



ZC 25-01

Map Amendment (RA-1 to RA-2)

Ward Memorial AME Church

227 & 241 42nd Street NE

OP Setdown Presentation
May 8, 2025

ZONING COMMISSION
District of Columbia
CASE NO.25-01
EXHIBIT NO.11

ZC 25-01

Site Location & Zoning

**Current
Zoning:**
RA-1

**Proposed
Zoning:**
RA-2

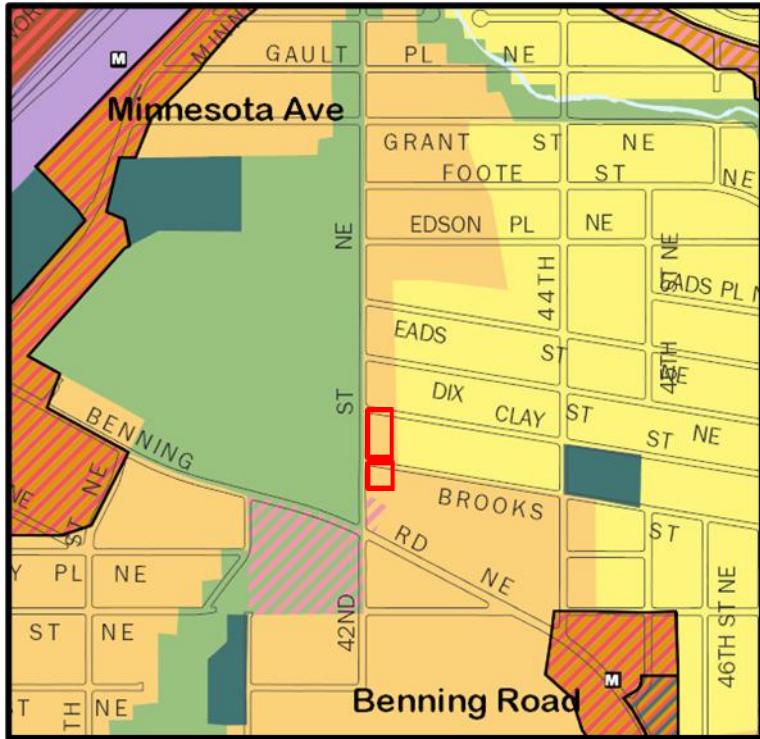
**Surrounding
Zones:**
R-2, RF-1



ZC 25-01

Comprehensive Plan Analysis

Future Land Use Map (FLUM)



Generalized Policy Map (GPM)

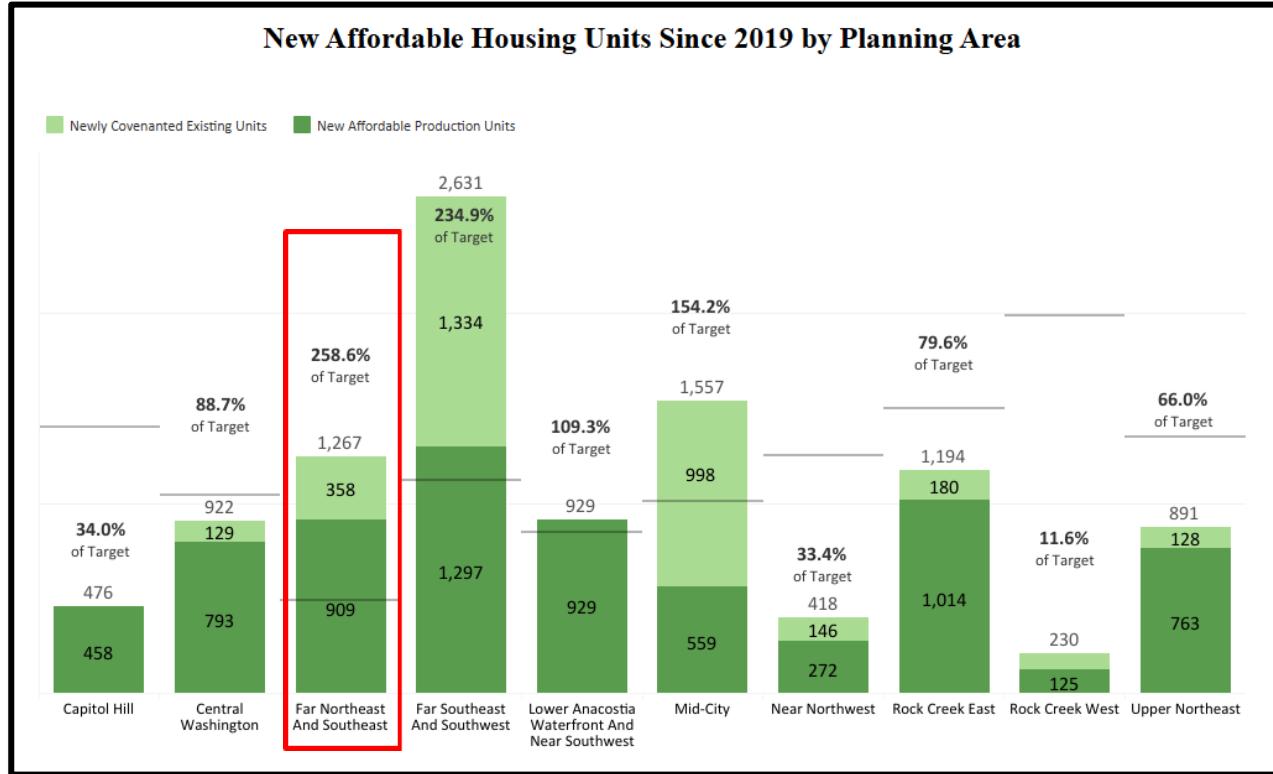


- Residential-Moderate Density (RMOD)

- Neighborhood Enhancement Areas
- Neighborhood Conservation Areas

ZC 25-01

Racial Equity/IZ Plus



The December 2024 DMPED housing equity update indicates that the planning area has greatly exceeded its target amount. Therefore, **OP is not recommending IZ Plus standards for the subject application.**