

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
JL for Jennifer Steingasser, Deputy Director, Development, Design & Preservation

DATE: January 3, 2025

SUBJECT: OP Hearing Report: ZC 24-06, Zoning Map Amendment for the property at 4650 Benning Road, SE (Square 5344, Lot 802) from the RA-1 to MU-8B zone.

I. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission **approve** the proposed map amendment from the RA-1 zone to the MU-8B zone at 4650 Benning Road, SE.

On balance, the proposal would be not inconsistent with the Comprehensive Plan including when viewed through a Racial Equity Lens using the Zoning Commission’s Racial Equity Tool. The proposal would implement changes made to the Future Land Use Map when the Comprehensive Plan was updated in 2021. OP also recommends that the amendment not be subject to IZ Plus as the planning area and ANC have a high level of existing affordable housing, and additional market rate housing is desired. Further, the property is District owned, and any disposition and development will be subject to affordability requirements of District Law 10-801 which exceeds IZ Plus requirements.

II. BACKGROUND

The Office of the Deputy Mayor for Planning & Economic Development (DMPED) and the Fletcher-Johnson Community Partners LLC (collectively the “Applicant”) submitted a request to rezone the property at 4650 Benning Road, SE (Square 5344, Lot 802) from the RA-1 zone to the MU-8B zone. The application was set down for a public hearing by the Zoning Commission (“ZC”) on June 13, 2024. The [OP Setdown Report](#) is at Exhibit 11, and includes a brief history of the Fletcher Johnson School property and development on the site in Section V of the report.

III. ISSUES RAISED IN THE OP SETDOWN REPORT AND BY THE COMMISSION AT SETDOWN

Issue	Applicant Response	OP Comments
Confirm that the property designation on the GPM is Neighborhood Commercial Center	The Applicant has confirmed that the property is designated as Neighborhood Commercial Center on the GPM.	OP concurs with the information provided by the Applicant.

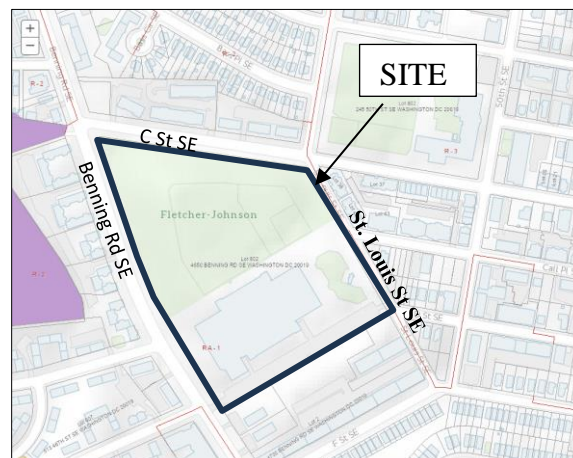
IV. APPLICATION-IN-BRIEF

Petitioner	Office of the Deputy Mayor for Planning & Economic Development (DMPED) and the Fletcher-Johnson Community Partners LLC, represented by Goulston & Storrs
Existing Zoning	RA-1 (moderate density residential)
Proposed Zoning	MU-8B (medium density mixed use)
Address	4650 Benning Road, SE
Legal Description	Square 5344, Lot 802
Ward and ANC:	Ward 7; ANC 7E
Property Size:	664,839 square feet (15.26 acres)
Existing Development on Site	Former Fletcher-Johnson school buildings and athletic fields
Future Land Use Map Designation:	Mixed-Use: Medium Density Residential/Medium Density Commercial/Local Public Facilities
Generalized Policy Map Designation:	Neighborhood Commercial Center
Area Element	Far Northeast & Southeast Area Element
Small Area Plan	Benning Road Corridor Redevelopment Framework Plan (July 15, 2008 through Resolution 17-0879)

V. SITE AND AREA DESCRIPTION

The approximately 664,839 square foot (15.26 acres) property is irregularly shaped and is bounded by Benning Road, SE to the west, C Street, SE to the north, St. Louis Street, SE to the east, and apartment buildings to the south. The property is currently improved with the former Fletcher Johnson School, which was closed in 2008 and the building has not been occupied since 2011. The property is within the Marshall Heights neighborhood.

Properties to the west across Benning Road are developed with two- and three-story apartment buildings, and the KIPP DC School in the RA-1 zone; to the north along C Street are three-story apartment buildings in the RA-1 zone; to the east along St. Louis Street are two- and three-story apartments and single family detached units in the R-3 zone; and to the south, fronting on F Street, are three-story apartment buildings in the RA-1 zone.



VI. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The Applicant has requested a zone map amendment for the subject site, from the RA-1 zone to the MU-8B zone.

