

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Crystal Myers, Development Review Specialist  
Joel Lawson, Associate Director, Development Review

**DATE:** December 5, 2025

**SUBJECT:** ZC 25-02 - Hearing Report for a Petition to Rezone 1010 North Capitol St. NW from MU-4 to MU-9A.

### **I. RECOMMENDATION**

The Office of Planning recommends **approval** of the proposed map amendment at 1010 North Capitol St. NW, lot 860, in Square 621 from MU-4 zone to the MU-9A zone. On balance this proposal would not be inconsistent with the Comprehensive Plan. OP also recommends IZ Plus in this case.

Please refer also to the applicant filings and the OP Setdown Report at [Exhibit 11](#) for additional analysis.

### **II. ISSUES SINCE SET-DOWN**

At the Set Down meeting the Zoning Commission requested additional information from the Applicant. The Applicant's response is in their [Supplemental Submission](#) and summarized in the chart below:

<b>Zoning Commission Request</b>	<b>Applicant Response</b>
Please provide more information on outreach and coordination efforts with former residents.	<ul style="list-style-type: none"> <li>NW One is not directly involved with the former residents.</li> <li>Housing Opportunities Unlimited on behalf of DMPED acts as the liaison between the leasing team and the former tenants who are interested in returning to the property</li> <li>This project is subject to the increased affordable housing requirements. 30% of the units would be affordable. Half would be for households at 60% MFI and half at 30% MFI.</li> </ul>
Please provide a table summarizing the overall number of units for each phase of the NW one redevelopment and the overall project	On page two of their <a href="#">Supplemental Submission</a> the applicant provided a table summarizing unit data for NW One redevelopment, by phase and combined total.
How many supplemental units have been delivered to date?	Currently there are 38 units occupied by former Temple Court residents

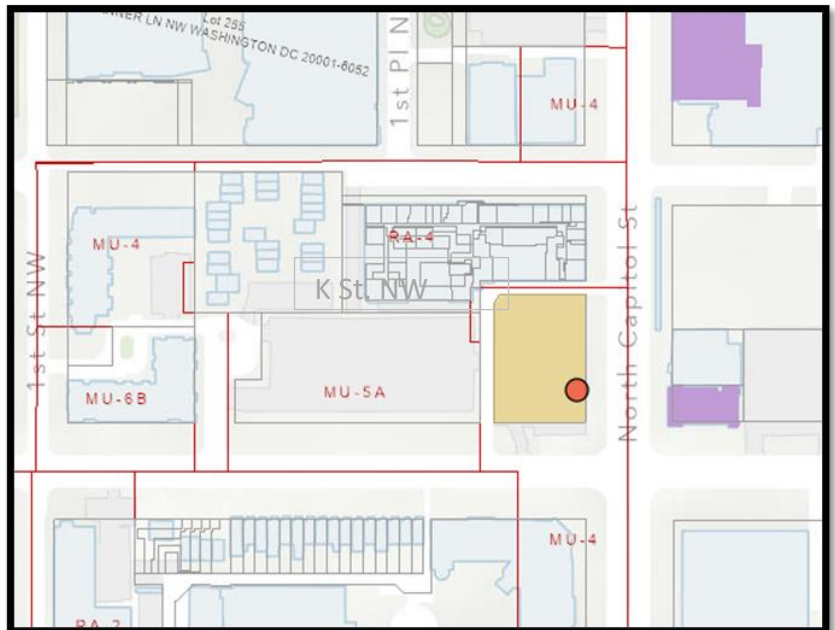
Please provide more details on community outreach efforts	NW One started outreach efforts in 2020 with the Washington Interfaith Network and with former Temple Court and Golden Rule residents. The applicant also met with ANC 6E in 2024 and 2025. ANC 6E submitted a <a href="#">report in support</a> at Exhibit 19.
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### III. APPLICATION-IN-BRIEF

Applicant	NW One Phase 3 Owner, LLC
Proposed Map Amendment	MU-4 to the MU-9A zone
Address	1010 North Capitol St. NW
Ward and ANC	6/6E
Legal Description	Square 621, Lot 860
Land Area	Approximately 25,452 square feet
Future Land Use Map Designation	Medium Density Commercial/High Density Residential Low Density Commercial/High Density Residential
Generalized Policy Map Designation	Central Washington Area
Small Area Plan and Other Planning Documents	NW One Redevelopment Plan
Historic District	None

