

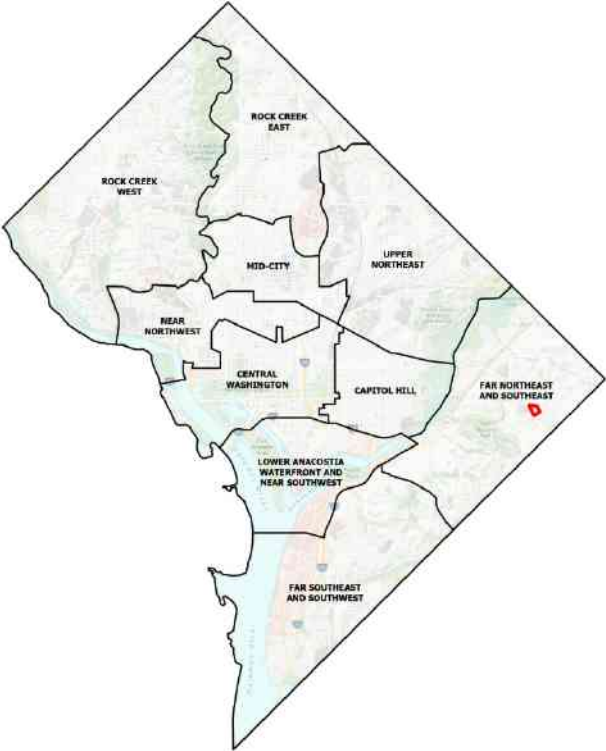
District of Columbia & Fletcher-Johnson Community Partners LLC

Z.C. Application No. 24-06
Zoning Map Amendment from RA-1 to MU-8B

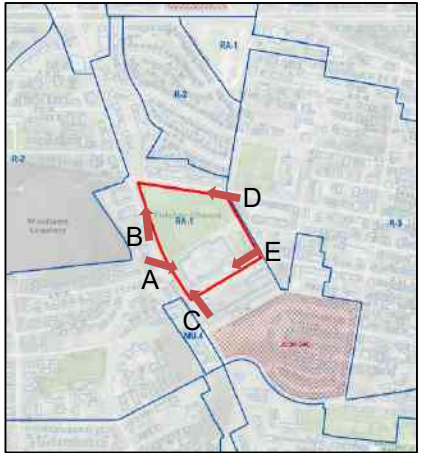
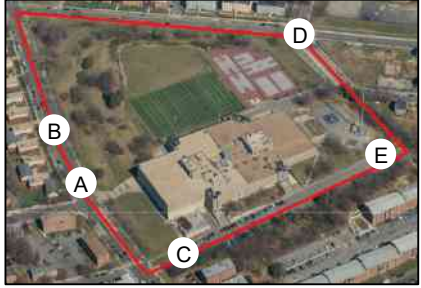
4650 Benning Road, SE
Square 5344 Lot 802

Zoning Commission | Public Hearing | January 13, 2025

Subject Property



Subject Property



Background

Site:

- Land Area: approx. 15.26 acres

Site Characteristics:

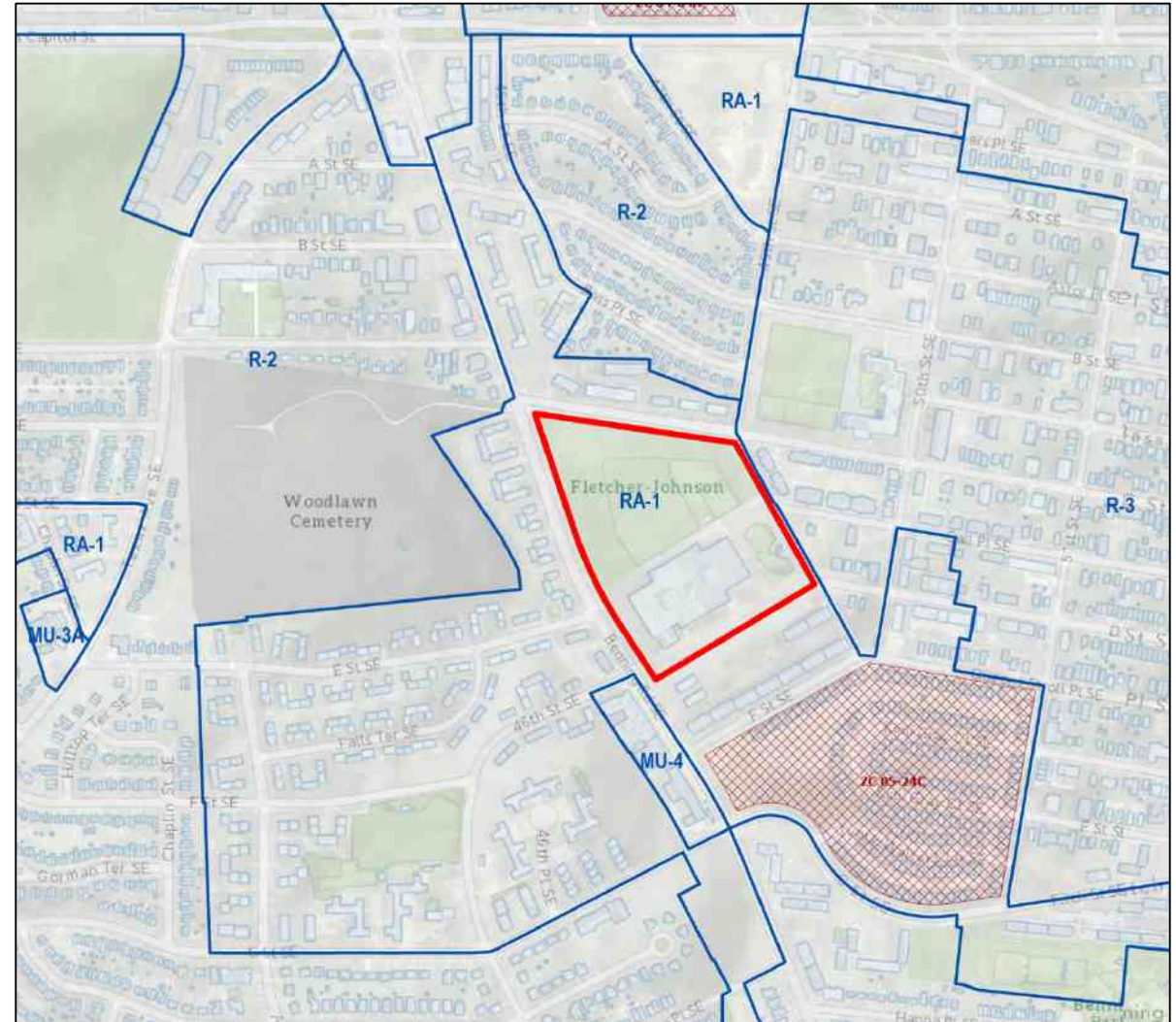
- Bounded by:
 - North: C Street, SE (90 ft. ROW)
 - West: Benning Road, SE (113 ft. ROW)
 - East: St. Louis Street, SE (45 - 50 ft. ROW)
 - South: Private property
- Current Improvements:
 - Former Fletcher-Johnson Middle School (built 1975)
 - Fletcher-John Recreation Center

