

Comp Plan Status Update

February 2024

District's Progress Implementing the 2021 Comprehensive Plan

The Comprehensive Plan (Comp Plan) is a long-term vision and roadmap for the District's future. In 2021, the District adopted the most recent amendments to the Comp Plan, which includes over 800 actions to guide its implementation. These actions are carried out by District agencies with timelines ranging from short- to mid- and long-term. It should be noted that nearly half of the Comp Plan actions are "ongoing" activities, meaning actions that already happen and are expected to continue for the foreseeable future.

Since the adoption of the 2021 Comp Plan, the District has made significant progress on implementation, particularly for short-term and ongoing actions that make up almost 70 percent, or 569 Comp Plan actions. The initiatives described below highlight examples of the District's efforts.

The Office of Racial Equity and the Zoning Commission released racial equity tools (*Action IM-1.1.B: Equity Tools for District Agencies including the Zoning Commission*):

- The Racial Equity Impact Assessment tool to guide agencies in addressing racial equity as they develop, implement, and evaluate policies, practices, and programs. Agencies use the tool to identify strategies and resources they may need to embed racial equity in their work and evaluate each decision against its impact on advancing racial equity.
- The Racial Equity Analysis Tool to use in evaluation of all zoning applications. The tool requires applicants and the Office of Planning (OP) to conduct a racial equity analysis of each zoning action. This process includes documentation of community outreach efforts, past and present racial discrimination, and an analysis of outcomes, including unintended consequences such as community displacement.

Between 2021 and 2023, District agencies:

- Published the [2022 Black Homeownership Strike Force](#) report which recommends ways to increase access to homeownership and support wealth building for Black residents (*Action H-3.1.G: Protect Homeowner Equity*).
- Invested over \$63 million in first time homebuyers through the Home Purchase Assistance Program in 2023. The loans supported 444 District households, including over 330 Black homebuyers (*Action H-3.1.A: HPAP Program*).
- Committed \$100 million annually to the Housing Production Trust Fund, which is now the largest per capita fund in the U.S. (*Action H-1.2.B: New Revenue Sources*).
- Released [DC's Comeback Plan](#) led by the Deputy Mayor for Planning and Economic Development. The Comeback Plan focuses on retaining and adding to DC's tax base, growing businesses, strengthening neighborhoods, and supporting economic mobility of District residents. This document includes a goal to bring 35,000 new jobs in high-growth sectors and attract 15,000 residents downtown by 2028 (*Action ED-1.1.A: Economic Development Strategic Plan*).
- Developed the [Upward Mobility Action Plan](#). The action plan is an inter-agency initiative that maps pathways to prosperity through stable and safe housing, financial well-being, and workforce development and education (*Action H-3.1 Encouraging Homeownership, Action ED-4.1 Linking Education and Employment, and Action ED-4.3.B: Increasing Access to Employment among others*).

Since 2021, the Department of Energy and Environment has:

- Completed or started 98 percent of [Sustainable DC 2.0](#) actions as of 2023 (*Action E-7.1.C Sustainable DC*).
- Kicked-off the process to develop Clean Energy DC 2.0, a cutting-edge climate and energy action plan for the District that will include a policy roadmap for transportation, energy, and building sectors now through 2045. It builds on Sustainable DC 2.0 and [Climate Ready DC](#), multi-agency initiatives to advance equity, environmental protection, and economic development in the District (*Action E-1.1.A: Update Regulations for Resilience*).

OP Spotlights

From designing vibrant neighborhoods to advancing affordable housing production targets, OP is working with communities across the District to achieve the Comp Plan’s vision for an inclusive city. OP is leading the implementation of nearly 240 actions from the 2021 Comp Plan Amendment. OP has completed or started nearly 70 percent, or 110 out of 150 of its short, medium, and long-term actions.

Additionally, OP continues work on about 80 ongoing actions. Examples of ongoing activities include residential rezoning (*Action LU-2.1.A: Residential Rezoning*), advancing housing production goals (*Action H-1.1.B: Regional Planning for Expanding the Supply of Housing*), historic property inventory (*Action HP-1.4.A: District of Columbia Inventory of Historic Sites*), and funding, outreach, and education programs. For example, OP:

- Published the [Standard District Streetscape Design Guidelines](#) (2023), [K Street Transitway: Street Design and Activation Strategies](#) (2023), and the [Kennedy Street Streetscape Guidelines](#) (2022) (*Action UD-2.2: Designing for Vibrant Neighborhoods*).

- Funded public events designed to activate Downtown DC and other commercial areas through OP’s Streets for People grant program. Between 2022 and 2023, OP provided \$3.5 million for temporary street, sidewalk, and alley retrofits to attract residents and improve safety. Streets for People programming has drawn more than 140,000 residents and visitors to the District to participate in over 150 events (*Action UD-2.1.G: Placemaking and Vision Zero*).
- Started the Downtown Public Realm Plan, which will be completed in February 2024. The outcome of this plan is to develop an actionable framework that supports economic recovery and downtown identity (*Action CW-1.1A: Central Washington Urban Design Planning*).
- Completed plans in high priority areas to achieve the Comp Plan’s corridor development goals, including the [Chevy Chase Small Area Plan](#), [Congress Heights Small Area Plan](#), [Pennsylvania Avenue East Small Area Plan](#), [Connecticut Avenue Development Guidelines](#), and [New York Avenue Vision Framework](#) (*Action LU-1.4.A: Station Area and Corridor Planning*).
- Created an Archaeological Curation Facility to consolidate and improve access to its historic collections. The artifacts in the Historic Preservation Office collection represent a wide range of communities across the District, including Native Americans, immigrants, enslaved people, suffragists, and more (*Action HP-2.6.A: Archaeological Curation Facility*).
- Expanded recognition of historic landmarks associated with African American, LGBTQ, and women’s rights history. The consolidated facility, combined with an inventory of historic sites, provides an archive that represents the District’s rich and diverse history (*Action HP-1.4.A: District of Columbia Inventory of Historic Sites and Action HP-1.5.D Inclusiveness in the District of Columbia Inventory of Historic Sites*).

- Worked with partner agencies to modernize community schools like Randle Highlands and Smothers (*Action HP-2.3.B: Enhancing Civic Assets*).
- Collaborated with housing providers to guide the design and support the historic preservation tax credit application for adapting the former Hebrew Home on Spring Road into award-winning affordable homes for seniors (*Action HP-4.2.B: Tax Credits for Affordable Housing in Historic Buildings*).
- Guided large redevelopment projects such as, the Armed Forces Retirement Home, Walter Reed, McMillan Reservoir, and St. Elizabeths Hospital. As a result, 88 new mixed-income homes and publicly accessible open space were incorporated at St. Elizabeths East Campus. At Walter Reed, 77 apartments were built for veterans experiencing homelessness (*Action HP-1.1.A: Inclusive Preservation Planning*).

Looking Ahead

The District is making significant strides in realizing the Comp Plan’s vision of inclusive growth through implementation of its many policies and actions. In 2025, OP will embark on the first full rewrite of the District’s Comp Plan in nearly 20 years. The progress described in this document provides important context for the Comp Plan rewrite process.

Together, OP and District stakeholders will identify the challenges and opportunities the District faces and consider how to meet them. OP will work with residents, advocacy groups, elected officials, District agencies, and other community leaders to develop policies and priorities that will guide investments in growth and development in the District over the next two decades. Through an inclusive and robust public process, the District’s diverse communities will be invited to imagine the kind of city they want for themselves and their children. The outcome will be *DC 2050*, the District’s next Comp Plan.

Explore the Comp Plan

planning.dc.gov/comprehensive-plan



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