

Common Development Terms

Zoning – Rules that determine how land can be used (e.g., for homes, businesses, or mixed-use buildings).

Comprehensive Plan – A citywide guide that outlines long-term goals for land use, housing, transportation, and community development.

Planned Unit Development (PUD) – A special type of project that allows flexibility in zoning rules in exchange for community benefits (like affordable housing or public space).

Market Analysis – A study to understand what types of buildings or uses are in demand and financially viable.

ANC (Advisory Neighborhood Commission) – Elected neighborhood representatives in DC who review and give input on development projects.

Community Benefits Agreement (CBA)
– A written agreement between developers and community groups outlining how a project will provide local benefits (e.g., jobs, green space, or housing).



DC Interactive Zoning Map



Find Your ANC



A Guide To Zoning Resources



WHAT IS THE RIVER EAST DESIGN CENTER?

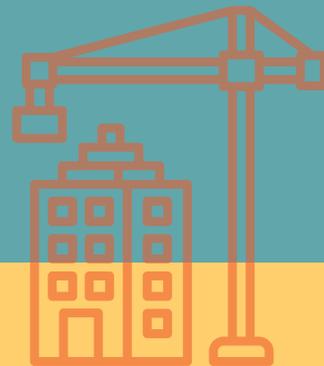
We are a collective of designers dedicated to the vibrant neighborhoods of Northeast and Southeast DC. Guided by the belief that design can drive change, we partner with residents to amplify their voices and shape spaces that reflect their values, aspirations, and community spirit.

Presented by River East Design Center



How Can You Transform Your Community?

Learn more about how real estate development works in your neighborhood and how you can stay involved in the process.



For more information: rivereastdc.org

What is Real Estate Development?

Real estate development is the process of creating new or improving existing spaces in a community. These spaces can be residential, commercial or retail spaces. Staying informed and involved helps residents ensure that new development brings shared benefits—like jobs, housing, and amenities—while minimizing potential negative impacts.

How It Works: Start Here!

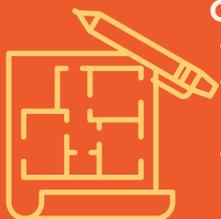
1 PLANNING AND CONCEPT

The developer decides what to do with the property, considering zoning regulations, DC's Comprehensive Plan and community input.

Your Input: Share your ideas now! Invite the development team to community meetings and ensure the project is known to your ANC Commissioner. If the project has a zoning case, follow it on DC's Interactive Zoning Information System

Goals:

- Identify project contact.
- Discuss needs and concerns with neighbors.
- Schedule regular updates with the development team.



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DUE DILIGENCE

The developer confirms the plan works through market analysis, site investigations and environmental tests. Project budget is developed.

Your Input: Stay engaged and ask how your ideas will be included.

Goal:

- Have specific community needs and/or concerns ready to share with the developer.
- Prepare a Community Benefits Agreement if needed.



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APPROVALS & FINANCING

The team secures necessary approvals (such as building permits, zoning approvals, environmental approvals) and creates building plans with their design team. Financing is secured.

Your Input: Opportunities to influence the project will become limited. If the project has a zoning case number, be sure to submit any testimony within a timely manner.

Goals:

- Review architectural drawings with neighbors.
- Discuss construction timeline and community impact.



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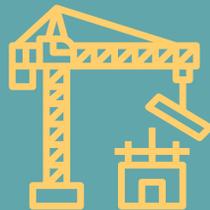
CONSTRUCTION

The team hires a contractor and starts building.

Your Input: Stay engaged to manage disruptions and stay updated on the timeline.

Goals:

- Get a construction team contact.
- Schedule a meeting to understand what to expect.
- Track and report safety or environmental issues.



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LEASING & OPERATION (OR SALE)

The project is ready for leasing or sale.

Your Input: Minimal input now, but stay informed about operations.

Goals:

- Get a building management contact.
- Develop a plan to engage your new neighbors and welcome them to the community!

