

WMATA

Z.C. Application No. 24-02

Zoning Map Amendment from PDR-1 and RA-1 to MU-5B

Deanwood Metrorail Station

Square 5123 Lots 1-9, 35, 800, and 801

Square 5170 Lots 9, 10, 809, and 814

PAR 0184 0100

Zoning Commission | Public Hearing | July 8, 2024

Background

Site:

- Land Area: 167,073 Square Feet

Site Characteristics:

- WMATA bus loop facility and Metrorail entrance with associated surface parking.

Existing Zoning:

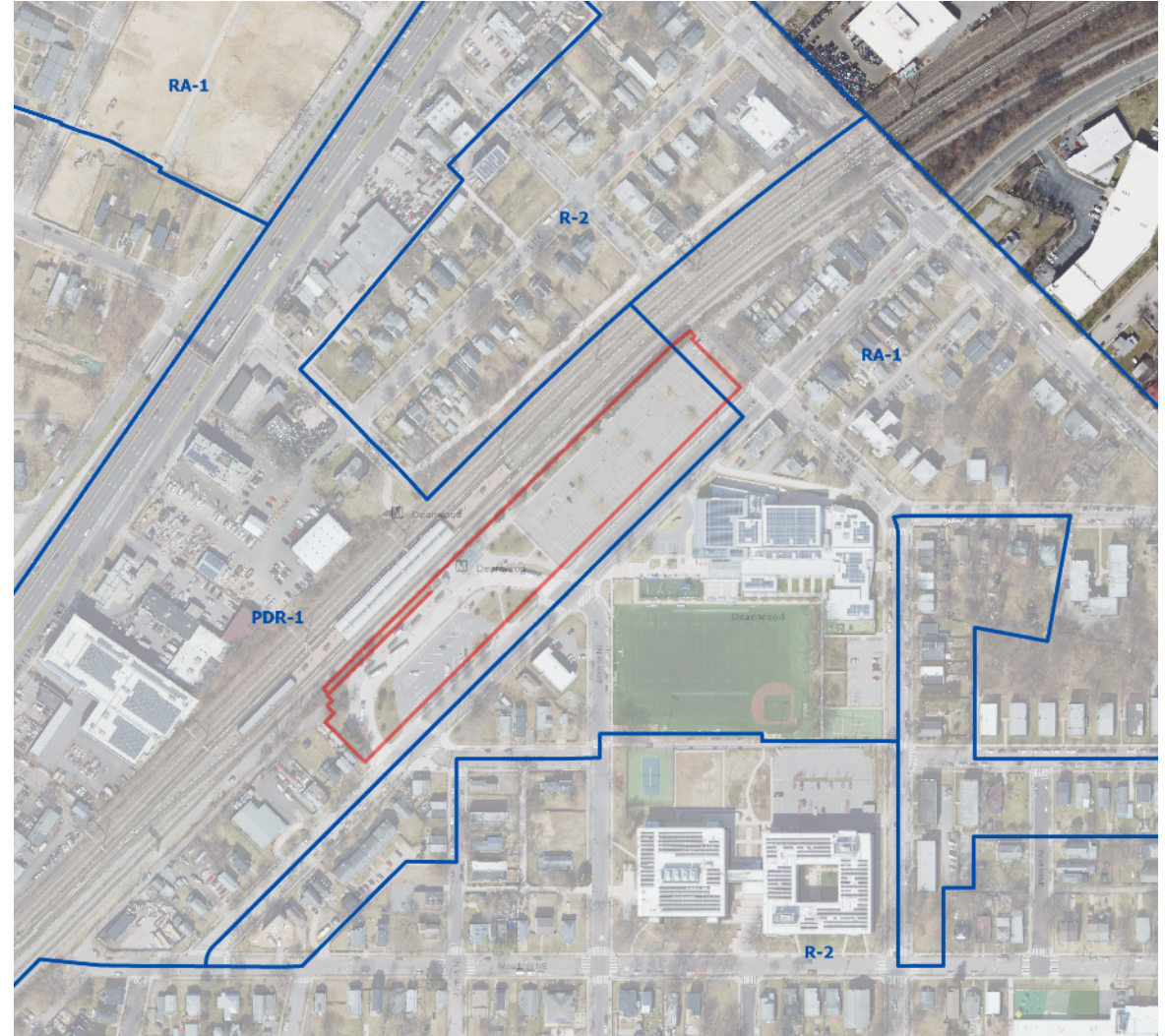
- PDR-1 (Residential Uses Not Permitted)
- RA-1 (Commercial Uses Not Permitted)

