

ZC Application No. 21-14

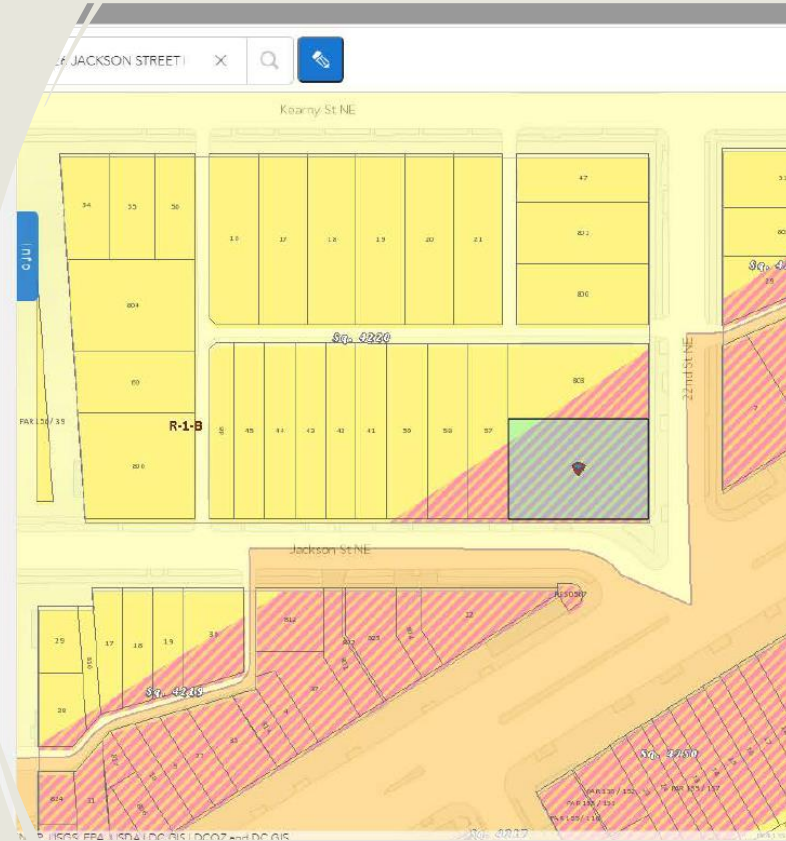
2026 Jackson Street, NE
R-1-B to MU-4
New Macedonia Baptist Church
September 19, 2022



Map Amendment Overview

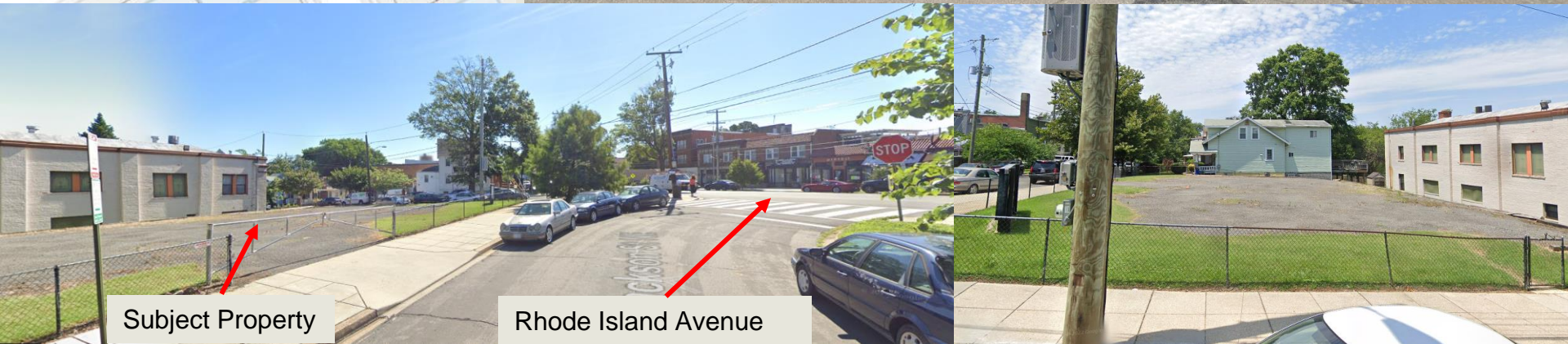
- Proposing to change the zone from R-1-B to MU-4 based on the FLUM designation as Moderate Density Commercial and Residential.
- MU-4 zone allows for multi-family and commercial uses; R-1-B is limited to single-family dwelling.
- ANC supports and multiple letters in support
- Office of Planning recommends approval/not inconsistent with the Comprehensive Plan.
- IZ+ will result in 20% of GFA, or 95% of bonus density; improvement as site has no housing, only a parking pad.

