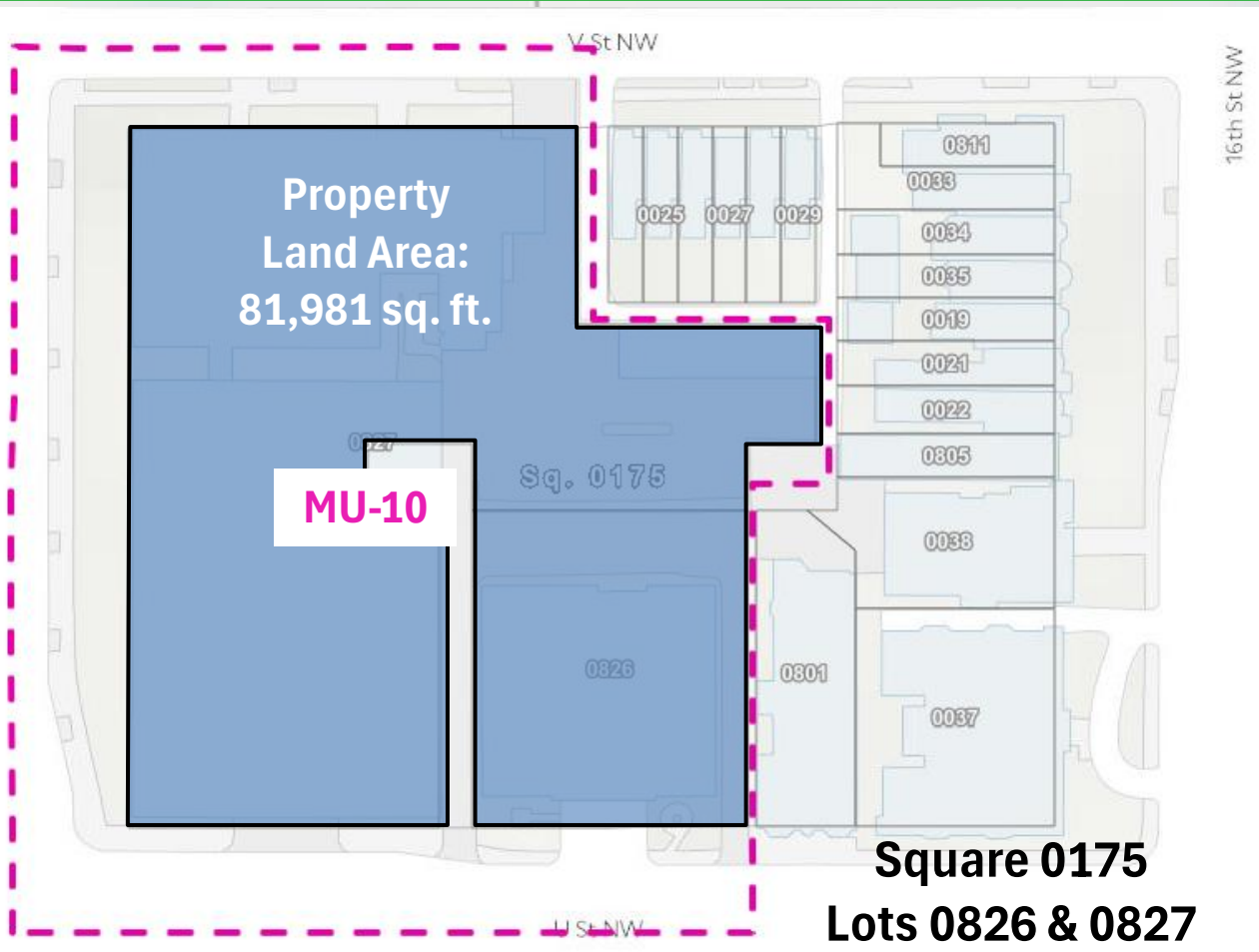


23-02

Proposed Map Amendment from MU-4 to MU-10 w/ IZ Plus 1617 U Street, NW & 1620 V Street, NW



