

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Stephen Cochran, Zoning & Special Projects Planner  
*JLS*  
Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

**DATE:** June 16, 2023

**SUBJECT:** Final Report: Zoning Commission Case No. 23-02, A Map Amendment Petition to Rezone Square 0157, Lot 826 (1617 U Street, NW) and Lot 827 (1620 V Street, NW) from the MU-4 Zone to the MU-10 Zone.

### **I. RECOMMENDATION**

The Office of Planning (OP) recommends the Zoning Commission **approve the proposed map amendment to rezone Square 0157, Lots 826 and 827 from the MU-4 zone to the MU-10 Zone, and that IZ Plus apply.** This map amendment petition was submitted by OP on behalf of the Deputy Mayor for Economic Development and Planning (DMPED) and was set down by the Zoning Commission on January 23, 2023.

The rezoning responds to the new FLUM designation of Local Public Facilities/ High Density Residential /and Moderate Density Commercial; effectuates Mid-City Element Policy MC-2.3.7 Use of Public Sites, by enabling the site to have enough density and height to:

- Accommodate new facilities for the 3<sup>rd</sup> District Police and for Engine Company 9 and related services, including a larger parking facility to shelter police cars and employee vehicles that now park on neighborhood streets and grassy parking strips;
- Accommodate a significant amount of affordable housing on the site, and possibly some market rate housing atop the government facilities; and
- Not preclude the possibility of providing limited ground floor retail uses along a portion of the site's U Street frontage.
- Increase the possibility of accommodating other public cultural uses on the site.



*Figure 1. Site and FLUM*

## II. SUMMARY

The site is located at the northeast corner of 17<sup>th</sup> and U Streets, NW and is owned by the District of Columbia government. It is occupied by the Metropolitan Police Department's (MPD's) Third District Police headquarters and by Fire and Emergency Services (FEMS) Engine Company 9 and its related uses. Both services are likely to remain on the site, but in new facilities, after any redevelopment of the property.

The map amendment is intended to implement the following 2021 revisions to the Comprehensive Plan that address the future of the site.

- Amendment 8050 to the Generalized Future Land Use Map (FLUM), which changed the site's land use designation from Local Public Facilities to a mix of Local Public Facilities/ High Density Residential /and Moderate Density Commercial. The MU-4 zoning now on the site is not consistent with the new FLUM designation.
- The Mid-City Element's Policy MC-2.3.7, Use of Public Sites, which identifies the site as one that "*should be used to create a significant amount of new affordable housing, establish space for cultural uses, and provide for additional public facilities...*" The site now has no housing, and the public facilities require upgrades and expansion. Any land disposition/development agreement would likely provide for retaining the public functions, with upgrades, and would require affordable housing subject to the affordability requirements in District Law 10-801. These housing affordability requirements are described in this report and exceed those of IZ Plus.

The proposed map amendment would, in balance, not be inconsistent with the Comprehensive Plan, particularly when viewed through a racial equity lens. In addition to its positive relationship to the FLUM and to Mid-City Element Policy MC 2.3.7, the map amendment would not be inconsistent with the Generalized Policy Map's classification of the site as part of both a Main Street Mixed-Use Corridor and a Neighborhood Conservation Area.

Because the property is District-owned, any future lease, disposition, or RFP would include ANC and neighborhood participation in the process and construction on the site. Depending on the ultimate development plan, the MU-10 zone's density and height maximums could permit construction of newer MPD and FEMS facilities, over 200 affordable housing units and a larger garage for the many public and employee vehicles that now spill-over onto neighborhood streets.

Enabling the construction of both more market rate housing and affordable housing would help mitigate rising housing costs that affect households of color disproportionately. Retaining MPD and FEMS on the site would enable the retention of District public service jobs for which persons of color are actively recruited.

DMPED has led an active community outreach on the future of this site for more than a year. Prior to the setdown of the present petition the discussions have focused more on desired uses on the site and making DMPED aware of community concerns about design and impacts. Since this petition was set down, the discussions have considered the appropriate zone for the site, including both the opportunities the proposed zone would unlock, and the continued concerns about potential impacts of hypothetical project scenarios.

ANC 1B, in which the site is located, has voted to support the petition, with recommendations for the future development of the site ([Exhibit 53](#)). ANC 1C, in which the site was located until 2023, has also passed a resolution in support of similar recommendations about future development ([Exhibit 49](#)). ANC 2B, which begins across U Street from the site, has also voted to support the map amendment. As of June 5, 2023 there were 26 letters in support of the proposed zoning, 6 opposed to the proposal and 1 that transmitted comments.

The District Department of Transportation (DDOT) has filed in support of the map amendment (Exhibit 46). The Deputy Mayor for Planning and Economic Development (“DMPED”) has filed a letter of support at [Exhibit 47](#).

### III. APPLICATION-IN-BRIEF

**TABLE 1.**

<b>Applicant:</b>	DC Office of Planning on behalf of the Deputy Mayor for Economic Development and Planning
<b>Address:</b>	1617 U Street, NW and 1620 V Street,
<b>Legal Description:</b>	Square 0157, Lot 826 and Lot 827
<b>Proposed Map Amendment:</b>	From the MU-4 Zone to the MU-10 Zone with IZ Plus
<b>Ward and ANC:</b>	Ward 1/ANC 1B in 2023; ANC 1C in 2022
<b>Property Size:</b>	81,981 square feet <sup>1</sup> (1.88 acres) . (Does not include public alley between Lots 826 and 827).
<b>Future Land Use Map Designation:</b>	Mixed Use: Local Public Facilities/ High Density Residential / Moderate Density Commercial
<b>Generalized Policy Map Designation:</b>	Main Street Mixed-Use Corridor (southern half fronting U Street) / Neighborhood Conservation Area (northern half, fronting V St.)

The following table outlines the major differences between the existing and proposed zones.

**Table 2.**

<b>Zone</b>	<b>Density</b>	<b>Height<sup>1</sup></b>	<b>Lot Occupancy</b>
<b>Existing MU-4</b>	2.5 3.0 (IZ) Maximum 1.5 non-residential	50 ft.	60% 75% (IZ)
<b>Proposed MU-10</b>	6.0 7.2 (IZ) Maximum 3.0 non-residential	90 ft. 100 ft. (IZ)	75% 80% (IZ)

<sup>1</sup> Lot 826 = 18,343 SF; Lot 827 = 63,638 SF. To be determined if north-south alley in center of site requires closure. If so, would be added to site’s total square footage.

#### IV. SITE AND AREA DESCRIPTION

As illustrated in Figures 2,3 and 4, the property occupies approximately two-thirds of Square 157, which is bounded by U, V, 16<sup>th</sup> and 17<sup>th</sup> Streets, N.W.<sup>2</sup> The site is bounded by North, V Street and, across a public alley, six 2-story rowhouses; West, 17<sup>th</sup> Street; South, U Street; and East, a public alley. Lot 827 comprises approximately 2/3 of the site, with frontage on U, V and 17<sup>th</sup> Streets. Lot 826, with frontage only on U Street, comprises the remaining approximately 1/2 of the site. Together the lots are occupied by two District government facilities that have shared the site since the 1960's.



*Fig. 2. Site, Lots and Current Users*

Lot 827 is occupied by the two-story Metropolitan Police Department's (MPD) Third District Station, with frontage on V Street and 17<sup>th</sup> Street. The station's pedestrian entrance is on V Street and the building is connected to a two-level parking garage with frontage on V Street and U Street. The garage is used predominantly by MPD and is accessed from a north-south alley to the east of the garage and to the west of the fire station. Lot 826 is occupied by the one-story Fire and Emergency Medical Services (FEMS) Engine Company Number 9 and related services. Its vehicular entrances and its pedestrian entrances are from U Street.

<sup>2</sup> All streets noted in this report are in the Northwest quadrant.

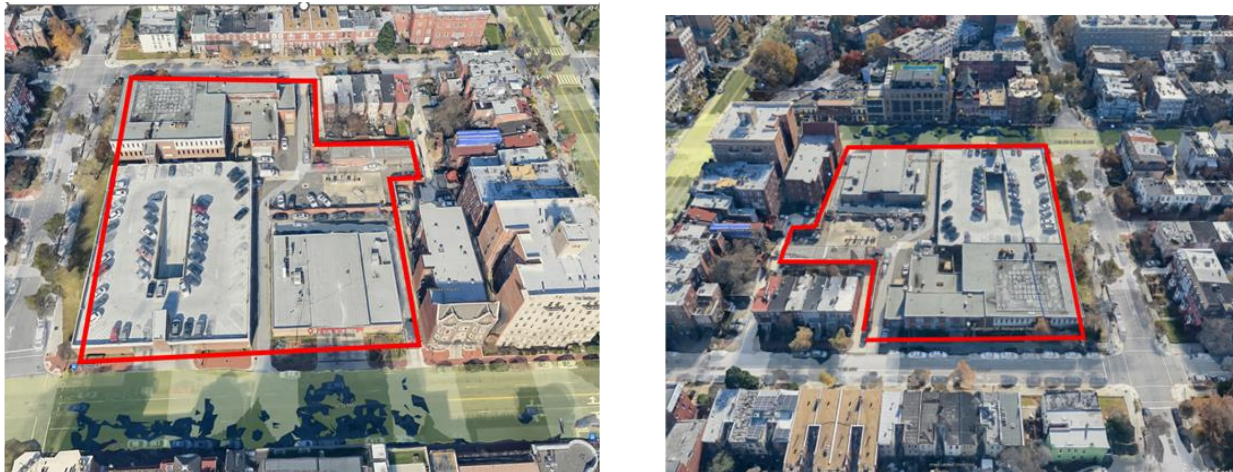


Figure 3. Site Looking North

Proximate to the site's boundaries are:

- North, across V Street, 2-story rowhouses;
- West, across 17<sup>th</sup> Street, primarily residential two- and three-story row buildings, but with ground floor retail at the corner of 17<sup>th</sup> and U Streets;
- South, across U Street, a mix of three- and four-story buildings with ground floor retail, and one five story commercial building; and
- East, across the public alley, a combination of 3 and 4 story row houses and five to eight story apartment buildings along 16<sup>th</sup> Street, and a 4-story apartment building with ground floor retail on U Street.