### IV. SITE AND AREA DESCRIPTION

The subject property is currently used as a surface parking lot. It is bounded by North Capitol St. NW to the east, K St. NW to the south, a public alley to the north and to the west. The property neighbors multiple-dwelling buildings. The surrounding area is a mix of residential, commercial, and government uses. The property is approximately two blocks away from Union Station and across the street from Gonzaga College High School



## V. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The proposed MU-9A zone is the only high-density mixed-use zone intended for properties in or near the central employment area. The subject site is near the central employment area so the MU-9A zone is appropriate.

### Comparison Zoning Chart: Development Standards and Uses of Existing and Proposed Zones

	Existing MU-4	Proposed MU-9A
<b>FAR</b>	MOR – 2.5 (1.5 max non-res) IZ – 3.0	MOR – 6.5 (1.0 max non-res) IZ – 7.8
<b>Height</b>	50 ft.	90ft/ 100ft. (IZ)
<b>Penthouse Height</b>	12 ft./1 story 15ft /2 story permitted for mechanical	20 ft./1 story+ mezz/ 2 <sup>nd</sup> story permitted for mechanical
<b>Green Area Ratio</b>	0.3 min.	0.2 min.
<b>Use</b>	MU-Use Group E	MU-Use Group F

## VI. IZ PLUS EVALUATION

IZ Plus requires a higher affordable housing set aside than the standard Inclusionary Zoning requirements in the zoning regulations. In this case an IZ Plus set-aside requirement would be appropriate pursuant to Subtitle X § 502 because:

1. This map amendment would rezone the property to MU-9A, which allows a higher maximum permitted FAR than the existing MU-4 zone;
2. The 2019 Housing Equity Report<sup>1</sup> prepared by the Office of Planning and the Department of Housing and Community Development set a goal for the Central Washington Planning Area to produce 1040 affordable housing units by 2025
3. According to DMPED2, the Central Washington planning area achieved 88.7 percent of its 2025 affordable housing production goal.

Though OP recommends IZ Plus in this case, the Applicant is expected to comply with the enhanced affordability requirements in the Land Disposition and Development Agreement (LDDA) they have with the District. The affordable housing set aside requirements in this agreement are higher than IZ Plus requirements.

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<sup>1</sup> [2019 Housing Report](#)

<sup>2</sup> <https://open.dc.gov/36000by2025/>

## VII. PLANNING CONTEXT

### A. COMPREHENSIVE PLAN MAPS

#### Generalized Future Land Use Map (FLUM)

The site falls within multiple FLUM categories. The smaller southern portion of the site is designated for mixed-use high-density residential/medium-density commercial land uses and the larger northern portion is designated high-density residential/low-density commercial.

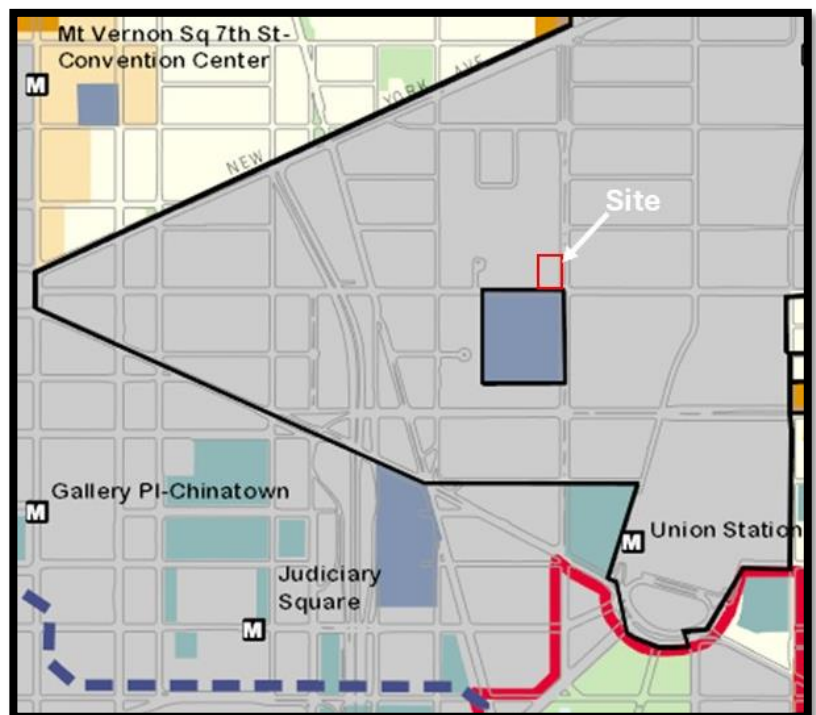
The proposed MU-9A zone would be more in line with these designations than the existing MU-4 zone, which only allows for low to moderate density development. The Comprehensive Plan strongly encourages high-density residential development on the site and the new zone would allow development of a high-density residential building that includes a limited amount of commercial space.



