



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
Jennifer Steingasser, Deputy Director- Development Review, Historic Preservation and Urban Design

DATE: November 14, 2024

SUBJECT: OP Hearing Report ZC 24-09, Wesley Theological Seminary Text Amendments

This report is being submitted less than 10 days prior to the Zoning Commission's public hearing. The Office of Planning respectfully requests that the Commission waive its rule and accept this report into the record.

I. BACKGROUND

The Wesley Theological Seminary ("Wesley" or "the Seminary") requests text amendments to the Zoning Regulations to:

- Add a new provision to the campus plan regulations clarifying that the university provided housing is not subject to the commercial use restrictions (Subtitle X, §101.5), and
- Amend the Inclusionary Zoning (IZ) exemption for university housing (Subtitle C, §1006.6(c)) to allow for the development of a proposed dormitory on Wesley's campus that will provide housing for Wesley and American University (AU) students if approved by the Commission as part of Wesley's campus plan and further processing.

At its July 25, 2024, public meeting, the Zoning Commission ("Commission") set down the proposal for a public hearing. Wesley has been working with ANC 3F on alternate language that would result in IZ units located off site. Such language was included as "Alternate Language" in the applicant's pre-hearing statement submitted as [Exhibit 21](#).

OP has reviewed the Applicant's Alternate Language and cannot support the language regarding "or financial subsidies therefor that are substantially equivalent, but not less than Subtitle C, §1003.2 requirements". This language is entirely too vague. OP proposes alternate language that does the following:

- Mandates that Wesley provide off-site IZ in Ward 3 as a condition of the campus plan further processing approval to construct a dormitory;
- Removes any financial equivalency provision in the language;
- Exempts/waives the off-site IZ to be provided by Wesley from certain requirements of C-1006 that can't be met by Wesley; and
- Clarifies that the off-site IZ provided must meet the minimum IZ set aside requirements of C-1003.1 or 1003.2 depending on construction type.

The three IZ proposals are shown together in the following table:

PUBLIC HEARING NOTICE
1001.6 The requirements of this chapter shall not apply to: ... (c) Housing developed by or on behalf of a local college or university exclusively for its students, faculty, or, staff, <u>or housing developed on Square 1600, Lot 819 exclusively for Wesley Theological Seminary and American University students, faculty, or staff if approved by the Zoning Commission as part of a campus plan</u> ; and
APPLICANT'S PRE-HEARING SUBMISSION ALTERNATE
1006.10 The requirements of Subtitle C, §§ 1006.1 - 1006.3(a), may be waived for off-site inclusionary units located in Ward 3 or financial subsidies therefor that are substantially equivalent, but not less than Subtitle C, §1003.2 requirements for housing developed on Square 1600, Lot 819 exclusively for Wesley Theological Seminary and American University students, faculty and/or staff as a condition to a Campus Plan and subject to the requirements of Subtitle C, §§ 1006.5 - 1006.9.
OP PROPOSED ALTERNATE
1006.10 Wesley Theological Seminary shall provide off-site IZ located in Ward 3 as an enforceable condition to its 2022-2032 Campus Plan further processing to construct a dormitory, provided that the requirements of Subtitle C, §§ 1006.1 - 1006.3(a)-(g), may be waived by the Zoning Commission for the off-site IZ. Depending on construction type, the off-site IZ provided shall be no less than Subtitle C, §1003.1 or §1003.2 requirements, as applicable, and subject to the requirements of Subtitle C, §§ 1006.5 - 1006.9.

II. RECOMMENDATION

The Office of Planning (OP) recommends that the Zoning Commission **approve** the following:

- 1) Proposed text amendment to Subtitle X, §101
- 101.5 ~~A dormitory providing~~ **University** housing exclusively for **use by** Wesley Theological Seminary and American University students, faculty, and staff on Square 1600, Lot 819 shall not be subject to the commercial ~~activity~~ **use** restrictions in this section if approved by the Zoning Commission as part of a campus plan.
- 2) Renumber existing Subtitle X 101.5 through 101.16 to 101.6 through 101.17
- 3) The OP proposed alternate text amendment

1006.10 Wesley Theological Seminary shall provide off-site IZ located in Ward 3 as an enforceable condition to its 2022-2032 Campus Plan further processing to construct a dormitory, provided that the requirements of Subtitle C, §§ 1006.1 - 1006.3(a)-(g), may be waived by the Zoning Commission for the off-site IZ. Depending on construction type, the off-site IZ provided shall be no less than Subtitle C, §1003.1 or §1003.2 requirements, as applicable, and subject to the requirements of Subtitle C, §§ 1006.5 - 1006.9.

On balance, the proposed text amendments in conjunction with its campus plan (ZC 23-08) would not be inconsistent with the Comprehensive Plan maps, Citywide and Rock Creek West area elements, including when evaluated through the requirements of the Zoning Commission's Racial Equity Tool and would allow the university to "thrive in place."

Wesley has been up front about their need to find a steady revenue source to allow the university to continue providing Master's and Doctoral-level education for graduate-level students studying theology and related subjects. The dormitory that could be built as a result of these text amendments would be the primary source of the funds and would be achieved through a ground lease enabling a private company to construct a new 219-unit, 659-bed dormitory that would be occupied primarily by Wesley and American University students and their immediate families.

III. BACKGROUND

In the OP setdown report at [Exhibit 10](#) OP describes the various processes the University has undertaken including the initiation of a new campus Plan (ZC 22-13). The campus plan had public hearings and was extensively discussed by the Commission. The Commission deferred taking action on the campus plan to allow Wesley time to address the issues of the dormitory operation as a revenue source and use by other than Wesley students. Wesley proposed a Planned Unit Development (PUD) process as a zoning vehicle to address the use. The Zoning Commission granted a 90-day waiver and directed Wesley to withdraw ZC 22-13 and authorized that the campus plan and the PUD case be heard together under case ZC 23-08(1) and ZC 23-08 respectively.

The principal component of the PUD and campus plan was the construction of a new dormitory that would be used by students enrolled at Wesley and their immediate families and by non-Wesley students enrolled at one specific educational institution – American University (AU).

Following the public hearing on the PUD, the Zoning Commission indicated they could not support the PUD as Wesley had not demonstrated compliance with the Comprehensive Plans Inclusionary Zoning (IZ) requirements and how they could be implemented. The IZ Regulations exempts university and college housing for students, faculty and staff within a campus plan from the IZ requirements (Subtitle C § 1001.6(c)). However, in this case Wesley was seeking exemptions from the requirements to allow students from the adjacent American University to also reside at the dormitory, a situation not contemplated in the IZ regulations.

To accommodate non-Wesley students within the proposed dormitory is a unique situation for the Seminary making it unable to meet all the Inclusionary Zoning (IZ) requirements. To

address their unique situation, Wesley outlined a process by which it requested special exception relief from some of the IZ requirements while providing an alternate mechanism to provide IZ beds. The proposal would need many other exemptions from the IZ Regulations, seemed cumbersome and would be hard to implement. The Commission then suggested that Wesley may want to explore a text amendment to address their needs.

IV. ANALYSIS

The area covered by the proposed text amendment is the Seminary's sole campus in northwest Washington, just north and west of the intersection of Massachusetts and Nebraska Avenues at Wesley Circle. The 8.77-acre site is essentially diamond-shaped and bounded by the arterial Massachusetts Avenue on the northeast, AU's main campus on the southeast and southwest, and the local street University Avenue on the northwest side.

Subtitle C § 1001.6(c) (IZ) exempts housing within the campus from the IZ Regulations. Wesley proposes to continue the exemption, while also housing students from AU which is immediately adjacent. The proposed text amendment is narrowly confined to the Wesley campus and to be implemented the housing would have to be approved by the Zoning Commission through further processing of the campus plan.

Wesley states that the amendment is necessary to permit the dormitory which would allow Wesley to meet its mission and obligation of providing theological education and serving District residents. This proposed amendment is unique to this application and is not a precedent for any other applicant.

The proposed Subtitle X § 101.5 is to clarify that the use of the dormitory by both Wesley and AU students, faculty and staff is not considered a commercial use and would not be subject to the requirements of Subtitle X § 101.3.

