

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Ron Barron, Development Review Specialist
JL for Jennifer Steingasser, Deputy Director, Development, Design & Preservation

DATE: July 5, 2024

SUBJECT: Hearing Report: Zoning Commission Map Amendment Case 24-02, to Rezone Lots 1-9, 35, 800, and 801 in Square 5123, Lots 9, 10, 809 and 814 in Square 5170, and PAR 0184 0100 from PDR-1 and RA-1 to MU-5B.

I. PROPOSAL AND RECOMMENDATION

The applicant, WMATA, filed an application requesting a map amendment to rezone the subject site from PDR-1 and RA-1 to MU-5B. OP recommends that the Zoning Commission **approve** the application. OP further recommends that the proposed map amendment would not be appropriate for IZ Plus, as this planning area and ANC have a high level of affordable housing, and additional market rate housing is desired. Regular IZ would apply.

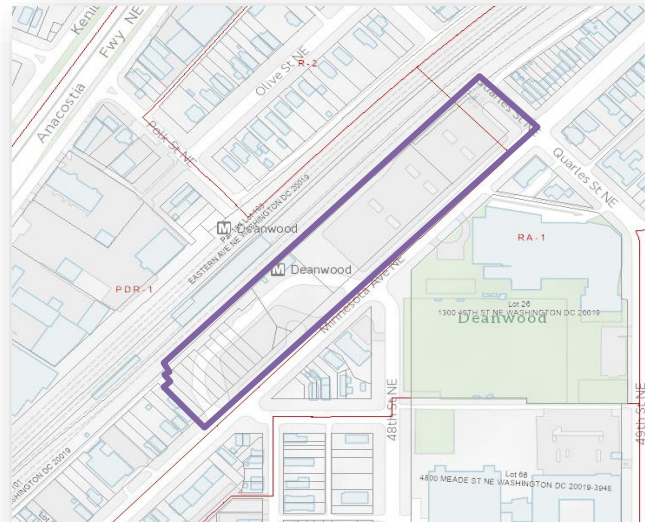
As discussed below and in more detail in the OP Setdown Report at [Exhibit 12](#) and the applicant filings at Exhibit 2, pre-hearing statement at Exhibit 15, and supplemental filings at Exhibit 23, the application is, on balance, not inconsistent with the Comprehensive Plan, including when viewed through a Racial Equity Lens, and would implement changes made to the Future Land Use Map when the Comprehensive Plan was updated in 2021.

II. APPLICATION-IN-BRIEF

Petitioner	WMATA, represented by Goulston & Storrs
Existing Zoning	Predominantly PDR-1 (moderate intensity industrial) with some RA-1 (moderate density residential)
Proposed Zoning	MU-5B (medium density mixed use)
Address	Deanwood Metrorail Parking Lot
Legal Description	Square 5123 Lots 1-9, 35, 800, & 801; Sq. 5170 Lots 9, 10, 809, 814; and PAR 0184 0100
Ward and ANC:	Ward 7; ANC 7C
Property Size:	167,073 square feet
Existing Development on Site	Parking lot for Deanwood Metro Station
Future Land Use Map Designation:	Mixed Use, Commercial Moderate Density/Residential Medium Density
Generalized Policy Map Designation:	Enhanced/New Neighborhood Centers”, with the bulk of the area designated as a Neighborhood Enhancement Area
Area Element	Far Northeast Far Southeast Area Element
Relevant Small Area Plans	Deanwood Strategic Development Plan

III. SITE AND AREA DESCRIPTION

The subject site consists of several parcels bounded by WMATA's rail lines to the northwest, Quarles Street, NE to the northeast, Minnesota Avenue, NE to the southeast, and private property to the southwest. The parcels are improved with a Metrorail station, bus turnaround, related buildings, daily surface parking for Metrorail users, a "kiss and ride" drop off area, and landscaping. The residential property to the north and south of the site are primarily low to moder-density residential. Opposite the site on Minnesota Ave NE, are the grounds of the Deanwood Community Center and Ron Brown High School.



IV. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The site is mainly zoned PDR-1 with a small area of RA-1 zoned land at the north end of the site. The Applicant is requesting a map amendment to rezone the subject site to MU-5B.

Comparison Zoning Chart: Development Standards and Uses

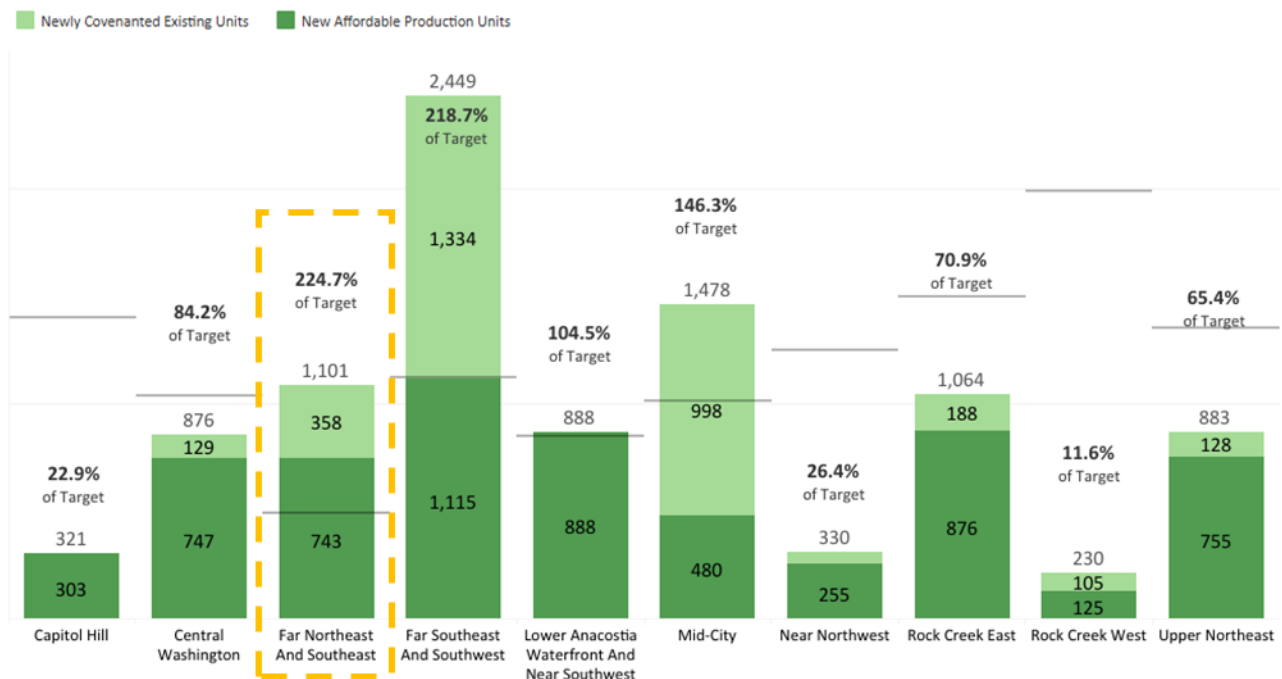
	Existing Zone: PDR-1	Existing Zone: RA-1	Proposed Zone: MU-5B
Height:	50 feet max.	40 feet or 3 stories max	75 feet max.
Lot Area:	No min.	1,800 sq. ft. min	No min.
Lot Width:	No min..	No min.	No min.
FAR:	3.5 max.	Public Library: 2.0 All other: 0.9 IZ: 1.08	3.5 max. 4.2 (IZ)1.5 max non- residential IZ
Penthouse Height:	12 feet max. 15 feet mechanical max.	12 feet max.	20 feet or 1 story max. 2nd story for mechanical.
Lot Occupancy:	No max.	40%	80 % max.
Rear Yard:	12 feet min.	20 feet min.	15 feet min.
Side Yard:	No min.	8 feet min.	None, but if one is provided, 5 feet min.
Main Permitted Uses:			
PDR	yes	no	no
Residential	no	yes	yes
Commercial	yes	no	yes
Office	yes	no	yes
District Library	yes	yes	yes