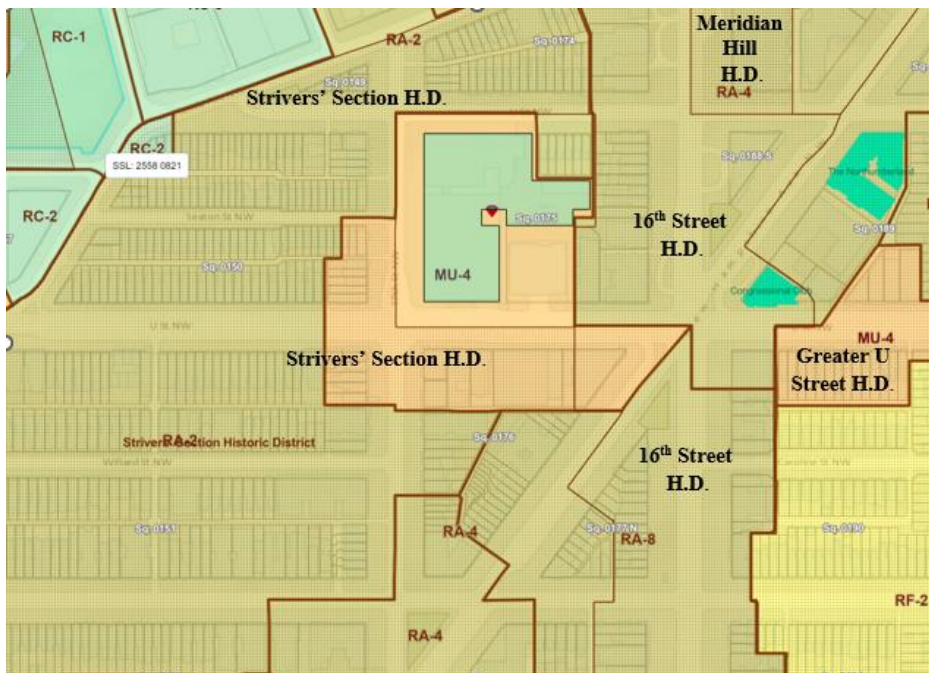


Figure 5. Zone Districts and Historic Districts

As illustrated in Figure 5, while the property is not within an historic district, it is bordered by the Strivers' Section historic district on the north, south and west, and by the 16<sup>th</sup> Street historic district on the east.

The Mixed-Use MU-4 zone covers the subject property, the four corners of 17<sup>th</sup> and U Streets, and both sides of U Street as far east as 16<sup>th</sup> Street. Most of the property surrounding the MU-4 area is zoned RA-4, intended primarily for moderate density residential rowhouses and apartment buildings. However, because many of the buildings pre-date the 1958 zoning regulations, there are seven 8 to 9 story buildings and two 10-story buildings in this RA-4 zone, within 2 1/2 blocks northeast, south or east of the map amendment site.

In general, the area is a predominately moderate to high density residential neighborhood, with moderate to medium-density mixed-uses along U Street, east of 17<sup>th</sup> Street. The site is well-served by transit, with the various 90-series bus lines on U Street, several “S” bus lines on 16<sup>th</sup> Street (including an express service) and with the U Street/African American Memorial Metro Green Line stop being 4 blocks to the east.

The Zoning Regulations describe the existing MU-4 zone in which the site is located as a moderate density mixed use zone. That zone is no longer consistent with the site’s revised FLUM designation for high density residential, moderate density commercial and local public facilities. (FLUM amendment 8050).

## **V. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES**

Section 400.3 of the Zoning Regulations states that *the MU-4 zone is intended to*

- (a) Permit moderate-density mixed-use development;*
- (b) Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and*
- (c) Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.*

The existing and proposed uses for the site do not comport with these purposes. The FLUM indicates the site should permit mixed-use density with a residential component exceeding moderate density. The existing and proposed uses include a substantial portion of local government uses. The Zoning Regulations state that the MU-4 zone is appropriate for low and moderate density residential areas. The site is in a moderate to medium density mixed-use area that includes commercial uses and housing types that range from row-houses to moderate and medium density apartment buildings up to 8 and 9 stories tall, with two reaching 10 stories.

The proposed MU-10 zone is intended to:

400.9

- (a) Permit medium- to high-density mixed-use development with a balance of uses conducive to a higher quality of life and environment for residents, businesses, employees, and institutions;*
- (b) Be applied to areas where a mixture of uses and building densities is intended to carry out elements of the Comprehensive Plan, small area plans, or framework plans, including goals in employment, population, transportation, housing, public facilities, and environmental quality;*

- (c) Require a level of public space at the ground level; and
- (d) Allow residential and non-residential bulk to be apportioned between two (2) or more lots in the same square.

The MU-10 zone would permit both the density and the mix of uses the Comprehensive Plan envisions for the site, including public uses at the ground level. The following table provides more detail comparing the development standards and uses of the existing MU-4 zone and the proposed MU-10 zone.

**Table 3. Comparison of Existing and Proposed Zoning**

	Existing Zone	Proposed Zone:
	MU-4	MU-10
<b>Permitted Uses:</b>	MU-Use Group E in Subtitle U, Chapter 5.	MU-Use Group G in Subtitle U, Chapter 5.
<b>Height:</b>	50 ft. maximum	90 ft. max 100 ft. max. with IZ
<b>Floor Area Ratio (FAR):</b>	2.5 max. 3.0 max with IZ (1.5 max. non-residential use)	6.0 max. 7.2 max. with IZ (3.0 max. non-residential use)
<b>Penthouse Height:</b>	12 ft. max./1 story 15 ft. total with second story for penthouse mechanical space	20 ft. max./ 1 story 20 ft. total with second story for penthouse mechanical space
<b>Lot Occupancy</b>	60% Place of Worship – 60% 75% IZ	75% 80% IZ
<b>Rear Yard</b>	15 ft. min.	The greater of 12 feet or 2.5” deep per foot of building height. Not required below first residential level.
<b>Side Yard:</b>	None required. If provided, the greater of 5 feet or 2” wide per foot of building height.	Same as MU-4.
<b>Parking - Vehicular</b>	- <u>Local Gov’t.</u> : 0.5 space per 1000 SF over the first 2000 SF; - <u>Residential</u> : 1 space per 3 dwelling units over the first 4 units - <u>Retail</u> : 1.33 space per 1,000 SF over 3,000 SF	Same as MU-4
<b>Parking - Bicycle</b>	<b>Long Term</b> <u>Local Gov’t.</u> : 1 per 7,500 SF <u>Residential</u> 1 per 3 apartments Retail: 1 per 10,000 SF <b>Short-Term</b> <u>Local Gov’t.</u> : Greater of 6 or 1 per 40,000 SF <u>Residential</u> 1 per 20 apartments <u>Retail</u> : 1 per 3,500 SF\	Same as MU-4

<b>Loading</b>	<p><u>Local Govt:</u> 1 loading berth, 1 delivery space for 30,000 to 100,000 GFA</p> <p><u>Residential:</u> If more than 50 dwelling units, 1 loading berth, 1 delivery space</p> <p><u>Retail:</u> 1 loading berth, 0 delivery space if 5,000 to 20,000 SF'</p>	Same as MU-4
<b>GAR:</b>	0.3 min.	0.2 min.

The Comprehensive Plan policies and objectives are supportive of the MU-10 zone for this site.

## VI. IZ PLUS AND DC LAW 10-801

11DCMR Subtitle X § 502 (b) presumes that IZ Plus will apply to a map amendment “that allows a higher maximum FAR, both exclusive of the twenty percent (20%) IZ bonus density, if applicable” *except* as provided for in Section 502.2:

IZ Plus requires a higher affordable housing set-requirement than Regular IZ and prescribes a set-aside requirement based on either:

- a sliding-scale that is correlated to the total floor area built, or
- the amount of IZ bonus density built.

IZ Plus requires that 18% to 20% of the residential square footage be reserved for housing affordable to households earning no more than 60% of the MFI for rental units and 80% MFI for ownership units. It would be appropriate to apply IZ Plus to the map amendment because:

- The proposed map amendment would allow a higher maximum FAR than the existing zone and IZ Plus is designed to apply to such situations;
- The neighborhood surrounding the site, and Ward 1 in general, have existing deficiencies in affordable housing. (See Table 7 of this report.);
- Ward 1 had a median rent of \$1,803 in 2019, exceeding the District-wide median of \$1,603.

A standalone map amendment from MU-4 to MU-10 with IZ Plus for the site could result, at maximum theoretical build-out, in approximately 77 units of affordable housing, assuming the equivalent of the first two floors of a new development were devoted to non-residential uses.<sup>3</sup>

However, because the property is owned by the District any disposition and development would be subject to the affordability requirements of District Law 10-801. Under that law, the affordable housing requirements for any residential development on the property would exceed the requirements of IZ Plus. For this District property, at least 30% of any residential units would have to be affordable, since the subject property is within a half-mile of the U Street/African American Civil War Memorial and a quarter mile of a WMATA Priority Network Metrobus Route (“S” Routes on 16<sup>th</sup> Street). If the units were for rental units, at least three-fourths of the 30% would be reserved for very low-income

<sup>3</sup> Assumptions: 81,981 SF site at 80% lot occupancy minus 8% of site for MU-10-required plaza. Steel and concrete construction. Equivalent of two floors devoted to public and non-residential uses and 8 floors of residential uses. These are assumptions for the purpose of IZ plus estimates. The actual needs of the public uses that may be retained on the site, and final design choices to address neighborhood context may result in less overall residential square footage being providing, and therefore a few number of IZ Plus units.



residents, who would pay no more than 30% of their income towards housing costs. The remainder would be for low-income residents who would pay no more than 30% of their income towards housing cost. In the case of homeownership units, half of the 30% set-aside would be for residents who pay no more than 30% of their income towards housing and the remaining half would be for moderate-income household who would pay no more than 30% of their income towards housing.

## **VII. COMPREHENSIVE PLAN EVALUATION**

### **Overview**

The Comprehensive Plan gives general recommendations. The plan states that areas designated for high density residential use would typically have densities greater than 4.0 FAR and greater density may be possible if developed with Inclusionary Zoning. (227.8) For Moderate Density Commercial designations densities between 2.5 and 4.0 FAR would be typical, with additional density for developments with Inclusionary Zoning (227.8). High-density residential FAR in mixed-use zones is typically greater than in solely residential zones.

The Framework Element suggests that that it is appropriate to co-locate non-governmental and governmental uses on a site that includes a Local Public Facilities designation (227.17), and that Area Elements may also provide detail on the specific mix of uses envisioned” (227.21). In this instance the Mid-City Element ( Policy MC-2.3.7 Use of Public Sites) specifies that the subject site shall accommodate governmental use, “continue the history of U Street as a Black business corridor” and include additional density to accommodate affordable housing and other uses.

The subject site is designated as being appropriate for a mix of all of these uses, with the residential use (high density) having the greatest emphasis. “*The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown*”. The MU-10 zone’s 7.2 FAR density maximum and 100-foot height limit could accommodate the vehicle-intensive MPS and FEMS uses, a significant amount of affordable housing, and other uses consistent with U Street traditions and be not inconsistent with the Comprehensive Plan.

### **A. COMPREHENSIVE PLAN MAPS**

The District of Columbia Comprehensive Plan guides the District’s development through maps and policies that establish priorities, key actions, and narrative about the future of development, 10A DCMR §§ 103.2 and 103.3. The Guidelines for Using the Generalized Policy Map and the Future Land Use Map in the Framework Element state that the “*Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comprehensive Plan policies.*” Additionally, “*the zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the Citywide Elements and the Area Elements.*”

As demonstrated below, the proposed zoning map amendment would not be inconsistent with the map designations or the Citywide and Area Elements.

### 1. Generalized Future Land Use Map (FLUM)

The District of Columbia Comprehensive Plan (the "Comprehensive Plan") guides the District's development, both broadly and in detail, through maps and policies that establish priorities, key actions, and assumptions about the future of development, 10A DCMR §§ 103.2 and 103.3. The site is designated as High Density Residential, Moderate Density Commercial, and Local Public Facilities on the Future Land Use Map of the Comprehensive Plan.