OP supports the targeted nature of the amendments to only apply to Wesley and would provide the opportunity for Wesley to provide housing for their students, faculty and staff as well as those from AU. These amendments, narrowly tailored, would enable Wesley to meet their needs through the provision of on-campus student housing and comply with the IZ regs through off-site IZ.

V. PLANNING CONTEXT

Brief History of the Rock Creek West Area Element

The first settlements in Rock Creek West were developed along roads connecting the port of Georgetown to the countryside north and west of Washington, DC. One of the first settlements was at the juncture of Wisconsin Avenue and River Road, where there was a toll station. Several large estates were developed in the area during the 1800s and the area remained rural after the Civil War and the Potomac Palisades became popular as a summer retreat for high-earning Washingtonians. Land adjacent to Fort Reno, meanwhile, was occupied by people who had been enslaved and came north in search of homes and land. Another community of persons freed from slavery developed along Chain Bridge Road in the Palisades.

Development in the Rock Creek West area began in earnest around 1890 along with the dedication of the 1,700 acre Rock Creek Park, which defined development, transportation, and demographic patterns that would shape the District during the century to come. Other defining moments of the era included the groundbreaking for American University in 1893.

Rapid residential development took place during the early 20th century where many large estates were subdivided during the 1890s and early 1900s such as the country estate of President Grover Cleveland, which was developed as the Cleveland Park neighborhood, and much of the land owned by the Methodist church was developed as American University Park.

Ways of enforcing segregation in many neighborhoods in DC, included restrictive covenants based on race or ethnicity, the establishment of covenants to prohibit residential developments other than single family detached homes, and the creation of the Federal Housing Administration Grading Map of 1937, which graded the District for housing financing and mortgage lending purposes, with African Americans excluded from the better housing options.

This history of discriminatory land use practices included the displacement of historic Black communities. Racial covenants in neighborhoods near the Wesley campus persisted into the 1960's. Wesley has been active in racial and social justice outreach programs and in educating graduates who minister to minority communities. The Seminary's students and staff are more racially diverse than the nearby residential areas. Currently, approximately 34% of Wesley's students identify as Black as do 18% of the administration, 25% of the faculty, and 7% of other staff.

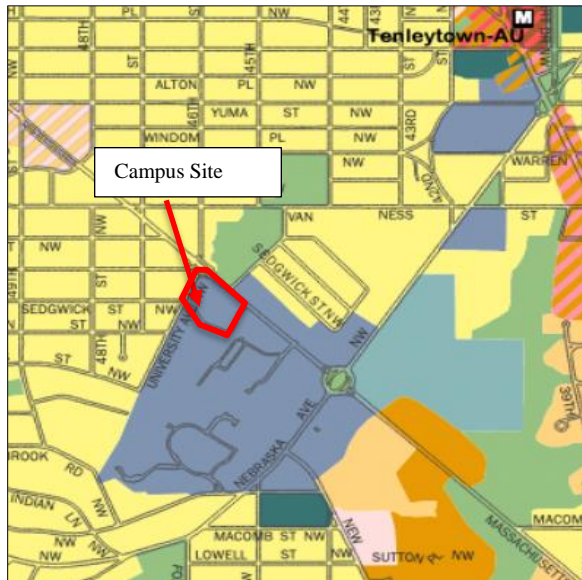
A. COMPREHENSIVE PLAN MAPS

The Framework Element states 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 Comp 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 Comp Plan, including the Citywide Elements and the Area Elements.”

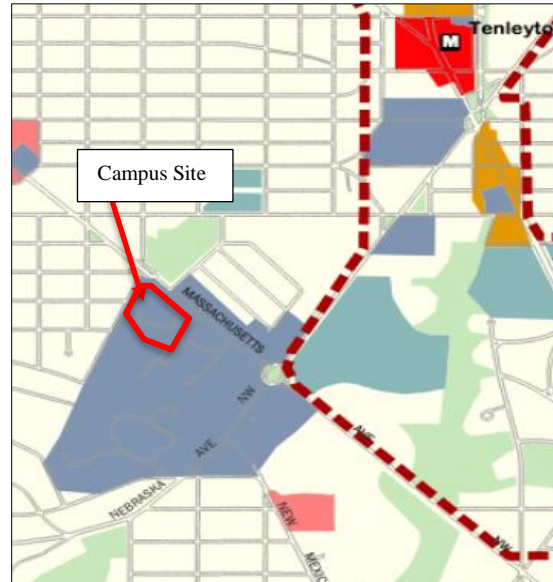
As described below, the proposed text amendment would not be inconsistent with the Future Land Map, the Generalized Policy Map, or with the text of the Comprehensive Plan.

A. Comprehensive Plan Maps

Generalized Future Land Use Map (FLUM)



Generalized Policy Map (GPM)



Both the Future Land Use Map and the Generalized Policy Map designated the property for Institutional use.

Institutional: This designation includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size. Zoning designations vary depending on surrounding uses. Institutional uses are also permitted in other land use categories. 227.18

The FLUM designation is for Institutional use similar to the AU's designation to the south and the east. Low density residential is to the northwest and northeast. The development proposed under the campus plan would be institutional use buildings on a campus of higher learning and would not be available for occupancy by the general public.

The Generalized Policy Map designation is for Institutional uses, as is the American University's designation to the south and the east. The residential areas are designated as neighborhood conservation areas.

The proposed text amendment would not be inconsistent with this designation.

B. Comprehensive Plan Analysis Through a Racial Equity Lens

The Comprehensive Plan requires the Zoning Commission and staff to consider equity as part of its Comp Plan consistency analysis and to do so through a racial equity lens (10-A DCMR §

2501.8.). The scope of the review and Comprehensive Plan policies that apply depend on the nature of the proposed zoning action.

The Comprehensive Plan Framework Element also states that equity is achieved by targeted actions and investments to create equitable opportunities. (10-A DCMR § 213.6.) Further, *“equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices [and] holistically considers land use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, healthcare, technology, workforce development, and employment opportunities.”*

Ultimately, a racial equity analysis is a tool for identifying and addressing structural inequalities and ensuring that all members of the community, regardless of race or ethnicity, can benefit. The Commission requires an analysis of the proposed zoning action through the equity lens, utilizing disaggregated race and ethnicity data.

The 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. As this is a text amendment, it can be difficult to assess at this time, the actual impact that could result from future development on the campus.. However, the potential impacts – positive or negative - of development on the campus would be assessed as part of the campus plan and in more detail at the time of Further Processing for the proposed new dormitory.

When viewed through a racial equity lens, the proposed text amendment would enable the construction of a dormitory by Wesley through their campus plan and should not have a negative impact and, according to the applicant, may have the following positive impacts:

Wesley’s mission promotes racial equity. Given the careers led by Seminary graduates and the outreach the Seminary engages in within the District, the retention of the Seminary may also contribute to racial equity. While some of the student body pursue academic careers, most are trained for careers in service to others. In addition to becoming pastors at congregations such as Shiloh Baptist and Metropolitan Baptist, Ebenezer A.M.E., Foundry Methodist and others, seminary graduates serve as leaders in a range of non-profit organizations. The Seminary actively engages its graduates in virtual and in-person training to advance community engagement skills and provides real time assistance to events promoting racial and social justice. It also runs an internship program placing Wesley and other theological students as interns in churches throughout the District. The revenues that would be generated by the proposed new dormitory would help the Seminary to continue providing these programs that promote racial equity.

Approximately 34% of the Seminary’s students are Black. 18% of the administration, 25% of the faculty, and 7% of other staff are Black. To the extent that current and projected Wesley and AU students and their immediate families are or would reside in the District, the proposed expansion of student housing could help to free up residential units in neighborhood. This should help to marginally relieve demand on the District’s housing supply, and marginally slow the rate of increase in rental prices. While this may have some

positive impact on housing affordability for members of racial and ethnic minority groups, given the demographic profile of the Rock Creek West Planning Area, and the composition of the Wesley student body, faculty and other employees, no one racial or ethnic group are likely to benefit more than any other racial or ethnic group.

As detailed below, the proposed text amendments do not further every related Comp Plan policy however, they are, on balance, not inconsistent with the policies and goals of the Comprehensive Plan, particularly when read as a whole and in conjunction with the proposed campus plan.