The intent of the existing RA-1 zone (Subtitle F § 101.4) is as follows:

“provides for areas predominantly developed with low-to moderate-density development, including detached houses, row houses, and low-rise apartments.”

The intent of the proposed MU-8 zone (Subtitle G § 101.13) is as follows:

- “(a) Permit medium-density mixed-use development with a focus on employment and residential use;*
- (b) Be located in uptown locations, where a large component of development will be office-retail and other non-residential uses; and*
- (c) Be located in or near the Central Employment Area, on arterial streets, in uptown and regional centers, and at rapid transit stops.”*

The Zoning Regulations describes the MU-8 zones as “medium” density, and the Comprehensive Plan Framework Element specifically states the MU-8 and MU-10 Zone Districts are consistent with the Medium Density Category. 227.12. Further, it describes the medium density commercial category as “. . . having **typical density ranges between a FAR of 4.0 and 6.0, with greater density possible when complying with Inclusionary Zoning** or when approved through a Planned Unit Development” 227.12. The Plan also states that, “A range of densities and intensities applies within each category, and the use of different zone districts within each category should reinforce this range. There are many more zone districts than there are Comprehensive Plan land-use categories.” 228.1(e)

Consideration of Other Zones

The Zoning Regulations describe the MU-8 and the MU-10 zones as medium density zones with densities and heights as shown on the table below.

Zone	Density	Height
MU-8A	5.0; 6.0 (IZ) Maximum 1.0 non-residential	70 ft.
MU-8B	5.0; 6.0 (IZ) Maximum 4.0 Non-Residential	70 ft.
MU-10	6.0; 7.2 (IZ) Maximum 3.0 non-residential	90 ft. 100 ft. (IZ)

The MU-8A and MU-8B zones both allow a total FAR of 5.0 and 6.0 with IZ. However, the MU-8A zone limits noncommercial uses to only 1.0 FAR to focus on residential uses with limited non-residential use. The MU-8B zone allows up to 4.0 FAR of nonresidential uses to encourage development with a larger amount of nonresidential uses. The MU-8B zone would be consistent with the mix of uses envisioned for the site through the RFP. Further, the MU-8B zone is appropriate for this site as the Comprehensive Plan Generalized Policy Map recommends the site for a Neighborhood Commercial Center which could include a significant amount of nonresidential uses, and which the MU-8B zone would permit.

The MU-10 zone allows for higher densities and heights (up to 7.2 FAR and 100 feet with IZ). This intensity of development at this location would be towards the high end of what the Comprehensive Plan envisions for this site. Therefore, in this case, the MU-8B zone is appropriate as its permitted

height and density would allow a mixed-use development consistent with Comp Plan policy direction but also provide new development that would be more compatible with the surrounding residential area.

Comparison Zoning Chart: Development Standards and Uses

	Existing Zone RA-1	Proposed Zone MU-8B
Permitted Uses	Uses permitted in the RF zones	MU-Use Group F, which permits most forms of residential, office, retail, and service uses
Height	40 feet or 3 Stories max.	70 feet max.
Penthouse Height	12 feet max.	20 feet or 1 story max. 2 nd story for mechanical space
Lot Area	1,800 sq. ft. min	No min.
Lot Width	No min.	No min.
FAR	0.9; 1.08 IZ max.	5.0 max.; 6.0 (IZ) 4.0 max non-residential
Lot Occupancy	40% max.	Not regulated in zoning
Rear Yard	20 feet min.	15 feet min. 2.5 in./1-foot of vertical distance from the mean finished grade at the middle of the rear of the structure at the highest point of the main roof or parapet wall, but not less than 12 feet.
Side Yard	8 feet min.	None, but if one is provided, 5 feet min.
GAR	0.4 min.	0.25 min.

VII. IZ PLUS EVALUATION

Subtitle X, § 502 presumes that IZ Plus will apply to map amendments except as provided for in Subtitle X § 502.2:

502.2 The requirements of this section shall not apply to a map amendment that:

- ...
- (c) ***The Zoning Commission determines it is not appropriate for IZ Plus due to the mitigating circumstances identified by the Office of Planning in its report recommending that the map amendment not be subject to IZ Plus; or***

IZ Plus requires a higher affordable housing requirement than the standard Inclusionary Zoning requirements in the Zoning Regulations, and is intended to particularly result in the production of more affordable housing in areas where there are relatively few affordable units.