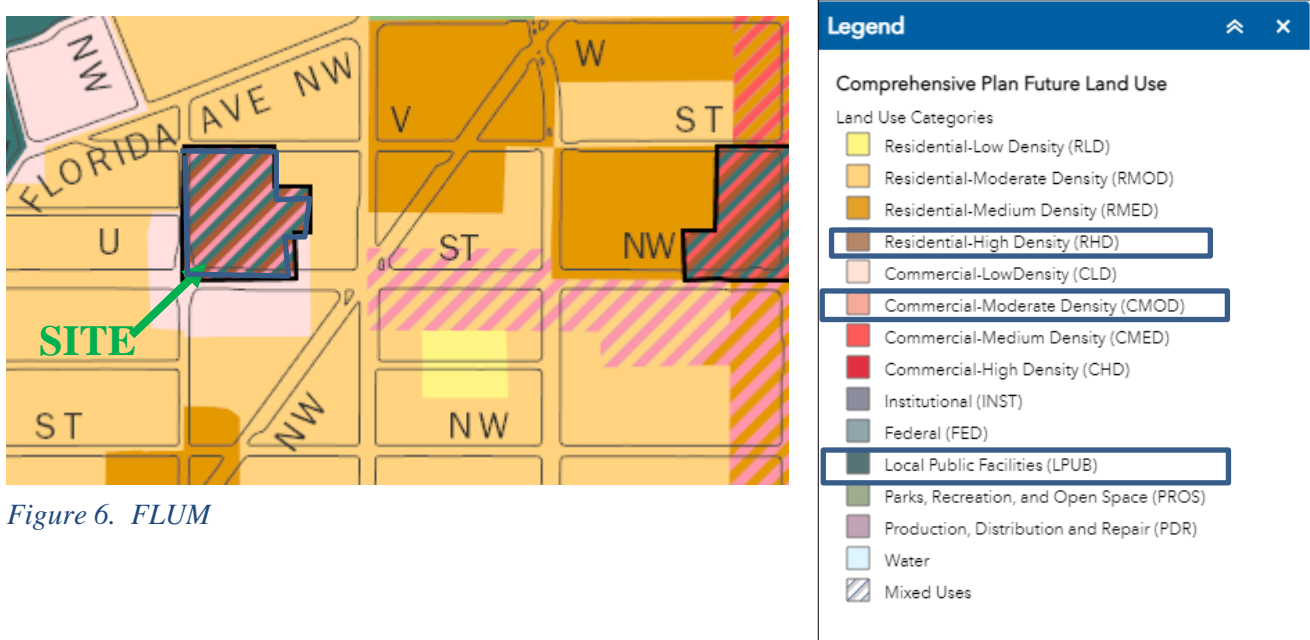


Figure 6. FLUM

The Comprehensive Plan designates a portion of the site fronting U Street as Mixed Use.

The Mixed-Use Category in the Future Land Use Map ...

*...indicates areas where the mixing of two or more land uses is especially encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with stripe colors corresponding to the categories defined on the previous pages. A Mixed Use Future Land Use Map designation should not be confused with the Mixed Use (MU) zoning districts, although they frequently apply to the same area or parcel of land. The Mixed Use Category generally applies in the following circumstances:*

- a. Established, pedestrian-oriented commercial areas that also include substantial amounts of housing, typically on the upper stories of buildings with ground-floor retail or office uses;*
- b. Commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground-floor retail or office uses and upper story housing;*
- c. Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared; and*

*d. Development that includes residential uses, particularly affordable housing, and residentially compatible industrial uses, typically achieved through a Planned Unit Development or in a zone district that allows such a mix of uses. 227.20*

*The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground-floor retail with three stories of housing above), the Future Land Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix (in this case, Moderate Density Residential/Low Density Commercial). The Comprehensive Plan Area Elements may also provide detail on the specific mix of uses envisioned. 227.21*

*It should also be acknowledged that because of the scale of the Future Land Use Map and the fine-grained pattern of land use in older parts of the city, many of the areas shown purely as “Commercial” may also contain other uses, including housing. Likewise, some of the areas shown as purely “Residential” contain existing incidental commercial uses such as corner stores or gas stations, or established institutional uses, such as places of worship. The “Mixed Use” designation is intended primarily for larger areas where no single use predominates today, or areas where multiple uses are specifically encouraged in the future. 227.22*

*A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. All zone districts formerly identified as commercial, SP, CR and Waterfront were renamed as MU zone districts in 2016, and are considered to be mixed use. Residential uses are permitted in all of the MU zones, however, so many Mixed Use areas may have MU zoning. 227.23*

The existing MU-4 zoning permits a maximum overall density of 3.0 FAR (with IZ) and a building height of 50 feet. These limits would make it difficult to rebuild and expand the existing MPD and FEMS facilities and parking garage and construct a substantial amount of housing and affordable housing above – let alone providing any space for potential retail or cultural uses along U Street. The greater flexibility provided by the MU-10 zone is therefore appropriate given the 2021 FLUM designation, the emphasis the Comprehensive Plan places on developing affordable housing on District-owned land, and the development program anticipated for the site.

## **2. Generalized Policy Map**

The Generalized Policy Map indicates that the southern half of the property, along U is within the U Street Main Street Mixed Use Corridor. The northern half, along V Street, is designated as a neighborhood conservation area.

*Main Street Mixed Use Corridors are traditional commercial business corridors with a concentration of older storefronts along the street. The area served can vary from one neighborhood (e.g., 14th Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). Their common feature is that they have a pedestrian-oriented environment with traditional storefronts. Many have upper-story residential, or office uses. Some corridors are underutilized, with capacity for redevelopment. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment. 225.14*

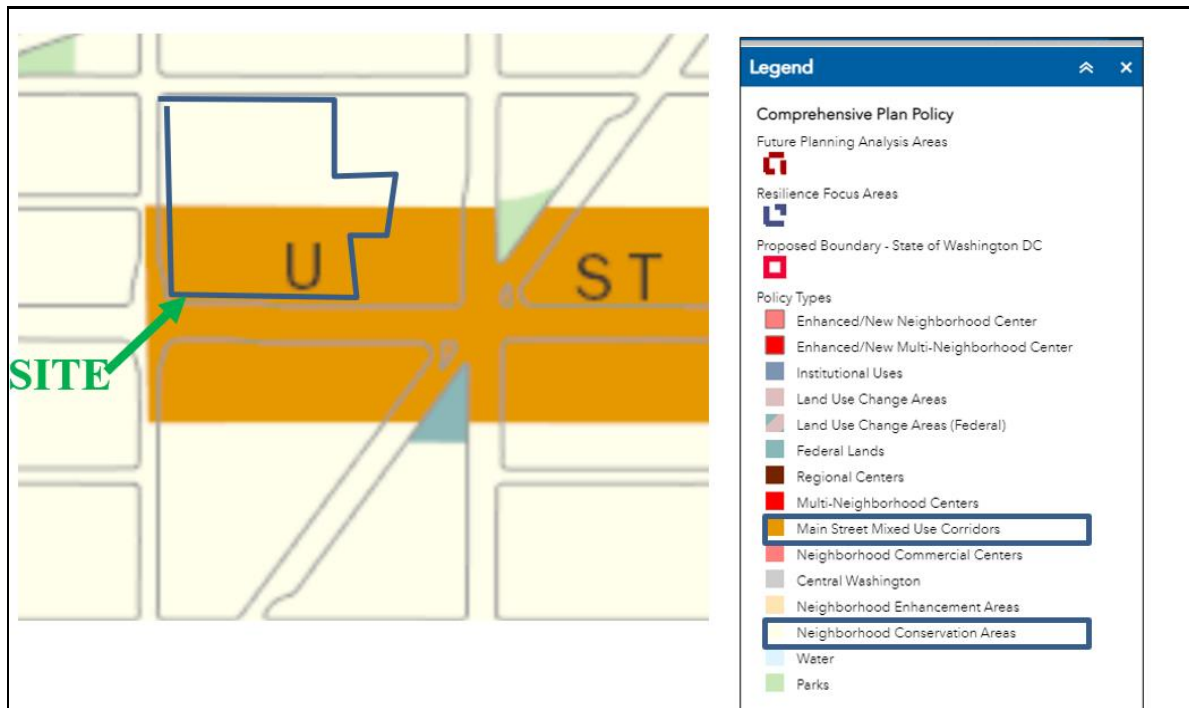


Figure 7. Policy Map

Existing development on the site does not enhance the U Street Main Street Mixed-Use Corridor. The U Street frontage has only the blank side of a parking garage and the open bays of the FEMS station. There is currently no possibility for the pedestrian-oriented uses cited for such a corridor in the Comprehensive Plan, nor would retention of the existing zoning's 1.5 FAR limit on non-residential uses allow for both the retention of the MPD and FEMS facilities and the provision of new non-residential uses. The MU-10 zone would permit enough height and density for a development that could accommodate the needs of MPD and FEMS while potentially freeing up some U Street frontage for retail or other neighborhood-serving uses.

Independent of a specific development proposal for the site, the height and density permitted by the MU-10 zone also requires the provision of a public amenity. The zone requires that 8% of the lot be devoted to a publicly accessible plaza or open space.

*Neighborhood Conservation Areas have little vacant or underutilized land. They are generally residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will typically be modest in scale and will consist primarily of infill housing, public facilities, and institutional uses. Major changes in density over current (2017) conditions are not expected but some new development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by Comprehensive Plan policies and the Future Land Use Map. Neighborhood Conservation Areas that are designated "PDR" on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided. 225.4*

*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.*

*Limited development and redevelopment opportunities do exist within these areas. The diversity of land uses and building types in these areas should be maintained and new development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies. Approaches to managing context-sensitive growth in Neighborhood Conservation Areas may vary based on neighborhood socio-economic and development characteristics. In areas with access to opportunities, services, and amenities, more levels of housing affordability should be accommodated. Areas facing housing insecurity (see Section 206.4) and displacement should emphasize preserving affordable housing and enhancing neighborhood services, amenities, and access to opportunities. 225.5*

The intent of a Neighborhood Conservation Area is not to freeze a neighborhood at a point in time, but to ensure that, as a neighborhood it continues to thrive and is not compromised by incompatible development. The surrounding neighborhood is already a mix of row-houses, walk-up apartments, mid and high-rise apartment buildings, offices, restaurants, art galleries, self-storage warehouses, churches and other cultural facilities – and the existing MPD and FEMS stations.

The MU-10 zone, particularly when an actual development on the site will go through a governmental and public review process for its uses and design, should be compatible with the variety of uses and building types that already exist in the surrounding neighborhood. The greater height and density permitted by the proposed zone should provide for flexibility to vary a future building's massing appropriately without making it infeasible to include the preferred mix of uses on the site and without overwhelming the scale or habitability of nearby residences.

## **B. COMPREHENSIVE PLAN WRITTEN ELEMENTS**

The proposed map amendment would be not inconsistent with major policies from various elements of the Comprehensive Plan, including the Land Use; Transportation; Housing; Urban Design; Historic Preservation; Economic Development and the Mid-City Area Element. It would particularly further the Framework Section's policy on Local Public Facilities.

### **1. Citywide Elements**

#### **Framework**

***Local Public Facilities:** This designation includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Other non-governmental facilities may be co-located on site. While included in this category, local public facilities smaller than one acre ~ including some of the District's libraries, police and fire stations, and similar uses — may not appear on the map due to scale. Zoning designations vary depending on surrounding uses. 227.17*

The proposed zone would provide enough density and height to permit the co-location of market rate and affordable housing with upgraded MPD and FEMS facilities and their associated parking.