V. IZ PLUS EVALUATION

IZ Plus requires a higher affordable housing requirement than the standard Inclusionary Zoning requirements in the zoning regulations. An IZ set aside would not be appropriate for the subject site pursuant to Subtitle X § 502 because:

- ANC-7C and the Far Northeast/Southeast Planning Area already have a disproportionate amount of the City's existing dedicated affordable housing;
- According to the OP State Data Center and the [2019 Housing Equity Report](#) prepared by the Office of Planning and the Department of Housing and Community Development, the Far Northeast/Far Southeast Planning Area had the second largest amount (19%) of the city's total dedicated affordable housing units; and
- The Far Northeast/Far Southeast Planning Area has a Housing Production Goal of 2,990 housing units by 2025 and an Affordable Housing Production goal of 490 affordable units. The [DMPED 36,000 by 2025 Dashboard](#) notes that there are 1,101 new affordable units since 2019, so the Planning Area is on track to significantly exceed its 2025 housing goal.

New Affordable Housing Units Since 2019 by Planning Area



Therefore, due to the disproportionate amount of existing affordable housing already in this area, OP does not recommend an IZ Plus requirement in this case.

VI. ZONING COMMISSION RACIAL EQUITY TOOL ANALYSIS

The Comprehensive Plan requires an examination of zoning actions through a racial equity lens. The direction to consider equity “as part of its Comprehensive Plan consistency analysis” 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.

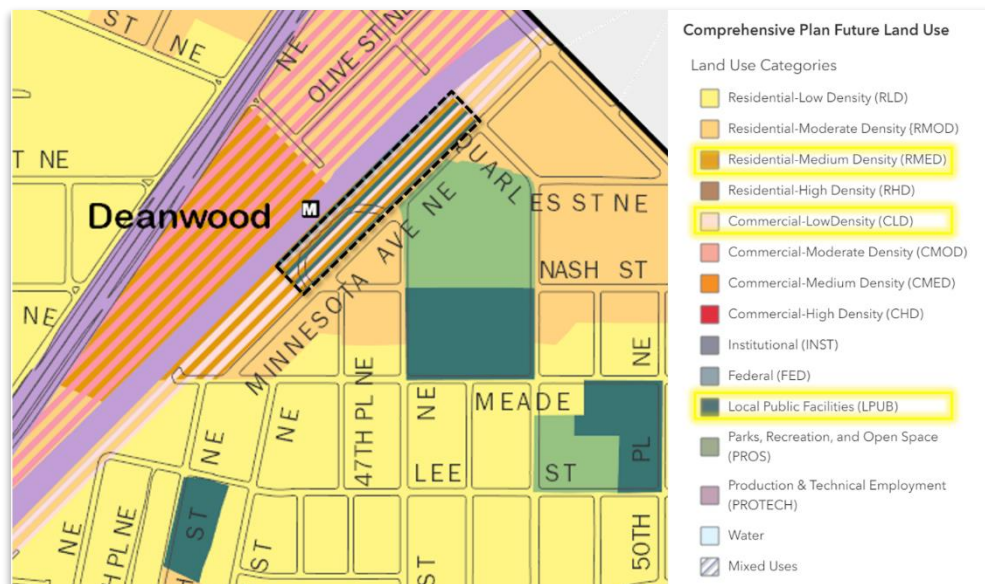
The Commission four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. The Applicant has proposed a zoning map change from the PDR-1 and RA-1 zones to the MU-5B zone. While it can be difficult to assess the actual impact that would result from any development as part of a proposed zoning map amendment, the potential impacts – positive or negative - of new development that would result from the proposed rezoning can be assessed, on the assumption that development consistent with permissions of the new zones would, at some point, be done.

Please refer to the OP Set-down Report at [Exhibit 12](#) for a complete OP Racial Equity Lens analysis, including a brief history of the area, as well as the applicant filings, most recently at [Exhibit 23C](#).

Racial Equity Tool Part 1 – Comprehensive Plan Guidance

Comprehensive Plan Maps

As described in the OP Setdown Report and below, the proposed zoning map amendment would not be inconsistent with the Future Land Map, the Generalized Policy Map, or with the text of the Comprehensive Plan.



Future Land Use Map (FLUM) - In the most recent Comprehensive Plan update, the FLUM designation for the subject property was changed from moderate density residential and low-density commercial to medium density residential, low-density commercial and local public facilities.