Existing Conditions



Existing and Proposed Zoning

	Existing Zone – MU-4	Proposed Zone – MU-10
Height:	50 ft. max.	100 ft. max. with IZ*
Floor Area Ratio (FAR):	3.0 max. with IZ (1.5 max. non-residential use)	7.2 max. with IZ (3.0 max. non-residential use)
Lot Occupancy:	60% max. 75% IZ	75% max. 80% IZ
Rear Yard:	15 ft. min.	12 feet min.
Side Yard:	None required	Same as MU-4**

*40-foot horizontal setback after 60 feet of building height along V St. proposed under **case no. 23-26**.

12-foot side yard required along U Street adjacent to 1603 U Street, NW proposed under **case no. 23-26.

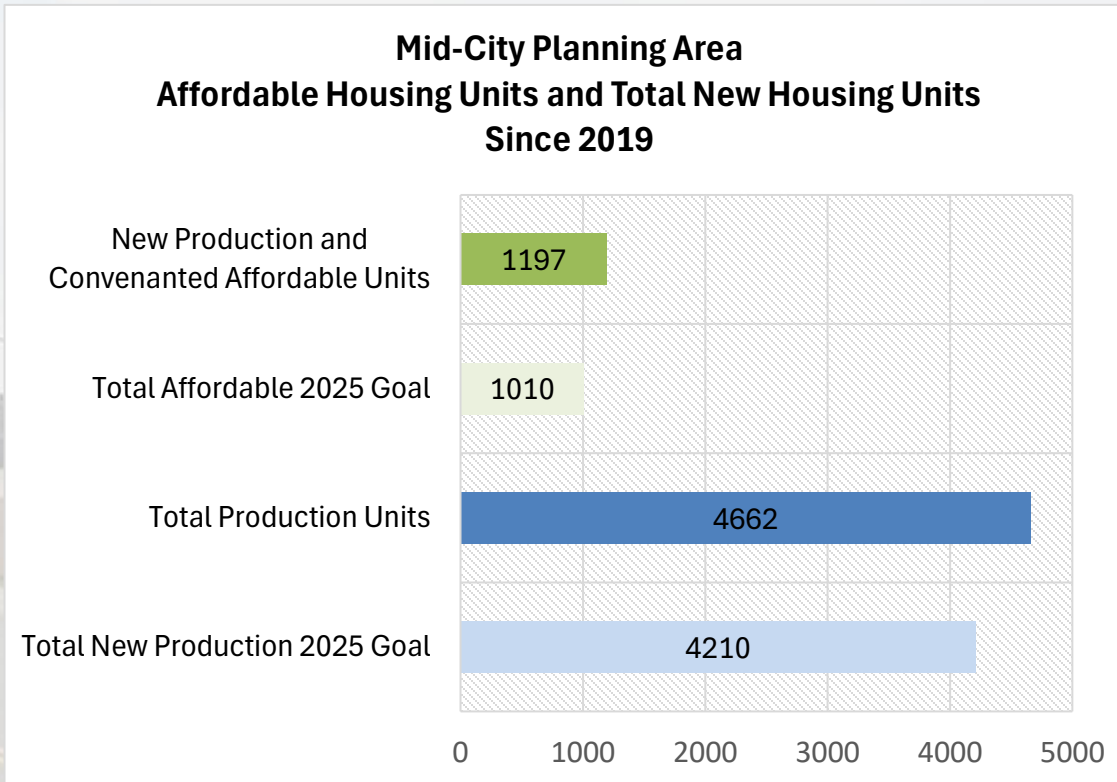
Affordable Housing

	IZ Plus	DC Law 10-801
Set Aside Requirement:	18%	30% minimum
Rental:	60% MFI	1/4 units 30% MFI & 3/4 units 50% MFI
Ownership:	80% MFI	1/2 units 50% MFI & 1/2 units 80% MFI