#### Generalized Policy Map

The site is within the Central Washington area on the Generalized Policy Map. This area is not covered under any of the Generalized Policy Map's designation categories because of the unique characteristics of Central Washington. Properties in this area rely on the guidance from the Central Washington Area Element.

This proposed map amendment would not be inconsistent with the Generalized Policy Map Central Washington designation. The new zone would allow for a high-density residential development in Central Washington. Though there is no specific guidance for the Central Washington designation, the Central Washington Area Element strongly encourages allowing for more housing in this planning area.



## **B. ANALYSIS THROUGH A RACIAL EQUITY LENS USING THE ZONING COMMISSION’S RACIAL EQUITY TOOL**

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. The Applicant’s Racial Equity Analysis is provided in the Applicant’s statement at Exhibit 3 and OP’s analysis is provided below.

Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning. The Comprehensive Plan encourages more mixed-use development on the site and high-density housing. This rezoning would allow the property to redevelop with a residential building that includes affordable units and replacement units for returning families.

### **RACIAL EQUITY TOOL PART 1 – COMPREHENSIVE PLAN GUIDANCE**

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

As noted above, the MU-9A zone would not be inconsistent with both Comprehensive Plan Generalized Policy and Future Land Use maps. On balance it would not be inconsistent with the Citywide Elements of the Comprehensive Plan and would particularly further the racial equity and general policies of the Land Use, Transportation, Housing, and Economic Development elements. It would also further many of the policies in the Central Washington Area Element. For the complete wording of each policy statement, refer to Appendix I to this report.

#### **Citywide Elements:**

##### ***Land Use Element***

- *Policy LU-1.4.6: Development Along Corridors*
- *Policy LU-1.5.1: Infill Development*
- *Policy LU-2.1.1: Variety of Neighborhood Types*

This proposed map amendment would not be inconsistent with the Land Use Element of the Comprehensive Plan. The new zone would allow the Applicant to redevelop a previously vacant, transit-oriented site with a new residential building. The property is within a high-density neighborhood so rezoning it to a high-density zone would allow it to better fulfill the intent of the Comprehensive Plan policies.

##### ***Housing Element***

- *Policy H-1.1.1: Private Sector Support*
- *Policy H-1.1.3: Balanced Growth*
- *Policy H-1.1.4: Mixed-Use Development*
- *Policy H-1.1.6: Housing in Central Washington*
- *Policy H-1.1.8: Production of Housing in High-Cost Areas*
- *Policy H-1.2.1: Low and Moderate-Income Housing Production as a Civic Priority*
- *Policy H-1.2.2: Production of Housing in High-Cost Areas*

- *Policy H-1.2.3: Affordable and Mixed Income Housing*
- *Policy H-1.2.4: Housing Affordability on Publicly Owned Sites*
- *Policy H-1.2.11: Inclusive Mixed-Income Neighborhoods*
- *Policy H-1.4.4: Public Housing Renovation*
- *Policy H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing*
- *Policy H-2.1.2: Preserving Affordable Rental Housing*
- *Policy H-2.1.6: Long-Term Affordability Restrictions*
- *Policy H-2.1.9: Redevelopment of Affordable Housing*