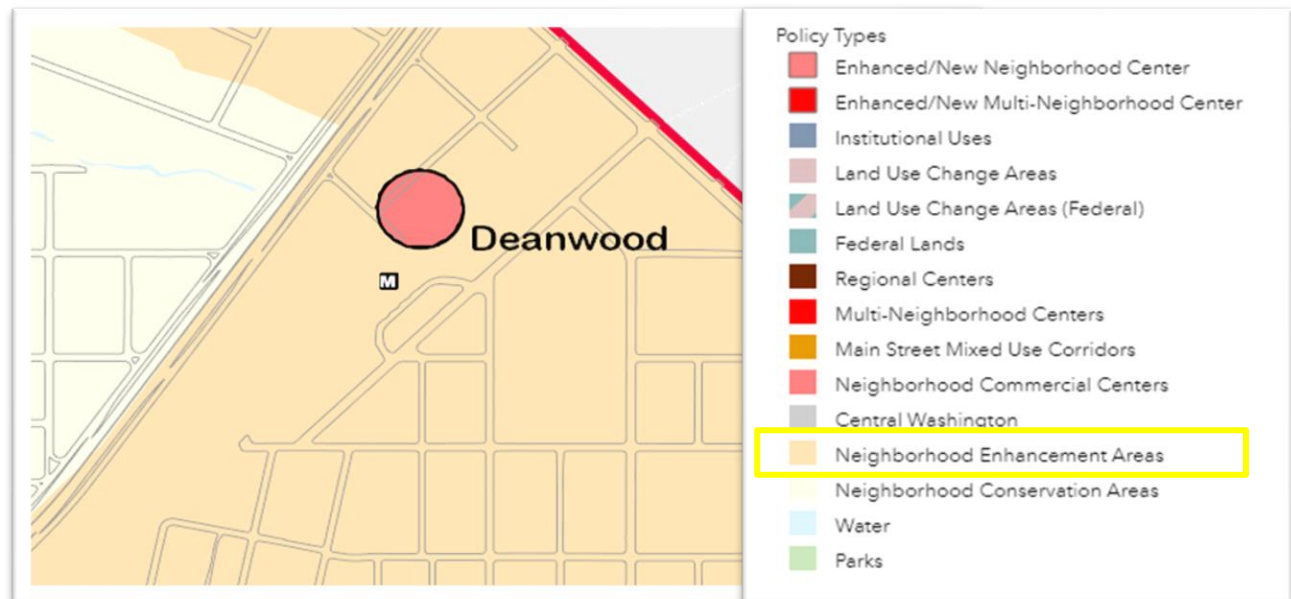
Medium Density Residential: generally suited for mid-rise apartment buildings but may also apply to taller residential buildings surrounded by large areas of permanent open space.

Low Density Commercial: shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. .

Local Public Facilities: 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.

The proposed MU-5B zone is consistent with a medium density mixed use development so it would not be inconsistent with the Comprehensive Plan's FLUM designation for the property.

Generalized Policy Map (GPM) - designates the subject property as being within a Neighborhood Enhancement area, and includes a New Neighborhood Commercial Center.



Neighborhood Enhancement Areas: new development should respond to the existing character, natural features, and existing/planned infrastructure capacity. New housing is encouraged, consistent with the land-use designation on the Future Land Use Map and with Comprehensive Plan policies.

New Neighborhood Commercial Centers: provide retail, office and service uses that meet the day-to-day needs of residents and workers in the adjacent neighborhoods. Many buildings have upper-story residential uses.

The proposed map amendment would not be inconsistent with the Generalized Policy Map's Neighborhood Enhancement and New Neighborhood Commercial Center designations for the area of the site. The density and height permitted in the MU-5B zone would preserve the character and scale of the surrounding neighborhood while providing the opportunity for adequate new residential density adjacent to a Metrorail facility, as well as for a mix of uses neighborhood serving retail and services.

Comprehensive Plan Policies

As noted above, the proposal would not be inconsistent with both Comp Plan Generalized Policy Map and Future Land Use Map. The map amendment proposal is also, on balance, not inconsistent with the Citywide Elements of the Comprehensive Plan and would particularly further the policies of the Land Use, Transportation, Housing, Environmental Protection, Economic Development, Urban Design and Community Services and Facilities Elements, as well as the Far Northeast / Southeast Area Element.

Please refer to the OP Setdown Report at [Exhibit 12](#) for the full list and analysis of the Comp Plan written element policy statements most relevant to this case.

Land Use Element

The proposed rezoning would allow for housing in a zone where currently none is allowed (PDR-1) and increased density consistent with Comp Plan FLUM direction. The site is currently an open paved area used for surface parking, a bus turnaround and kiss-and-ride for the Metro station.

Approval would allow in-fill development at a busy transit stop. The amendment would also promote development along an important corridor in Minnesota Ave. NE. Commercial development on this corridor would support the residential neighborhood, the Ron Brown High School and important public facilities.

Transportation Element:

The requested map amendment would support transit-oriented development at the Deanwood Metro site, as it would allow increased residential density and encourage public transportation use, potentially maximizing transit ridership and reducing the need for private vehicle ownership. The proposed MU-5B zone would also promote equitable access to transportation by facilitating the development of residential units, including affordable housing options, directly adjacent to multiple public transportation options on the Property, and would provide new retail opportunities for the neighborhood at a transit rich location.

Housing Element:

The proposed map amendment would not be inconsistent with the Housing Element of the Comprehensive Plan. The proposed MU-5B zone would enable WMATA to pursue a joint development partner for the underutilized Deanwood Metrorail Park & Ride lot. This redevelopment would include a mix of market-rate and dedicated affordable housing, contributing to the District's goals of housing type diversity and production targets outlined in the Housing Element and 2019 Housing Equity Report. The affordable inclusionary zoning (IZ) units would help to address citywide housing goals for new low- and moderate-income residential units while promoting a more balanced distribution of affordable housing across the city, moving away from the historical concentration on the east side of the Anacostia River.

Environmental Sustainability Element:

The requested MU-5B zone would facilitate the redevelopment of the existing Park & Ride lot from a largely impermeable surface to a more sustainable development. Any new development would be required to adhere to the District's Green Building Act and DOEE's stormwater regulations, prioritizing on-site retention, and would be designed with future regulations for electric vehicle (EV) readiness and net-zero construction in mind. Further, eliminating the existing parking lot would directly mitigate urban heat island effects and contribute to broader environmental improvements for the neighborhood and the District as a whole.