The proposed map amendment would rezone the property to MU-8B, which would allow a higher maximum permitted FAR than the existing RA-1 zone. However, ANC-7E and the larger Far Northeast/Southeast Planning Area, where the subject property is located, already have a disproportionately significant amount of the City's existing affordable housing). According to the OP State Data Center and the *2019 Housing Equity Report*¹ prepared by the Office of Planning and the DHCD, the Far Northeast/Southeast Planning Area had the second largest (19%) of all the city's affordable housing units; and is on track to significantly exceed its 2025 housing goal. (See Section VIII of this report).

¹ [Housing-Equity-Report](#)

In addition, the property is owned by the District, and any disposition and development of the property will be subject to the more rigorous affordability requirements of District Law 10-801, which requires that proposals which include multi-family residential units reserve 30% of the units as affordable in perpetuity.

OP therefore does not recommend that IZ Plus be required at this location due to these mitigating circumstances. However, the property would remain subject to the standard IZ requirements.

VIII. PLANNING CONTEXT

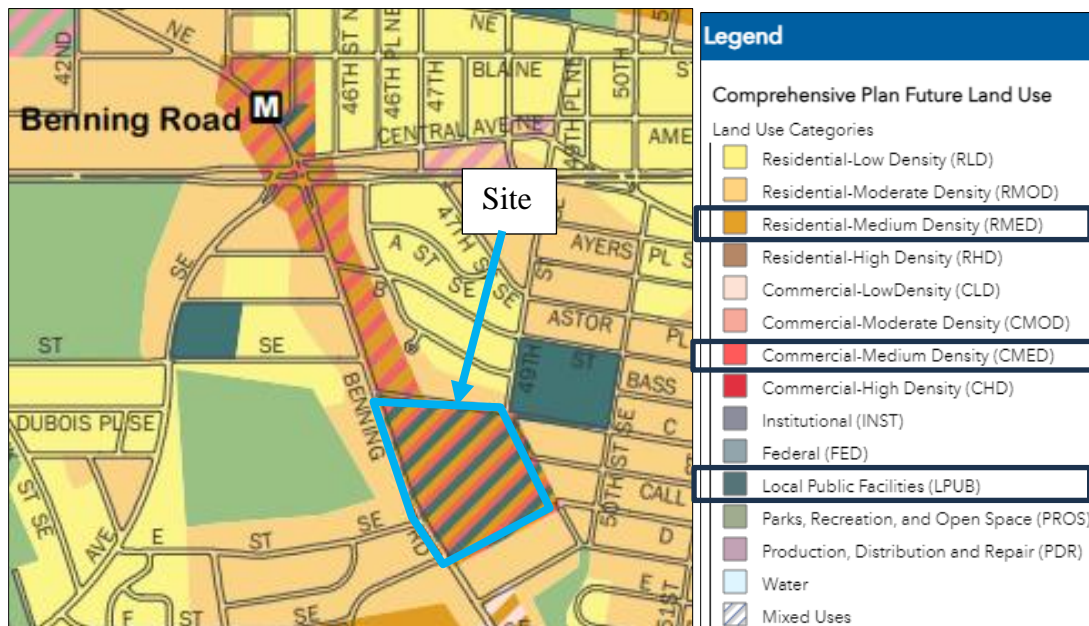
A history of the Far Northeast Far Southeast Planning Area and a brief history of the Fletcher-Johnson School Site are outlined at Exhibit 11, [OP Setdown Report](#), page 6. The OP Setdown Report, and the applicant filings at Exhibit 3I, [Comprehensive Plan and Racial Equity Evaluation](#), also provide a complete analysis of the proposal against Comprehensive Plan policy direction, including when viewed through a Racial Equity Lens.

A. COMPREHENSIVE PLAN MAPS

The District of Columbia 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. 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 described 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 Local Public Facilities (consistent with the former school use) to Mixed Medium Density Residential and Commercial and Local Public Facilities.

Medium Density Residential: This designation is used to define neighborhoods or areas generally but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas. Density typically ranges from 1.8 to 4.0 FAR, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The RA-3 Zone District is consistent with the Medium Density Residential Category, and other zones may also apply. 227.7

