity

*Create clear and consistent policy approaches that are applied citywide.*

# How They Work

- Place Types include the information represented by the Future Land Use Map
  - Density
  - Height
  - Use
- They also capture information on the Policy Map and Urban Design Element
  - Services and Amenities
  - Building Design - Bulk
  - Public Realm Design
  - Mobility and Access
  - Parks and Open Space
- Diagrams for each type
  - Massing Transitions
  - Public Realm Design
  - Retail guidance



## CLOSEUP HIGHLIGHTS

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>A. Wide sidewalks with hardscape amenity zone or landscape zone</li> <li>B. Regular street trees on core streets</li> <li>C. Highly amenitized public realm with frequent open spaces</li> <li>D. Ground floors with retail, patios, or other active uses</li> </ul> | <ul style="list-style-type: none"> <li>E. Upper story balconies and rooftop patios</li> <li>F. Improved multi-modal connectivity and mobility hub amenities</li> <li>G. Well-connected, amenity-rich transit stops</li> <li>H. On-street parking and screened or wrapped parking lots/structures</li> </ul> |
|---|---|

# Questions?

## Stay Connected



For more  
information, visit  
our website  
[dc2050.com](https://dc2050.com)