Proposed Zoning:

- MU-5B

Future Development:

- Eliminate park and ride lot, but retain other existing transit facilities
- New stand-alone public library is budgeted for (approximately \$24 million)
- Add mix of residential and commercial uses with a future joint development partner



Summary

Comprehensive Plan:

- FLUM: Mixed Use (Med. Res/Low Com/LPUB).
- GPM: Neighborhood Enhancement

Deanwood Strategic Development Plan (2008):

- Mixed-use Medium Density/high priority site

WMATA's 10-Year Strategic Plan for Joint Development:

- Deanwood is first site in DC
- Located in an "Equity Emphasis Area"

DCPL Library Facilities Master Plan/Mayor's FY25 Budget:

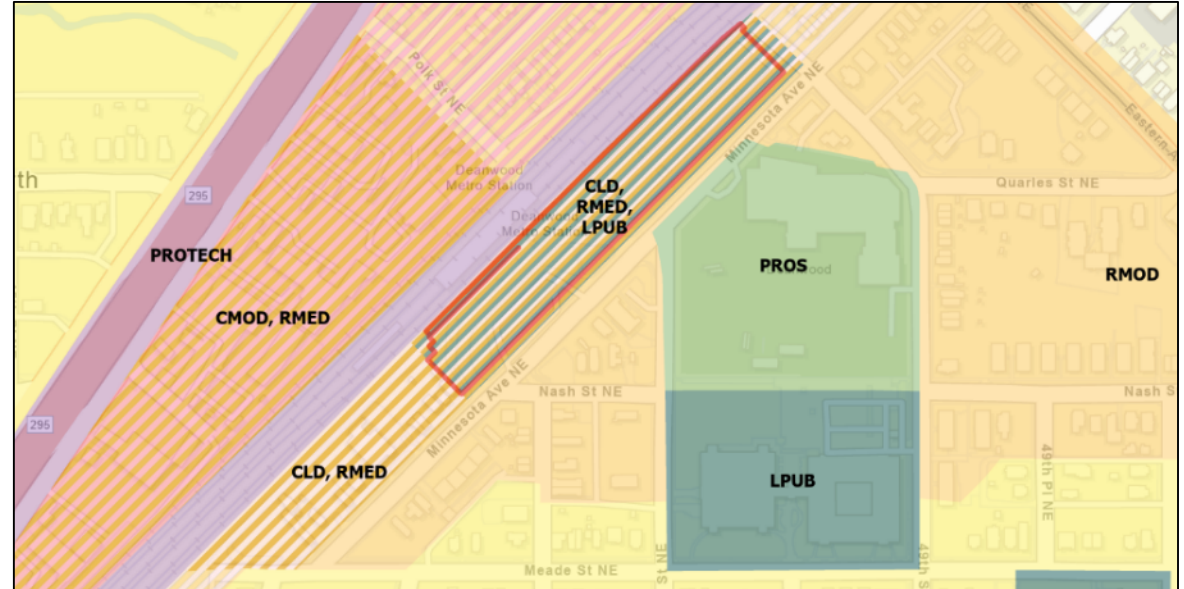
- \$24 million for a new library at Deanwood Station

Mayor's Housing Goals/OP Housing Equity Report:

- Far Northeast has met its affordable housing goals
- No IZ-Plus

Racial Equity Lens:

- Outreach → Community Input → Incorporation



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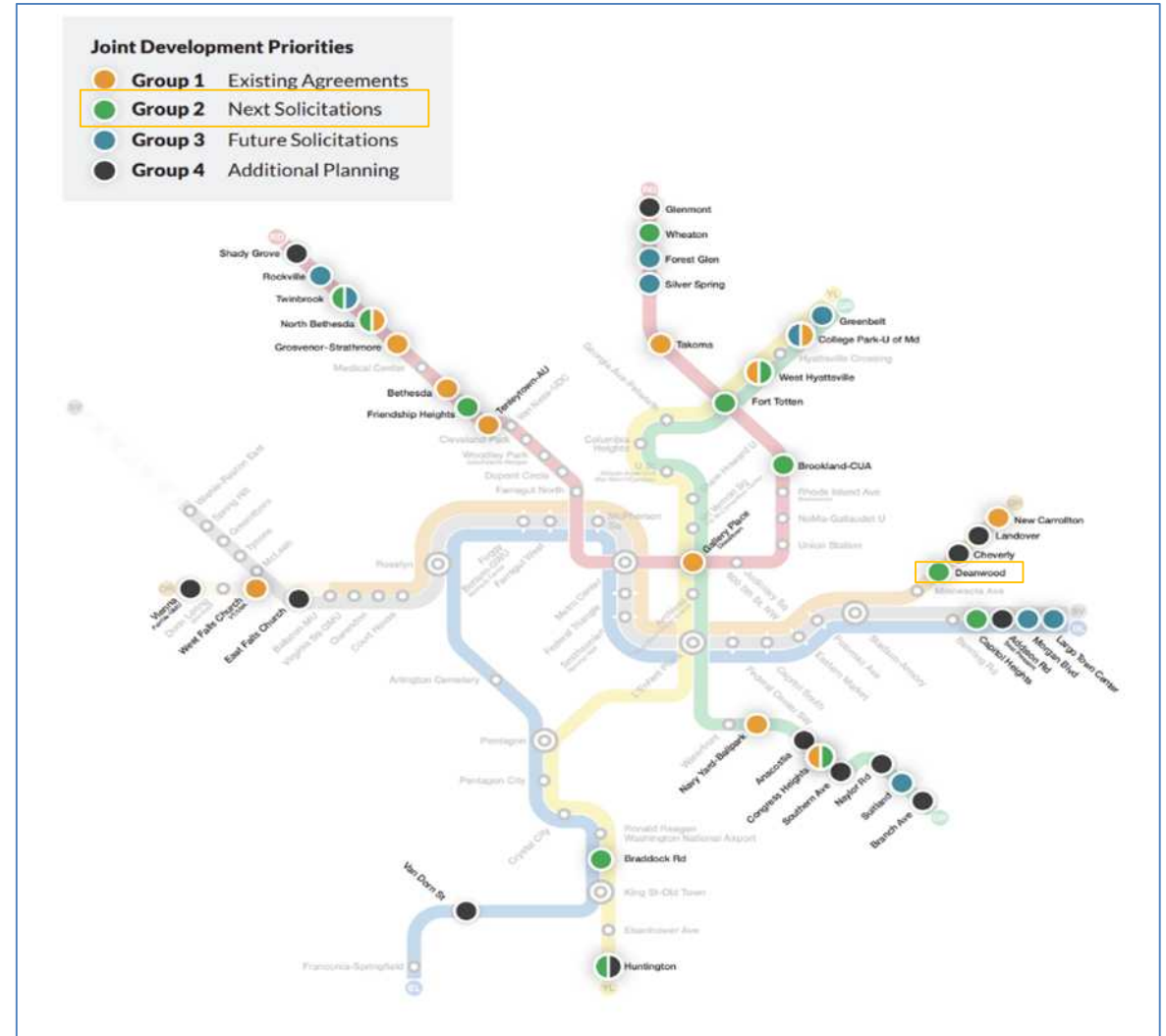
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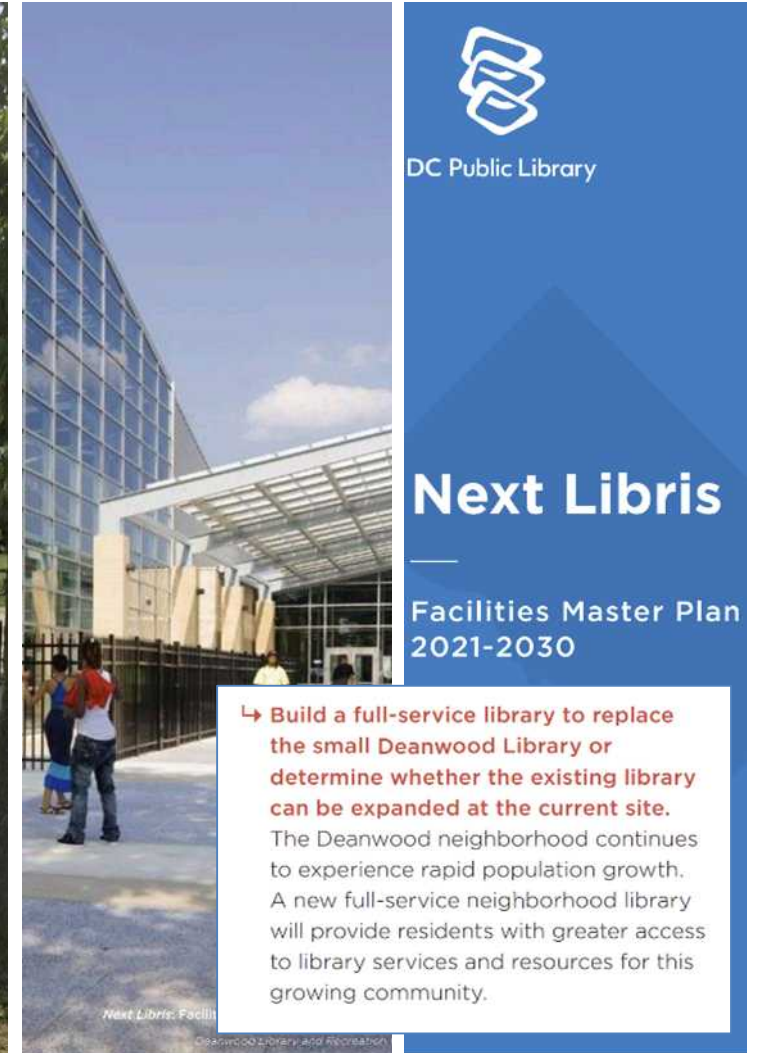
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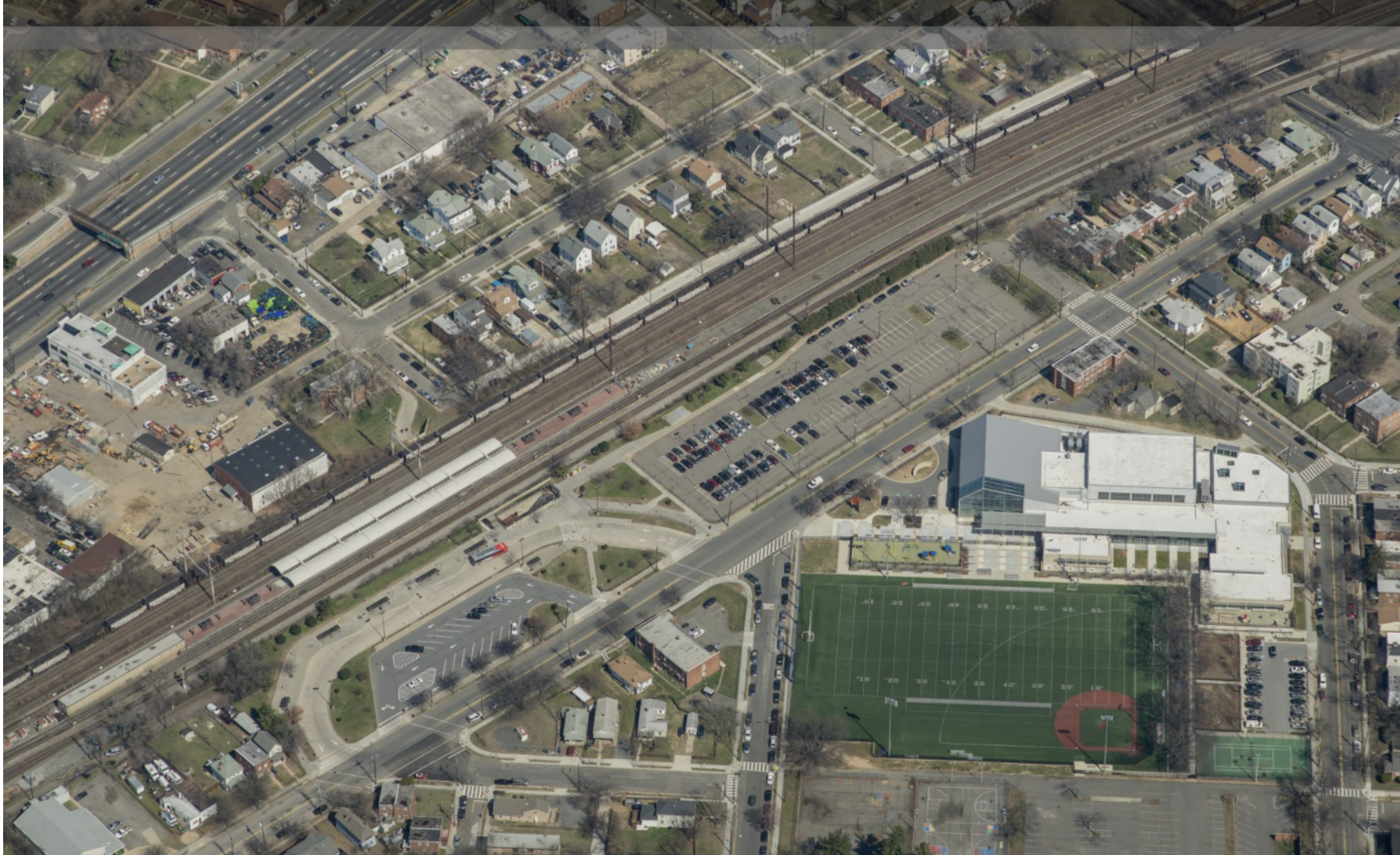
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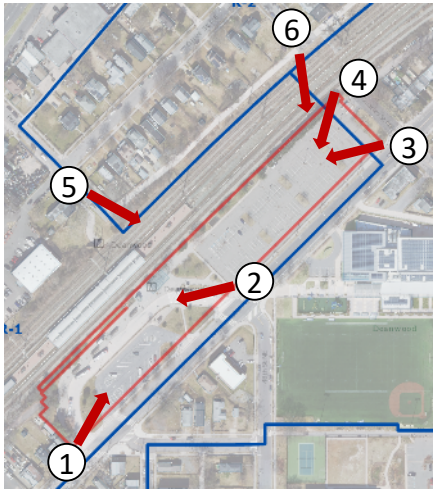
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Subject Property



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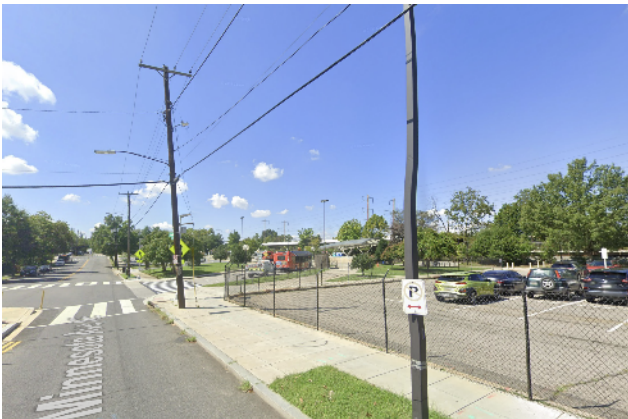
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