Income Definition	Extremely	Very				
	Low			Moderate		
Household Size	Percent of Median Family Income					
	30%	50%	60%	80%	100%	120%

Source: Figure 5.1 of Comp Plan Housing Element

Affordable Housing



- 2025 affordable goal exceeded by 18.5%.
- Remaining supply of NOAH likely no longer affordable over next 10-20 years.
- Helps reach goal of **15%** of housing being **affordable** in **Mid-City** and **21%** of housing being **affordable citywide** by **2050**.

Community Outreach

ANC 1B Economic Development Committee: February 16, 2023, March 16, 2023 (DMPED), October 19, 2023, and November 16, 2023 (DMPED & OP)

ANC 1B Full Board: April 4, 2023 (DMPED)

ANC 1C Planning, Zoning, and Transportation Committee: March 15, 2023 and May 16, 2023 (DMPED)

ANC 2B Land Use Committee: February 1, 2023 and April 6, 2023 (DMPED)

ANC 2B Full Board: April 11, 2023 (DMPED)

Community Residents:

- Communicated with numerous residents on multiple occasions to discuss proposal between February 2023 and November 2023 (DMPED).
- Met with neighbors organized by Deborah Akel to discuss proposal on March 13, 2023 (OP).

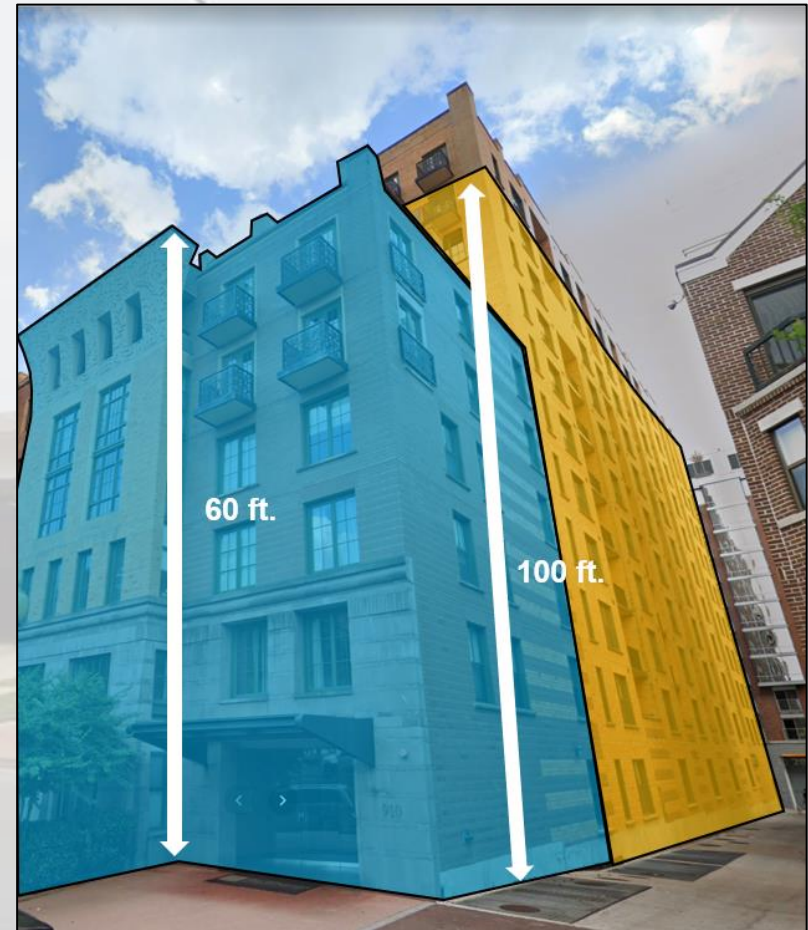
Building Height Transitions

- Require 40-foot building setback after 60 feet of height (blue).
- Achieved through a zoning text amendment applicable to this site.