### **Land Use**

The proposed map amendment would further the land use elements with a zone consistent with the use mix and density that the 2021 FLUM Amendment 8050 indicated is appropriate. A future project would likely provide new facilities for MPD and FEMS and would likely include a substantial number of residential units at the deeper affordability levels mandated by District Law 10-80. The site is accessible to Metrorail and Metrobus. The property is in an amenity-rich area, having access to schools, shopping, employment, and recreation and cultural facilities.

### **Transportation**

Any development enabled by the proposed map amendment would have extensive access to transit, being four to five blocks from the Metro and being served by the multiple Metrobus routes along the U Street and 16<sup>th</sup> Street corridors. Capital Bikeshare stations and bike connections along U Street and 17<sup>th</sup> Street would provide alternative modes for travel in the city, as well as the network of sidewalks for pedestrians. The site has a walkscore of 98.

### **Housing**

The Citywide Framework Housing and Mid-City Planning Area Elements contain several relevant policies. These are discussed in detail within the racial equity lens analysis section of this report. *Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must be designed to respect the integrity of stable neighborhoods and the broader community context, and encourage housing and amenities for low-income households, who rely more on transit. Adequate infrastructure capacity should be ensured as growth occurs. 219.7*

One of the keyways the Comprehensive Plan seeks to address equity is by supporting additional housing development, particularly on underutilized sites near transit, such as the subject site, which is ~1/2 mile from the U Street/African American Civil War Memorial Metro station. The Comprehensive Plan defines affordable housing as housing available to households earning 80 percent or less of the median family income (“MFI”) (10-A DCMR § 304.3).

The Comp Plan notes that without increased housing the imbalance between supply and demand will drive up housing prices in a way that creates challenges for many residents, particularly low-income residents. The rising cost of housing in the District limits the ability to fill housing needs for the full range of household types and income levels.- Only a small amount of the District’s total land area (28.1 percent) is dedicated to residential use (10-A DCMR § 205.3). The scarcity of land increases the cost of building new housing, limits the availability of housing, and intensifies housing cost burdens, particularly for lower- and middle-income households. The Comprehensive Plan states that “*residents of color are a majority of lower-income households in the District and, therefore, face a disproportionate share of the problems caused by housing insecurity and displacement*” (206.4).

The District's [Upward Mobility Action Plan \(June 2022\)](#)<sup>4</sup> noted the following:

- *“Residents with lower incomes have not benefited as much from the District’s economic growth as residents with higher incomes. This challenge exists because most residents with lower incomes do not have college degrees, which are required for many of the District’s highly paid jobs. As a consequence, residents with lower incomes have difficulty finding housing they can afford because of the growing number of residents with high incomes are paying a premium for housing near jobs, transit, shops, restaurants, education, healthcare, and entertainment venues”* ([Why Upward Mobility is Important - Page 4 Item \(1\)](#) )
- *“In the District of Columbia, many households with incomes below 60% of the regional median family income (MFI) have difficulty finding housing that they can afford. Analysis of ACS data demonstrated that about a third of District households are housing cost burdened. This means that they spend more than 30% of their total household income on housing.”*
- *In the District of Columbia, many households with incomes below 60% of the regional median family income (MFI) have difficulty finding housing that they can afford. Analysis of ACS data demonstrated that about a third of District households are housing cost burdened. This means that they spend more than 30% of their total household income on housing.*
- *Among households that are housing cost burdened, severely cost burdened households spend 50% of their income or more to secure their housing. According to the 5-year ACS, 17% of households in the District were severely housing cost burdened in 2020. Most severely cost burdened households cannot balance their budgets by cutting out luxuries and seeking discounts.* ([Why Upward Mobility is Important, Page 5](#))

In general, the addition of housing units in an area should help to reduce the burden for lower-income households, and the increasing demand from a growing population should lead to an increase in the availability of goods and services. Governmental regulations and programs such as Inclusionary Zoning and publicly assisted financing for the construction of housing targeted to lower income households can help to mitigate these upward pressures.

As referenced prior, the IZ units required by a residential project resulting from a District offering or one requiring IZ Plus would increase the total supply of housing units in the Planning Area and would help alleviate the pressure on housing costs near/at transit accessible sites. New housing in a transit-rich area, blocks from a Metro station and along a transit corridor is an ideal scenario in furthering the District’s housing goals in the Planning Area, as desired in the Housing Equity Report.

### **Environmental Protection**

Any development on the property would be required to demonstrate compliance with the Green Building Act, meet current DOEE standards, and provide stormwater management to current requirements. The District’s ownership of the site would lead to any future development’s furthering environmental goals by requiring at least a LEED Gold (v.4) standard, including solar panels, green roof elements and stormwater management.

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<sup>4</sup> [https://upwardmobility.dc.gov/sites/default/files/dc/sites/ogag/page\\_content/attachments/2022-upward-mobility-report-final20220629.pdf](https://upwardmobility.dc.gov/sites/default/files/dc/sites/ogag/page_content/attachments/2022-upward-mobility-report-final20220629.pdf)

Through working with DOEE, and the DC Green Bank, properties would be encouraged to be energy efficient and resilient. The DC Green Bank is an innovative policy tool that will use public purpose funding to attract private investment. The goal is to expand renewable energy, lower energy costs, reduce greenhouse gas emissions, create green jobs, and enhance resilience.

**Urban Design and Historic Preservation**

*The District of Columbia contains many buildings and sites that contribute to its identity. Protecting historic resources through preservation laws and other programs is essential to retain the heritage that defines and distinguishes the city. Special efforts should be made to conserve row houses as the defining element of many District neighborhoods, and to restore neighborhood “main streets” through sensitive renovation and updating. The District’s music, art, narratives, institutions, and other cultural assets are also integral to create a community’s identity and sense of place. Efforts should also be made to support, enhance, and protect these cultural assets. 220.6*

The property is not within a historic district and does not include any historic structures.

After the future zoning of the site has been determined the actual size and specific uses of a future building(s) on the site would be determined through a Request for Proposal (RFP) process and then a disposition process. ANC and citizen group participation will help shape the building and its uses during, public hearings that will be conducted by the Mayor’s office and, separately, by the District Council prior to a final determination of the appropriate development, and developer, for the site.

**Economic Development**

New development on the site may include MPD, FEMS and residential uses. This would bring a heightened public safety presence to the area, the retention or creation of additional local government jobs, additional residents and jobs in residential maintenance and management. This would help to promote quality future development on the north side of U Street. The site is also walkable or transit-accessible to other employment options.

Because the Mid-City area’s population identifying as Black-only has a significantly higher unemployment rate than the near-majority population identifying as White-only, the retention of the public jobs on the site and the creation of new jobs would also further the economic well-being of non-White residents of the District.

A study of the District’s labor market in 2020 shows that Ward 1’s unemployment rate is the third lowest of the District’s wards.

**Table. 5**

<b>District of Columbia Labor Market 2020 Annual Average</b>				
<b>Jurisdiction</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
District of Columbia	409,734	376,839	32,895	8.0%
<b>Ward 1</b>	<b>64,408</b>	<b>60,340</b>	<b>4,068</b>	<b>6.3%</b>
Ward 2	65,271	62,439	2,832	4.3%
Ward 3	57,623	55,208	2,415	4.2%
Ward 4	50,752	46,066	4,686	9.2%
Ward 5	44,979	40,346	4,633	10.3%
Ward 6	58,763	54,653	4,110	7.0%



Ward 7	38,187	32,307	4,880	13.7%
Ward 8	30,743	25,480	5,263	17.1%

Source: DOES - Office of Labor Market Research and Information (OLMRI) and Bureau of Labor Statistics

### **Educational Facilities and Community Services and Facilities**

Any proposed residential use on the site would have easy access to several public facilities and gathering places in the neighborhood. The site is near the Marie Reed Learning Center, the Oyster-Adams Bilingual School, Ross Elementary School, Garrison Elementary Schools, Meridian Charter School, and Cardoza (High School) Education Campus. It is also in proximity to urgent care clinics on and around U Street and Columbia Road. Overall, future residents and employees would have access to a variety of public and private resources in the neighborhood that would contribute to the quality of life.

### **Arts and Culture / Access to Amenities**

The site is in an amenity-rich neighborhood that includes schools, public recreation facilities at the Marie Reed Community Learning Center and elsewhere, private gyms, theaters and accessible neighborhood parks and open spaces including Meridian Hill / Malcom X Park. The U Street corridor is undergoing a rebirth of its cultural past, particularly with the recent award for the redevelopment of the District's property at 14<sup>th</sup> and U Streets, N.W.

## **2. Mid-City Area Element**

The Mid-City Planning Area is culturally diverse and is one of the top residential, entertainment, retail and cultural destinations in the District. The 14th Street NW and U Street NW corridors have experienced remarkable change over the last decade.

As noted, the proposed map amendment would further the policies of the Mid-City Area Element, particularly the following:

*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, such as 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. 2013.11*

Other aspects of the Mid-City Element are discussed below in the report's analysis of the Mid-City area through a racial equity lens.

### **3. Comprehensive Plan Policies with Which the Proposed Map Amendment May be Inconsistent Unless Balanced Against Other Elements**

#### **Managing Growth and Change: Guiding Principles**

Guiding principle Number 11 in Framework Element Section 220.3 stresses the importance of protecting, maintaining, and improving the residential character of neighborhoods.

The concern about scale must also be balanced against Comprehensive Plan Housing policies such as Guiding Principle Number 13 (Section 220.5) that states “*The preservation of existing affordable housing and the production of new affordable housing, especially for low-income and workforce households, are essential to avoid a deepening of racial and economic divides in the city and must occur city-wide to achieve fair housing objectives*”.

As indicated by Mid-City Policy 2.3.7, Use of Public Sites, added density at the subject site “should be used to create a significant amount of new affordable housing” and other public facilities at the site. The same policy anticipates concerns about context by emphasizing that higher densities should be concentrated along U Street and that “design strategies” should be used to visually reduce building height and bulk to provide transitions to adjacent areas.

### **4. The Proposed Map Amendment in Relation to the Comprehensive Plan, as Viewed Through a Racial Equity Lens**

#### **A. Overview**

Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning, where the provision of affordable housing, avoiding displacement of existing residents, and creating access to opportunity are priorities.

The Comprehensive Plan update recognizes that advancing equity requires a multifaceted approach. While the Comprehensive Plan update addresses equity in narrower terms, such as “equitable development,” it recognizes that many areas of policy must be brought to bear on the challenge:

*Equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices that reduce and ultimately eliminate disparities while fostering places that are healthy and vibrant.... As the District grows and changes, it must do so in a way that encourages choice, not displacement, and builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes and share in the benefits of the growth, while not unduly bearing its negative impacts. 213.7*

The Implementation Element calls for “*the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis*”<sup>2501.8</sup>. This indicates that the equity analysis is intended to be based on the policies of the Comprehensive Plan and part of the Commission’s consideration of whether a proposed zoning action is “not inconsistent” with the Comprehensive Plan, rather than a separate determination about a zoning action’s equitable impact.

The Commission’s Racial Equity Tool outlines information to assist in its evaluation of zoning actions through a racial equity lens. The information for Part 1 has been provided in the preceding Comprehensive Plan analysis. The required information for Parts 2 and 3 is provided below in relation to the proposed map amendment.