Economic Development Element:

The proposed MU-5B zoning would provide an opportunity to transform an underutilized industrial site into a mixed-use development situated next to Metrorail station and existing residential neighborhoods. The MU-5B zone would allow for new, neighborhood-oriented retail and service businesses. Additionally, the proposed amendment would allow for new housing that would not only expand housing choices but also enhance access to employment opportunities within and around the District by placing residents near major job centers, and add shoppers who could support the local business in the immediate area. While the proposed development of the site is not established, the amount of potential retail space could accommodate a small grocery, and the applicant is encouraged to pursue this use for this site.

Urban Design Element:

The proposed zoning amendment would allow for mixed-use development, including new neighborhood amenities and housing options in the Deanwood community and Ward 7. Any redevelopment of adjacent public spaces would need to adhere to the DDOT standards and Comprehensive Plan goals, including the creation of new pedestrian-oriented sidewalks along active

ground-floor frontages, ensuring safe and comfortable pedestrian circulation. The requested map amendment would also facilitate WMATA's ongoing discussions with D.C. Public Library to explore the feasibility of establishing a new standalone branch library on the site. The inclusion of a public library with any new mixed-use development would serve to activate the area by creating a vibrant hub for public life, and offering a combination of indoor and outdoor gathering spaces for the community.

Community Services and Facilities Element

The applicant has discussed incorporating a new Deanwood branch library into their development plans to replace the existing branch currently housed within the Deanwood Recreation Center across Minnesota Avenue. An improved facility would improve accessibility for the community and Ward 7 via both Metrorail and Metrobus connections.

Far Northeast / Far Southeast Area Element Policies

The 2021 Update to the Comp Plan notes that “*more density is appropriate on land within one-quarter mile of the Metro Stations at Minnesota Avenue, Benning Road, and Deanwood...*”; that neighborhood including Deanwood would “*benefit from additional quality retail services*”; and that “*... public facilities in Far Northeast and Southeast should be upgraded to meet the needs of the community*”. (p. 17-10)

The Plan encourages more development in this area and the proposed MU-5B could help to achieve this goal. The proposed zone would be sited adjacent to an existing Metrorail station and along Minnesota Avenue, which is a street appropriate for more mixed-use and residential density. This map amendment could attract more new housing development to this location and help to protect the surrounding single-family community by focusing development to this location. Specifically, the proposed amendment would further the following policies and actions:

The subject property is located within the Deanwood Metro Policy Focus Area, which also encourages new housing at a scale and density that would complement prevailing community character (1712.3).

Potential Inconsistencies

Potential inconsistencies relate to policies encouraging the deeper affordability provisions of IZ+ as well as with the design consistency policies stated below.

LU-1.4.C: Metro Station and Inclusionary Zoning and H-1.2.4: Housing Affordability on Publicly Owned Sites

This map amendment could facilitate a new residential development adjacent to Metrorail station. As stated elsewhere in this report, the Far Northeast / Southeast Planning Area Element has considerably more income-restricted affordable housing than most other areas of the District, so is not recommending the establishment of IZ Plus on this site, although any new development would be subject to the provisions of the regular Inclusionary Zoning Program. This is balanced by the proposal potentially helping to balance the inequity in the distribution of market rate units that new housing development would bring to the area.

UD-2.2.4: Transitions in Building Intensity

The permitted building height and density of the MU-5B zone is consistent with the Comp Plan, and the zoning maps. While this allowable density is greater than allowed in the RA-1 and R-2 zones which abut the proposed zone, the subject properties are largely separated from residentially zoned properties by streets and the metro tracks which mitigates the need for additional transitions. Further, the PDR-1 zone allows for non-residential height and density that is not significantly

dissimilar to the MU-5B zone proposed for the subject site. The proposed map amendment would allow more people to live in a transit-oriented location. On balance, the proposed map amendment would help to further development priorities in the District.

Other Plans and Initiatives:

Deanwood / Great Streets – Nannie Helen Burroughs Ave. NE & Minnesota Ave NE Strategic Development Plan (Approved by Council, July 15, 2008).

The proposed map amendment would not be inconsistent with the recommendations of the Deanwood / Great Streets Strategic Development Plan. The plan was produced in March of 2008 and adopted by the City Council in July of that year. The plan specifically called out the area around the Deanwood metro station as an opportunity site for neighborhood enhancement. The proposed MU-5A zone would be not inconsistent with the development types envisaged in the plan, which included new residential development, community serving retail and public services.

Comprehensive Community Development Model

In 2021 the Office of Planning, Deputy Mayor of Economic Development, and the Coalition for Non-profit Housing and Economic Development released the Comprehensive Community Development Model (CCDM), which is a community-led strategy to support neighborhood development in the east end of Ward 7, which includes the subject site. This document contains recommended policies, programs, and practices to address key issues in housing, economic and workforce development, health and wellness, and youth development.

The proposed map amendment would help implement the CCDM by increasing the redevelopment potential for the property to potentially bring housing and additional commercial space to the area.

Racial Equity Tool Part 2 – Community Outreach and Engagement

The applicant has provided details regarding their continued outreach in their Pre-Hearing Statement (Ex. 15), updated as part of their supplemental statement at [Exhibit 23B](#). In addition to their responses to Commissioner comments, the applicant met with and discussed the setdown report and Commissioner comments with the ANC 7C Chairman and is planning to present before the full ANC on July 11, 2024. The applicant also states they met with the Deanwood Citizens Association and summarized the results of their Compact Community Hearing (Ex. 15A1 through 15A5). The applicant also hosted an open house on June 4, 2024, and distributed flyers advertising the open house and the Zoning Commission public hearing dates.

Racial Equity Tool Part 3 – Disaggregated Data Regarding Race and Ethnicity

Analysis of census data over time can yield insights into trends in the planning area. At the time of the OP set-down report, the State Data Center had not yet processed and formatted the most recent American Community Survey (ACS) data; this data is now available and used in this report. As such, the following tables compare the 2018-2022 American Community Survey data with data from the 2012-2016 period, available from [OP's State Data Center](#). Each table below covers both 5-year periods and compares the data from the Upper Northeast planning area, in which the subject site is located, with District-wide data.