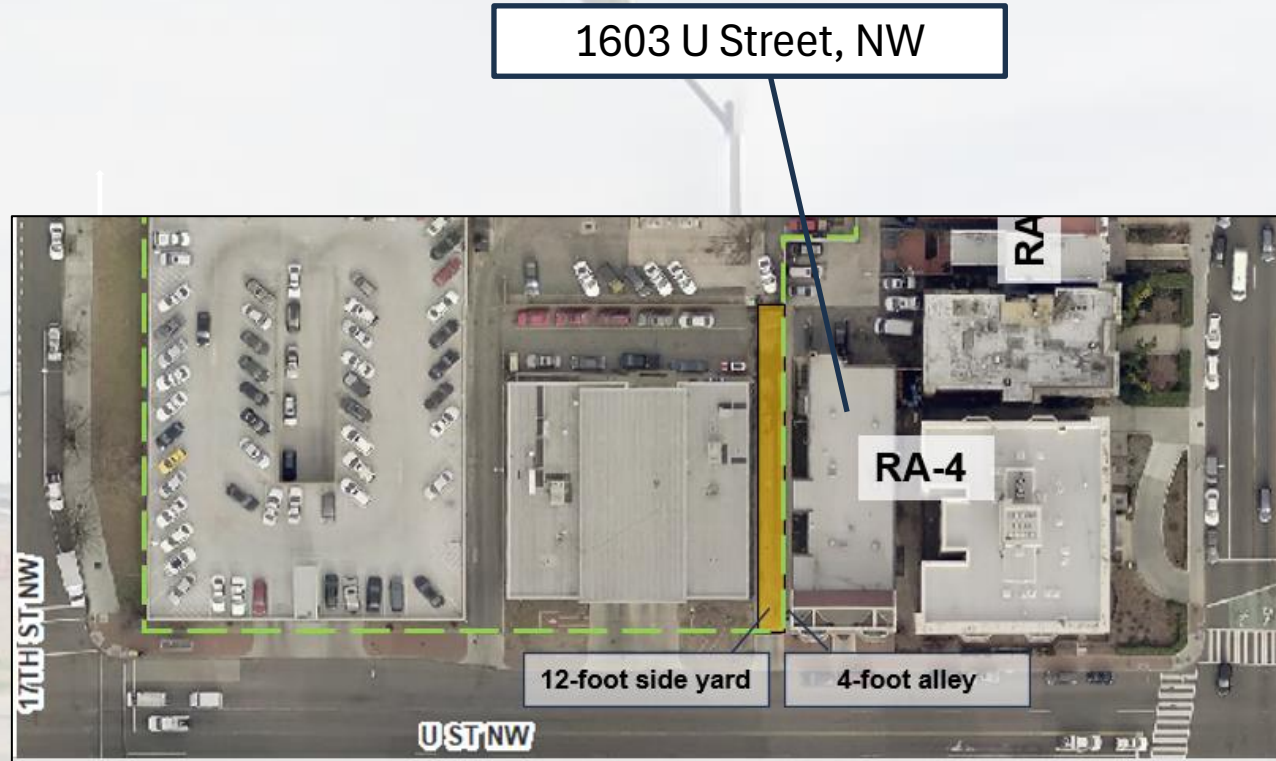
Building Height Transitions

Example of setback along
M Street, NW



Side Yard

- Require 12-foot side yard for the first 145 ft. of lot depth (orange).
- In addition to the existing 4 ft. alley
- Achieved through a zoning text amendment applicable to this site.