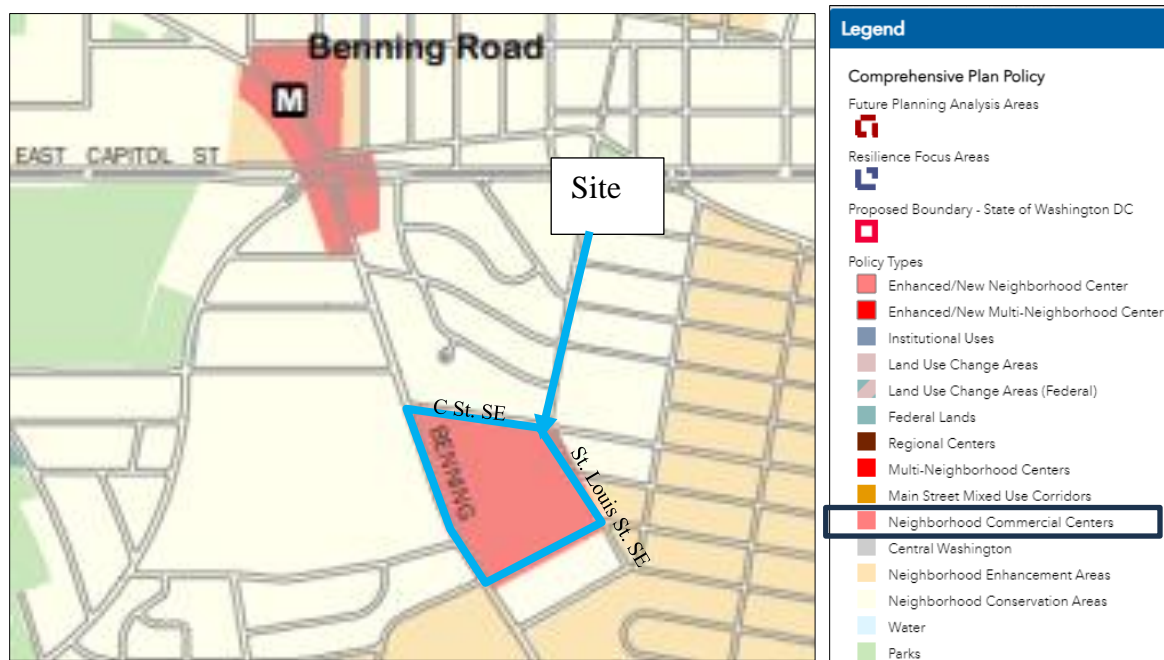
Medium Density Commercial: This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Moderate Density Commercial areas. Retail, office, and service businesses are the predominant uses, although residential uses are common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas. Density typically ranges between a FAR of 4.0 and 6.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-8 and MU-10 Zone Districts are consistent with the Medium Density category, and other zones may also apply. 227.12

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.

The proposed MU-8B zone allows for medium density mixed use development and therefore would be not inconsistent with the Comprehensive Plan’s FLUM designation for the property.

Generalized Policy Map (GPM)

The GPM designates the subject property as a Neighborhood Commercial Center.



Neighborhood Commercial Centers: Neighborhood Commercial Centers meet the day-to-day needs of residents and workers in the adjacent neighborhoods. The area served by a Neighborhood Commercial Center is usually less than one mile. Typical uses include convenience stores, sundries, small food markets, supermarkets, branch banks, restaurants, and basic services such as dry cleaners, hair cutting,

and childcare. Office space for small businesses, such as local real estate and insurance offices, doctors and dentists, and similar uses, also may be found in such locations. Many buildings have upper-story residential uses. 225.15

Although the site is anticipated to be developed with mainly residential uses, the proposed MU-8B zoning would permit nonresidential density to allow a mix of uses on the site, including retail, restaurant, office, and services uses as well as open space to serve and support the future residents of the site and the surrounding neighborhood. The proposed map amendment would therefore be not inconsistent with the GPM's Neighborhood Commercial Center designation.

B. SMALL AREA PLAN

The [Benning Road Corridor Redevelopment Framework Plan](#) was approved by the DC Council on July 15, 2008 through Resolution 17-0879. This Plan includes all properties fronting on Benning Road between Southern Avenue to Bladensburg Road, and builds upon efforts of the government, the community and the private sector to increase local neighborhood livability and create a new environment that stimulates private investment and neighborhood revitalization. The Plan included public realm investment, strategic land use plans, and economic development assistance to improve the physical, economic and safety conditions of one of the District's major corridors.

No specific recommendations were given for the subject property. The proposed MU-8B zone would not be inconsistent with the development types envisaged in the plan, which included new residential development, community serving retail and public services.

C. COMPREHENSIVE PLAN ANALYSIS THROUGH A RACIAL EQUITY LENS

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 Comprehensive Plan recognizes that advancing equity requires a multifaceted policy approach and 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. Equitable development holistically considers land-use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, health care, technology, workforce development, and employment opportunities. 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 Zoning Commission’s 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’s Racial Equity Analysis is provided as part of [Exhibit 3I](#). OP analysis is provided in the OP Setdown Report at [Exhibit 11](#), and summarized below in relation to the proposed zoning change from the RA-1 zone to the MU-8B zone. While it can be difficult to assess the actual impact resulting from a proposed zoning map amendment, the potential general impacts – positive or negative - can be assessed on the assumption of development consistent with permissions of the new zone.