	R-1-B (existing)	MU-4 (proposed)
Height	40 ft. 3 stories	50 ft., no limit
Lot Occupancy	40%	60% for residential (75% w/IZ) 100% for commercial
FAR	N/A	2.5; 3.0 w/IZ
Use	One, Single-Family Home	Multi-family, including affordable housing





Subject Property from Rhode Island Avenue



Subject Property

Rhode Island Avenue

Consistency with the Comprehensive Plan and Policies:

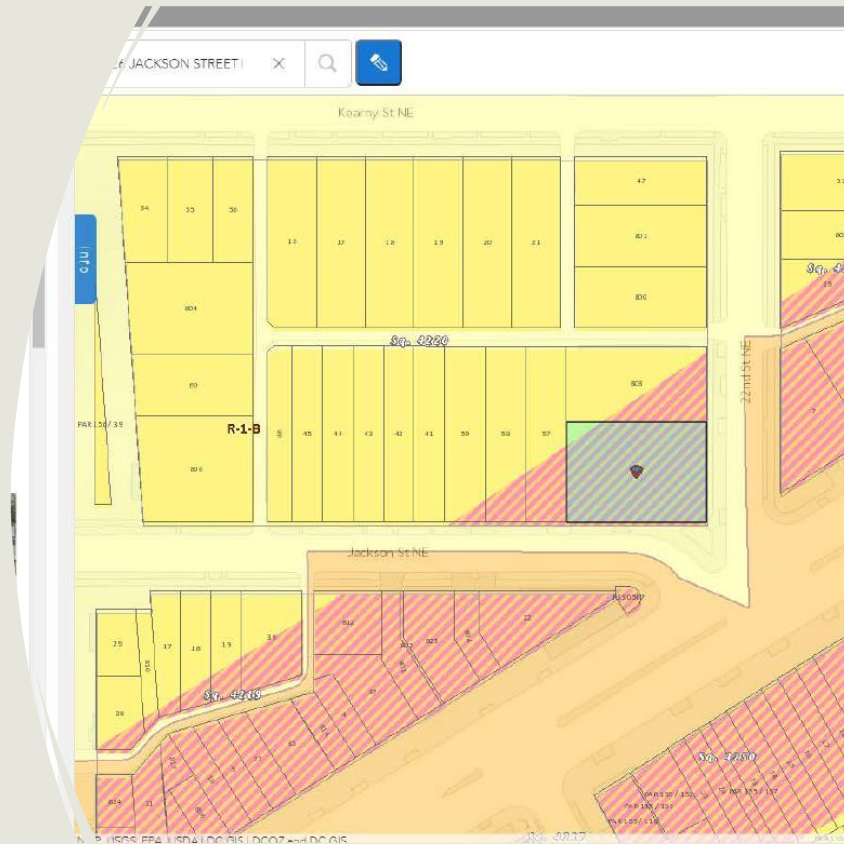
OUTLINE:

- Framework Element and FLUM (5)
- Generalized Policy Map (6)
- IZ+ (7)
- Racial Equity Lens (8)
- Citywide Elements (9)
 - Land Use Element
 - Transportation Element
 - Housing Element
 - Environmental Protection Element
 - Economic Development Element
 - Upper Northeast Area Element



Consistency with the Framework Element and FLUM

- The Subject Property is designated as Moderate-Density Commercial and Moderate Density Residential on the Comprehensive Plan Future Land Use Map; consistent with the proposed MU-4 Zoning
- The comprehensive plan encourages infill housing: *“Other sites, including failed housing projects and ailing business districts, also present opportunities. There are also hundreds of small “infill” sites scattered throughout the city, especially in the northeast and southeast quadrants. Together, these areas hold the potential for thousands of new units of housing and millions of square feet of office and retail space” (10A DCMR § 205.5).*
- The proposal will provide infill development on an underutilized site and has the potential to provide new housing and commercial uses.