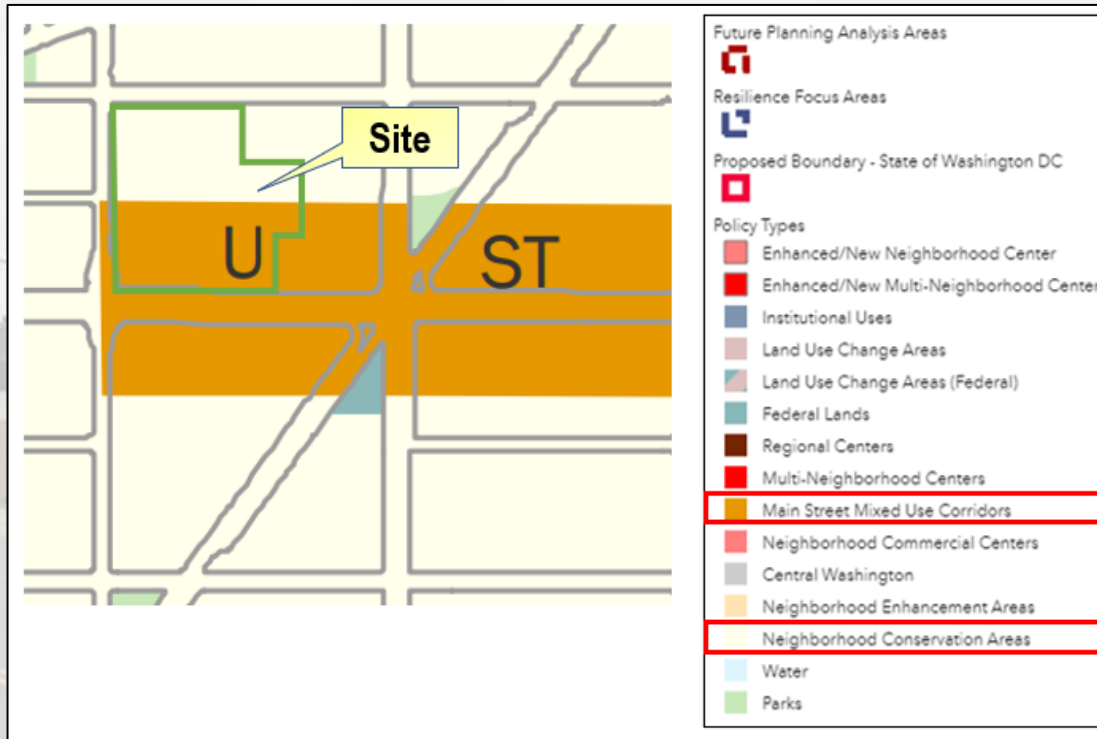
Future Land Use Map



FLUM Designation	Typical Density
High Density Residential	Greater than 4.0
Moderate Density Commercial	2.5 – 4.0
Local Public Facilities	Not prescribed

MU-10 Zone	FAR Max.
Residential Use	6.0 7.2 with IZ
Commercial & Public Facility Use	3.0
Total FAR	7.2

Generalized Policy Map



*The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, **but not preclude development, particularly to address city-wide housing needs** [emphasis added] (10A DCMR § 225.5)*

Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies (10A DCMR § 225.5)