Racial Equity Tool Part 1 - Comprehensive Plan Policies

In the context of zoning, certain priorities of equity are explicit throughout the Comprehensive Plan, including affordable housing, displacement, and access to opportunity. Below is an outline of Comprehensive Plan policies relative to this proposal which, when viewed through a racial equity lens, provides the Commission a framework for evaluating the map amendment. Please refer to Attachment I to the [OP Setdown Report](#) for the full text of each policy statement, or refer to the [Comprehensive Plan](#) available on the Office of Planning website – www.planning.dc.gov.

The proposal would be, on balance, not inconsistent with the Comprehensive Plan, including the Generalized Policy and Future Land Use Maps. The proposed development would particularly further the policies of the Land Use, Transportation, Housing, Environmental Protection, Economic Development, Urban Design Elements, and Community Services and Facilities Citywide Elements, as well as the Far Northeast / Southeast Area Element Policies. Comprehensive Plan policies, including ones related to racial equity, that would potentially be advanced by approval of the zoning action are summarized as follows:

Chapter 3 - Land Use Element:

The proposed map amendment would be not inconsistent with the Land Use Element of the Comprehensive Plan. The site is an underutilized property and approval of a map amendment would facilitate redevelopment of the site with a mix of new housing, including affordable and market rate housing, commercial and service uses as well as community facilities.

Chapter 4 - Transportation Element:

The proposed MU-8B zone would be not inconsistent with the policies of the Transportation Element. The proposed zone would allow mixed use, transit oriented development within 0.4 miles of the Benning Road Metro Station on the Blue and Silver Lines, and several bus routes. Two bus routes travel along the Benning Road frontage and would allow persons to live and work in close proximity to transit to assist in providing equity in transportation. Currently, there are sidewalks along the streets adjacent to the property.

Chapter 5 - Housing Element:

The proposed MU-8B zone would be not inconsistent with the policies and actions of the Housing Element, which encourages more density for mixed use development and in particular the provision of new housing and affordable housing near Metrorail stations. The proposed map amendment would encourage housing at the higher density that is called for on this site in the Comp Plan FLUM. The proposed zone would allow for a variety of housing types, sizes and affordability complemented by service and retail used to serve the new residents as well as the surrounding residential community. As a government property, the development would be subject to a higher requirement for affordable housing. As noted below, while policies particularly encourage the provision of affordable housing close to metro stations, OP notes the disproportionate share of affordable housing already in this planning area, and has recommended the IZ Plus not apply, although regular IZ would apply, as would the affordability requirements of the RFP.

Chapter 6 - Environmental Sustainability Element:

The proposed MU-8B zone would be not inconsistent with the policies of the Environmental Element. Future development of the property would be reviewed by DOEE to implement District policies implied and encouraged under the Sustainable DC Plan and code requirements which protects the health and well-being of residents across all incomes and the District as a whole.

Chapter 7 - Economic Development Element:

The proposed map amendment would be not inconsistent with the Economic Development Element. In a mixed-use zone, the property could provide neighborhood serving retail and services alongside new residential uses. Neighborhood serving retail, services, and public facilities on the site would enhance the Benning Road corridor, which is an underserved community in comparison to many other neighborhoods in the District. The increase in residential units on the property would add more potential shoppers and users who could support the business that serve the neighborhood for which there is a critical need in the neighborhood. Although the property is proximate to the Benning Road/Minnesota retail area, the subject property should not pull businesses or retailers from that area.

Chapter 9 - Urban Design Element:

The proposed MU-8B zone would be not inconsistent with the policies and actions of the Urban Design Element, which encourages streetscape enhancements that improve walkability and the overall experience at the human scale. The MU-8B zone would encourage retail and community space to encourage walking and the use of public spaces.

Chapter 11 - Community Services and Facilities Element

The proposed MU-8B zone would be not inconsistent with the policies and actions of the Community Services and Facilities Element (CSF), which encourages the siting of community facilities in locations that optimize efficient delivery of public services. Although there is no specific recommendation for a specific community services facilities, the proposed MU-8B zone would allow for such a facility(s) on the site to serve the residents as well as the wider community and would facilitate the siting of Local Public Facilities on the site as recommended by the FLUM.

Chapter 17 Far Northeast / Southeast Area Element Policies

The proposed MU-8B zone would be not inconsistent with the policies and actions of the Far Northeast and Southeast Area Element. The Comp Plan encourages the redevelopment of the Fletcher-Johnson property and the proposed MU-8B zone could help to achieve this goal. The proposed zone would be proximate to the Benning Road Metrorail Station (0.4 mile walk) and Benning Road is a street appropriate for more mixed-use and residential density. The proposed map amendment could attract more new housing development to this location and help to protect the surrounding residential community by focusing mixed use development to this location.

Comprehensive Plan Policies Related to Racial Equity that will Potentially not be Advanced by Approval of the Zoning Action?

If approved, this map amendment could facilitate a new residential development with retail, service and public facilities within easy walking distance to the Benning Road Metrorail station. While a specific development is not proposed, potential inconsistencies with the Comprehensive Plan recommendations could include:

Action LU-1.2.F Reuse of Existing Buildings

Evaluate opportunities to encourage appropriate use repositioning of existing buildings (for example, from office to mixed housing and retail) to provide varied office and retail space, more housing and especially affordable housing, and a mix of uses that support District goals. 305.23.

Policy LU-2.1.12:

Reuse of Public Buildings Rehabilitate vacant or outdated public and semi-public buildings for continued use including residential uses, particularly if located within residential areas. Reuse plans should be compatible with their surroundings and co-location of uses considered to meet broader District-wide goals. Reuse of public buildings should implement Small Area and Framework Plans where possible. 310.19

The existing school building was purpose built and would be difficult or not economically feasible to be repositioned for a mix of uses envisioned by the Comp Plan. Since the building is vacant, and the property is not being used for residences, retail or service uses, there would be no displacement or residents, businesses or community use. Demolition of the building to enable redevelopment of the site with housing, affordable housing, retail and institutional or community and open space uses would advance and support the District's equity goals as well as that of the Small Area and Framework Plans.

Racial Equity Tool Part 2 – Applicant Community Outreach and Engagement

The Applicant provided details of their ongoing outreach efforts as part of [Exhibit 3I](#) in their original application. The application states that efforts to redevelop the property began in 2014 when the District solicited Request for Offers to redevelop the site. A coalition of ANC's, civic association, community organizations within Ward 7 formed the Fletcher-Johnson Task Force ("FJTF") which spearheaded the creation of an overall vision for the redevelopment of the property. The main organizations in the vicinity of the site include the affected ANC and single-member district - ANC-7E and SMD-7203, the Marshall Heights Community Development Organization (MHCDO) and the Marshall Heights Civic Association (MHCA). The RFP proposal was also reviewed through an OurRFP process which provided the foundation for the response DMPED's RFP process. The application states that subsequent to being selected as the developer of the property, there has been expanded engagement with the community which will continue through the map amendment process.

As an update, the Applicant informed OP that community engagement has continued subsequent to Setdown and has resulted in support from ANC-7E and a Community Benefits Agreement at Exhibit 15, [ANC-7E Resolution](#). The applicant is expected to provide any further update at or prior to the Public Hearing.

Racial Equity Tool Part 3 – Far Northeast/Southeast Planning Area Data

Part 3 of the Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens for the planning area. This analysis was provided in the [OP Setdown Report](#). The data source is the 2012-2016 and current 2018-2022 American Community Survey 5 Year Estimates by Planning Area available via the OP State Data Center ([ACS DATA](#)). At Attachment II to that report, OP provided an indication of trends over time. Part 3 also asks if the planning area is on track to meet affordable housing goals. A summary of the analysis is below.

General Characteristics

In 2012-2016, the 18.2% unemployment rate in the Planning Area was more than twice the rate for the District. While the unemployment rate fell for both the District and the Planning Area in 2018-2022, the Planning Area's unemployment rate remained over twice that of the District's at 15.3%.

The rate of households in the planning area that are housing cost burdened (spending more than 30% of their income on housing) dropped between the two time periods, but, again, remained well above the rate for the District as a whole at close to half of all households. These statistics are also reflected in the poverty rate. Although the poverty rate in the planning area dropped by more than 3% between the two time periods, it remained almost 10% higher than that of the District as a whole.

The Far Northeast Southeast Planning Area had a higher percentage of both children and older adults in the 2012-2016 time period when compared to the District as a whole. However, between the two time periods, the percentage of seniors rose, while that of children remained relatively constant. The planning area also continues to have a much higher percentage of residents with a disability than the District as a whole, although the rate between the two time periods decreased by more than 2% while that of the District was relatively constant, going down by 0.4%.

General Characteristics of the District and the Far Northeast & Southeast Planning Area

Characteristic	Districtwide 2012-2016	Planning Area 2012-2016	Districtwide (2018-2022)	Planning Area (2018-2022)
Unemployment Rate	8.7%	18.2%	7.1%	15.3%
Cost Burdened Households	38.6%	47.1%	36.1%	46.3%
Poverty Rate	17.9%	27.6%	15.1%	24.4%
Persons 65 or Older	11.4%	12.9%	12.6%	14.3%
Persons Under 18 Years	17.4%	24.3%	18.5%	24.7%
Disability Rate	11.3%	19.4%	10.9%	17.1%

Population by Race or Ethnicity, Districtwide and in the FNE/SE Planning Area

The Far Northeast/Southeast Planning Area had a population of 84,778 or about 12.6% of the District's total population. The rate of increase was consistent with that of the District as a whole.