Generalized Policy Map

- The Property is located in a “Neighborhood Conservation” Area; however, the Property is approximately 35 feet from a Main Street Mixed-Use Corridor. While not located directly on a Main Street Mixed-Use Corridor, it is directly adjacent.
- The proposed amendment is not inconsistent with the Generalized Policy Map as Neighborhood Conservation Areas still allow for limited redevelopment opportunities: “The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities do exist within these areas but they are small in scale. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map.” (10A DCMR § 223.5)
- The proposal for the Subject Property will allow for a complementary use adjacent to a Main Street. Any lower-level retail would foster economic opportunities and serve the neighborhood, while residential use would provide additional foot traffic and patronage to the existing buildings within the Main Street corridor adjacent to the site.

IZ Plus Analysis

- For a mixed-use development where the cellar and portions of the first floor are occupied by non-residential space, the total expected IZ square footage could still be expected to be approximately 4,500 net square feet.
- A potential development could provide between 6-8 IZ units, at least two of which would be likely to have two or more bedrooms based on the proportionality rule.

<u>Change from R-1-B to MU-4: 2026 Jackson Street, NE</u>		
Maximum Existing FAR no IZ (old zone)	0.4	R-1-B
Maximum Possible FAR no IZ (new zone)	2.5	MU-4
Total FAR utilized	3	MU-4
Percentage Change	650	
<u>IZ Set Aside Requirement</u>		
	0.2	3813.12 Based on net Residential GFA
	0.95	4479.25 Based on Bonus Density utilized
<u>Square Footage</u>		
Land Area	9,430	sq. ft.
FAR	3	
Cellar Space	0	No residential space
Lot Occupancy	0.75	
Approximate Residential GFA	23832	
Net:Gross	0.8	efficiency ratio (net residential square footage: gross)-conservative estimate

See Exhibit 23



Racial Equity Analysis Tool:

Direct Displacement	Will the zoning action result in displacement of tenants or residents?	No existing building or tenants. The Map Amendment will add market rate and affordable housing without displacement.
Housing	Will the action result in changes to: - Market Rate Housing? - Affordable Housing? - Replacement Housing?	The action will result in market rate housing and affordable housing whereas the current zoning allows for only one-single family home.
Physical	Will the action result in changes to the physical environment such as: - Public Space Improvements? - Infrastructure Improvements? - Arts and Culture? - Environmental Changes? - Streetscape Improvements?	The action will result in public space improvements, meet new green policies (vs. existing impervious paving), result in new investments in infrastructure, and provide streetscape improvements.
Access to Opportunity	Is there a change in access to opportunity? - Job Training/Creation? - Healthcare? - Addition of Retail/Access to New Services?	Increased access to opportunity in that the site will have the potential for new retail and new neighborhood serving uses.

Other Citywide Elements

- **Land Use Element:** Encourages infill mixed-use development with new and affordable housing on a long-term vacant property; complement the established character of the area and adjacent area, which is zoned MU-4 (*10-A DCMR 307.20, 308.6-7*)
- **Transportation Element:** Encourages replacing the existing surface parking area with new development which should also increase pedestrian safety adjacent to a key boulevard, Rhode Island Avenue. (*10-A DCMR 404.5-6, 404.10*)
- **Housing Element:** Encourage new housing on vacant land which will help meet the need for higher-density and affordable housing in the area. It will also aid in advancing the goal of achieving 15% affordable units within the planning area. (*10-A DCMR 503.3, 503.5-6, 504.17, 504.29*).
- **Environmental Protection Element:** Lot is currently improved with a paved, impermeable parking lot. Map Amendment would encourage the development of a new building compliant with the Green Energy codes, which could include green roofs and other planting elements currently not on site. (*10-A DCMR 615.3-4*).
- **Economic Development Element:** Encourages commercial use on this site, the current use of which is limited to only one, single-family dwelling. This would further the above-referenced goals in allowing more opportunities for small businesses, including women-owned and minority-owned businesses (*10-A DCMR 703.15*).
- **Upper Northeast Element:** Encourages infill development on a vacant property in order to meet the needs of a diverse community that includes renters and owner, families and the elderly, and mixed-incomes. (*10-A DCMR 2408.3*)

Questions?