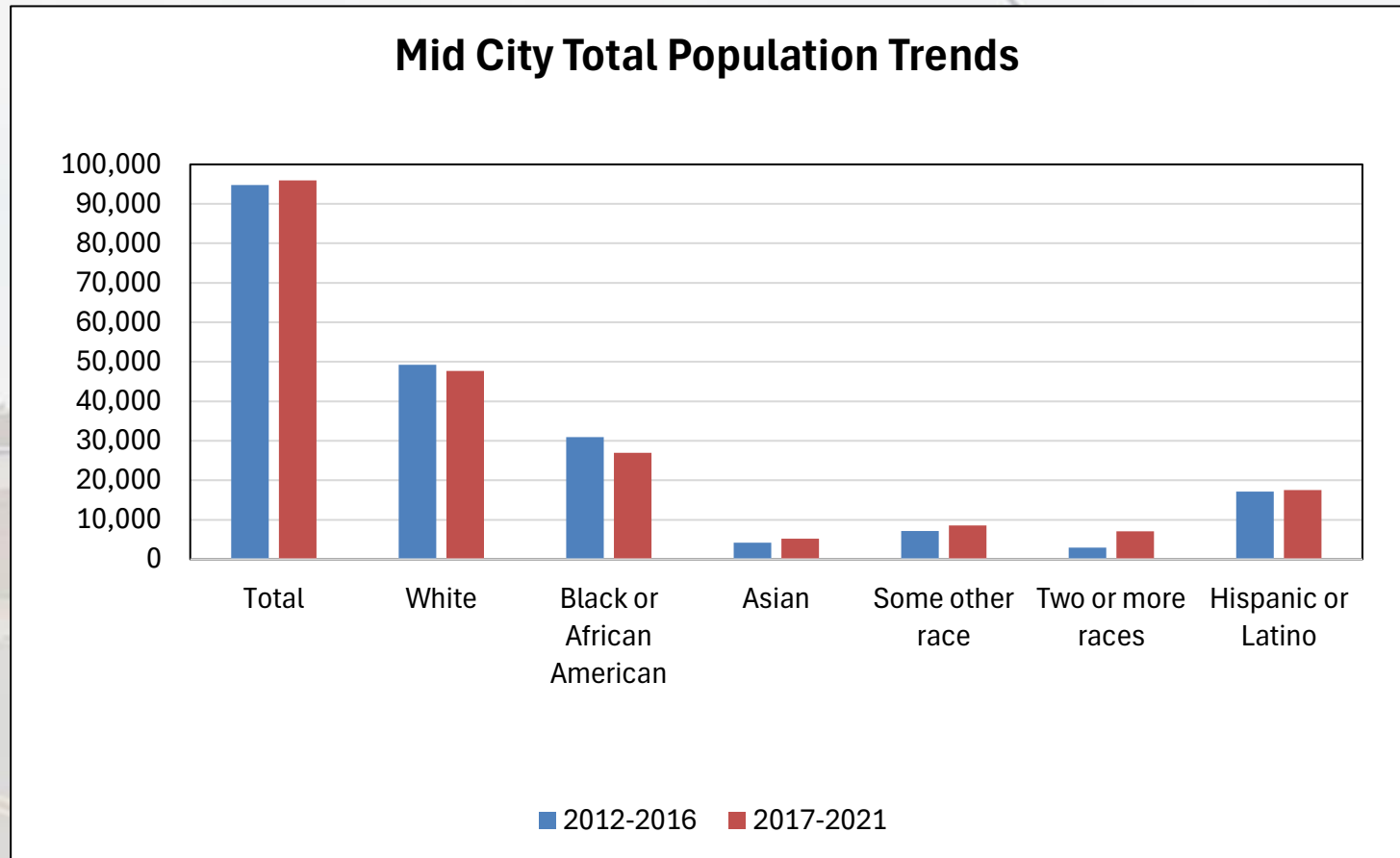
Policy MC-2.3.7 – Use of Public Sites

*Utilize public land at the Reeves Center, Housing Finance Agency, Garnet-Paterson, **Engine 9**, and **MPD 3rd District Headquarters** to create mixed-use neighborhood landmarks that acknowledge and continue the history of U Street as a Black business corridor.*