Achieving equity and more specifically racial equity, requires a broad range of policies and tools, some of which fall under the zoning authorities granted to the Zoning Commission and some of which do not. Zoning Commission actions are land use and zoning focused, including the impact of decisions and developments on affordable housing, the avoidance of displacement, and the provision of access to opportunity. The broader equity goal includes public policies, budget investments, civic improvements and social services, which are typically beyond the scope of the Zoning Commission.

The Commission’s racial equity tool serves as a guide in analyzing the Comprehensive Plan and considering potential impacts of the proposal. The tool starts by asking “*What is the expected goal of the zoning action?*” and then “*What are the anticipated positive and negative impacts and/or outcomes of the zoning action?*”.

The zoning action requested by this application is for the approval of a zoning map change from the MU-4 zone to the MU-10 zone. Overall, when evaluated through a racial equity lens, the proposed map amendment is not inconsistent with the Comprehensive Plan. The rezoning would allow the District Government to better use a property that the Comprehensive Plan has indicated is appropriate for governmental uses, high-density residential use and moderate density neighborhood-serving retail and/or service uses.

Because it is a District property, any residential use would be required to include a large affordable housing component, whether that be for families, individuals, or the elderly. The targeted action of this proposed map amendment would support equitable development while contributing to the increase in the affordable housing supply within the Mid-City Planning Area.

The site is close to transit. The direct and easy connections to other parts of the city for work, service and recreation have the potential to benefit populations of color who on average have lower incomes, and lower homeownership rates than white residents, and who, in other locations, are distant from many amenities.

## **B. Equity Tool, Part 2 – Petitioner Community Outreach and Engagement**

### **Types of Communities**

- *What community may be impacted by the requested zoning action; what that impact might be; and who might benefit or be burdened by the requested zoning action.*
- *Whether there are present conditions and challenges in the community that are the result of past and/or current discrimination, and what ongoing efforts are there to address any negative impacts of discrimination.*

The general community is the Mid-City Planning Area. The specific neighborhoods that might be impacted are the Strivers' Row historic district, the U Street corridor and the adjacent neighborhoods in northern Dupont Circle and southern Adams Morgan.

The Mid-City Planning Area was long impacted by racial covenants which also, in the vicinity of the subject site, had the perhaps unintended result of fostering one of the more thriving African American communities in the District. What is now the Strivers' Row historic district was a predominantly Black residential area, developed in part with African American investment, and the 1600 block of U Street was at the western end of what became a predominantly Black business and entertainment corridor. The area was negatively impacted by civil disturbances in the late 1960's but has regained its health since then. However, as the data in the appendix indicates, the percentage of Black residents in the Mid-City area is slowly declining and the area near the subject site is not an exception. With a relatively static nearby housing supply, particularly west of 16<sup>th</sup> Street, there has been upward pressure on housing prices which, given the negative difference between incomes of households identifying as Black and those identifying as White, has contributed to a decline in the percentage of the neighborhood's residents who identify as Black.

Demographically, because of the laws governing the disposition of District land, and because IZ Plus would be required, the proposed zoning would enable future residential development that would benefit moderate- and lower-income District residents who, in the Mid-City area, are preponderately Black. With the property being District owned, and there being a clear preference in the Comprehensive Plan that the site be used for affordable housing as well as public facilities, at least 30% of any residential development would have to be reserved for affordable units. For rental housing, 25% would be for very low-income households, with the remainder for low-income households. Neither group would pay more than 30% of their income towards housing costs.

At this time it is somewhat difficult to assess what the physical impact of the proposed zone change might be on the nearby neighborhood. This is because the requested action would only establish new permission and limits on what *might* be developed in the future. The actual potential impact could not be fully assessed until there is a specific development proposal. It is clear, however, that the requested zone change would permit a larger and taller building on the site. Depending on height and setbacks, this may result in increased shadowing during the winter on the north side of V Street and its two story rowhouses. Again, depending on height, design and use it is possible that there may be morning shadows cast onto buildings facing the west side of 17<sup>th</sup> Street between U and V Streets, possibly up to Florida Avenue during winter months. To the extent the potentially affected buildings have been historically occupied by Black residents, it is possible that some residents may view the impact of a taller building in a context of past discrimination.

### **Past and Present Racial Discrimination/ Harm to the Community**

The neighborhood close to the site has experienced less racial discrimination than many area others of Northwest Washington. Beginning in the last quarter of the 19<sup>th</sup> century and continuing into the first three-quarters of the 20<sup>th</sup> century the area now designated as the Strivers' Row historic district, and the northern portion of the Dupont Circle neighborhood became home to many of the District's more prominent African-American leaders. There were also blocks of smaller row houses that accommodated households of more modest means. U Street itself became a prominent venue for African-American oriented commerce and entertainment, particularly east of 16<sup>th</sup> Street.

This is not to say there have not been racial disparities, particularly in the larger Mid-City Planning Area. As noted in Table 6, the median household income of residents identifying as Black or African American alone is approximately 36% of the household income of those identifying as White -alone.

### **Community Outreach, Engagement and Participation in Decision Making**

- *The type of community outreach effort and how the characteristics of the community influenced the outreach.*
- *The community's priorities and the impact the requested Commission action might have on them, as well the applicant's response to those priorities, including any planned mitigation of potentially negative consequences.*

The Office of the Deputy Mayor for Planning and Economic Development has been engaged since the Winter of 2022 with the community about the future development of this site. The engagement log attached as Appendix B to this report lists 40 meetings and conversations DMPED staff has had with ANCs, community groups or residents since then. OP has also met with residents living primarily to the west and north of the site. Both DMPED staff and OP staff have had numerous individual telephone or e-mail conversations with community members. This does not include the 37 reports or comments filed to the record of this case by ANCs or individuals as of June 8, 2023.

### **Community Priorities and Impact on Zoning Action**

- ANC 1B, in which the site is located, has voted to support the petition, with recommendations for the future development of the site [Exhibit 53](#).
- ANC 1C, in which the site was located until 2023, has also passed a resolution in support of similar recommendations about future development [Exhibit 48](#) and [Exhibit 49](#).
- ANC 2B, which begins across U Street from the site, has also voted to support the map amendment. [Exhibit 43](#)
- As of June 8, 2023 there were 26 letters in support of the proposed zoning, 7 opposed to the proposal and 1 that transmitted comments without stating a position on the case.

All ANC resolutions and a significant majority of community comments have favored the proposed rezoning, citing the opportunity the proposed zone's density and dimensional maximums would give for improving facilities for existing District agencies while enabling the provision of a significant amount of affordable housing and, possibly, neighborhood-serving library space.

ANC resolutions have also stressed the need for the design of a future development to respect the scale of the historic district adjacent to the western and northern boundaries of the site, the need for transparency and community participation in any RFP process.

When the disposition process starts for the site's District-owned land there will be opportunity for the community to work with the District and a future developer on mitigating any potentially negative physical impacts. The proposed MU-10 zone requires 8% of the site to be devoted to a plaza which may help to mitigate physical impacts.

Differing community priorities have yet to be resolved with respect to the application. On the one hand some community members are concerned about potential increases in height and density. On the other hand, other community members are in favor of the proposed zone because it would make

practicable a building that could accommodate new facilities for the police and FEMS, along with a significant amount of affordable housing. The zone also calls for the provision of a public plaza and the zone’s density may make it feasible to incorporate retail or cultural uses into the building as well as the police/FEMS facilities and the housing.

Some individuals have suggested it would be more appropriate for the site to have a less intense zone, such as MU-7, on all of the site, or at least on the sections along 17<sup>th</sup> Street and V Street. With respect to the petitioner’s response, OP, on behalf of DMPED, has not explored this for two reasons:

- The clear direction set by the Council when it decided to amend an earlier Comprehensive Plan / FLUM-update to cover the entire site within the same Residential High Density / Commercial Moderate Density and Local Public Facilities striping.
  - Subtitle G Section 400.9 of the Zoning regulations states that the MU-10 zone is intended to permit *medium to high-density* mixed-use development, while Section 400.6 states that the MU-7 zones are intended to permit [only] *medium-density* mixed use development. mixed-use development.
- The difficulty that a less dense zone would have in enabling the simultaneous realization of the following objectives, several of which are explicitly called for on this site in Mid-City Element policies:
  - The retention and improvement of the existing MPD and FEMS facilities, the latter of which requires higher than typical ceiling heights;
  - The accommodation of open-air District government fueling facilities above which development could not happen;
  - The undergrounding and expansion of MPD and FEMS parking in order to remove related parking from peripheral public and nearby residential streets, and to possibly free-up street-level space along U Street for other public, cultural or retail uses;
  - The provision of some open space for public use; and, importantly,
  - The construction of a significant number of affordable housing units in either a mixed market rate and affordable development or in an all affordable development.

**C. Part 3: Disaggregated Racial and Ethnic Data**

**Table 6: Disaggregated Age, Income, Tenure and Employment Status of Mid-City Households**

	<u>Population</u>	<u>Households</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Median Age (years)</u>	<u>Median Income</u>	<u>Unemployment Rate</u>
<b>White Alone</b>	47,702 (49.7%)	25,126	10,825 (43.1%)	14,301 (56.9%)	36.1	150,203	2.0%
<b>Black or African American Alone</b>	26,931 (28.1%)	11,560	3,481 (30.1%)	8,079 (69.9%)	44.4	54,172	11.0%

	<u>Population</u>	<u>Households</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Median Age (years)</u>	<u>Median Income</u>	<u>Unemployment Rate</u>
<b>American Indian &amp; Alaska Native</b>	39	254	97	156	48.4	29,155	14.6%
<b>Asian Alone</b>	5,230	2,895	1,044 (36%)	1,852	36.6	105,293	1.9%
<b>Native Hawaiian &amp; Other Pacific Islander</b>	394	0	0.0	0.0	0.0	n/a	0.0
<b>Other Race</b>	8,546	2,607	594 (22.8%)	2,013	34.1	69,047	5.3%
<b>Two or More Races</b>	7,070	2,665	1,086 (40.8%)	1,578	33.4	113,187	5.7%
<b>PLANNING AREA TOTAL</b>	95,917	45,106	17,127	27,979	36.7	113,534	4.4%

<https://opdatahub.dc.gov/documents/DCGIS::racial-equity-data-2017-2021-acs-by-area-elements/about>

- *Is the area on track to meet the Mayor’s 2025 affordable housing goal?*

The 2019 Housing Equity Report identified the Planning Area as having an affordable housing production goal of 1010 units by 2025. The most recent projections under the Executive Summary of the 2023 [DC Comeback Plan](#) are shown in the table below including that the Planning Area is projected to exceed its 2025 housing production goal. The Planning Area has produced 788 units since 2015. (<https://open.dc.gov/36000by2025/>).