The subject property is located towards the northern end of Ward 7 and the Far Northeast/Far Southeast Planning Area. More than 90% of the population is Black and the area has some of the oldest, consistently Black/African American communities in the District. Generally speaking, the population of the Far Northeast/Far Southeast Planning Area is more economically vulnerable than residents in the District as a whole. The data below shows lower rates of homeownership, higher

rates of renting, unemployment, housing cost burden and poverty, all of which correlate with an increased risk of displacement.

Population/Race or Ethnicity

The 2018 – 2022 estimates indicate that the population of the area rose between the two time periods. The black population of the planning area still represents a significant majority of all residents. White residents represent less than 3% of the planning area population and with all other categories combined making up less than 10%. Although the estimates indicate that the Black population increased between the two time periods, the percentage of Black residents declined.

Table 1: Population/Race or Ethnicity Districtwide and in the Planning Area

Race or Ethnicity	Districtwide (2012-2016)	FNE/SE (2012-2016)	FNE/SE %	Districtwide (2018-2022)	FNE/SE (2018-2022)	FNE/SE %
Total Population	659,009	79,960	12.10%	670,587	84,7780	12.64%
White	266,035	1,669	2.10%	265,633	2,357	2.78%
Black	318,598	75,042	93.80%	297,101	76,802	90.59%
American Indian and Alaskan Native	2,174	238	0.29%	2,209	275	0.32%
Asian	24,036	352	0.44%	27,067	273	0.32%
Native Hawaiian and Other Pacific Islander	271	39	0.40%	420	25	0.03%
Some other race	29,650	1,706	2.30%	30,879	1,905	2.25%
Two or more races	18,245	923	1.15%	47,278	3,142	3.71%
Hispanic or Latino	69,106	2,775	3.47%	77,168	3,808	4.49%

Median Income

The median income for the planning area is about \$55,800 or half of the Districtwide median household income. The income gap between White and Black residents is also significant. Although the data indicates that the median income for Black residents rose between the two time periods, the increase was significantly less than that of other groups, including white and Hispanic residents and remains significantly less than that of other groups.

Table 2: Median Income Districtwide and in the Far Northeast/Far Southeast Planning Area

Median Income	Districtwide (2012-2016)	FNE/SE (2012-2016)	Districtwide (2018-2022)	FNE/SE (2018-2022)
Median Household Income	\$72,935	\$37,361	\$101,722	\$55,769
White	\$119,564	\$82,999	\$160,745	\$130,171
Black or African American	\$40,560	\$36,490	\$75,942	\$41,254
American Indian and Alaskan Native	\$51,306	\$67,175	\$60,390	n/a
Asian	\$91,453	\$53,229	\$123,660	n/a

Median Income	Districtwide (2012-2016)	FNE/SE (2012-2016)	Districtwide (2018-2022)	FNE/SE (2018-2022)
Native Hawaiian and Other Pacific Islander	NA	\$29,500		n/a
Some other races	\$48,047	\$38,473	\$61,851	\$90,218
Two or more races	\$83,243	\$40,841	\$108,455	\$78,758
Hispanic or Latino	\$60,848	\$42,154	\$94,203	\$77,901

Owner and Renter Occupied Households

Lower rates of homeownership and higher rates of renting can indicate increased risk of displacement. The data indicates that the rates of homeownership rose between the two time periods for all groups, and at a rate that was significantly higher for the FNE/SE planning area than for the District as a whole. Homeownership rates for Black residents also rose between the two time periods and at a rate much higher than that of the District as a whole, but remained lower than other categories of resident. White residents have an estimated homeownership rate of 80% which is double that of Black residents.

Table 3: Owner Occupied Households Districtwide and in the Planning Area

Owner Occupancy	Districtwide (2012-2016)	FNE/SE (2012-2016)	Districtwide (2018-2022)	FNE/SE (2018-2022)
Total Owner Occupied	40.70%	35%	41.44%	41%
White	47.80%	62.40%	47.43%	80.05%
Black or African American	35.90%	34.70%	35.86%	39.23%
American Indian and Alaskan Native	32.80%	20.00%	25.77%	30.81%
Asian	39.40%	29.10%	42.37%	63.29%
Native Hawaiian and Other Pacific Islander	9.10%	0.00%	64.20%	0.00%
Some other races	17.50%	30.20%	26.62%	58.17%
Two or more races	32.70%	23.40%	43.85%	42.09%
Hispanic or Latino	30.90%	44.50%	35.31%	57.47%

Table 4: Renter Occupied Households Districtwide and in the Planning Area

Renter Occupancy	Districtwide 2012-2016	FNE/SE 2012-2016	Districtwide (2018-2022)	FNE/SE (2018-2022)
Total Renter Occupancy	59.30%	65.00%	58.56%	59.12%
White	52.20%	37.60%	52.57%	19.95%
Black or African American	64.10%	65.30%	64.14%	60.77%
American Indian and Alaskan Native	67.20%	80.00%	74.23%	69.19%
Asian	60.60%	70.90%	57.63%	36.71%
Native Hawaiian and Other Pacific Islander	90.90%	100%	35.80%	0%

Renter Occupancy	Districtwide 2012-2016	FNE/SE 2012-2016	Districtwide (2018-2022)	FNE/SE (2018-2022)
Some other races	82.50%	69.80%	73.38%	41.83%
Two or more races	67.30%	76.60%	56.15%	57.91%
Hispanic or Latino	69.10%	55.50%	64.69%	42.53%

Age/Special Populations

The population of the planning area is younger than the District as a whole. Persons under 18 years in the planning area are 25% of the population compared to 18% Districtwide. The planning area also has a higher rate of residents of residents who are 65 years or older, and a significantly higher rate of residents with a disability than the District. These residents tend to be on fixed incomes and may be able to adjust to price shocks in the housing market, particularly if options for alternative housing are not available in the neighborhood.

Table 5: Age/Special Populations in the District and the Planning Area

	Districtwide (2012-2016)	FNE/SE (2012-2016)	Districtwide (2018-2022)	FNE/SE (2018-2022)
Persons 65 or Older	11.40%	12.90%	12.26%	14.06%
Persons Under 18 Years	17.40%	24.30%	18.46%	24.65%
Disability Rate	11.30%	19.40%	10.98%	17.14%

Unemployment, Cost Burden and Poverty

The unemployment rate and the poverty rate declined between the two time periods in the planning area, and at a rate greater than that of the District as a whole, but remained higher for the planning area than for the District as a whole. Households that are cost burdened – meaning devoting more than 30% of their income on housing costs – also declined both District-wide and in the planning area between the two time periods, but the rate in the planning area remains almost 10% higher in the planning area than elsewhere in the District. This is likely related to the higher rates of unemployment and poverty that are present in the planning area.