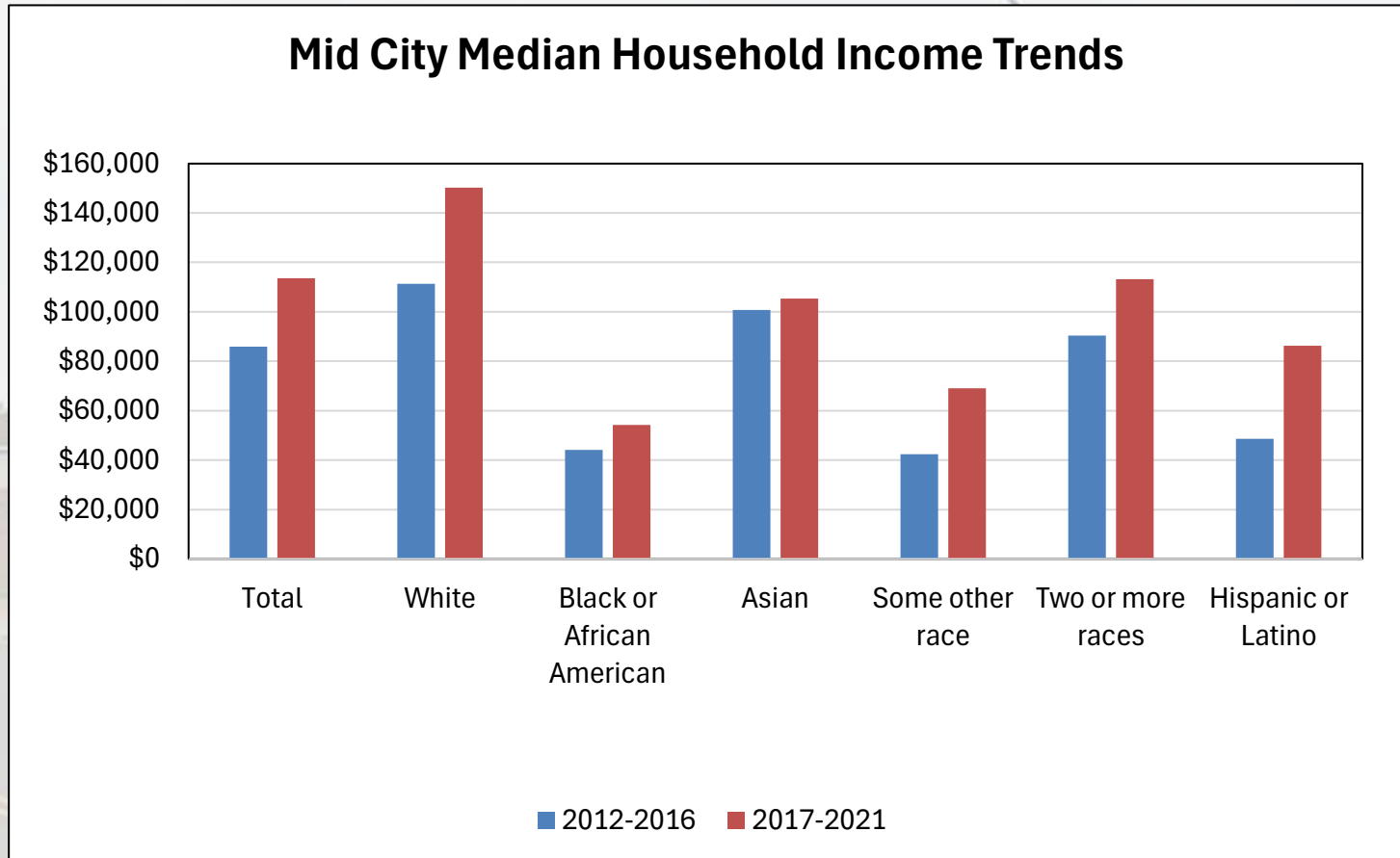
Added density at these public sites should be used to create a significant amount of new affordable housing, establish space for cultural uses, and provide for additional public facilities, including a new public library.

New construction should concentrate density towards U Street and use design strategies to visually reduce building height and bulk to provide appropriate transitions to adjacent lower density areas [emphasis added].