**Table 7**

**2025 Dedicated Affordable Housing Production Goals and Projections by Planning Areas (Projections as of December 2022)**

Planning Area	Affordable Unit Goal	Percent of Progress Towards Goal (January 2023)	Projected Percent of Goal by 2025
Far Southeast & Southwest	1,120	182.2%	369.50%
Far Northeast & Southeast	490	208.2%	322.40%
Lower Anacostia Waterfront & Near Southwest	850	51.6%	161.30%
<b>Mid-City</b>	<b>1,010</b>	<b>51.9%</b>	<b>131.80%</b>
Upper Northeast	1,350	53.4%	97.20%
Central Washington	1,040	44.9%	94.60%
Rock Creek East	1,500	57.9%	84.40%
Near Northwest	1,250	10.7%	37.20%
Capitol Hill	1,400	14.9%	34.60%
Rock Creek West	1,990	3.6%	13.80%
<b>Total</b>	<b>12,000</b>	<b>54.1%</b>	<b>110.00%</b>

- *Is there other data about the existing demographics of the area that is relevant to the proposed zoning action?*

Socioeconomic data indicates that the Mid City area has a 10.6% poverty rate with the Black and Native American population at a 26.5% and 31.5% poverty rate respectively. The poverty rate and unemployment rate combined indicate that the map amendment's increase in potential maximum density could have a positive impact on these indicators since there would be more opportunity for employment and for affordable housing on the site. Any developer of a District-owned property would have to enter into a First Source Agreement to employ District residents.

- *Are there vulnerable or special populations such as seniors, children, and/or persons with disabilities that are identifiable based on the available data?*

Data indicates that working age adults with disability for the planning area is at 6.5%. However, the Native American and Black population have the highest combined percentage (37.7% +13.1% = 50.8 %) within this category.

- *What do available data sources show about the intersectionality of factors such as race, ethnicity, age, income, gender, or sexual orientation within the area of the zoning action and how might the zoning action impact the intersection of those factors?*

The Comprehensive Plan states that “residents of color are a majority of lower-income households in the District and, therefore, face a disproportionate share of the problems caused by housing insecurity and displacement” (10-A DCMR § 206.4).

The District's [Upward Mobility Action Plan \(June 2022\)](#) noted the following:

*“Residents with lower incomes have not benefited as much from the District's economic growth as residents with higher incomes. This challenge exists because most residents with lower incomes do not have college degrees, which are required for many of the District's highly paid jobs. As a consequence, residents with lower incomes have difficulty finding housing they can afford because of the growing number of residents with high incomes are paying a premium for housing near jobs, transit, shops, restaurants, education, healthcare, and entertainment venues”* ([Why Upward Mobility is Important - Page 4 Item \(1\)](#))

*In the District of Columbia, many households with incomes below 60% of the regional median family income (MFI) have difficulty finding housing that they can afford. Analysis of ACS data demonstrated that about a third of District households are housing cost burdened. This means that they spend more than 30% of their total household income on housing.* ([Why Upward Mobility is Important, Page 5](#))

The rising cost of housing limits the ability to provide housing for a variety of household types, including family and senior housing, rental and ownership housing, and housing for all income levels. Given the District's land use characteristics only a small amount of the total land area (28.1 percent) is dedicated to residential use (10-A DCMR § 205.3). Scarcity of land increases cost of building new housing, limits availability of housing, and intensifies housing cost burdens, particularly for lower- and middle-income households. Thus, addition of housing units in this area would still help to reduce the burden for lower-income households, particularly in desirable or high opportunity neighborhoods.

The affordability, stability, and location of housing shapes the physical, emotional, and mental wellbeing of District residents. When neighborhoods have higher economic opportunities, less economic and racial segregation, and improved built environments, they foster improved physical and mental health for both adults and children. ([Why Equitable Housing Matters, page 13<sup>23, 24, 25</sup>](#).)

When high-opportunity neighborhoods lack affordable housing or when areas with affordable housing lack neighborhood services and amenities, low-income residents are excluded from important social and economic



opportunities of those healthy neighborhoods. Perhaps most importantly, when low-income residents can move or afford to live in high-opportunity neighborhoods, they thrive.

Affordable housing is defined as housing available to households earning 80 percent or less of the median family income (“MFI”) (§ 304.3). The IZ program requires affordable housing units to be available to households earning no more than 60 percent of the MFI for rental housing or 80 percent of the MFI for ownership housing. According to the Income Limits by Percent of Median Family Income provided by DHCD, shown in the table:

**Table 8**

Income Limits by Percent of Median Family Income <sup>29</sup>						
Income Definition	Low				Moderate	
	Extremely	Very	60%	80%	100%	120%
	30%	50%				
Household 1	\$25,450	\$42,450	\$50,950	\$67,950	\$84,900	\$101,900
Size 2	\$29,100	\$48,500	\$58,200	\$77,650	\$97,050	\$116,450
3	\$32,750	\$54,600	\$65,500	\$87,350	\$109,150	\$131,000
4	\$36,400	\$60,650	\$72,800	\$97,050	\$121,300	\$145,550

A moderate-income family of 4 at 80% MFI falls within a much lower household income (\$97,050) category than the planning area’s median income (\$113,534) and the Ward (\$110,457). A white household’s median income well exceeds the median at \$150,563 and a black household median income is at \$54,172, which falls within the 50% MFI or 60% MFI for a single person household<sup>5</sup>. DC has one of the highest white to Black median income gaps (~3x) of major US cities. Households that pay more than 30% of income on housing are burdened, and more than 50% of income are severely burdened.

**D. Part 4: Zoning Commission Evaluation Factors**

According to the Racial Equity Tool, the Commission will use the following criteria, themes and questions, along with data provided in its evaluation of a zoning action’s consistency with the Comprehensive Plan, as viewed through a racial equity lens. As demonstrated above, the proposed map amendment would advance many of the policies related to racial equity in the provision of housing, job creation, the advancement of arts and culture and assist in the revitalization of an underserved area.

The table below addresses themes/questions based on Comprehensive Plan policies related to racial equity, that are anticipated to have positive or negative impacts and/or outcomes as a result of the proposed map amendment.

**Table 9: Zoning Commission Racial Equity Tool Factors**

Factor	Question	OP Response
<b>Direct Displacement</b>	Will the zoning action result in displacement of tenants or residents?	The proposed amendment would not result in physical displacement of residents as the site does not currently include a residential use. The density gained in increased residential use permission on the site would provide an opportunity for additional housing and affordable housing opportunities in the area.

<sup>5</sup> DC has one of the highest white to Black median income gaps (~3x) of major US cities. [DC Comeback Plan, Page 33](#)

<b>Indirect Displacement</b>	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect displacement as a result of this zoning action.
<b>Housing</b>	Will the action result in changes to: <ul style="list-style-type: none"> <li>▪ Market Rate Housing</li> <li>▪ Affordable Housing</li> <li>▪ Replacement Housing</li> </ul>	The map amendment would allow the provision of affordable housing and market rate housing , likely above ground level and second level District and other uses.
<b>Physical</b>	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> <li>▪ Public Space Improvements</li> <li>▪ Infrastructure Improvements</li> <li>▪ Arts and Culture</li> <li>▪ Environmental Changes</li> <li>▪ Streetscape Improvements</li> </ul>	The proposed action would create the opportunity for new construction and physical changes to the site. That would be dependent on a subsequent RFP and project for the site.
<b>Access to Opportunity</b>	Is there a change in access to opportunity? <ul style="list-style-type: none"> <li>▪ Job Training/Creation</li> <li>▪ Healthcare</li> <li>▪ Addition of Retail/Access to New Services</li> </ul>	The zoning action would incentivize development that would lead to the retention of public sector jobs on the site, a temporary increase in construction jobs and, likely, a permanent increase in jobs to manage new residential units. Depending on the post RFP-proposal there may also be space for additional retail on U Street.
<b>Community</b>	How did community outreach and engagement inform/change the zoning action? <ul style="list-style-type: none"> <li>▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?)</li> </ul>	This is discussed in more detail above, under Racial Equity tool 2.

**E. Summary of Planning Context Analysis**

The map amendment would be not inconsistent with the Comprehensive Plan. The proposed zone change would implement the FLUM and Policy Maps and the Comprehensive Plan policies cited in this report, when viewed through a racial equity lens. The increase in density would make it possible for the site to contain a greater mix of uses, more affordable housing and – possibly – more market rate housing, improved public facilities and new amenities. The final impact of the proposed zone change would be dependent on the final uses on the site and the design of the building(s) containing them. Because this is a District property, that outcome would be determined only after public consultation and review. The future development that would be enabled by the proposed zone would help the District attain its overall affordable housing pipeline goals and help the Mid-City Planning Area exceed its minimum goal of having six percent of its housing stock be affordable units by 2025.

**VIII. ANC COMMENTS**

ANC 1B, in which the site is located, has voted to support the petition, with recommendations for the future development of the site (Exhibit 53). ANC 1C, in which the site was located until 2023, has also passed a resolution in support of similar recommendations about future development (Exhibits 48 and 49). ANC 2B, which begins across U Street from the site, has also voted to support the map amendment.

## **IX. OTHER DISTRICT AGENCY COMMENTS**

The District Department of Transportation has filed a report in support of the map amendment with recommendations relating possible future development on the site under the proposed zone (Exhibit 46). OP notes that DDOT's numbers and recommendations are based on a theoretical maximum build-out under the proposed zone and do not take into account the likely retention of public uses on the site,

DMPED filed a letter of support at [Exhibit 47](#).

Additional agency consultation would be undertaken during the RFP and community consultation process for a future development.

## **X. PUBLIC COMMENTS**

As of June 5, 2023 there were 26 letters in support of the proposed zoning, 7 opposed to the proposal and 1 that transmitted comments. expressing comments.

### **APPENDIXES**

- A. Selected Demographic and Socioeconomic Data for District of Columbia
- B. Community Outreach by Petitioner

**APPENDIX A – District-Wide and Mid-City Area Demographics 2017-2021**

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
	<b>AGE GROUP</b>		
<b>Total Population</b>	<b>Total</b>	<b>683,154</b>	<b>95,917</b>
	Under 18 years	125,022	13,623
	Percent under 18 years	18.3	14.2
	65 years and over	83,199	6,457
	Percent 65 years and over	12.2	6.7
	Median age	34.3	36.7
<b>White alone</b>	<b>Total</b>	<b>276,373</b>	<b>47,702</b>
	Under 18 years	32,691	4,169
	Percent under 18 years	11.8	8.7
	65 years and over	30,623	2,046
	Percent 65 years and over	11.1	4.3
	Median age	34.1	36.1
<b>Black or African American alone</b>	<b>Total</b>	<b>305,109</b>	<b>26,931</b>
	Under 18 years	67,345	4,601
	Percent under 18 years	22.1	17.1
	65 years and over	46,357	3,474
	Percent 65 years and over	15.2	12.9
	Median age	36.5	44.4
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	<b>1,984</b>	<b>394</b>
	Under 18 years	263	45
	Percent under 18 years	13.3	11.4
	65 years and over	552	110
	Percent 65 years and over	27.8	27.9
	Median age	48.2	48.4
<b>Asian alone</b>	<b>Total</b>	<b>27,988</b>	<b>5,230</b>
	Under 18 years	2,461	184
	Percent under 18 years	8.8	3.5
	65 years and over	2,171	215
	Percent 65 years and over	7.8	4.1
	Median age	34.1	36.6
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	<b>359</b>	<b>45</b>
	Under 18 years	0	0
	Percent under 18 years	0.0	0.0
	65 years and over	43	0