Table 6: General Characteristics of the Planning Area and District

Characteristic	Districtwide 2012-2016	FNE/SE 2012-2016	Districtwide (2018-2022)	FNE/SE (2018-2022)
Unemployment Rate	8.70%	18.20%	7.11%	15.34%
Cost Burdened Households	38.60%	47.10%	36.12%	44.97%
Poverty Rate	17.90%	27.60%	15.10%	24.44%

Racial Equity Tool Part 4 – Zoning Commission Evaluation Factors

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Please also refer to the applicant filings, particularly at [Exhibit 23C](#), and the OP’s analysis above under Part 1 of the Racial Equity Tool discussion for policies which potentially would be advanced by the requested PUD and map amendment.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	This is a map amendment so there is no project attached to this zoning action. If approved the property could be redeveloped, however, the site is currently surface parking and bus infrastructure. Therefore, it would result in no direct displacement of residents or businesses.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	The property currently has no housing, and is separated by roadways, metro lines, and remaining PDR lands from other housing areas. It is a unique site located on existing transit related infrastructure. It is not expected to result in indirect displacement, and new residential units could provide additional housing opportunities for existing housing cost-burdened residents of the area.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	This proposed map amendment has the potential to provide new housing opportunities on a site where not exists now and is not permitted under current zoning for most of the site. Any new housing developed on the property would include, at a minimum, affordable housing consistent with IZ.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Infrastructure Improvements ▪ Arts and Culture ▪ Environmental Changes ▪ Streetscape Improvements 	<p>Redevelopment would result in public space, streetscape, and stormwater infrastructure improvements. The property will be required to comply with the most current standards and codes for these areas. The applicant is also pursuing space for an expanded community library. Approval of the map amendment would further this objective.</p> <p>The applicant is encouraged to work with the community on providing ways to celebrate the arts, culture and history of the community as part of any new development on this prominent site.</p>
Employment Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation 	New development consistent with the proposed zone could result in jobs related to construction, building maintenance and property management, and in any new commercial space provided on the site.
Access to Services	<ul style="list-style-type: none"> ▪ Healthcare ▪ Addition of Retail/Access to New Services 	The site is close to public and charter schools, and across from the Deanwood Community Center. The site could accommodate a new and improved library for the community, and could include new retail or service opportunities as well as new residents to support local retail options.
Community	How did community outreach and engagement inform/change the zoning action?	The applicant most recently describes their community outreach efforts as part of Exhibit 23B . This includes the applicant holding a “Compact Hearing” in July 2023; meeting with ANC 7C in January, March, and May 2024; and presenting to the Deadwood Civic Association in February, May, and June 2024. The applicant also hosted an open house on June 4, 2024, and anticipates returning to the ANC July 11, 2024. Finally, the filing indicates that the applicant distributed flyers advertising the open house and the Zoning Commission public hearing. The applicant notes that these conversations informed their decision to pursue the partnership with DCPL and to focus on community serving retail.

VII. SUMMARY OF PLANNING ANALYSIS

The subject property is in an area that experienced many years of disinvestment, poverty, unemployment, and crime. Until relatively recently, the Far Northeast/Far Southeast Planning Area has experienced minimal private investment. This is changing, and the area is experiencing a significant increase in residential development and capital improvement projects. This proposed map amendment would help to further this by rezoning the property to allow for new housing, retail, and amenity opportunities desired by many in the community. Because the subject sites are currently improved with surface parking and bus infrastructure, no existing commercial tenants or residents would be directly displaced by approval of this map amendment.

VIII. ANC COMMENTS

At Exhibit 11 is a memo from ANC 7C in support of setting this petition down for a public hearing.

IX. AGENCY COMMENTS

At the time of filing of this report, there were no comments from any other agencies in the file.

X. COMMUNITY COMMENTS

At the time of filing of this report, there were no comments from community members in the file.

XI. ATTACHMENTS

Attachment I – 2018-2022 ACS Demographic Data – District and FNESE Planning Area

ATTACHMENT I – DEMOGRAPHIC DATA – DISTRICT AND PLANNING AREA

SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2018-2022 ACS (5-YEAR ESTIMATES)

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE			
Total Population	Total	670,587	84,778
	Under 18 years	124,056	20,952
	Percent under 18 years	18.5	24.7
	65 years and over	84,451	12,158
	Percent 65 years and over	12.6	14.3
	Median age	35.5	36.4
White alone	Total	265,633	2,357
	Under 18 years	31,383	246
	Percent under 18 years	11.8	10.4
	65 years and over	31,132	266
	Percent 65 years and over	11.7	11.3
	Median age	35.3	39.4
Black or African American alone	Total	297,101	76,802
	Under 18 years	65,759	19,029
	Percent under 18 years	22.1	24.8
	65 years and over	46,467	11,363
	Percent 65 years and over	15.6	14.8
	Median age	38.1	35.6
American Indian and Alaska Native alone	Total	2,209	275
	Under 18 years	310	0
	Percent under 18 years	14.0	0.0
	65 years and over	498	51
	Percent 65 years and over	22.5	18.5
	Median age	41.1	58.3
Asian alone	Total	27,067	273
	Under 18 years	2,208	0
	Percent under 18 years	8.2	0.0
	65 years and over	2,234	31
	Percent 65 years and over	8.3	11.4
	Median age	35.6	29.5
Native Hawaiian and Other Pacific Islander alone	Total	420	25
	Under 18 years	16	0
	Percent under 18 years	3.8	0.0
	65 years and over	47	17