Racial Equity Lens

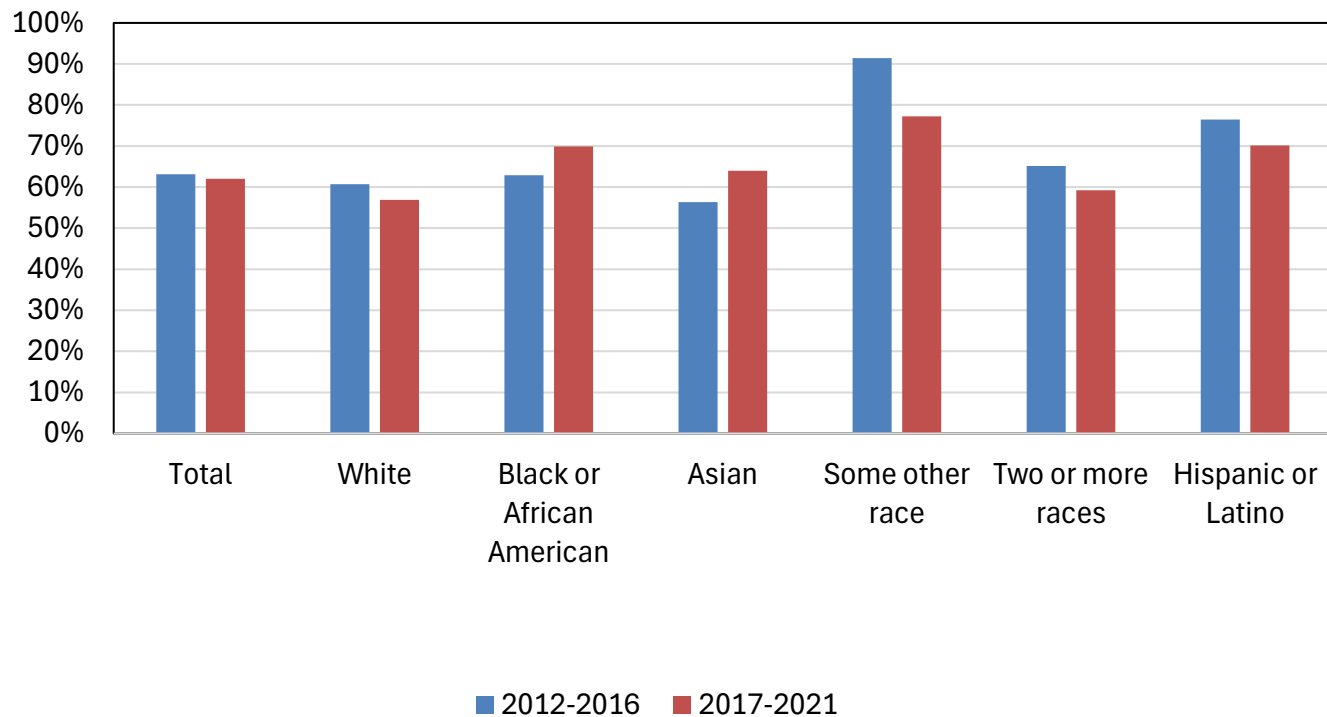


Racial Equity Lens



Racial Equity Lens

Mid City Renter Occupied Household Trends



Racial Equity Lens

Housing	<ul style="list-style-type: none">• Significantly more housing could be provided than current zone.• IZ Plus could create substantially more affordable units.
Displacement	<ul style="list-style-type: none">• Displacement of residents not likely.• Permitting greater residential density creates more housing options.
Physical	<ul style="list-style-type: none">• Negative impacts to the physical environment not likely.• MU-10 zone requires the provision of a public plaza.• Building height transition setback and side yard proposed.
Access to Opportunities	<ul style="list-style-type: none">• Served by multiple bus lines and in proximity to the U St. Metrorail Station.• Multiple grocery stores and pharmacies within walking distance.• Neighborhood serving retail along 14th, 17th, 18th, and U Streets.• Broad range of employment opportunities in proximity.

Thank you!