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
	Percent 65 years and over	12.0	0.0
	Median age	35.5	NA
<b>Some Other Race alone</b>	<b>Total</b>	<b>32,484</b>	<b>8,546</b>
	Under 18 years	10,786	2,722
	Percent under 18 years	33.2	31.8
	65 years and over	1,117	351
	Percent 65 years and over	3.4	4.1
	Median age	29.8	34.1
<b>Two or More Races</b>	<b>Total</b>	<b>38,857</b>	<b>7,070</b>
	Under 18 years	11,476	1,902
	Percent under 18 years	29.5	26.9
	65 years and over	2,336	261
	Percent 65 years and over	6.0	3.7
	Median age	29.9	33.4
<b>Hispanic or Latino</b>	<b>Total</b>	<b>76,982</b>	<b>17,526</b>
	Under 18 years	21,094	4,521
	Percent under 18 years	27.4	25.8
	65 years and over	4,653	1,107
	Percent 65 years and over	6.0	6.3
	Median age	31.1	35.0
	<b>EDUCATIONAL ATTAINMENT (Population 25 Years and Over)</b>		
<b>Total</b>	<b>Total</b>	<b>487,726</b>	<b>72,555</b>
	Less than high school diploma	37,934	6,014
	Percent	7.8	8.3
	High school graduate (includes equivalency)	75,562	7,180
	Percent	15.5	9.9
	Some college or associate's degree	74,761	5,954
	Percent	15.3	8.2
	Bachelor's degree or higher	299,469	53,408
	Percent	61.4	73.6
<b>White alone</b>	<b>Total</b>	<b>212,961</b>	<b>39,703</b>
	Less than high school diploma	3,037	753
	Percent	1.4	1.9
	High school graduate (includes equivalency)	5,258	800
	Percent	2.5	2.0
	Some college or degree	11,296	1,347
	Percent	5.3	3.4
	Bachelor's degree or higher	193,370	36,803
	Percent	90.8	92.7

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
<b>Black or African American alone</b>	<b>Total</b>	<b>208,500</b>	<b>18,164</b>
	Less than high school diploma	24,923	2,523
	Percent	12.0	13.9
	High school graduate (includes equivalency)	63,139	4,776
	Percent	30.3	26.3
	Some college or associate's degree	55,618	3,271
	Percent	26.7	18.0
	Bachelor's degree or higher	64,820	7,594
	Percent	31.1	41.8
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	<b>1,471</b>	<b>342</b>
	Less than high school diploma	260	93
	Percent	17.7	27.2
	High school graduate (includes equivalency)	215	99
	Percent	14.6	29.0
	Some college or associate's degree	515	12
	Percent	35.0	3.5
	Bachelor's degree or higher	481	138
	Percent	32.7	40.3
<b>Asian alone</b>	<b>Total</b>	<b>21,651</b>	<b>4,608</b>
	Less than high school diploma	1,203	193
	Percent	5.6	4.2
	High school graduate (includes equivalency)	1,028	157
	Percent	4.7	3.4
	Some college or associate's degree	1,579	217
	Percent	7.3	4.7
	Bachelor's degree or higher	17,841	4,042
	Percent	82	88
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	<b>314</b>	<b>33</b>
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	58	0
	Percent	18.5	0.0
	Some college or associate's degree	49	11
	Percent	15.6	33.0
	Bachelor's degree or higher	207	22
	Percent	65.9	67.0
<b>Some Other Race alone</b>	<b>Total</b>	<b>19,077</b>	<b>4,919</b>
	Less than high school diploma	6,997	2,080

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
	Percent	36.7	42.3
	High school graduate (includes equivalency)	3,697	935
	Percent	19.4	19.0
	Some college or associate's degree	2,321	443
	Percent	12.2	9.0
	Bachelor's degree or higher	6,062	1,461
	Percent	31.8	29.7
<b>Two or More Races</b>	<b>Total</b>	<b>23,752</b>	<b>4,786</b>
	Less than high school diploma	1,514	372
	Percent	6.4	7.8
	High school graduate (includes equivalency)	2,167	412
	Percent	9.1	8.6
	Some college or associate's degree	3,383	653
	Percent	14.2	13.7
	Bachelor's degree or higher	16,688	3,349
	Percent	70.3	70.0
<b>Hispanic or Latino</b>	<b>Total</b>	<b>48,638</b>	<b>11,564</b>
	Less than high school diploma	10,420	3,262
	Percent	21.4	28.2
	High school graduate (includes equivalency)	6,752	1,625
	Percent	13.9	14.0
	Some college or associate's degree	5,798	1,199
	Percent	11.9	10.4
	Bachelor's degree or higher	25,668	5,478
	Percent	52.8	47.4
	<b>DISABILITY STATUS (Civilian noninstitutionalized population)</b>		
<b>Total</b>	<b>Total</b>	<b>673,717</b>	<b>95,590</b>
	Total population with a disability	75,752	7,787
	Percent with a disability	11.2	8.1
	Under 18 years	124,847	13,577
	With a disability	5,522	746
	Percent with a disability	4.4	5.5
	18 to 64 years	467,824	75,669
	With a disability	42,917	4,945
	Percent with a disability	9.2	6.5
	65 years and over	81,046	6,344
	With a disability	27,313	2,097
	Percent with a disability	33.7	33.0

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
<b>White alone</b>	<b>Total</b>	<b>273,195</b>	<b>47,553</b>
	Total population with a disability	15,339	1,989
	Percent with a disability	5.6	4.2
	Under 18 years	32,585	4,142
	With a disability	628	159
	Percent with a disability	1.9	3.8
	18 to 64 years	210,375	41,377
	With a disability	8,213	1,518
	Percent with a disability	3.9	3.7
	65 years and over	30,235	2,034
	With a disability	6,498	312
	Percent with a disability	21.5	15.3
<b>Black or African American alone</b>	<b>Total</b>	<b>299,848</b>	<b>26,802</b>
	Total population with a disability	51,925	4,485
	Percent with a disability	17.3	16.7
	Under 18 years	67,297	4,587
	With a disability	3,707	400
	Percent with a disability	5.5	8.7
	18 to 64 years	187,906	18,832
	With a disability	29,130	2,473
	Percent with a disability	15.5	13.1
	65 years and over	44,645	3,383
	With a disability	19,088	1,612
	Percent with a disability	42.8	47.7
<b>American Indiana and Alaska Native alone</b>	<b>Total</b>	<b>1,951</b>	<b>394</b>
	Total population with a disability	385	104
	Percent with a disability	19.7	26.4
	Under 18 years	263	45
	With a disability	42	0
	Percent with a disability	16.0	0.0
	18 to 64 years	1,136	239
	With a disability	295	90
	Percent with a disability	26.0	37.7
	65 years and over	552	110
	With a disability	48	14
	Percent with a disability	8.7	12.7
<b>Asian alone</b>	<b>Total</b>	<b>27,676</b>	<b>5,221</b>
	Total population with a disability	1,567	118
	Percent with a disability	5.7	2.3



<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
	Under 18 years	2,461	184
	With a disability	62	0
	Percent with a disability	2.5	0.0
	18 to 64 years	23,050	4,822
	With a disability	945	101
	Percent with a disability	4.1	2.1
	65 years and over	2,165	215
	With a disability	560	17
	Percent with a disability	25.9	7.9
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	<b>356</b>	<b>45</b>
	Total population with a disability	11	0
	Percent with a disability	3.1	0.0
	Under 18 years	0	0
	With a disability	0	0
	Percent with a disability	0.0	0.0
	18 to 64 years	313	45
	With a disability	11	0
	Percent with a disability	3.5	0.0
	65 years and over	43	0
	With a disability	0	0
	Percent with a disability	0.0	0.0
<b>Some Other Race alone</b>	<b>Total</b>	<b>32,212</b>	<b>8,510</b>
	Total population with a disability	2,463	550
	Percent with a disability	7.6	6.5
	Under 18 years	10,777	2,721
	With a disability	675	172
	Percent with a disability	6.3	6.3
	18 to 64 years	20,359	5,448
	With a disability	1,594	331
	Percent with a disability	7.8	6.1
	65 years and over	1,076	341
	With a disability	194	47
	Percent with a disability	18.0	13.8
<b>Two or More Races</b>	<b>Total</b>	<b>38,479</b>	<b>7,065</b>
	Total population with a disability	4,062	541
	Percent with a disability	10.6	7.7
	Under 18 years	11,464	1,898
	With a disability	408	15
	Percent with a disability	3.6	0.8

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
	18 to 64 years	24,685	4,906
	With a disability	2,729	431
	Percent with a disability	11.1	8.8
	65 years and over	2,330	261
	With a disability	925	95
	Percent with a disability	39.7	36.4
<b>Hispanic or Latino</b>	<b>Total</b>	<b>76,233</b>	<b>17,457</b>
	Total population with a disability	5,903	1,396
	Percent with a disability	7.7	8.0
	Under 18 years	21,066	4,518
	With a disability	1,135	313
	Percent with a disability	5.4	6.9
	18 to 64 years	50,570	11,843
	With a disability	3,351	823
	Percent with a disability	6.6	6.9
	65 years and over	4,597	1,097
	With a disability	1,417	260
	Percent with a disability	30.8	23.7
	<b>UNEMPLOYMENT RATE (Population 16 years and over)</b>		
<b>Total</b>	Unemployment rate	7.1	4.4
<b>White alone</b>	Unemployment rate	2.6	2.0
<b>Black or African American alone</b>	Unemployment rate	13.8	11.0
<b>American Indian and Alaska Native alone</b>	Unemployment rate	7.2	14.6
<b>Asian alone</b>	Unemployment rate	5.3	1.9
<b>Native Hawaiian and Other Pacific Islander alone</b>	Unemployment rate	6.2	0.0
<b>Some Other Race alone</b>	Unemployment rate	6.6	5.3
<b>Two or More Races</b>	Unemployment rate	5.2	5.7
<b>Hispanic or Latino</b>	Unemployment rate	4.8	4.0
	<b>POVERTY STATUS</b>		
<b>Total population</b>	Population for whom poverty status is determined	651,618	91,432
	Income in the past 12 months below poverty level	100,618	9,727
	Percent in poverty	15.4	10.6
<b>White alone</b>	Population for whom poverty status is determined	260,575	46,677
	Income in the past 12 months below poverty level	14,190	1,378
	Percent in poverty	5.4	3.0

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
<b>Black or African American alone</b>	Population for whom poverty status is determined	294,532	23,873
	Income in the past 12 months below poverty level	72,900	6,319
	Percent in poverty	24.8	26.5
<b>American Indian and Alaska Native alone</b>	Population for whom poverty status is determined	1,855	394
	Income in the past 12 months below poverty level	585	124
	Percent in poverty	31.5	31.5
<b>Asian alone</b>	Population for whom poverty status is determined	25,504	5,077
	Income in the past 12 months below poverty level	3,446	287
	Percent in poverty	13.5	5.7
<b>Native Hawaiian and Other Pacific Islander alone</b>	Population for whom poverty status is determined	332	33
	Income in the past 12 months below poverty level	18	0
	Percent in poverty	5.4	0.0
<b>Some Other Race alone</b>	Population for whom poverty status is determined	31,667	8,411
	Income in the past 12 months below poverty level	4,968	1,077
	Percent in poverty	15.7	12.8
<b>Two or More Races</b>	Population for whom poverty status is determined	37,153	6,967
	Income in the past 12 months below poverty level	4,511	542
	Percent in poverty	12.1	7.8
<b>Hispanic or Latino</b>	Population for whom poverty status is determined	73,323	17,072
	Income in the past 12 months below poverty level	8,495	1,984
	Percent in poverty	11.6	11.6
	<b>MEDIAN HOUSEHOLD INCOME</b>		
<b>Total households</b>	Median household income (dollars)	93,547	113,534
<b>White alone</b>	Median household income (dollars)	150,563	150,203
<b>Black or African American alone</b>	Median household income (dollars)	51,562	54,172
<b>American Indian and Alaska Native alone</b>	Median household income (dollars)	58,164	29,155
<b>Asian alone</b>	Median household income (dollars)	112,776	105,293
<b>Native Hawaiian and Other Pacific Islander alone</b>	Median household income (dollars)	132,054	N/A
<b>Some Other Race alone</b>	Median household income (dollars)	65,202	69,047
<b>Two or More Races</b>	Median household income (dollars)	96,003	113,187