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
	Percent 65 years and over	11.2	68.0
	Median age		
Some Other Race alone	Total	30,879	1,905
	Under 18 years	10,450	732
	Percent under 18 years	33.8	38.4
	65 years and over	1,098	32
	Percent 65 years and over	3.6	1.7
	Median age	28.8	24.5
Two or More Races	Total	47,278	3,142
	Under 18 years	13,930	946
	Percent under 18 years	29.5	30.1
	65 years and over	2,975	398
	Percent 65 years and over	6.3	12.7
	Median age	30.8	37.1
Hispanic or Latino	Total	77,168	3,808
(Hispanics can be of any race and are included in race categories above)	Under 18 years	21,334	1,454
	Percent under 18 years	27.6	38.2
	65 years and over	4,868	249
	Percent 65 years and over	6.3	6.5
	Median age	32.2	32.2
EDUCATIONAL ATTAINMENT (Population 25 Years and Over)			
Total	Total	484,596	57,226
	Less than high school diploma	35,377	7,511
	Percent	7.3	13.1
	High school graduate (includes equivalency)	72,816	18,325
	Percent	15.0	32.0
	Some college or associate's degree	72,871	15,715
	Percent	15.0	27.5
	Bachelor's degree or higher	303,532	15,675
	Percent	62.6	27.4
White alone	Total	209,259	2,049
	Less than high school diploma	2,908	128
	Percent	1.4	6.2
	High school graduate (includes equivalency)	5,078	125
	Percent	2.4	6.1
	Some college or associate's degree	10,379	236
	Percent	5.0	11.5

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
	Bachelor's degree or higher	190,894	1,561
	Percent	91.2	76.2
Black or African American alone	Total	204,800	51,688
	Less than high school diploma	23,792	6,975
	Percent	11.6	13.5
	High school graduate (includes equivalency)	60,827	17,509
	Percent	29.7	33.9
	Some college or associate's degree	54,090	14,698
	Percent	26.4	28.4
	Bachelor's degree or higher	66,091	12,506
	Percent	32.3	24.2
American Indian and Alaska Native alone	Total	1,694	218
	Less than high school diploma	243	80
	Percent	14.3	36.7
	High school graduate (includes equivalency)	271	12
	Percent	16.0	5.5
	Some college or associate's degree	537	82
	Percent	31.7	37.6
	Bachelor's degree or higher	643	44
	Percent	38.0	20.2
Asian alone	Total	21,541	257
	Less than high school diploma	989	0
	Percent	4.6	0.0
	High school graduate (includes equivalency)	981	13
	Percent	4.6	5.1
	Some college or associate's degree	1,193	47
	Percent	5.5	18.3
	Bachelor's degree or higher	18,378	197
	Percent	85.3	76.6
Native Hawaiian and Other Pacific Islander alone	Total	361	17
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	43	0
	Percent	11.9	0.0
	Some college or associate's degree	63	17
	Percent	17.5	100.0
	Bachelor's degree or higher	255	0
	Percent	70.6	0.0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
Some Other Race alone	Total	17,520	1,031
	Less than high school diploma	5,549	126
	Percent	31.7	12.2
	High school graduate (includes equivalency)	3,121	252
	Percent	17.8	24.5
	Some college or associate's degree	2,273	217
	Percent	13.0	21.1
	Bachelor's degree or higher	6,577	436
	Percent	37.5	42.3
Two or More Races	Total	29,421	1,966
	Less than high school diploma	1,896	202
	Percent	6.4	10.3
	High school graduate (includes equivalency)	2,495	414
	Percent	8.5	21.1
	Some college or associate's degree	4,336	418
	Percent	14.7	21.3
	Bachelor's degree or higher	20,694	932
	Percent	70.3	47.4
Hispanic or Latino	Total	48,773	2,177
	Less than high school diploma	9,200	259
(Hispanics can be of any race and are included in race categories above)	Percent	18.9	11.9
	High school graduate (includes equivalency)	6,467	590
	Percent	13.3	27.1
	Some college or associate's degree	5,962	439
	Percent	12.2	20.2
	Bachelor's degree or higher	27,144	888
	Percent	55.7	40.8
DISABILITY STATUS (Civilian noninstitutionalized population)			
Total	Total	661,596	84,302
	Total population with a disability	72,659	14,448
	Percent with a disability	10.98	17.14
	Under 18 years	123,804	20,894
	With a disability	5,302	1,441
	Percent with a disability	4.28	6.9
	18 to 64 years	455,562	51,490
	With a disability	40,513	8,222
	Percent with a disability	8.89	15.97
	65 years and over	82,230	11,917

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
	With a disability	26,844	4,785
	Percent with a disability	32.65	40.15
White alone	Total	262,457	2,275
	Total population with a disability	14,048	349
	Percent with a disability	5.35	15.34
	Under 18 years	31,244	219
	With a disability	477	12
	Percent with a disability	1.53	5.48
	18 to 64 years	200,445	1,821
	With a disability	7,140	219
	Percent with a disability	3.56	12.02
	65 years and over	30,768	236
	With a disability	6,431	118
	Percent with a disability	20.9	50.05
Black or African American alone	Total	292,222	76,426
	Total population with a disability	49,642	12,920
	Percent with a disability	16.99	16.91
	Under 18 years	65,675	19,010
	With a disability	3,590	1,090
	Percent with a disability	5.47	5.73
	18 to 64 years	181,881	46,257
	With a disability	27,625	7,399
	Percent with a disability	15.19	15.99
	65 years and over	44,666	11,160
	With a disability	18,427	4,432
	Percent with a disability	41.26	39.71
American Indian and Alaska Native alone	Total	2,209	275
	Total population with a disability	365	127
	Percent with a disability	16.52	46.18
	Under 18 years	310	0
	With a disability	13	0
	Percent with a disability	4.19	#NUM!
	18 to 64 years	1,401	224
	With a disability	297	127
	Percent with a disability	21.2	56.7
	65 years and over	498	51
	With a disability	55	0
	Percent with a disability	11.04	0
Asian alone	Total	26,752	266

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
	Total population with a disability	1,450	55
	Percent with a disability	5.42	20.71
	Under 18 years	2,208	0
	With a disability	58	0
	Percent with a disability	2.63	#NUM!
	18 to 64 years	22,317	242
	With a disability	819	55
	Percent with a disability	3.67	22.76
	65 years and over	2,227	24
	With a disability	573	0
	Percent with a disability	25.73	0
Native Hawaiian and Other Pacific Islander alone	Total	410	25
	Total population with a disability	30	0
	Percent with a disability	7.32	0
	Under 18 years	16	0
	With a disability	0	0
	Percent with a disability	0	#NUM!
	18 to 64 years	355	8
	With a disability	30	0
	Percent with a disability	8.45	0
	65 years and over	39	17
	With a disability	0	0
	Percent with a disability	0	0
Some Other Race alone	Total	30,703	1,902
	Total population with a disability	2,435	251
	Percent with a disability	7.93	13.2
	Under 18 years	10,435	729
	With a disability	745	189
	Percent with a disability	7.14	25.93
	18 to 64 years	19,195	1,141
	With a disability	1,521	62
	Percent with a disability	7.92	5.44
	65 years and over	1,073	32
	With a disability	169	0
	Percent with a disability	15.75	0
Two or More Races	Total	46,843	3,133
	Total population with a disability	4,689	746
	Percent with a disability	10.01	23.81
	Under 18 years	13,916	937