Racial Equity PART 1: COMPREHENSIVE PLAN POLICIES

As noted above, the proposal would not be inconsistent with both Comprehensive Plan Generalized Policy Map and Future Land Use Map. The text amendment proposal is also, on balance, not inconsistent with the Citywide Elements of the Comprehensive Plan and would further many policies of the Citywide Elements, and the Rock Creek West Area Element.

The following policies will potentially be advanced by the requested amendment. Please refer to Appendix I at the end of this report for the full text of the relevant policies.

CITYWIDE ELEMENTS

Chapter 3 - Land Use Element

Policy LU-2.1.11: Residential Parking Requirements

Policy LU-2.1.5: Support Low-Density Neighborhoods

Policy LU-2.3.5: Institutional Uses

Policy LU-3.3.1: Transportation Impacts of Institutional Uses

Policy LU-3.3.2: Corporate Citizenship

The proposed text amendment would not be inconsistent with the policies of the Land Use Element of the Comprehensive Plan. Wesley has worked with the ANC and the community during the campus plan and PUD processes and the present text amendment to address issues related to the proposed dormitory and overall development of the campus plan. Wesley has worked to minimize potential impacts on the neighboring low density residences by reducing the height of the proposed dormitory and limiting views and light spillage from the upper stories of dormitory onto adjacent residences. The most recent proposal includes a reduction in the number of parking spaces, the upper floors have been rotated so that windows would not be facing the adjacent neighborhood, thereby minimizing potential light-spillage issues. The campus plan includes the provision of a landscape buffering along the campus perimeter and placing the new dormitory away from the residential neighborhood.

The Land Use Element encourages schools to provide alternative transportation options to mitigate traffic and parking impacts. Some of the proposed measures outlined in the campus plan includes long and short term bicycle parking on site, electrical outlets for e-bikes/scooters, provision of SmartTrip cards, pedestrian improvements, installation of signage at crosswalks and wayfinding signage, and funding and installation of a bike station at a location to be determined by DDOT.

Chapter 4 - Transportation Element

Policy T-1.1.8: Minimize Off-Street Parking

Policy T-2.4.1: Pedestrian Network

Policy T-2.4.2: Pedestrian Safety

Policy T-3.1.1: TDM Programs

Policy T-5.2.2: Charging Infrastructure

The proposed text amendment is not inconsistent with the policies in the Transportation Element of the Comprehensive Plan as the campus plan and its Transportation Management Plan outlines that transportation improvements would include the promotion of bicycle, pedestrian, and shuttle bus usage. The proposal plan would include enhanced pedestrian pathways and adds long-term and short-term bicycle parking on campus including electric charging stations for vehicles, e-bikes/scooters. The new dormitory would increase on-campus parking, but the impact of this would be addressed through the de-bundling parking from dorm-room rental, by prohibiting student, faculty and employee parking on residential streets, and by other measures to encourage the use of mass transportation and alternatives to private vehicles. The proximity of the Tenleytown-AU Metro station and the access that both public transit and the AU shuttle system provide to the area near the campus would help diminish the need for private-vehicle dependency.

Chapter 5- Housing Element

Policy H-1.1.9: Housing for Families

The proposed dormitory, although only serving students, faculty and staff would have a variety of unit sizes to accommodate one to five beds. The building would also have family-sized units to accommodate students and their immediate families.

Chapter 7 - Economic Development Element

Policy ED-1.1.1: Core Industries

Policy ED-2.4.1: Institutional Growth

The text amendment is not inconsistent with the Economic Development Element as the revenues developed under the proposed campus plan would allow the Seminary to remain open and continue providing employment and other opportunities to District residents. A relatively high percent of Wesley students, graduates and employees are non-White, and Wesley engages in community outreach and support from both its main campus and its rented space at Mount Vernon Square. The revenues would help to keep Wesley financially solvent and able to continue its educational and outreach programs.

Chapter 8 - Parks Recreation and Open Space Element

Policy PROS-4.2.1: Institutional Open Space

The text amendment would allow for the continued operation of university with a campus plan that would include a new playground which would be accessible to the nearby neighborhood and the preservation of 55% of the campus as green open space as part of the campus plan proposal.

Chapter 9 - Urban Design Element

Policy UD-2.2.4: Transitions in Building Intensity

The new dormitory would be taller and larger than any nearby residences. However, it would be at least 300 feet from the nearest residences. Its materials would be compatible with those of the existing campus building and the surrounding neighborhood. The final design of the dormitory would be subject to approval as further processing of the campus plan.

Chapter 12 - Educational Facilities Element

Policy EDU-3.2.2: Corporate Citizenship

Policy EDU-3.2.4: Universities as Community Partners

Policy EDU-3.3.3: Universities as Large Land Owners and Campus Plan Requirements

Policy EDU-3.3.4: Student Housing

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

Policy EDU-3.3.6: Faculty Housing

Policy EDU-3.3.10: University-Community Task Force

Policy EDU-3.3.11: Access to Recreational, Educational, and Cultural Opportunities

The text amendment approval to allow the dormitory would enable a decrease in rental pressures that students place on private housing stock by developing dormitory space not only for Wesley students and married students, but also for American University students and married students. These students would otherwise be seeking market rate housing.

The campus plan proposes expanding support to the community as it would give access to the campus with a neighborhood-oriented playground. The seminary also sponsors an internship program that brings students to work at various non-profit and community organizations throughout the District. Seminary students and graduates assist the mission of many churches in the District.

Chapter 23 - Rock Creek West Area Element

The subject property is in the Rock Creek West Area Element which outlines planning and development priorities including:

Policy RCW-1.1.8: Managing Institutional Land Uses

The text amendment would not be inconsistent with the Rock Creek West Area Element. The campus plan proposes taller buildings than in the existing campus plan. However, the new dormitory should be relatively harmonious with the nearby neighborhood and the adjacent American University. When viewed through a racial equity lens, it is not envisioned or expected that the additional housing on campus for students would have any impact on the cost of housing in the Rock Creek West area.

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

If approved, this text amendment could facilitate a new dormitory within the Wesley campus plan that would house Wesley students as well as students attending the adjacent AU. development. While a specific development is not proposed, potential inconsistencies with the Comprehensive Plan recommendations could include:

Policy LU-2.1.4: Rehabilitation Before Demolition

In redeveloping areas characterized by vacant, abandoned, and underused older buildings, generally encourage rehabilitation and adaptive reuse of architecturally or historically significant existing buildings rather than demolition. 310.11

As part of the campus plan proposal, to accommodate the new dormitory an existing building dormitory, which is much smaller, would be demolished. Wesley states that the building to be demolished has some structural deterioration which could be costly to renovate and could exceed the cost of new construction. Additionally, the size of the existing building would not be of a sufficient size to accommodate the number of students and units needed to satisfy Wesley's financial needs.

Policy H-1.6.5: Net-Zero, Energy Efficient Housing

Encourage new housing units in the District to be net-zero energy and water efficient. 508.9

Wesley states that future development of the campus would comply with the Green Building Act resulting in energy efficient features. However, these measures may not result in the desired Net-Zero buildings. Wesley states that they would continue to coordinate with the Department of the Environment to meet energy efficiency requirements. OP continues to encourage Wesley to construct buildings within the campus to meet these standards and to assist in reducing the effect of climate change on the campus, in the neighborhood as well as in the District as a whole.

RACIAL EQUITY TOOL PART 2: APPLICANT COMMUNITY OUTREACH AND ENGAGEMENT

Wesley states that they have been engaging with the community since its initial campus plan in 2005 and has continued over the past 17 years. The community engagement has continued through the Community Liaison Committee established under the campus plan process, ANCs

3D and 3E, and neighborhood civic groups such as the Spring Valley-Wesley Heights Citizens Association, and other interested parties and individuals. Wesley lists their meetings in [Exhibit 2C](#) (page 41), support, concerns, and changes to plans that has resulted from these meetings and interactions. The main concerns that have been expressed has been the scale of the dormitory, the absence of coordination between Wesley and AU on a dormitory, the housing of significantly more students from AU than from Wesley, the relationship of IZ applicability, and transportation impacts.

RACIAL EQUITY TOOL PART 3: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY

The data below compares the demographic information for the Rock Creek West (RCW) Planning Area with District-wide information, disaggregated by race and ethnicity retrieved from the DC Demographic Data Hub at <https://opdatahub.dc.gov/>. The data is from the last two 5-year American Community Surveys ([ACS DATA](#)) conducted by the US Census to demonstrate the trajectory of demographic change over time. A complete table of data comparing the District to the Rock Creek Planning Area is provided in Attachment II.

The clearest impact of the proposed text amendment when viewed through a racial equity lens is the relative lack of any impact. The proposed text amendment would not result in physical displacement of residents as the site does not currently include general residential use. The most positive impact would be the continuation of Wesley Seminary as a viable institution. The racially diverse composition of its graduates, student body and employees has been noted elsewhere in this report. It is also possible that the increased number of students that could be housed on Wesley's campus may potentially free-up a few rental housings for non-student populations in the neighborhood.

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. The data source is the 2012-2016 and 2018-2022 American Community Survey 5 Year Estimates, available via the OP State Data Center ([ACS DATA](#)). Part 3 also asks if the planning area is on track to meet affordable housing goals, and whether the data shows any “intersectionality of factors such as race, ethnicity, age, income, gender, or sexual orientation within the area of the zoning action and how might the zoning action impact the intersection of those factors”.

The ACS Data, Table 1 below, indicates that the area is not experiencing population growth. In 2012-2016, the Planning Area had a population of 91,389 or 13.9% percent of the District-wide total. In the 2018-2022 period, the population decreased slightly to 87,946 and 13.1% percent of the Districtwide total – a 0.8% decrease of the Districtwide total.

However, while the population has declined somewhat in the last five years, the area has become somewhat more racially and ethnically diverse. For the Planning Area, the population in 2018-2022 that identified as White, decreased 7.7% from 2012-1016. However, there were increases

in most categories with the Two or More group increasing by a significant 5%. The next groups were Black and Hispanic/Latino with a 1.2% increase followed by Asians at 0.8% and Some other Race at 0.5%. Nevertheless, White-identifying residents continue to comprise over ¾ of the Planning Area's population.

Race or Ethnicity

The population data of RCW showed a slight decrease between the 2012-2016 time period to 2018-2022, compared with the growth in population of the District as a whole. RCW retains the highest percentage of white residents and lowest percentage of Black or African American residents of all 10 planning areas. However, the numbers and percentage of Asians, Some other Race, Two or more Race and Hispanic residents also rose in terms of numbers and percentage of the population from 2016 to 2022.

Table 1: Race or Ethnicity Districtwide and in the Rock Creek West Planning Area (2012-2016 and 2018-2022)

Race or Ethnicity	District-wide 2012-16	District-wide Percent	Planning Area 2012-16	Planning Area Percent	District-wide 2018-22	District-wide Percent	Planning Area 2018-22	Planning Area Percent
Total Population	659,009	100%	91,389	13.9%	670,587	100%	87,946	13.1%
White alone	266,035	40.4%	73,607	80.5%	265,633	39.6%	64,979	73.8%
Black or African American	318,598	48.3%	6,745	7.4%	297,101	44.3%	7,660	8.6%
Indian and Alaskan Native	2,174	0.3%	293	0.3%	2,209	0.3%	92	0.1%
Asian alone	24,036	3.6%	5,479	6%	27,067	4.0%	5,992	6.8%
Native Hawaiian and Other Pacific Islander alone	271	0.04%	0	0%	420	0.05%	157	0.2%
Some other Race	29,650	4.5%	1,552	1.7%	30,879	4.6%	1,981	2.2%
Two or more Races	18,245	2.8%	3,622	4%	47,278	7.0%	7,906	9.0%
Hispanic or Latino	69,106	10.5%	9,250	10.1%	77,168	11.5%	9,884	11.2%

Median Income

RCW residents maintained a higher median income than the District as a whole between 2016 and 2022, but the data reveals specific nuances when disaggregated by race and ethnicity. In particular:

The median income for white households rose at a rate higher than that of the planning area as a whole. Meanwhile, the median income of Black or African American population in RCW *decreased* by 16.8% between 2016 and 2022. RCW was one of only two planning areas (along with Central Washington) where the median income of Black or African Americans did not increase during this time period.

The median income of RCW's Some Other Race had a significant difference between the Districtwide and the RCW, However, in 2022 the difference decreased by to \$91,000. The median income for Two or More Races, Hispanic and Asian residents rose significantly for both the city as a whole, and for the Rock Creek West planning area between 2016 and 2022.

Table 2: Median Income

Median Income	Districtwide 2012-2016	Planning Area 2012-2016	Districtwide (2018-2022)	Planning Area (2018-2022)
Median Household Income	\$72,935	\$118,411	101,722	151,015
White alone	\$119,564	\$128,941	160,745	170,781
Black or African American alone	\$ 40,560	\$ 76,527	75,942	71,397
Indian and Alaskan Native	\$ 51,306	\$ 47,168	60,390	
Asian alone	\$ 91,453	\$ 91,732	123,660	137,974
Native Hawaiian and Other Pacific Islander alone	NA	NA	NA	NA
Some other races	\$ 48,047	\$100,817	61,851	91,139
Two or more races	\$ 83,243	\$ 82,692	108,455	142,188
Hispanic or Latino	\$ 60,848	\$ 89,063	94,203	141,191

Median Age

The median age Districtwide decreased from 38.7 years 2016 to 34.2 years in 2022. Similarly, the median age in the RCW Planning Area decreased from 34.3 years in 2016 to 35.7 years in 20122. However, most groups saw an increase in the median age except for the relatively smaller populations that identify as Indian and Alaskan Native and Some other Race which had decreases in their median age.

Table 3: Median Age

Median Age	Districtwide 2012-2016	Planning Area 2012-2016	Districtwide (2018-2022)	Planning Area (2018-2022)
Total Median Age	38.7	38.2	34.3	35.7
White	40.4	39.6	34.1	43.2
Black or African American	33.4	39.1	36.5	42.8
Indian and Alaskan Native	32.2	35.4	48.2	31.8
Asian	36.5	37.8	34.1	42.8
Native Hawaiian and Other Pacific Islander	30.8	NA	35.5	NA
Some other races	28	31.9	29.8	27.4
Two or more races	19.8	20.1	29.9	28.7
Hispanic or Latino	28.4	33.7	31.1	36.4

Housing Tenure

In 2012-2016, RCW has the second highest percentage of owner-occupied housing of the District's 10 planning areas at 55.1%, much higher than the Districtwide average of 40.7%. In

RCW, 59.8%, white households were in owner-occupied housing, compared with 29.3% for Black and African American households, the lowest of all races.

The 2018-2022, owner occupancy in the RCW decreased slightly to 54% while the Districtwide owner occupancy had a slight increase to 41.5%. Home ownership for Two or More Races and Asians were the only two groups showing increases in homeownership with Two or More Races showing a significant increase of 17.5%. Over 70% of Black households rent as opposed to own.

Table 4 Owner Occupied Households Districtwide and in the Rock Creek West Planning Area (2012-2016 and 2018-2022)

Owner Occupancy (disaggregated by race and ethnicity)	Districtwide 2012-2016	Planning Area 2012-2016	Districtwide (2018-2022)	Planning Area (2018-2022)
Total Owner Occupied	40.7%	55.1%	41.5%	54.0%
White	47.8%	59.8%	48.0%	58.4%
Black or African American	35.9%	29.3%	36.0%	26.9%
Indian and Alaskan Native alone	32.8%	50.8%	29.7%	34.0%¹
Asian alone	39.4%	33.0%	41.2%	49.1%
Native Hawaiian and Other Pacific Islander alone	9.1%	0.0%	97.0%	100%¹
Some other races	17.5%	37.3%	24.2%	28.1%
Two or more races	32.7%	33.8%	42.8%	51.3%
Hispanic or Latino	30.9%	51.8%	34.8%	48.6%

Table 5: Renter Occupied Households Districtwide and in the Rock Creek West Planning Area (2012-2016 and 2018-2022)

Renter Occupancy (disaggregated by race and ethnicity)	Districtwide 2012-2016	Planning Area 2012-2016	Districtwide (2018-2022)	Planning Area (2018-2022)
Total Renter Occupancy	59.3%	44.9%	58.6%	46.0%
White	52.2%	40.2%	52.6%	41.6%
Black or African American	64.1%	70.7%	64.1%	73.1%
American Indian and Alaskan Native alone	67.2%	49.2%	74.2%	66.0%
Asian	60.6%	67.0%	57.6%	50.9%
Native Hawaiian and Other Pacific Islander	90.9%	0.0%	35.8%	0.0%¹
Some other Races	82.5%	62.7%	73.4%	71.9%
Two or more Races	67.3%	66.2%	56.2%	48.7%
Hispanic or Latino	69.1%	48.2%	64.7%	51.4%

Vulnerable or Special Populations

Table 6 shows that the percentage of persons 65 years or older in the planning area is about 8% higher than the Districtwide percentage. However, persons under 18 years in the planning area is similar to the Districtwide percentage. It is possible that in a planning area with an above average percentage of over-65 residents, the presence of universities may contribute to the percentage of younger population remaining generally the same as the District-wide average.

The disability rate Districtwide has remained fairly constant while that of the Planning Area has risen but continues to be lower than the Districtwide rate.

Table 6: Vulnerable or Special Populations in the District and Planning Area

Vulnerable or Special Populations	Districtwide 2012-2016	Planning Area 2012-2016	Districtwide 2018-2022	Planning Area 2018-2022
Persons 65 or Older	11.4%	16.9%	12.6%	22.7%
Persons Under 18 Years	17.4%	16.7%	18.5%	1.15%
Disability Rate	11.3%	5.7%	10.9%	7.35%

General Characteristics

In 2012-2016, the 3.5% unemployment rate in the RCW Planning Area was less than half the rate for the District as a whole. While the unemployment rate fell for District and went up slightly for the Planning Area in the 2018-2022 period, the Planning Area's unemployment rate remained well below that of the District as a whole.

The rate of households in the planning area that are housing cost burdened (spending more than 30% of their income on housing) dropped slightly between the two time periods, both Districtwide and in the Planning Area, and remained lower in the Planning Area.

These statistics are also reflected in the poverty rate in that in both time periods. Again, the poverty rate in the Planning Area and Districtwide dropped between the two time periods, the Planning Area poverty rate remained significantly lower.

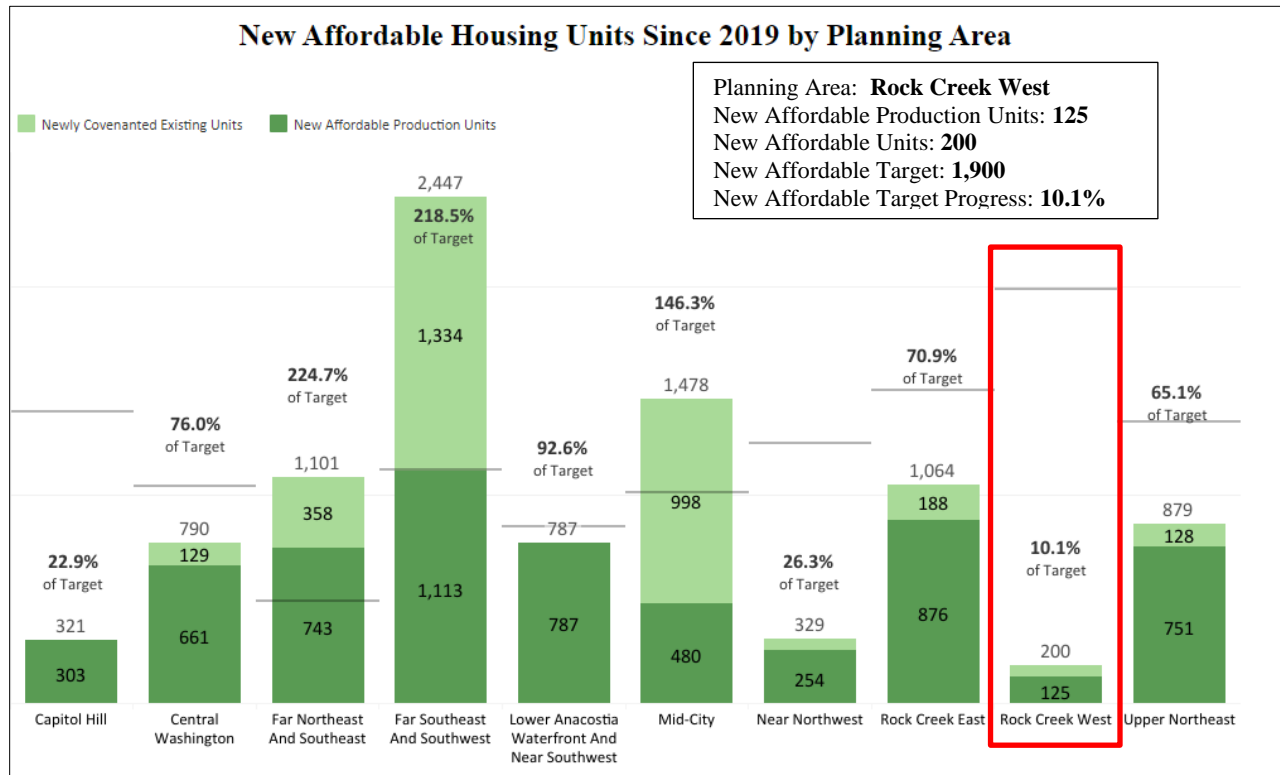
Table 7: General Characteristics of the Planning Area and District

Characteristic	Districtwide 2012-2016	Planning Area 2012-2016	Districtwide (2018-2022)	Planning Area (2018-2022)
Unemployment Rate	8.7%	3.5%	7.1%	3.7%
Cost Burdened Households	38.6%	31.1%	36.1%	29.8%
Poverty Rate	17.9%	9.0%	15.1%	7.23%

Progress Toward Meeting the Mayor's 2025 Housing Equity Goals

The RCW Planning Area has the least amount of dedicated affordable housing and therefore the most ambitious target for meeting the Mayor's 2025 affordable housing goal of 1,990 new affordable units. The Deputy Mayor for Planning and Economic Development provided an update at the end of February 2024 which shows that the RCW Planning Area has made the least amount of progress of the District's 10 planning areas in meeting the goal, achieving only 10.1% of the target (Table 11, below) ([DMPED 36,000 by 2025 Dashboard](#)). The proposed text amendment would not affect the few affordable housing opportunities in the RCW except that they would create an opportunity for additional dormitory space leaving non-university housing available for other neighborhood residents instead of for students.

Table 8 – 2025 Dedicated Affordable Housing Production Projections by Planning Area



Intersectionality of Data

It is not envisioned that the proposed text amendment would lead to opportunities for the provision of new opportunities of new housing - both rental and ownership, and both market rate and affordable - in RCW, which presently provides limited housing options for District residents, including the majority of the planning area's relatively small but growing racial diversity of residents, as well as housing for more moderate and lower income residents of all racial and ethnic backgrounds.

- The advertised text amendment would exempt Wesley from the provision of affordable housing.
- The OP-alternate text would allow for IZ generated by this dormitory to be located off-site but within Ward 3 subject to further processing.

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 2C](#), page 27 and the OP's analysis above under Part 1 of the Racial Equity Tool discussion for policies which potentially would be advanced or not advanced by the requested text amendment.

Table 9 below provides the OP response to themes/questions from the Racial Equity Tool, based on Comprehensive Plan policies related to racial equity, that are anticipated to have positive or negative impacts and/or outcomes as a result of the proposed text amendment.

Table 9: Proposed Zoning Action/Racial Equity

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The proposed text amendment would not result in displacements of residents, per se. The site is an educational campus and there are no permanent residents. While 90 student beds would be temporarily lost during construction of the new dormitory, the number of beds on-campus would be significantly increased to 659 student beds as a result of the text amendments.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect displacement as a result of this zoning action.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	The text amendment would allow the provision of 536 additional beds on the Wesley campus. The provision of more student beds may have a marginally positive impact on the affordability of housing in Rock Creek West by freeing up market rate units now rented by students who may relocate to the Wesley campus. In general, the provision of new dormitory beds may help to ease pressure on housing in the vicinity. The old dorms would be replaced with units ranging from studios to 5 bedrooms and with some units configured to house students with families.
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 	The action, through the campus plan could result in improvements to transportation infrastructure along Massachusetts and University Avenues and add recreational opportunities through the construction of a new neighborhood-oriented playground on the campus.
Access to Opportunities	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services 	The zoning action could lead to a temporary increase in construction jobs and a permanent increase in jobs to supply and manage the new dormitory.
Community	How did community outreach and engagement inform/change the zoning action? <ul style="list-style-type: none"> ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?) 	In the campus plan, the transportation management plan was amended to restrict traffic entering and exiting from the residentially bordered University Avenue; residential parking permits were prohibited for all Wesley and AU students and immediate family members residing in the proposed dormitory; the designs for the upper stories of the dormitory were set-back farther from the residential neighborhood and their layout was changed to avoid light spillage towards the neighborhood; there would be a community-accessible playground; and the original number of parking spaces would be reduced

VI. SUMMARY OF PLANNING ANALYSIS

As demonstrated above, on balance the proposed text amendments would not be inconsistent with the recommendations of the FLUM and the GPM's recommendation for institutional use for the property. Additionally, the text amendments in conjunction with the campus plan would not be inconsistent with many of the policies and actions of the Citywide Elements and the specific recommendations for the Rock Creek West Area Element. The proposal would allow for the housing of AU's students' who would live in close proximity to the AU campus, and their classes. The text amendment would allow Wesley to gain revenues from the new dormitory which is projected to assist in stabilizing the Seminary's financial future. OP therefore recommends that the Zoning Commission **approve the proposed text amendment to Subtitle X, §101 as amended and approve the OP Alternate text amendment.**

VII. ANC COMMENTS

The campus is within the boundaries of ANC 3E and is across from ANC 3D. Both ANCs have submitted resolutions and recommendations in [Exhibit 25](#) and [Exhibit 23](#) respectively.

VIII. COMMUNITY COMMENTS

A joint statement by Neighbors for a Livable Community (NLC) and the Spring Valley-Wesley Heights Citizens Association (SVWHCA) has been file in [Exhibit 27](#).

ATTACHMENTS:

Appendix I - Comprehensive Plan Policy Statements

Appendix II - Demographic Data Disaggregated by Race

Appendix I - Comprehensive Plan Policy Statements

Chapter 3 - Land Use

Policy LU-2.1.5: Support Low-Density Neighborhoods

Support and maintain the District's established low-density neighborhoods and related low-density zoning. Carefully manage the development of vacant land and alterations to existing structures to be compatible with the general design character and scale of the existing neighborhood and preserve civic and open space. 310.12

Policy LU-2.3.5: Institutional Uses

Recognize the importance of institutional uses, such as private schools, childcare facilities, hospitals, churches, and similar uses, to the economy, character, history, livability, and future of Washington, DC and its residents. Ensure that when such uses are permitted in residential neighborhoods, their design and operation is sensitive to neighborhood issues and neighbors' quality of life. Encourage institutions and neighborhoods to work proactively to address issues, such as transportation and parking, hours of operation, outside use of facilities, and facility expansion. 312.7

Policy LU-3.3.1: Transportation Impacts of Institutional Uses

Support ongoing efforts by institutions to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, public transportation, shuttle service and bicycling; providing on-site parking; and undertaking other transportation demand management measures. 317.7

Policy LU-3.3.3: Nonprofits, Private Schools and Service Organizations

Plan, design, and manage large nonprofits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas in a way that minimizes objectionable impacts on adjacent communities. Expansion of these areas should not be permitted if the quality of life in adjacent residential areas is significantly adversely impacted. 317.9

Policy LU-2.1.11: Residential Parking Requirements

Parking requirements for residential buildings should respond to the varying levels of demand associated with different unit types, unit sizes, unit locations (including proximity to transit), and emerging transportation trends and new technology (such as the sharing economy and autonomous vehicles (AVs)). Parking should be accommodated in a manner that maintains an attractive environment at the street level and minimizes interference with traffic flow. Reductions in parking may be considered where transportation-demand management measures are implemented and a reduction in demand can be demonstrated. 310.18

Chapter 4 - Transportation Element

Policy T-1.1.8: Minimize Off-Street Parking

An increase in vehicle parking has been shown to add vehicle trips to the transportation network. In light of this, excessive off-street vehicle parking should be discouraged. 403.14

Policy T-2.4.1: Pedestrian Network

Develop, maintain, and improve pedestrian facilities. Improve the District's sidewalk system to form a safe and accessible network that links residents across Washington, DC. 411.5

Policy T-2.4.2: Pedestrian Safety

Improve safety and security at key pedestrian nodes throughout the District. Use a variety of techniques to improve pedestrian safety, including textured or clearly marked and raised pedestrian crossings, pedestrian-actuated signal push buttons, high-intensity activated crosswalk pedestrian signals, rectangular rapid flashing beacons, accessible pedestrian signal hardware, leading pedestrian interval timing, and pedestrian countdown signals. 411.6

Policy T-3.1.1: TDM Programs

Provide, support, and promote programs and strategies aimed at reducing the number of car trips and miles driven (for work and non-work purposes), to increase the efficiency of the transportation system. 415.10

Policy T-5.2.2: Charging Infrastructure

Encourage early deployment of EV charging stations at no charge in appropriate, publicly accessible locations across the District to serve existing neighborhoods. Consider the integration of EV charging stations in new and existing residential and commercial developments. Consideration should also be given to locations where EV charging stations can be retrofitted into parking garages. As EVs become more popular, there will be increased demand for on-street charging stations, which will need to be balanced with other curbside needs and uses. 430.4

Chapter 5 – Housing Element

Policy H-1.1.9: Housing for Families

Encourage and prioritize the development of family-sized units and/or family-sized housing options which generally have three or more bedrooms, in areas proximate to transit, employment centers, schools, public facilities, and recreation to ensure that the District's most well-resourced locations remain accessible to families, particularly in areas that received increased residential density as a result of underlying changes to the Future Land Use Map. Family-sized units and/or family-sized housing options include housing typologies that can accommodate households of three or more persons and may include a variety of housing types including townhomes, fourplexes and multi-family buildings. To address the mismatch between meeting the needs of larger households and the financial feasibility of developing family-sized housing, support family-sized housing options through production incentives and requirements that address market rate challenges for private development that may include zoning, subsidies or tax strategies, or direct subsidy and regulatory requirements for publicly owned sites. 503.11

Chapter 7 - Economic Development Element

Policy ED-1.1.1: Core Industries

Continue to support and grow the District's core industries, particularly the federal government; professional, scientific and technical services; religious, grantmaking, civic professional, and similar organizations; postsecondary education; accommodation and food services; health care and social assistance; and administrative support services. 703.12

Policy ED-2.4.1: Institutional Growth

Support growth in the higher education and health care sectors. Recognize the potential of these institutions to provide employment and income opportunities for District residents, and to enhance the District's array of cultural amenities and health care options. 710.4

Chapter 8 – Parks Recreation and Open Space Element

Policy PROS-4.2.1: Institutional Open Space

Encourage local institutions—such as private and parochial schools, colleges and universities, seminaries, hospitals, and churches and cemeteries—to allow the cooperative use of their open space lands for the benefit of District residents. Explore funding and insurance mechanisms that would incentivize and preserve local institutions that choose to provide cooperative use. Ensure that cooperative uses recognize and respect institution missions and operations. 818.3

Chapter 9 - Urban Design Element

Policy UD-2.2.4: Transitions in Building Intensity

Design transitions between large- and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single-family or row houses) can be made more pleasing and gradual through a variety of context-specific design strategies, such as a slender massing of taller elements, stepping back the building at floors above its neighbors' predominant roof line, stepping a building's massing down to meet the roof line of its neighbors, or strategic placement of taller elements to mark corners, vista terminations, or large open-space frontages. 909.9

Chapter 12 - Education Element

Policy EDU-3.2.2: Corporate Citizenship

Support continued corporate citizenship among Washington, DC's large institutions, including its colleges, universities, hospitals, private schools, and nonprofits. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of green building methods and low impact development, and the adaptive reuse and preservation of historic buildings. 1213.3

Policy EDU-3.2.4: Universities as Community Partners

Encourage universities to expand service-oriented partnerships that connect students with local communities and that can strengthen town-gown relationships. 1213.5

Policy EDU-3.3.3: Universities as Large Land Owners and Campus Plan Requirements

Continue to require campus plans for colleges and universities located in residential and mixed-use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that respect neighbors and neighboring property and ensure that potentially objectionable impacts such as noise, traffic, number of students, or other similar conditions are addressed. 1214.8

Policy EDU-3.3.4: Student Housing

Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock, especially the affordable housing stock, in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches. 1214.9

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, scooters, skateboarding, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged. 1214.10

Policy EDU-3.3.6: Faculty Housing

Support faculty and staff housing within campus plans. Encourage the housing to be created through partnerships and dedicated university programs. Provide program opportunities to persons from a wide range of incomes. 1214.11

Policy EDU-3.3.10: University-Community Task Force

Encourage universities and communities to establish a Task Force comprised of college and university representatives, neighborhood representatives, local businesses, and other non-university community stakeholders to address a range of physical planning issues relating to the college or university's growth and operation. Among other topics, the Task Force should address community concerns regarding the enforcement of campus plans and monitoring procedures, university concerns regarding enrollment and employment caps, modifications or further processing related to the approved campus plan, and potentially, proposals for amendments to the zoning regulations as they relate to campus plans and higher education facilities. 1214.15

Policy EDU-3.3.11: Access to Recreational, Educational, and Cultural Opportunities

Support continued access by local neighborhoods to university offerings, such as concerts and lectures, campus green space, continuing education, and low-cost

programming for older adults. Encourage residents to learn about and appreciate campus culture. 1214.16

Rock Creek West Area Element

Policy RCW-1.1.8: Managing Institutional Land Uses

Institutional land uses in the Rock Creek West Planning Area should be harmonious with surrounding uses, and potential adverse effects on neighboring properties should be minimized when institutions seek expansion. Redevelopment of institutional land should be compatible with the physical character of the community, the changing nature of the District, and not inconsistent with provisions of the Comprehensive Plan and the underlying zoning rules and regulations. Densities and intensities of any future development on such sites should reflect input from the local community, accommodating student housing on campuses and future infrastructure needs. 2308.9

Attachment II - Demographic Data Disaggregated by Race in the Rock Creek West Planning Area

Demographic Data Disaggregated by Race, Citywide and for Rock Creek West Planning Area

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE			
Total Population	Total	670,587	87,946
	Under 18 years	124,056	15,686
	Percent under 18 years	18.5	17.8
	65 years and over	84,451	17,980
	Percent 65 years and over	12.6	20.4
	Median age	35.5	35.2
White alone	Total	265,633	64,979
	Under 18 years	31,383	10,931
	Percent under 18 years	11.8	16.8
	65 years and over	31,132	14,962
	Percent 65 years and over	11.7	23.0
	Median age	35.3	45.3
Black or African American alone	Total	297,101	7,600
	Under 18 years	65,759	703
	Percent under 18 years	22.1	9.2
	65 years and over	46,467	1,276
	Percent 65 years and over	15.6	16.7
	Median age	38.1	38.4
American Indian and Alaska Native alone	Total	2,209	157
	Under 18 years	310	34
	Percent under 18 years	14.0	21.7
	65 years and over	498	14
	Percent 65 years and over	22.5	8.9
	Median age	41.1	34.3
Asian alone	Total	27,067	5,213
	Under 18 years	2,208	705
	Percent under 18 years	8.2	13.5
	65 years and over	2,234	836
	Percent 65 years and over	8.3	16.0
	Median age	35.6	41.9
Native Hawaiian and Other Pacific Islander alone	Total	420	59

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
	Under 18 years	16	0
	Percent under 18 years	3.8	0.0
	65 years and over	47	22
	Percent 65 years and over	11.2	44.0
	Median age		
Some Other Race alone	Total	30,879	1,981
	Under 18 years	10,450	508
	Percent under 18 years	33.8	25.6
	65 years and over	1,098	152
	Percent 65 years and over	3.6	7.7
	Median age	28.8	24.6
Two or More Races	Total	47,278	7,906
	Under 18 years	13,930	2,805
	Percent under 18 years	29.5	35.5
	65 years and over	2,975	718
	Percent 65 years and over	6.3	9.1
	Median age	30.8	26.6
Hispanic or Latino	Total	77,168	9,884
(Hispanics can be of any race and are included in race categories above)	Under 18 years	21,334	2,714
	Percent under 18 years	27.6	27.5
	65 years and over	4,868	867
	Percent 65 years and over	6.3	8.8
	Median age	32.2	34.0
EDUCATIONAL ATTAINMENT (Population 25 Years and Over)			
Total	Total	484,596	64,290
	Less than high school diploma	35,377	1,329
	Percent	7.3	2.1
	High school graduate (includes equivalency)	72,816	1,967
	Percent	15.0	3.1
	Some college or associate's degree	72,871	4,380
	Percent	15.0	6.8
	Bachelor's degree or higher	303,532	56,605
	Percent	62.6	88.1
White alone	Total	209,259	48,727
	Less than high school diploma	2,908	383
	Percent	1.4	0.8

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
	High school graduate (includes equivalency)	5,078	969
	Percent	2.4	2.0
	Some college or associate's degree	10,379	2,626
	Percent	5.0	5.4
	Bachelor's degree or higher	190,894	44,750
	Percent	91.2	91.8
Black or African American alone	Total	204,800	5,631
	Less than high school diploma	23,792	346
	Percent	11.6	6.1
	High school graduate (includes equivalency)	60,827	538
	Percent	29.7	9.6
	Some college or associate's degree	54,090	1,210
	Percent	26.4	21.5
	Bachelor's degree or higher	66,091	3,537
	Percent	32.3	62.8
American Indian and Alaska Native alone	Total	1,694	96
	Less than high school diploma	243	28
	Percent	14.3	29.2
	High school graduate (includes equivalency)	271	0
	Percent	16.0	0.0
	Some college or associate's degree	537	14
	Percent	31.7	14.6
	Bachelor's degree or higher	643	54
	Percent	38.0	56.3
Asian alone	Total	21,541	4,005
	Less than high school diploma	989	99
	Percent	4.6	2.5
	High school graduate (includes equivalency)	981	126
	Percent	4.6	3.2
	Some college or associate's degree	1,193	216
	Percent	5.5	5.4
	Bachelor's degree or higher	18,378	3,564
	Percent	85.3	89.0
Native Hawaiian and Other Pacific Islander alone	Total	361	59
	Less than high school diploma	0	0
	Percent	0.0	0.0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
	High school graduate (includes equivalency)	43	0.0
	Percent	11.9	0.0
	Some college or associate's degree	63	0.0
	Percent	17.5	0.0
	Bachelor's degree or higher	255	50
	Percent	70.6	100.0
Some Other Race alone	Total	17,520	1,233
	Less than high school diploma	5,549	258
	Percent	31.7	20.9
	High school graduate (includes equivalency)	3,121	77
	Percent	17.8	6.2
	Some college or associate's degree	2,273	31
	Percent	13.0	2.5
	Bachelor's degree or higher	6,577	868
	Percent	37.5	70.4
Two or More Races	Total	29,421	4,584
	Less than high school diploma	1,896	215
	Percent	6.4	4.7
	High school graduate (includes equivalency)	2,495	266
	Percent	8.5	5.9
	Some college or associate's degree	4,336	284
	Percent	14.7	6.3
	Bachelor's degree or higher	20,694	3,783
	Percent	70.3	83.2
Hispanic or Latino	Total	48,773	6,228
	Less than high school diploma	9,200	543
(Hispanics can be of any race and are included in race categories above)			
	Percent	18.9	8.7
	High school graduate (includes equivalency)	6,467	379
	Percent	13.3	6.1
	Some college or associate's degree	5,962	897
	Percent	12.2	8.0
	Bachelor's degree or higher	27,144	4,809
	Percent	55.7	77.2
DISABILITY STATUS (Civilian noninstitutionalized population)			

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
Total	Total	661,596	87,348
	Total population with a disability	72,659	6,419
	Percent with a disability	10.98	7.35
	Under 18 years	123,804	15,686
	With a disability	5,302	180
	Percent with a disability	4.28	1.15
	18 to 64 years	455,562	54,098
	With a disability	40,513	2,250
	Percent with a disability	8.89	4.16
	65 years and over	82,230	17,573
	With a disability	26,844	3,989
	Percent with a disability	32.65	22.7
White alone	Total	262,457	64,781
	Total population with a disability	14,048	4,296
	Percent with a disability	5.35	6.63
	Under 18 years	31,244	10,931
	With a disability	477	74
	Percent with a disability	1.53	0.68
	18 to 64 years	200,445	39,014
	With a disability	7,140	1,218
	Percent with a disability	3.56	3.12
	65 years and over	30,768	14,837
	With a disability	6,431	3,004
	Percent with a disability	20.9	20.25
Black or African American alone	Total	292,222	7,291
	Total population with a disability	49,642	1,094
	Percent with a disability	16.99	15
	Under 18 years	65,675	793
	With a disability	3,590	0
	Percent with a disability	5.47	0
	18 to 64 years	181,881	5,593
	With a disability	27,625	591
	Percent with a disability	15.19	10.56
	65 years and over	44,666	994
	With a disability	18,427	503
	Percent with a disability	41.26	50.6
American Indiana and Alaska Native alone	Total	2,209	157
	Total population with a disability	365	13
	Percent with a disability	16.52	8.28

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
	Under 18 years	310	34
	With a disability	13	13
	Percent with a disability	4.19	38.24
	18 to 64 years	1,401	109
	With a disability	297	0
	Percent with a disability	21.2	0
	65 years and over	498	14
	With a disability	55	0
	Percent with a disability	11.04	0
Asian alone	Total	26,752	5,213
	Total population with a disability	1,450	294
	Percent with a disability	5.42	5.64
	Under 18 years	2,208	705
	With a disability	58	0
	Percent with a disability	2.63	0
	18 to 64 years	22,317	3,672
	With a disability	819	83
	Percent with a disability	3.67	2.26
	65 years and over	2,227	836
	With a disability	573	211
	Percent with a disability	25.73	25.24
Native Hawaiian and Other Pacific Islander alone	Total	410	50
	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	0
	18 to 64 years	355	28
	With a disability	30	0
	Percent with a disability	8.45	0
	65 years and over	39	22
	With a disability	0	0
	Percent with a disability	0	0
Some Other Race alone	Total	30,703	1,981
	Total population with a disability	2,435	112
	Percent with a disability	7.93	5.65
	Under 18 years	10,435	508
	With a disability	745	0
	Percent with a disability	7.14	0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
	18 to 64 years	19,195	1,321
	With a disability	1,521	101
	Percent with a disability	7.92	7.64
	65 years and over	1,073	152
	With a disability	169	11
	Percent with a disability	15.75	7.22
Two or More Races	Total	46,843	7,875
	Total population with a disability	4,689	610
	Percent with a disability	10.01	7.75
	Under 18 years	13,916	2,805
	With a disability	419	93
	Percent with a disability	3.01	3.32
	18 to 64 years	29,968	4,352
	With a disability	3,081	257
	Percent with a disability	10.28	5.91
	65 years and over	2,959	718
	With a disability	1,189	260
	Percent with a disability	40.18	36.21
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	76,587	9,866
	Total population with a disability	5,891	605
	Percent with a disability	7.69	6.13
	Under 18 years	21,309	2,714
	With a disability	1,022	106
	Percent with a disability	4.8	3.91
	18 to 64 years	50,457	6,288
	With a disability	3,175	145
	Percent with a disability	6.29	2.31
	65 years and over	4,821	864
	With a disability	1,694	354
	Percent with a disability	35.14	40.97
UNEMPLOYMENT RATE (Population 16 years and over)			
Total	Unemployment rate	7.1	3.7
White alone	Unemployment rate	2.6	3.5
Black or African American alone	Unemployment rate	14.0	8.6
American Indian and Alaska Native alone	Unemployment rate	2.8	0
Asian alone	Unemployment rate	2.7	0.9

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	2.8	0.0
Some Other Race alone	Unemployment rate	8.0	0.4
Two or More Races	Unemployment rate	4.7	2.4
Hispanic or Latino	Unemployment rate	5.3	2.7
POVERTY STATUS			
Total population	Population for whom poverty status is determined	649,184	85,028
	Total Population Below Poverty	98,039	6,148
	Percent in poverty	15.1	7.23
White alone	Population for whom poverty status is determined	256,129	63,925
	Total Population Below Poverty	14,374	3,035
	Percent in poverty	5.61	4.82
Black or African American alone	Population for whom poverty status is determined	288,885	7,066
	Total Population Below Poverty	68,985	1,794
	Percent in poverty	23.88	25.39
American Indian and Alaska Native alone	Population for whom poverty status is determined	2,159	142
	Total Population Below Poverty	512	18
	Percent in poverty	23.71	12.68
Asian alone	Population for whom poverty status is determined	25,320	5,043
	Total Population Below Poverty	3,379	665
	Percent in poverty	13.35	13.18
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	390	50
	Total Population Below Poverty	53	0
	Percent in poverty	13.59	0
Some Other Race alone	Population for whom poverty status is determined	30,340	1,943
	Income in the past 12 months below poverty level	5,472	252
	Percent in poverty	18.04	12.87
Two or More Races	Population for whom poverty status is determined	45,961	7,759
	Total Population Below Poverty	5,264	385
	Percent in poverty	11.45	4.96
Hispanic or Latino	Population for whom poverty status is determined	75,004	9,671

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
(Hispanics can be of any race and are included in race categories above)	Total Population Below Poverty	9,600	543
	Percent in poverty	12.8	5.61
MEDIAN HOUSEHOLD INCOME			
Total households	Median household income (dollars)	101,722	151,051
White alone	Median household income (dollars)	160,745	170,781
Black or African American alone	Median household income (dollars)	75,942	71,397
American Indian and Alaska Native alone	Median household income (dollars)	60,390	0
Asian alone	Median household income (dollars)	123,660	137,974
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)		0
Some Other Race alone	Median household income (dollars)	61,851	91,139
Two or More Races	Median household income (dollars)	108,455	142,188
Hispanic or Latino	Median household income (dollars)	94,203	141,191
TENURE			
Total householder	Total	315,785	42,040
	Owner occupied	130,865	22,694
	% owner occupied	41.4	54.0
	Renter occupied	184,920	19,347
	% renter occupied	58.6	46.0
White alone	Total	140,029	1,097
	Owner occupied	66,420	878
	% owner occupied	47.4	219
	Renter occupied	73,609	80.1
	% renter occupied	52.6	20.0
Black or African American alone	Total	131,600	32,329
	Owner occupied	47,195	18,887
	% owner occupied	35.9	58.4
	Renter occupied	84,405	13,442
	% renter occupied	64.1	41.6
American Indian and Alaska Native alone	Total	1,269	53
	Owner occupied	327	18
	% owner occupied	25.8	34.0
	Renter occupied	942	35
	% renter occupied	74.2	66.0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Rock Creek West
Asian alone householder	Total	13,886	2,262
	Owner occupied	5,884	1,110
	% owner occupied	42.4	49.1
	Renter occupied	8,002	1,152
	% renter occupied	57.6	50.9
Native Hawaiian and Other Pacific Islander alone	Total	81	14
	Owner occupied	52	14
	% owner occupied	64.2	100.0
	Renter occupied	29	0
	% renter occupied	35.8	0.0
Some Other Race alone	Total	9,836	652
	Owner occupied	2,618	183
	% owner occupied	26.6	28.1
	Renter occupied	7,218	468
	% renter occupied	73.4	71.9
Two or More Races householder	Total	19,084	2,721
	Owner occupied	8,369	1,406
	% owner occupied	43.9	51.3
	Renter occupied	10,715	1,336
	% renter occupied	56.2	48.7
Hispanic or Latino	Total	29,336	3,633
(Hispanics can be of any race and are included in race categories above)	Owner occupied	10,358	1,766
	% owner occupied	35.3	48.6
	Renter occupied	18,978	1,868
	% renter occupied	64.7	51.4
HOUSING COST BURDEN			
Total	Total Households	315,785	42,040
	Cost Burdened Households	110,215	12,145
	Not Computed	10,634	1,296
	Percent of households spending 30% or more of their income on housing	36.1	29.8

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