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT MID-CITY</b>
<b>Hispanic or Latino</b>	Median household income (dollars)	89,480	86,316
	<b>TENURE</b>		
<b>Total householder</b>	<b>Total</b>	<b>310,104</b>	<b>45,106</b>
	Owner occupied	128,720	17,127
	% owner occupied	41.5%	38.0%
	Renter occupied	181,384	27,979
	% renter occupied	58.5%	62.0%
<b>White alone</b>	<b>Total</b>	<b>138,443</b>	<b>25,126</b>
	Owner occupied	66,450	10,825
	% owner occupied	48.0%	43.1%
	Renter occupied	71,993	14,301
	% renter occupied	52.0%	56.9%
<b>Black or African American alone</b>	<b>Total</b>	<b>132,384</b>	<b>11,560</b>
	Owner occupied	47,665	3,481
	% owner occupied	36.0%	30.1%
	Renter occupied	84,719	8,079
	% renter occupied	64.0%	69.9%
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	<b>1,198</b>	<b>254</b>
	Owner occupied	356	97
	% owner occupied	29.7%	38.3%
	Renter occupied	842	156
	% renter occupied	70.3%	61.7%
<b>Asian alone householder</b>	<b>Total</b>	<b>13,048</b>	<b>2,895</b>
	Owner occupied	5,373	1,044
	% owner occupied	41.2%	36.0%
	Renter occupied	7,675	1,852
	% renter occupied	58.8%	64.0%
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	<b>33</b>	<b>0</b>
	Owner occupied	32	0
	% owner occupied	97.0%	0.0%
	Renter occupied	1	0
	% renter occupied	3.0%	0.0%
<b>Some Other Race alone</b>	<b>Total</b>	<b>9,978</b>	<b>2,607</b>
	Owner occupied	2,416	594
	% owner occupied	24.2%	22.8%
	Renter occupied	7,562	2,013
	% renter occupied	75.8%	77.2%
<b>Two or More Races householder</b>	<b>Total</b>	<b>15,020</b>	<b>2,665</b>

<b>SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2017-2021 ACS (5-YEAR ESTIMATES)</b>			
<b>RACE AND ETHNICITY</b>	<b>VARIABLE</b>	<b>DISTRICT TOTAL</b>	<b>AREA ELEMENT</b>
			<b>MID-CITY</b>
	Owner occupied	6,428	1,086
	% owner occupied	42.8%	40.8%
	Renter occupied	8,592	1,578
	% renter occupied	57.2%	59.2%
<b>Hispanic or Latino</b>	<b>Total</b>	<b>27,098</b>	<b>6,326</b>
	Owner occupied	9,440	1,893
	% owner occupied	34.8%	29.9%
	Renter occupied	17,658	4,433
	% renter occupied	65.2%	70.1%
	<b>HOUSING COST BURDEN</b>		
<b>Total</b>	Total Households	310,104	45,106
	Cost Burdened Households	108,129	13,562
	Not Computed	10,882	966
	Percent of households spending 30% or more of their income on housing	36.1	30.7
<b>Note: Housing cost burden by race is not available</b>			
<i>Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates</i>			

## **APPENDIX B: DMPED COMMUNITY OUTREACH LOG** **March 22, 2022 Through June 5, 2023**

*Please note that DMPED engagement efforts have focused primarily on the site, its potential land disposition process, and what uses may be included. The petition to change the zone from MU-4 to MU-10 for the site was not set down until January, 2023, after which discussions about both the appropriate zone for the site and the RFP process were sometimes discussed simultaneously. Meetings highlighted in yellow were with groups rather than with individuals.*

### **Updated by DMPED Through June 7, 2023**

06/05/23 DMPED staff (DL) spoke with a community member (neighborhood resident Akel) to answer questions about the project.

05/30/23 DMPED staff (DL) communicated with ANC 1C Planning, Zoning, and Transportation Committee member, and SMD 1C05 commissioner (Commissioner Stevens), regarding DMPED's planned RFP.

05/18/23 DMPED staff (DL) communicated with ANC 1C Planning, Zoning, and Transportation Committee member, and SMD 1C05 commissioner (Commissioner Stevens), regarding DMPED's planned RFP and project design.

05/17/23 DMPED staff (DL) appeared before ANC 1C's Planning, Zoning, and Transportation Committee to discuss DMPED's planned RFP, OP's zoning application, and community engagement.

05/17/23 DMPED staff (DL) communicated with ANC 1C Planning, Zoning, and Transportation Committee member, and SMD 1C05 commissioner (Commissioner Stevens), regarding DMPED's planned RFP, the District's process for land disposition, and community engagement.

05/16/23 DMPED staff (DL) communicated with a community member (neighborhood resident Jones) to answer questions about DMPED's planned RFP.

05/16/23 DMPED staff (DL) and OP staff (JL + SC) spoke with ANC 1C Planning, Zoning, and Transportation Committee member, and SMD 1C05 commissioner (Commissioner Stevens), regarding ANC resolution, DMPED's planned RFP, OP's zoning application, and community engagement.

05/15/23 DMPED staff (DL + JM) spoke with 3 members of fire department staff (FEMS Engine Company 9), 3 members of police department staff (MPD 3<sup>rd</sup> District), and 3 neighbors (residents Mousavi, Jones, Seaborn) while installing signs for the zoning hearing at the site. Topics discussed include signs, timelines, ANC meetings and resolutions, DMPED's planned RFP, OP's zoning application, setbacks and other zone requirements, historic context, and community engagement.

05/12/23 DMPED staff (DL) spoke with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) regarding ANC resolutions, DMPED's planned RFP, OP's zoning application, and community engagement.

05/08/23 DMPED staff (DL) communicated with a community member (neighborhood resident Akel) to relay letter from the Interim Deputy Mayor in response to questions about DMPED's planned RFP.

04/24/23 DMPED staff (DL) communicated with a community member (neighborhood resident Jones) to answer questions about OP's zoning application, ANC resolutions, and DMPED's planned RFP.

04/20/23 DMPED staff (DL) spoke with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) regarding ANC resolution, zoning, and community engagement.

04/11/23 DMPED staff (DL) appeared before ANC 2B (full board) to discuss DMPED's planned RFP, OP's zoning application, and community engagement.

04/10/23 DMPED staff (DL) communicated with a community member (Yates) to answer questions about DMPED's planned RFP.

04/06/23 DMPED staff (DL) appeared before ANC 2B's Land Use Committee to discuss DMPED's planned RFP, OP's zoning application, and community engagement.

04/06/23 DMPED staff (DL) communicated with a community member (neighborhood resident Shelby) to answer questions about the project including, in particular, how to submit written testimony to the ZC.

04/04/23 DMPED staff (DL) joined ANC 1B (full board) meeting prepared to discuss DMPED's planned RFP, OP's zoning application, and community engagement (in this instance, no questions were asked of DMPED).

04/04/23 DMPED staff (DL) communicated with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) regarding community goals and concerns.

03/20/23 DMPED staff (DL) communicated by email with three ANC 1B commissioners (Commissioners Handerhan, Kensek, and Fields) and by phone with one ANC 1B commissioner (Commissioner Kensek) regarding local civic associations, community goals and concerns, and DMPED's planned RFP.

03/20/23 DMPED staff (DL) communicated with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) regarding DMPED's March Madness event and the RFP.

03/20/23 DMPED staff (DL) communicated with a community member (neighborhood resident Akel) regarding the site's history and past work on the fire station.

03/16/23 DMPED staff (DL) communicated with a community member (neighborhood resident Holden) to receive comments and answer questions about the ANC meetings, zoning, and RFP.

03/16/23 DMPED staff (DL) appeared before ANC 1B's Economic Development Committee to discuss DMPED's planned RFP, OP's zoning application, and community engagement.

03/16/23 DMPED announced further details regarding the property and RFP at its annual March Madness event. DMPED staff (DL) present and available to speak with members of the public about the property and RFP.

03/15/23 DMPED staff (DL) appeared before ANC 1C's Planning, Zoning, and Transportation Committee to discuss DMPED's planned RFP, OP's zoning application, and community engagement.

03/13/23 OP staff (Steve Cochran, Zoning & Special Projects Planner) met with neighbors (approximately 20 in total) in a special meeting (organized by neighborhood resident Akel) to discuss the zoning application.

03/13/23 DMPED staff (DL) spoke with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) regarding RFP timing, process, and community engagement.

03/13/23 DMPED staff (DL) communicated with a community member (neighborhood resident Shelby) to answer questions about the project including, in particular, how to submit written testimony to the ZC.

03/09/23 DMPED staff (DL) spoke with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) regarding RFP timing, process, and community engagement.

03/06/23 DMPED staff (DL) spoke with a community member (neighborhood resident Akel) to answer questions about the project.

02/27/23 DMPED staff (DL) communicated with a community member (Yates) to answer questions about DMPED's planned RFP.

02/17/23 DMPED staff (DL) communicated with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) to answer questions about the project including, in particular, how and when to submit written testimony to the ZC.

02/16/23 DMPED staff (DL) appeared before ANC 1B's Economic Development Committee to discuss DMPED's planned RFP, OP's zoning application, and community engagement.

02/16/23 DMPED staff (DL) spoke with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) regarding RFP timing, process, and community engagement.

02/08/23 DMPED staff (DL) spoke with a community member (neighborhood resident Akel) to answer questions about the project.

02/08/23 DMPED staff (DL) communicated with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) to answer questions



about the project including, in particular, the process and timing for a zoning hearing and how and when to submit written testimony to the ZC.

02/07/23 DMPED staff (DL) communicated with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) to answer questions about the project including, in particular, the process and timing for a zoning hearing and how and when to submit written testimony to the ZC.

02/01/23 DMPED staff (DL) appeared before ANC 2B's Land Use Committee to discuss DMPED's planned RFP, OP's zoning application, and community engagement.

12/19/22 DMPED staff (project manager DL) communicated with ANC 1B Vice Chair, Economic Development Committee Chair, and SMD 1B01 commissioner (Commissioner Handerhan) and a fellow commissioner, SMD 1B07, regarding RFP timing and process.

07/14/22 Surplus hearing (public hearing conducted by DMPED with notice to ANC and DC Register one month earlier).

05/02/22 DMPED staff (AF) spoke with a community member (neighborhood resident Akel) to answer questions about the project.

04/11/22 DMPED staff (AF, EE) spoke with ANC 1C Chair and SMD 1C08 commissioner (Commissioner Clem) regarding RFP timing, process and community engagement.

03/25/22 DMPED announced its intention to RFP the property at its annual March Madness event. DMPED staff (project manager AF) present and available to speak with members of the public about the property and RFP.