Existing Zoning:

- RA-1

Proposed Zoning:

- MU-8B



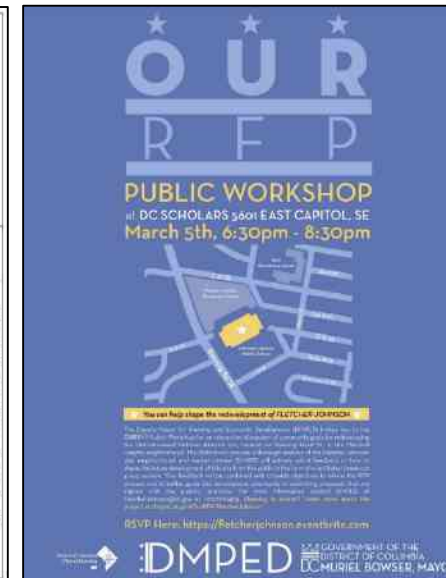
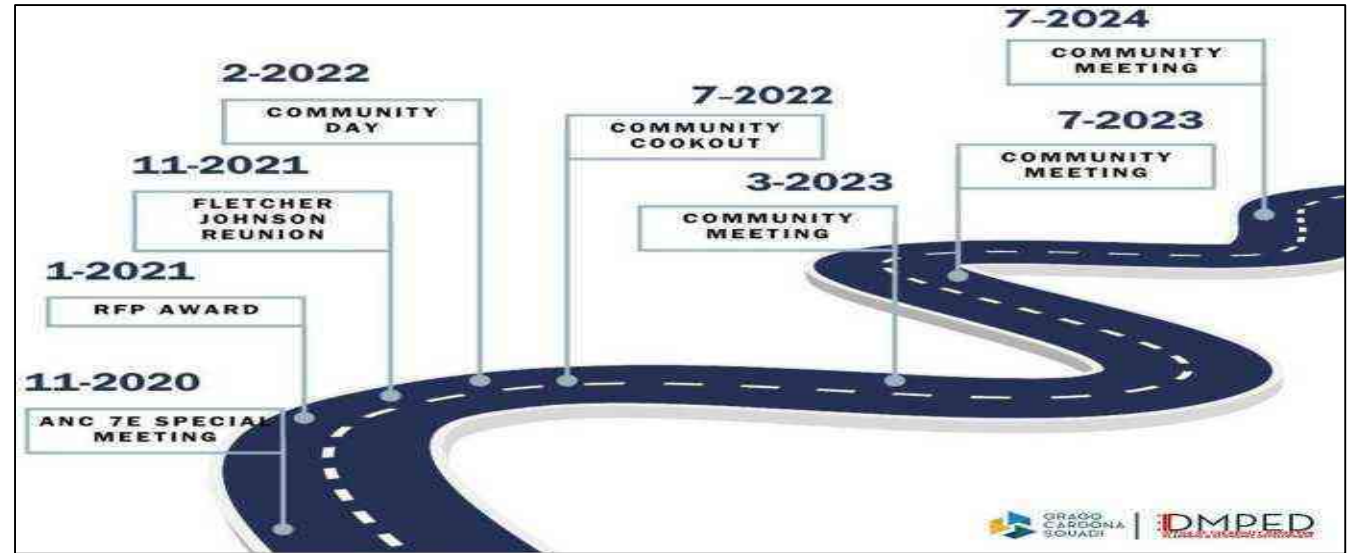
Community Outreach and Engagement

Pre-DMPED selection of Applicant:

- Community engagement conducted as part of DMPED “Our RFP” process.
- 2 public workshops
- Site visit
- Online engagement
- D.C. Council public disposition meeting

Post-DMPED selection of Applicant:

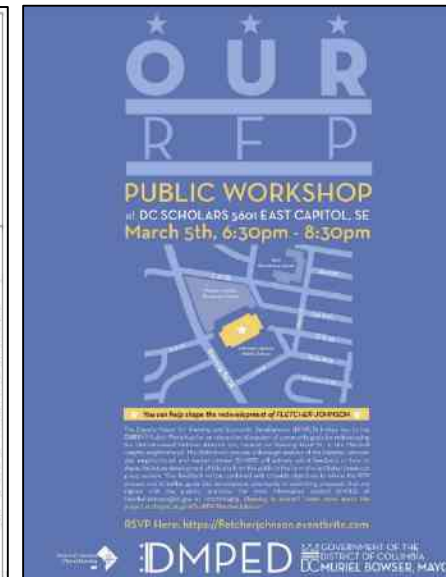
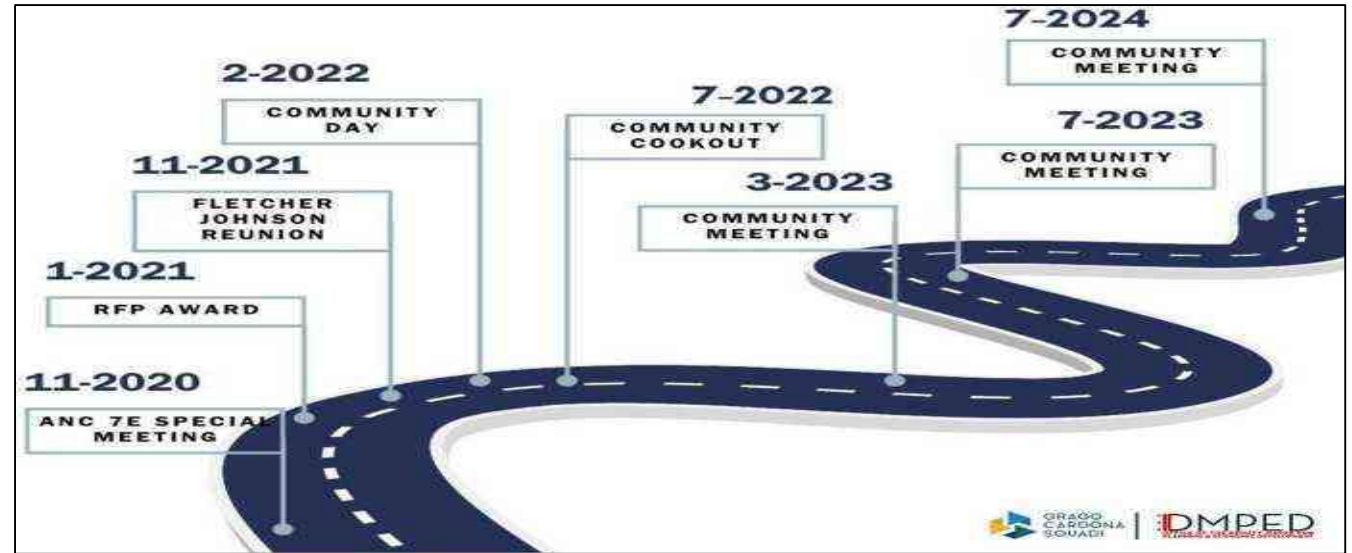
- Extensive community outreach and engagement commenced since November 2020.
- Approx. 60 community meetings, discussions, site tours, cookouts, site clean ups.
- 14 ANC public meetings.
- 8 Fletcher Johnson Task Force (FJTF) meetings.



Community Outreach and Engagement

Community Priorities and Vision

- Housing (range of typologies serving a spectrum of income, ages, and family sizes)
- Healthcare
- Food Security
- Retail and Service Uses
- Community Services (employment, training, entrepreneurial opportunities)
- Public Space
- Sustainability
- Arts & Cultural Values



Standard of Review

Zoning Commission may approve a map amendment if the amendment is not inconsistent with the Comprehensive Plan and other adopted public policies and action programs related to the subject site.

11-X DCMR § 500.3.

Equity and the Comprehensive Plan

Equity is both an outcome and a process.

- **As a process**, we apply a racial equity lens when those most impacted by structural racism are **meaningfully involved** in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color.
- **As an outcome**, the District achieves racial equity when race no longer determines one's socioeconomic outcomes; **when everyone has what they need to thrive, no matter where they live or their socioeconomic status**; and when racial divides no longer exist between people of color and their white counterparts.

10-A DCMR § 213.9

The Zoning Commission shall “evaluate all actions through a racial equity lens **as part of its Comprehensive Plan consistency analysis**.”

10-A DCMR § 2501.8

Comparison of Development Standards

	RA-1	MU-8B
ZR16 Description	Low- to moderate-density residential	Medium-density mixed-use
Height	40 ft. and 3 stories	70 ft.
Penthouse Height	12 ft. (habitable and mech.)	20 ft. (habitable and mech.)
Density (FAR)	0.9 (1.08 w/ IZ)	5.0 (6.0 w/ IZ), 4.0 non-res. max.
Lot Occupancy	40%	N/A
Rear Yard	20 ft. (min)	2.5 inches per 1 ft. of height (12 ft. min.)
Side Yard	Varies depending upon building and lot type	None required If provided: 2 in. per 1 ft. of building height (5 ft. min.)
Green Area Ratio	0.4	0.25

Generalized Policy Map

Neighborhood Commercial Center

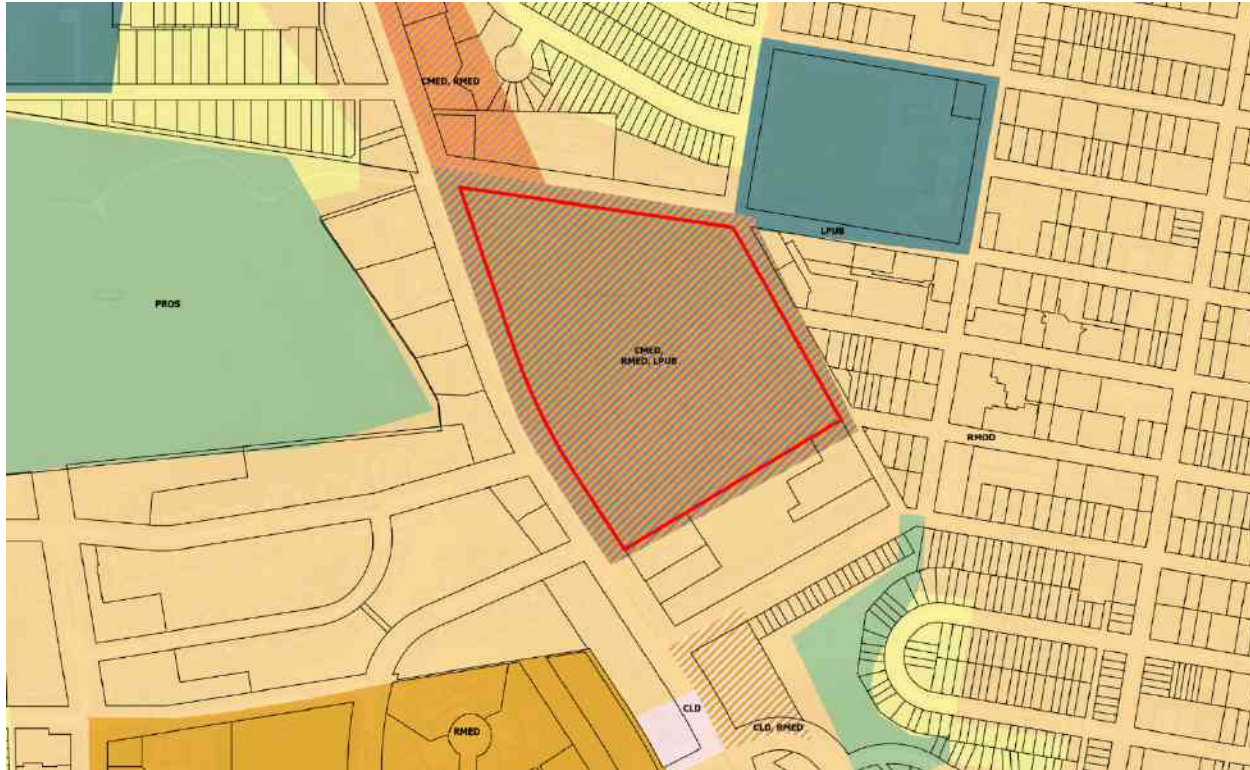


- Meet the day-to-day needs of residents and workers in adjacent neighborhoods.
- Area served usually less than one (1) mile.
- Typical commercial uses include, but not limited to, convenience stores, supermarkets, branch banks, restaurants, basic services, and office space for small businesses.
- Many buildings have upper-level residential uses.
- New development and redevelopment must be managed to conserve economic viability while allowing additional development, including residential, that complements existing uses.

Proposed MU-8B zone will facilitate the type of mixed-use development envisioned in a Neighborhood Commercial Center as it is intended to “permit medium-density mixed-use development with a focus on employment and residential use,” including neighborhood-serving retail and services uses as well as local public facilities and healthcare facilities.

Future Land Use Map

Medium Density Mixed Use (Commercial, Residential, Local Public Facility)



- Mixed Use designation assigned to areas where mixing of two or more land uses is encouraged.
- Medium Density Residential: typical [matter-of-right] density ranges between 1.8 FAR – 4.0 FAR (with greater density through IZ or through a PUD). RA-3 zone is consistent and other zones may apply.
- Medium Density Commercial: typical [matter-of-right] density ranges between 4.0 FAR – 6.0 FAR (with greater density through IZ or through a PUD). MU-8 and MU-10 zones are consistent and other zones may apply.

Proposed MU-8B zone permits the type of mixed-use development envisioned under the Mixed Use designation on the FLUM, and at a density and intensity that is consistent with the balanced mix of uses shown on the FLUM, and compatible with the surrounding context.

Future Land Use Map

Consideration of Zones

	RA-3	MU-8A / MU-8B	MU-2	MU-6A / MU-6B	MU-10
FLUM Category Description	Medium Residential	Medium Commercial	Mixed Use	No Specific Reference	Medium Commercial and Mixed Use
FLUM Density Guidance (more with IZ and PUD)	1.8 – 4.0	4.0 – 6.0	No specific guidance (determined by specific mix of uses shown on FLUM)	No specific guidance	No specific guidance (determined by specific mix of uses shown on FLUM)
ZR16 Description	Medium-density residential	Medium-density mixed-use development with emphasis on employment and residential use	Medium-density in predominately residential areas also permitting non-residential buildings	Medium- to high-density mixed-use development with residential focus	Medium- to high-density mixed-use development with a balance of uses
Uses	Residential only	Residential and non-residential (incl. medical care)	Residential and only limited non-residential (retail not permitted by-right)	Residential and non-residential (incl. medical care)	Residential and non-residential (incl. medical care)
Height	60 ft.	70 ft.	90 ft.	90 ft. (100 ft. w/ IZ)	90 ft. (100 ft. w/ IZ)
Density (FAR)	3.0 (3.6 w/ IZ)	5.0 (6.0 w/ IZ) 1.0 / 4.0 non-res. max.	6.0 (7.2 w/ IZ) 3.5 non-res. max.	6.0 (7.2 w/ IZ) 1.0 / 2.0 non-res. max.	6.0 (7.2 w/ IZ) 3.0 non-res. max.

Zoning Commission Racial Equity Tool

Comprehensive Plan
Policy Guidance

Community Guidance
and Engagement

Disaggregated Data Regarding
Race and Ethnicity

Evaluate the Zoning Action
Through a
Racial Equity Lens

Comprehensive Plan Policy Guidance

Policies Advanced by the Zoning Map Amendment

Bold indicates policy is identified in OP's Equity Crosswalk as explicitly address racial equity.

Land Use Element

- LU-1.4.1: Station Areas as Neighborhood Centers
- LU-1.4.2: Development Around Metrorail Stations
- LU-1.4.4: Affordable rental and For-Sale Multi-family Housing Near Metrorail Stations
- LU-1.4.6: Development Along Corridors
- **LU-2.1.1: Variety of Neighborhood Types**
- LU-2.4.1: Promotion of Commercial Centers
- LU-2.4.2: Hierarchy of Commercial Centers

Transportation Element

- T-1.1.4: Transit-Oriented Development
- **T-1.1.7: Equitable Transportation Access**
- T-2.4.1: Pedestrian Network

Environmental Protection Element

- **E-1.1.2: Urban Heat Island Mitigation**
- E-2.1.2: Tree Requirements in New Developments
- E-3.2.3: Renewable Energy
- E-3.2.6: Alternative Sustainable and Innovative Energy Sources
- E-3.2.7: Energy-Efficient Building and Site Planning
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-4.2.1: Support for Green Building
- **E-6.7.2: Expanded Outreach to Underserved Communities**

Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.3: Balanced Growth
- H-1.1.4: Mixed-Use Development
- H-1.1.9: Housing for Families
- H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- **H-1.2.2: Production Targets**
- **H-1.2.3: Affordable and Mixed-Income Housing**
- H-1.2.4: Housing Affordability on Publicly Owned Sites
- H-1.2.11: Inclusive Mixed-Income Neighborhoods
- H-1.3.1: Housing for Larger Households
- H-1.3.2: Tenure Diversity
- **H-2.1.6: Long-Term Affordability Restrictions**
- H-3.1.1: Increasing Homeownership
- H-4.3.2: Housing Choice for Older Adults
- H-4.3.3: Neighborhood-Based Housing for Older Adults

Economic Development Element

- **ED-1.1.4: Promote Local Entrepreneurship**
- ED-1.1.5: Build Capacity and Opportunities
- ED-2.2.3: Neighborhood Shopping
- ED-2.2.4: Support Local Entrepreneurs
- ED-2.2.5: Business Mix
- **ED-3.2.8: Certified Business Enterprise Programs**
- ED-4.2.1: Linking Residents to Jobs
- **ED-4.2.3: Focus on Economically Disadvantaged Populations**
- ED-4.2.6: Entry-Level Opportunities
- ED-4.2.12: Local Hiring Incentives

Urban Design Element

- UD-2.2.7: Preservation of Neighborhood Open Space
- UD-3.2.3: Recreational Space Design for Large Site Development

Community Services and Facilities Element

- CSF-1.1.1: Public Facilities Plan and Effective Use of District-Owned Lands and Buildings
- CSF-1.1.2: Adequate Facilities
- CSF-1.1.4: Prioritization of Publicly Owned Land
- CSF-1.1.5: Addressing Facilities That are Functionally Obsolete
- **CSF-2.1.B: Primary Health Care Improvements**
- **CSF-2.3.1: Primary and Emergency Care**
- CSF-2.3.10: Prioritize Investment in High-Quality Health Care Services for Underserved Residents in Wards 7 and 8

Parks, Recreation, and Open Space Element

- PROS-1.2.2: Improving Accessibility
- PROS-2.1.1: Recreational Facility Development
- PROS-2.2.1: Maintenance and Renovation

Far northeast / Southeast Area Element

- FNS-1.1.2: Development of New Housing
- FNS-1.1.3: Directing Growth
- FNS-1.1.4: Retail Development

Evaluation of Potential Comp Plan Inconsistencies

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.”

E-2.4.1: Conservation of Steep Slopes

“Strongly discourage development on steep slopes (i.e., greater than 25 percent or with highly erodible soil), such as those found along stream valleys in Upper Northwest and Southeast DC. Planning and building regulations should require that any construction on such slopes is sensitively designed and includes slope stabilization measures.



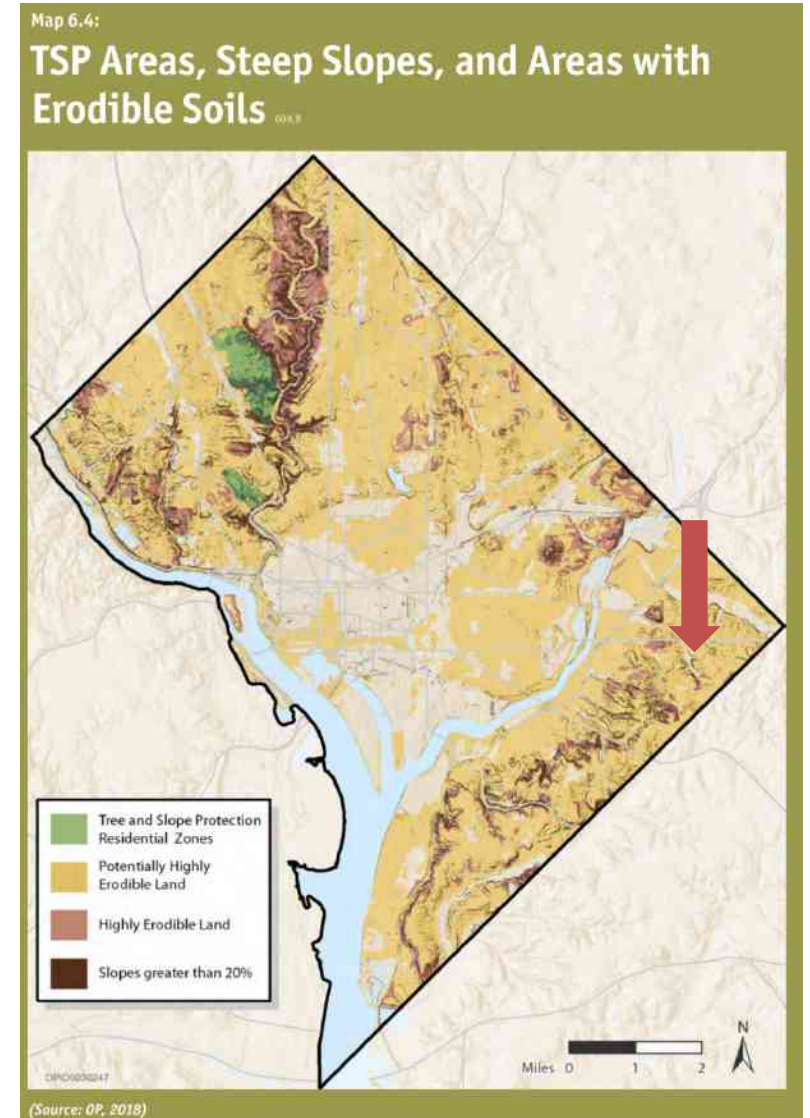
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Outweighing Policies

Far Northeast / Southeast Planning Area Element

- FNS-1.1.2: Development of New Housing
- FNS-1.1.3: Directing Growth

Land Use Element

- LU-1.4.1: Station Areas as Neighborhood Centers
- LU-1.4.4: Affordable Rental and For-Sale Multi-family

Housing Near Metrorail Stations

- LU-2.4.1: Promotion of Commercial Centers

Housing Element

- H-1.1.4: Mixed-Use Development
- H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority

Production as a Civic Priority

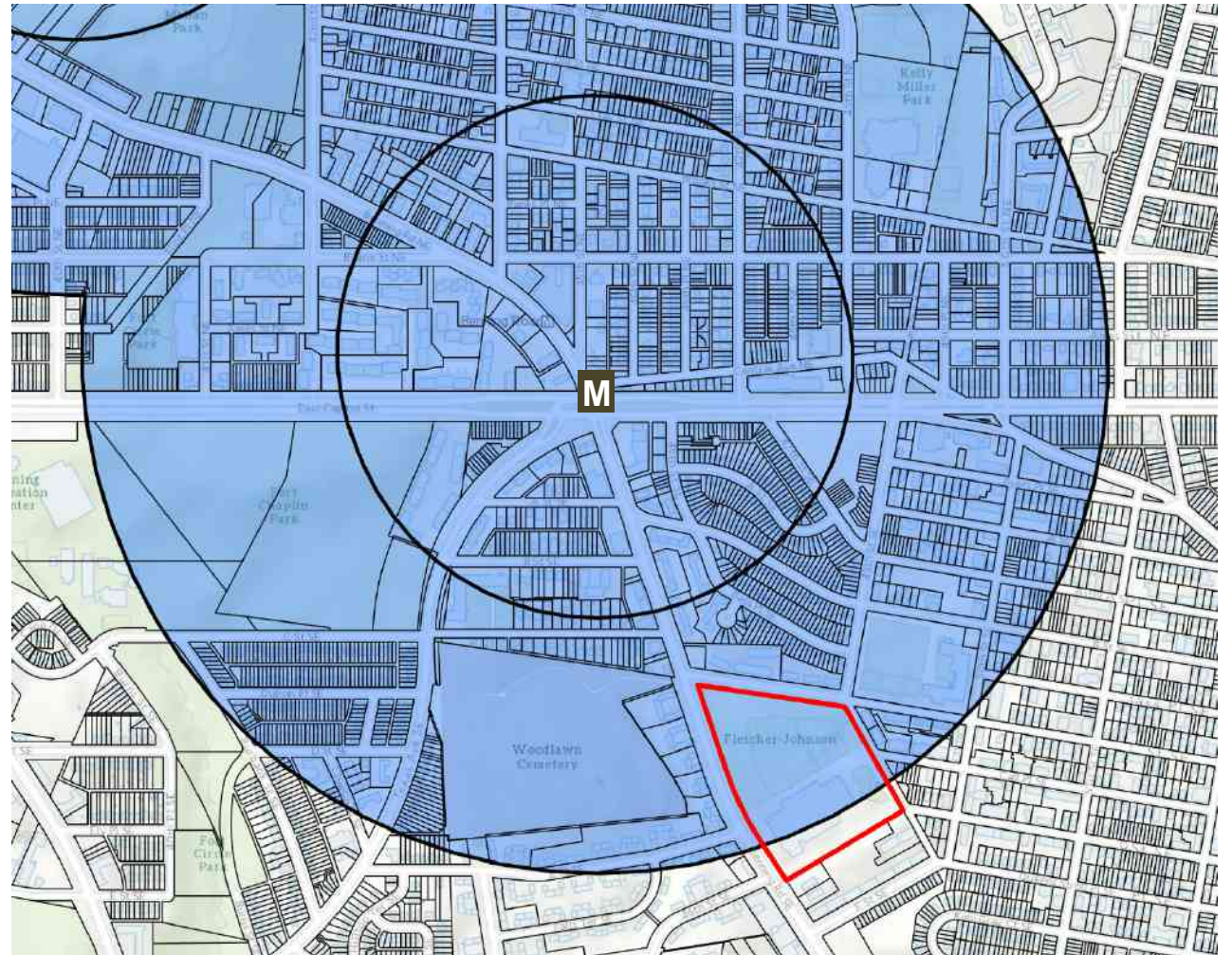
- H-1.2.11: Inclusive Mixed-Income Neighborhoods

Economic Development Element

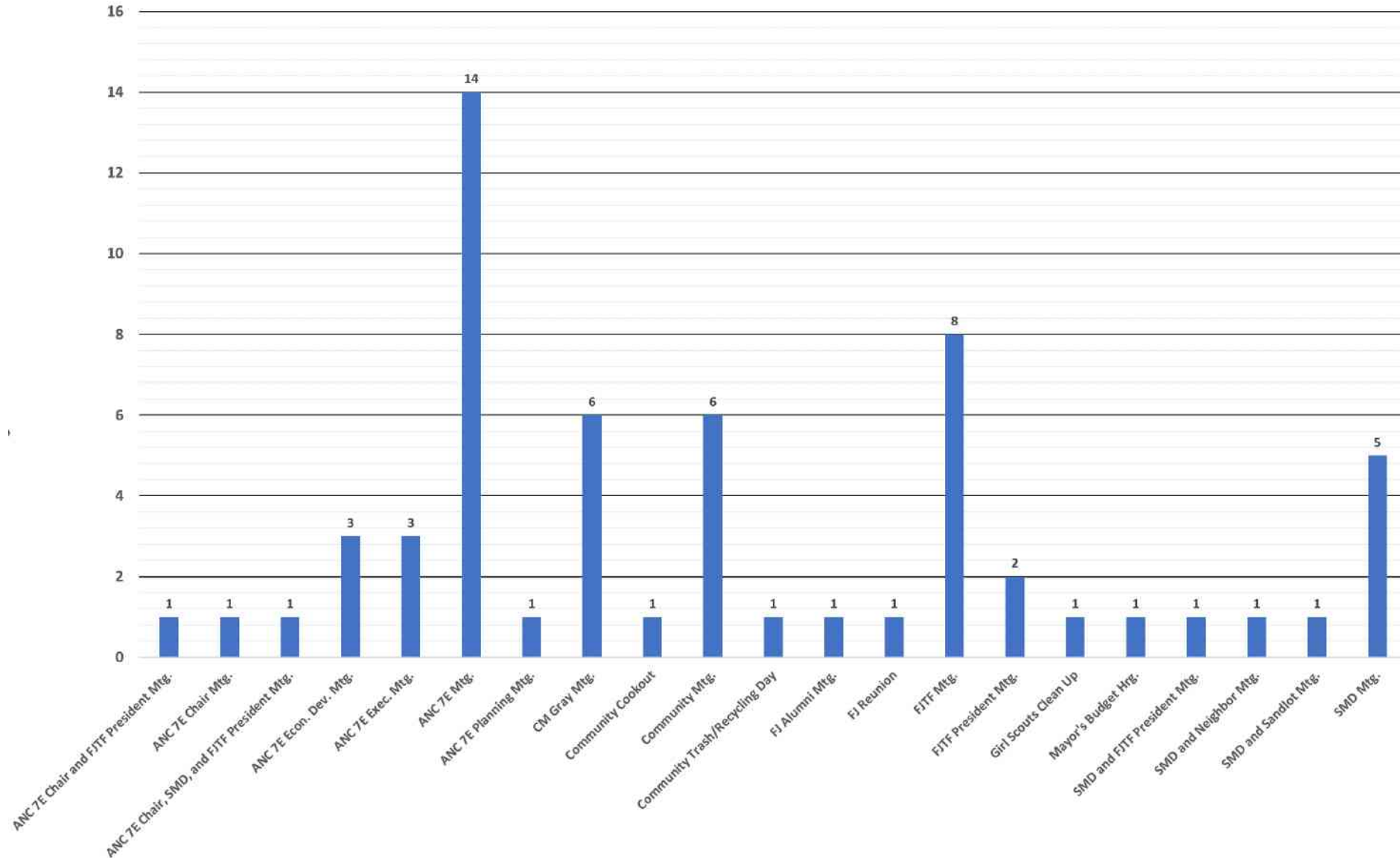
- ED-2.2.3: Neighborhood Shopping
- ED-2.2.5: Business Mix

Community Services and Facilities Element

- CSF-2.3.1: Primary and Emergency Care
- CSF-2.3.10: Prioritize Investment in High-Quality Health Care Services for Underserved Residents in Wards 7 and 8



Community Outreach and Engagement



Evaluate Zoning Action Through a Racial Equity Lens

Indicator	Anticipated Outcome	Positive / Negative / Neutral
Direct Displacement	<ul style="list-style-type: none"> No direct displacement as the Property does not contain any residential or commercial uses. 	
Indirect Displacement	Economic: <ul style="list-style-type: none"> New housing (rental and for sale) and commercial use on subject property not expected to cause indirect displacement of existing residents or existing businesses. Additional housing (market-rate and/or affordable) can help reduce continued pressure on existing housing stock, and indirect displacement potential mitigated by affordable housing provided in accordance with LDDA and D.C. Code 10-801 disposition requirements. 	
	Cultural: <ul style="list-style-type: none"> Increased housing will help residents remain in the neighborhood. Increased commercial uses will provide desired diversity of retail, service, and/or other community-serving uses that create opportunities for programmed and impromptu gatherings. Parks and open space will provide opportunities for a wide range of community gatherings. 	
Housing	<ul style="list-style-type: none"> Significant increase in housing (market rate and affordable, rental and for sale) to help achieve District housing goals. Additional housing can help temper increases in housing costs. 	
Physical	<ul style="list-style-type: none"> Public realm and pedestrian safety improvements, including increased site circulation and connectivity. Improved storm water management. Increased accessibility and mobility through greater density near transit. 	
Access to Opportunity	<ul style="list-style-type: none"> CBE and First Source requirements. CBA with community. New retail and service employment opportunities. 	

Conclusion

- Not inconsistent with the Comprehensive Plan when read [as a whole] through a racial equity lens.
- Height, density and mix of uses permitted in the proposed MU-8B zone is consistent with the type of mixed-use development that is contemplated by the GPM and the FLUM.
- The proposed Zoning Map amendment is consistent with the purposes of the Zoning Act to promote public health, safety, morals, convenience, order, property, and general welfare by:
 - The MU-8B height, yard, and court requirements and separation provided by surrounding streets will minimize and mitigate any potential impact to light and air;
 - Placing mixed-use development on an underutilized public site in relative proximity to transit will avoid undue concentration of population or overcrowding of land while addressing citywide housing needs and neighborhood gaps in access to retail, service, and medical care uses.



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Square 5344 Lot 802

Building Typology Precedents



Ward 7 Development Context

Ongoing developments that will help address community and neighborhood needs:

- **NE Heights Town Center** D.C. Department of General Services (“DGS”) headquarters (approx. 230K sf) and additional mixed-use development (incl. grocery store)
- **East Capitol Gateway** new 55,000 sf grocery store.
- **Fletcher Johnson** mixed-use development, including a medical care facility.
- **Deanwood Metrorail** mixed-use development and new public library

Approved FY25 District budget contains the following Ward 7 investments:

- \$25M for infrastructure to support new full-service grocery at East Capitol Gateway
- \$22M to lay groundwork for future development at Fletcher Johnson
- \$24M for new standalone Deanwood Library