In the 2012-2016 time period, Black residents made up the largest portion of the population in the planning area, at 93.8% of the area's residents. This is also considerably more than for the District as a whole (48.3%). In the 2018-2022 period, Blacks continued to make up the largest portion of the population but the percentage fell slightly to 90.6%, although the number of Black residents rose slightly. Two or More Races, although remaining a relatively small segment of the population, had the largest increase from 1.2% to 3.7%, while the Hispanic population also increased. The data seems to indicate that the Planning Area's population is becoming slightly more diversified, possibly because of increased housing opportunities and in particular affordable housing.

Median Income

The median income of residents of the Far Northeast/Southeast Planning Area was less than that of the District in both the 2012-2016 and 2018-2022 time periods. Black or African American residents had the lowest median income of all segments of the population in both time periods, (approximately \$36,500 and \$41,254), and the lowest increase. Whites, Asians and Some Other Race had higher median incomes, and larger increases between the two time periods. The median income for the Planning Area rose between the two time periods by approximately \$18,000; the increase for all residents of DC was higher at almost \$29,000.

Housing Tenure

Given the land use characteristics of the District, only a small amount of the total land area (28.1 %) is dedicated to residential use (205.3). Scarcity of land increases the cost of 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). Thus, the provision of new housing opportunities, particularly on land that does not currently contain any housing units, is critical.

Between 2012-2016 and 2018-2022, the percentage of owner occupancy in the District rose slightly, from 40.7% to 41.4%. The percentage of owner occupancy in the Far Northeast/Southeast Planning Area rose at a higher rate, from 35% to 40.9%, to a level similar to that of the District as a whole.

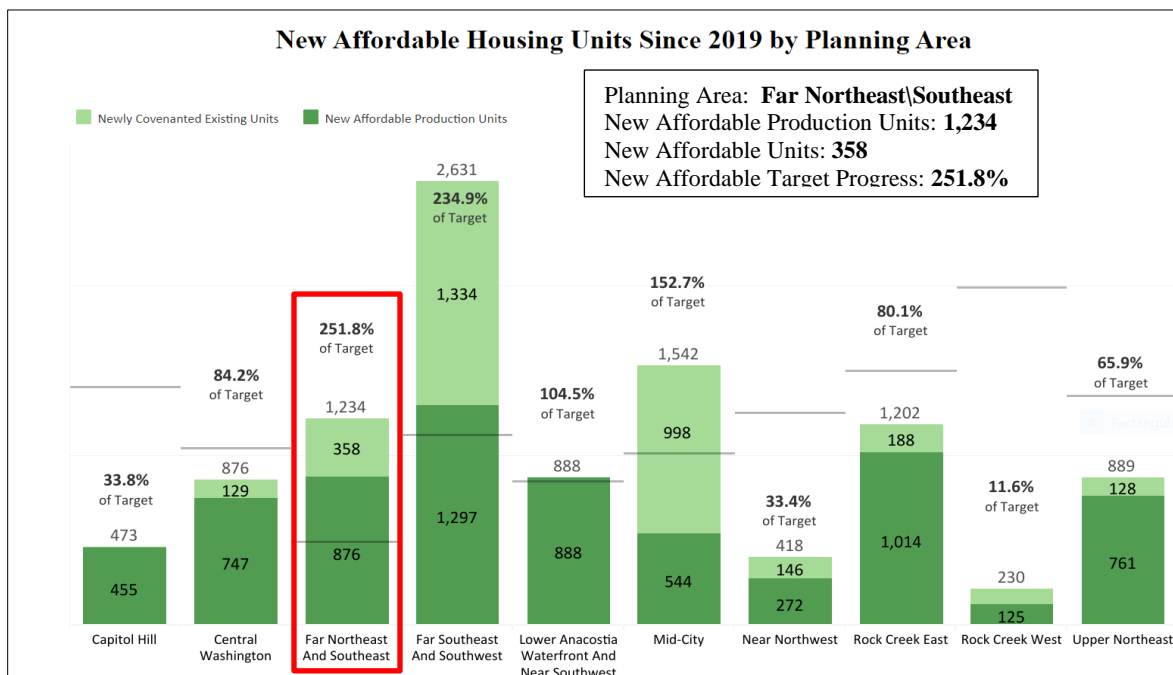
Although their total populations are relatively small, in the FNESE Planning Area, White and Asian households had the highest percentage of owner-occupied housing at 80.1% and 63.3% respectively in 2018-2022. The percentage of Blacks and African Americans homeowners grew between the two time periods by 4.5%, but remained below the District wide average, at 39.2%.

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

Part 3 also asks if the planning area is on track to meet affordable housing goals. The Mayor’s housing goals include the production of 12,000 new affordable units citywide for households earning below 80% of Median Family Income (MFI). As of November 2024, the District had produced 10,383 new affordable units, reaching 87% of this goal and the District expects to meet the Mayor’s affordable housing target by the end of 2025.

The Deputy Mayor for Planning and Economic Development (DMPED) provides regular updates on how each planning area is progressing in meeting their portion of the affordable housing target. The most recent update (November 2024) indicates that the Planning Area has exceeded its target by providing 1,234 affordable units, or 251.8% of the target amount ([DMPED 36,000 by 2025 Dashboard](#)). Therefore, affordable units generated by this project would continue to exceed the housing goals for the Planning Area and to advance Comp Plan city-wide policies towards the production of affordable housing. The proposed development would add new housing opportunities to the area and would include a variety of housing types, unit sizes and affordability.

New Affordable Housing Units (conversion or production) Since 2019



How does the application address the data?

The proposed Map Amendment would result in opportunities for the provision of new housing in a variety of housing types and styles. These housing options could result in the continued diversification of the population, and could increase home ownership opportunities which could influence housing tenure in the area. Between the 2012-2016 time period and the 2018-2022 time period, there was a decrease in both the Districtwide rates and the Planning area rates of unemployment, poverty, and cost burdened households. The proposed development with housing, social interventions and employment opportunities could positively impact the continued decrease in poverty and cost burdened rates.

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 refer to the Applicant’s filing at [Exhibit 3I](#), page 11 and the OP’s analysis under Part 1 of the Racial Equity Tool discussion for policies which potentially would be advanced or not advanced by the requested map amendment.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The proposed amendment would not result in the direct displacement of residents as the site does not currently include residential use. Similarly, no commercial or institutional displacement would take place as the building currently on the site is vacant and has not been used for years.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect residential displacement. The development would create new opportunities for a mix of housing types and affordability levels in the neighborhood.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	This map amendment has the potential to provide a significant number of new housing units on the property, where none currently exist. This would increase housing opportunities and broaden the range of unit types for neighborhood and District residents. As a District property, there would be a significant amount of affordable units (greater than IZ +) provided. In addition, this large property has the potential to accommodate moderate and market rate housing.
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 	Redevelopment would result in public space, streetscape, and stormwater infrastructure improvements. The property will be required to comply with the current standards and codes. The Applicant has been working with the Fletcher Johnson Taskforce and ANC-7E which could encourage the celebration and inclusion of arts, culture and history of the community on this prominent site.
Employment Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation 	Within the Marchall Heights area, there are several public and private opportunities for job training. Any commercial space resulting from the proposed

Factor	Question	OP Response
		zoning action would provide job and small business opportunities on the site. New development would also result in jobs related to construction, building maintenance, property management, retail and service uses.
Access to Services	<ul style="list-style-type: none">▪ Healthcare▪ Addition of Retail/Access to New Services	Any new residents on the site would have easy access to several public facilities and gathering places in the neighborhood. Medical and wellness facilities would include the Ketcham Recreation Center, Fort Stanton Park and Recreation Center, Children’s National Anacostia medical center, and the proposed new hospital at the St. Elizabeths East campus. Along with the potential retail and services that could be on the site, the property close to the Minnesota Avenue/Benning Road commercial center which has a number of retail and service uses.
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant provides details of their ongoing outreach efforts as part of Exhibit 3I , page 5. The Applicant commits to continue working with the community if the proposal is set down.

Summary of Planning Analysis

The subject property is in an area that experienced many years of disinvestment, poverty, and unemployment. Until relatively recently, the Far Northeast/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. The subject site is currently improved with a vacant, former school building, so no existing commercial tenants or residents would be directly displaced by approval of this map amendment. Because this is a District owned sure, any redevelopment will provide a considerable number of affordable units at various income levels, which will provide new and alternative housing opportunities for area residents, and residents of the District as a whole.

The proposed MU-8B zone on the property is not inconsistent with the Comprehensive Plan maps, elements and policies and therefore OP recommends setting down the requested map amendment.

IX. AGENCY COMMENTS

No other agency had provided comments to the record as of the date of this report.

X. ANC COMMENTS

The subject property is within ANC-7E. The ANC provided a report at [Exhibit 15](#).

XI. COMMUNITY COMMENTS

At the time of this report, there were no community comments on file.