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
	With a disability	419	150
	Percent with a disability	3.01	16.01
	18 to 64 years	29,968	1,798
	With a disability	3,081	361
	Percent with a disability	10.28	20.08
	65 years and over	2,959	398
	With a disability	1,189	235
	Percent with a disability	40.18	59.05
Hispanic or Latino	Total	76,587	3,802
(Hispanics can be of any race and are included in race categories above)	Total population with a disability	5,891	545
	Percent with a disability	7.69	14.34
	Under 18 years	21,309	1,448
	With a disability	1,022	270
	Percent with a disability	4.8	18.65
	18 to 64 years	50,457	2,105
	With a disability	3,175	104
	Percent with a disability	6.29	4.94
	65 years and over	4,821	249
	With a disability	1,694	171
	Percent with a disability	35.14	68.67
UNEMPLOYMENT RATE (Population 16 years and over)			
Total	Unemployment rate	7.1	15.3
White alone	Unemployment rate	2.6	7.5
Black or African American alone	Unemployment rate	14.0	16.3
American Indian and Alaska Native alone	Unemployment rate	2.8	45.0
Asian alone	Unemployment rate	2.7	0.0
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	2.8	32.0
Some Other Race alone	Unemployment rate	8.0	0.0
Two or More Races	Unemployment rate	4.7	9.0
Hispanic or Latino	Unemployment rate	5.3	0.2
POVERTY STATUS			
Total population	Population for whom poverty status is determined	649,184	84,234
	Total Population Below Poverty	98,039	20,589

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
	Percent in poverty	15.1	24.44
White alone	Population for whom poverty status is determined	256,129	2,279
	Total Population Below Poverty	14,374	289
	Percent in poverty	5.61	12.67
Black or African American alone	Population for whom poverty status is determined	288,885	76,385
	Total Population Below Poverty	68,985	19,141
	Percent in poverty	23.88	25.06
American Indian and Alaska Native alone	Population for whom poverty status is determined	2,159	275
	Total Population Below Poverty	512	83
	Percent in poverty	23.71	30.18
Asian alone	Population for whom poverty status is determined	25,320	266
	Total Population Below Poverty	3,379	66
	Percent in poverty	13.35	24.85
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	390	25
	Total Population Below Poverty	53	8
	Percent in poverty	13.59	32
Some Other Race alone	Population for whom poverty status is determined	30,340	1,871
	Income in the past 12 months below poverty level	5,472	160
	Percent in poverty	18.04	8.53
Two or More Races	Population for whom poverty status is determined	45,961	3,133
	Total Population Below Poverty	5,264	843
	Percent in poverty	11.45	26.91
Hispanic or Latino	Population for whom poverty status is determined	75,004	3,802
(Hispanics can be of any race and are included in race categories above)	Total Population Below Poverty	9,600	576
	Percent in poverty	12.8	15.16
MEDIAN HOUSEHOLD INCOME			
Total households	Median household income (dollars)	101,722	55,769
White alone	Median household income (dollars)	160,745	130,171
Black or African American alone	Median household income (dollars)	75,942	41,254

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
American Indian and Alaska Native alone	Median household income (dollars)	60,390	
Asian alone	Median household income (dollars)	123,660	
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)		
Some Other Race alone	Median household income (dollars)	61,851	90,218
Two or More Races	Median household income (dollars)	108,455	78,758
Hispanic or Latino	Median household income (dollars)	94,203	77,901
TENURE			
Total householder	Total	315,785	36,496
	Owner occupied	130,865	14,919
	Renter occupied	184,920	21,576
Renter occupied	% owner occupied	41.4	40.9
	% renter occupied	58.6	59.1
White alone	Total	140,029	1,097
	Owner occupied	66,420	878
	Renter occupied	73,609	219
	% owner occupied	47.4	80.1
	% renter occupied	52.6	20.0
Black or African American alone	Total	131,600	33,303
	Owner occupied	47,195	13,064
	Renter occupied	84,405	20,239
	% owner occupied	35.9	39.2
	% renter occupied	64.1	60.8
American Indian and Alaska Native alone	Total	1,269	185
	Owner occupied	327	57
	Renter occupied	942	128
	% owner occupied	25.8	30.8
	% renter occupied	74.2	69.2
Asian alone householder	Total	13,886	180
	Owner occupied	5,884	114
	Renter occupied	8,002	66
	% owner occupied	42.4	63.3
	% renter occupied	57.6	36.7
Native Hawaiian and Other Pacific Islander alone	Total	81	0
	Owner occupied	52	0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	FNE/SE
	Renter occupied	29	0
	% owner occupied	64.2	#NUM!
	% renter occupied	35.8	#NUM!
Some Other Race alone	Total	9,836	485
	Owner occupied	2,618	282
	Renter occupied	7,218	203
	% owner occupied	26.6	58.2
	% renter occupied	73.4	41.8
Two or More Races householder	Total	19,084	1,247
	Owner occupied	8,369	525
	Renter occupied	10,715	722
	% owner occupied	43.9	42.1
	% renter occupied	56.2	57.9
Hispanic or Latino	Total	29,336	1,083
(Hispanics can be of any race and are included in race categories above)	Owner occupied	10,358	622
	Renter occupied	18,978	461
	% owner occupied	35.3	57.5
	% renter occupied	64.7	42.5
HOUSING COST BURDEN			
Total	Total Households	315,785	36,496
	Cost Burdened Households	110,215	15,632
	Not Computed	10,634	1,734
	Percent of households spending 30% or more of their income on housing	36.1	45.0

Notes: Housing cost burden by race is not available; Hispanics can be of any race and are included in race categories above;

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates