

Zoning Commission Case No. 25-01

Application for Zoning Map Amendment

241 42nd Street NE & 227 42nd Street NE

(Square 5088, Lots 147 and 852; Square 5087, Lot 74)

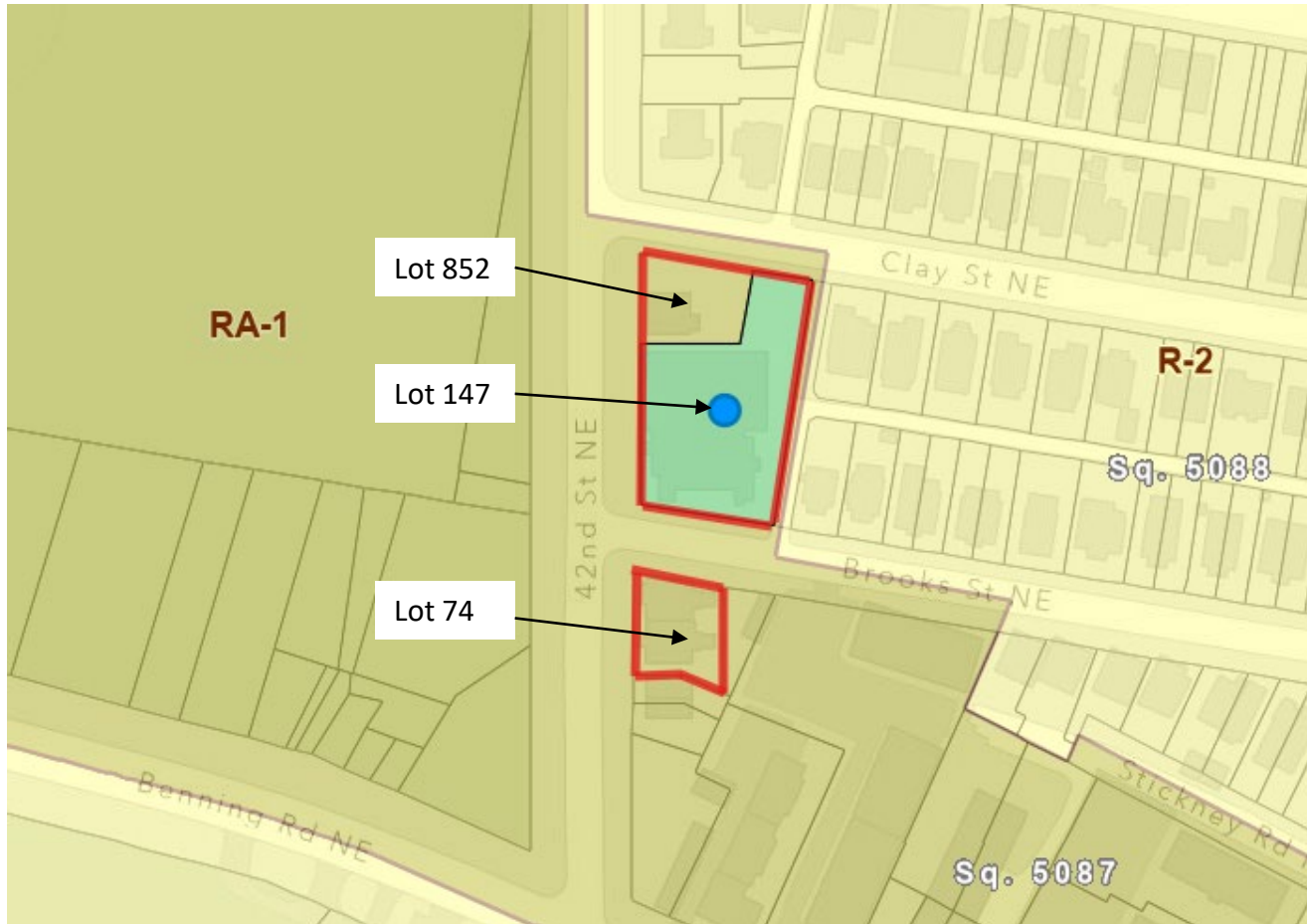
Applicant: Ward Memorial AME Church



Ward Memorial AME Church

- Founded in 1877 – 148 years
- Approximately 250 members
- Majority of members are 65+
- Church members purchased these land parcels for community and congregational benefit
- The church has always been a community-oriented organization
 - Currently distribute healthy food options to over 4000 recipients each month
 - Distributed over 30,000 hot meals from the steps of Ward Memorial during the COVID-19 pandemic.
 - Provided Christmas gifts and coats to over 100 children within the congregation and community. Provided free HIV testing.
 - Provided a baby shower for teenage mothers in Ward 7.
 - Established a clothing closet for brothers returning from incarceration at the Office of Neighborhood Safety and Engagement
 - Provide annual support to Smothers Elementary School

The Property – Zoning Map



- Current Zone: RA-1
- Proposed Zone: RA-2
- Land Area
 - Lots 147 + 852 = 25,514 sq. ft.
 - Lot 74 = 5,988 sq. ft.
 - Total = 31,502 sq. ft.

The Property – Existing Conditions



Neighborhood Context

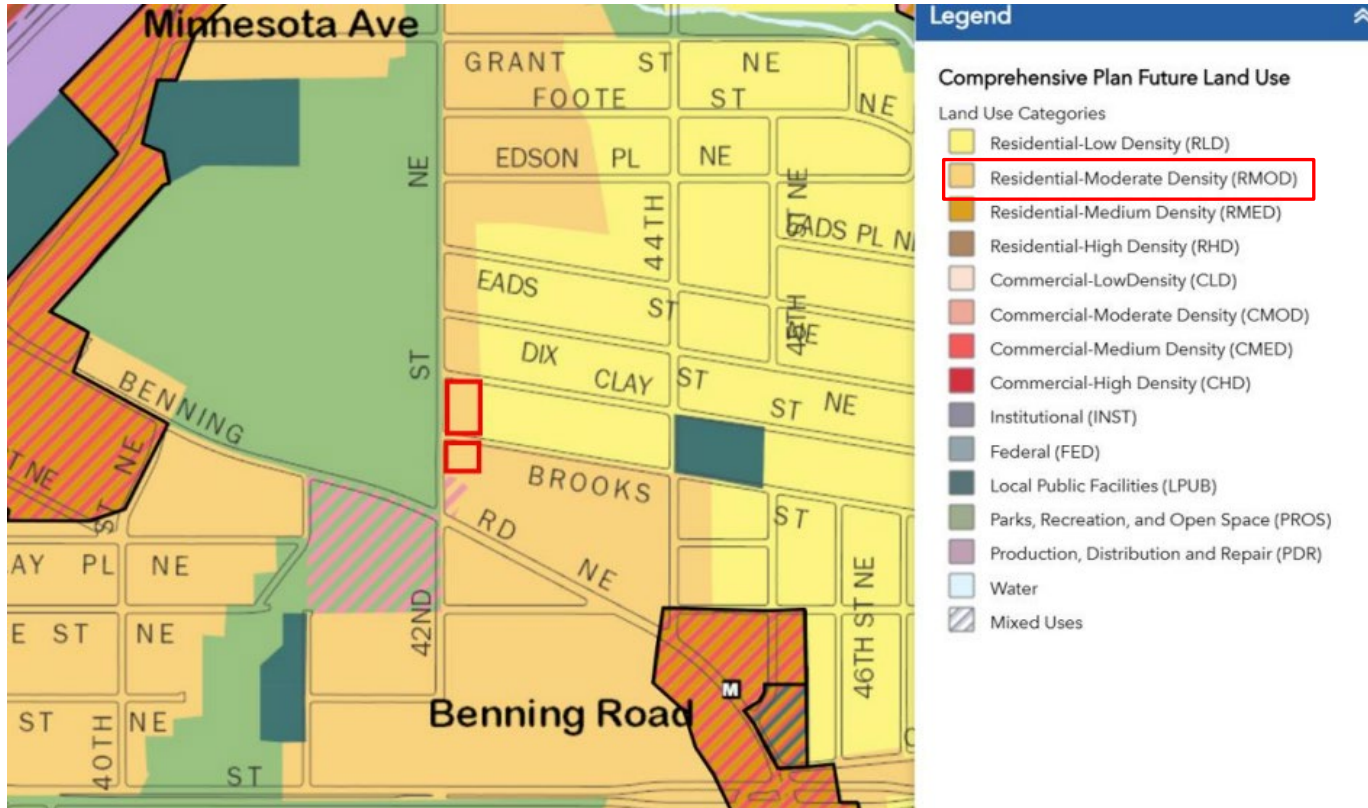


Standard of Review – Zoning Map Amendment

The Zoning Commission shall find that the amendment is not inconsistent with the Comprehensive Plan and with other adopt public policies and active programs related to the subject site.

11 DCMR Subtitle X § 500.3

Comprehensive Plan – Future Land Use Map



Moderate Density Residential

- Areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses and low-rise apartment buildings.
- Density is typically 1.8 FAR “although greater density may be possible when complying with Inclusionary Zoning.”
- RA-2 Zone District is consistent with Moderate Density Residential category.

10A DCMR § 227.6

Comprehensive Plan – Generalized Policy Map



Neighborhood Enhancement Area

- “Neighborhoods with substantial amounts of vacant and underutilized land.”
- “These areas present opportunities for compatible infill development, including new single-family homes, townhomes, [and] other density housing...”

10A DCMR § 225.6

Neighborhood Conservation Area

- “Generally residential in character
- “Where change occurs, it will typically be modest in scale”
- “Some new development and reuse opportunities are anticipated”

10A DCMR § 225.4

Comparison – Existing and Proposed Zoning

Development Standard	Existing RA-1 Zone	Proposed RA-2 Zone
Multi-Family Use	Special Exception	Matter-of-Right
FAR	0.9/1.08 with IZ	1.8/2.16 with IZ
Building Height	40 ft./3 stories	50 ft.
Penthouse Height	12 ft./1 story	15 ft./2 stories
Lot Occupancy	40% (all other structures) 60% (places of worship)	60%
Rear Yard	20 ft.	4 in./1 ft. of height; 15 ft. min.
Side Yard	3 in./1 ft. of height; 8 ft. min.	None required, but 4 ft. if provided
Front Setback	N/A	N/A
Green Area Ratio	0.4	0.4

Zoning Commission's Racial Equity Tool



Part I – Guidance
through the
Comprehensive Plan



Part II – Community
Outreach and
Engagement



Part III – Disaggregated
Data Regarding Race
and Ethnicity



Part IV – Criteria to
Evaluate a Zoning Action

Part I – Comprehensive Plan Consistency

Land Use Element

- Policy LU-1.4.4: Affordable Rental and For-Sale Multi-family Housing Near Metrorail Stations
- Policy LU-1.4.6: Development Along Corridors
- Policy LU-2.1.1: Variety of Neighborhood Types
- Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- Policy LU-2.1.5: Support Low-Density Neighborhoods
- Policy LU-2.1.8: Explore Approaches to Additional Density in Lot and Moderate Density Neighborhoods

Housing Element

- Policy H-1.1.3: Balanced Growth
- Policy H-1.1.5: Housing Quality
- Policy H-1.1.9: Housing For Families
- Policy H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- **Policy H-1.2.2: Production Targets**
- **Policy H-1.2.3: Affordable and Mixed-Income Housing**
- Policy H-1.2.7: Density Bonuses for Affordable Housing
- Policy H-1.3.1: Housing for Larger Households
- Policy H-3.1.1: Increasing Homeownership
- Policy H-4.3.2: Housing Choice for Older Adults

Transportation Element

- **Policy T-1.1.7: Equitable Transportation Access**
- Policy T-1.2.2: Targeted Investment

Far Northeast and Southeast Area Element

- Policy FNS-1.1.1: Conservation of Low-Density Neighborhoods
- Policy CH-1.1.2: Development of New Housing
- Policy CH-1.1.6: Residential Rehabilitation

***Bold** indicates policies in Office of Planning's Equity Crosswalk identified as focused on advancing equity

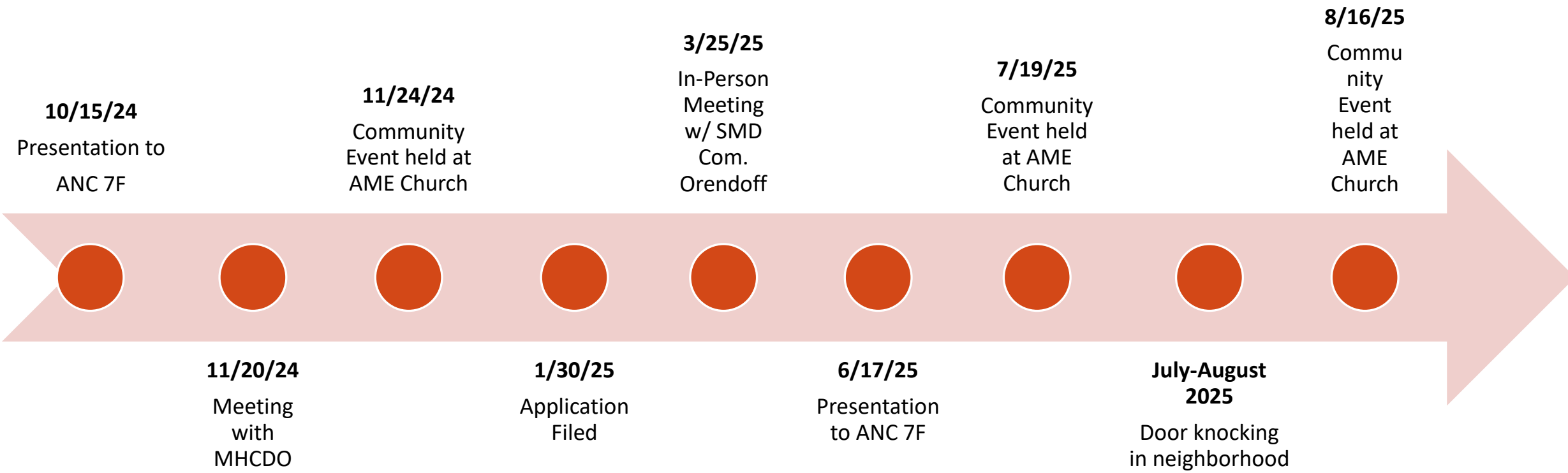
Part II – Community Outreach and Engagement

Neighborhood Profile

- Mahanig Heights is a neighborhood with 90% black population
- Long-standing challenges faced by many Ward 7 neighborhoods, such as disproportionately less economic investment, housing development and employment opportunities
- 20th century policies restricting access and opportunity for racial minorities, including restrictive housing covenants
- Post-World War II, city condemned large portions of Ward 7 + “white flight” to suburbs
- Prevalence of community-serving institutions, including community associations, church and non-profits
- Recent trend of increased investment around Benning Road corridor

Part II – Community Outreach and Engagement

Community Meetings



Part II – Community Outreach and Engagement

Community/Agency Engagement - Support

- Petition of Support with 80 signatures (Ex. 20)
 - Includes 18 households within 3 blocks of property
- OP – Support (Ex. 10, 23)
- DDOT – No Objection (Ex. 21)
- OAG – Support (Ex. 22)

- ANC – No Resolution
 - Have not indicated opposition to map amendment application
 - However, requested additional proof of neighborhood support at June meeting

Part III – Disaggregated Data

FNFS Planning Area

- Population Trends

- Black residents have decreased from 93.8% to 88.4% of population
- Small decrease but still significant majority of residents

- Income/Employment

- Black households (\$58,784) make significantly less than white households (\$153,121)
- Unemployment rate in FNFS is greater (13.5%) than District-wide (6.5%)

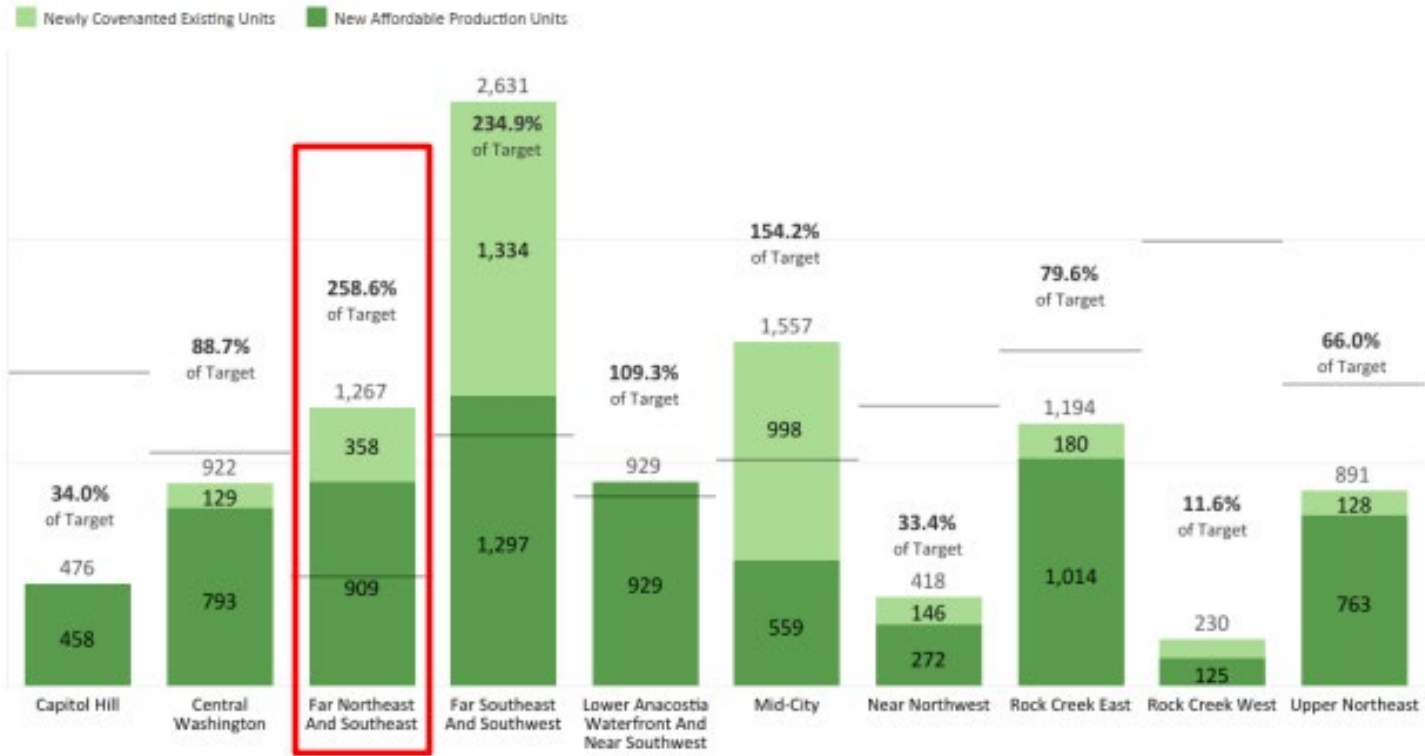
- Housing

- Owner-occupied housing at District-wide levels
- However, black population (39.7%) own at significantly lower rate than white (81.5%) and latino (54.6%)

Part III – Disaggregated Data

Affordable Housing Goals

New Affordable Housing Units Since 2019 by Planning Area



Part IV – Evaluating Zoning Action Through Racial Equity Lens

Indicator	Aspect of Action Related to Racial Equity	Outcome
Direct Displacement	<ul style="list-style-type: none"> The Application will not cause physical displacement of tenants or residents as the Property is partially used as Church and Lot 74 is vacant 	
Indirect Displacement	<ul style="list-style-type: none"> Increased amount of affordable and “grand-family” housing will mitigate any potential economic displacement in the neighborhood 	
Indirect Cultural	<ul style="list-style-type: none"> Ward Memorial will remain owner and incorporate church programming within any future development 	
Housing	<ul style="list-style-type: none"> Allows for reuse of existing building to create new housing and affordable housing Intent to provide larger units for “grand-family” housing 	
Transportation/Infrastructure	<ul style="list-style-type: none"> Improvements to surrounding public space are expected New affordable housing opportunities in close proximity to Metrorail and Metrobus 	
Employment	<ul style="list-style-type: none"> Community programming to be incorporated in future redevelopment 	

Conclusion

- The Comprehensive Plan identifies the RA-2 zone as consistent with the property's FLUM designation of Moderate Density Residential
- GPM designation of Neighborhood Enhancement Area and Neighborhood Conservation Area provides framework for compatible infill development and modest increase of density
- Ward Memorial is long-standing member of community that has conducted significant outreach in connection with map amendment application
- Potential for new grand-family and affordable housing consistent with Church mission