This map amendment would not be inconsistent with the Housing Element of the Comprehensive Plan. It would allow the Applicant to complete the final phase of a three-phased public housing redevelopment project that involves several properties in the immediate area. In this final phase the subject site would be improved with 180-233 mixed income residential units, including both affordable units and replacement units for the former Temple Courts and Golden Rule public housing buildings that were previously on the site and in the square. The Applicant reports there would be a one-for-one replacement of public housing units at comparable affordability levels and unit sizes as the former units. Returning tenants would have the opportunity to return under similar tenancy qualifications. Tenant-based vouchers would be accepted.

***Central Washington Area Element Policies:***

- *Policy CW-1.1.1: Promote Mixed-Use Development*
- *Policy CW-1.1.4: New Housing Development in Central Washington*
- *Policy CW-1.1.5: Central Washington Housing Diversity*
- *Policy CW-1.1.11: Reinforcing Central Washington's Characteristic Design Features*
- *Policy CW-2.8.B: Northwest One New Community*

The proposed map amendment would not be inconsistent with the Central Washington Area Element. MU-9A encourages high density residential development. The new zone would allow the subject site to have more residential units, which would help increase the amount of housing in Central Washington. The Applicant's intended new building would also improve housing diversity in the area by being intended for a mix of incomes. It would include market-rate and affordable units. There would also be replacement housing units, including larger family sized units, for housing former residents from the Northwest One New Community.

**Which Comprehensive Plan policies related to racial equity will potentially not be advanced by approval of the zoning action?**

Approval of the proposed map amendment would not interfere with any Comprehensive Plan policies related to advancing racial equity.

**RACIAL EQUITY TOOL PART 2 – APPLICANT/PETITIONER COMMUNITY OUTREACH AND ENGAGEMENT**

The Applicant conducted community outreach by engaging with former tenants, the Washington Interfaith Network and ANC 6E. They focused on addressing concerns related to affordable housing, safety, and minimizing disruptions during construction.

Their main concern was safety. They also expressed a desire to see retail included in the project. In response, the Applicant included a security plan to the project and added the potential for ground floor retail.

ANC 6E submitted a report in support.

### **RACIAL EQUITY TOOL PART 3 – CENTRAL WASHINGTON 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 2019-2023 American Community Survey 5 Year Estimates by Planning Area available via the OP State Data Center (ACS DATA).

The subject property is in the Central Washington Planning Area (“planning area”). Each table below compares data for this planning area with District-wide data.

#### **Population by Race or Ethnicity**

The Central Washington Planning Area has a majority white population at 57.5% in the 2019-2023 period. Its second largest group is Black residents, but this group has declined since the 2012 to 2016 period. All other groups in the planning area have increased since the 2012 to 2016 period. The groups with the highest population increase during the 2012 to 2016 period are the white and the Two or More groups.

***Table 1: Population/Race or Ethnicity Districtwide and in the Planning Area***

<b>Race or Ethnicity</b>	<b>Districtwide 2012-2016</b>	<b>CW 2012-2016</b>	<b>CW % 2012-2016</b>	<b>Districtwide 2019-2023</b>	<b>CW 2019-2023</b>	<b>CW % 2019-2023</b>
<b>Total Population</b>	659,009	17,976	100%	672,079	24,357	100%
<b>White alone</b>	266,035	9,250	51.45%	262,549	14,000	57.5%
<b>Black alone</b>	318,598	5,698	32%	290,772	5,680	23.3%
<b>American Indian and Alaskan Native alone</b>	2,174	5	0.03%	2,044	47	0.2%
<b>Asian alone</b>	24,036	2,010	11%	27,465	2,105	8.6%
<b>Native Hawaiian and Other Pacific Islander alone</b>	271	0	0%	378	0	0%
<b>Some other race alone</b>	29,650	481	2.68%	32,338	530	2.2%
<b>Two or more races</b>	18,245	532	2.96%	56,533	1,995	8.2%
<b>Hispanic or Latino</b>	69,106	1,493	8.3%	77,760	2,523	10.4%



### **Median Income**

Central Washington had a higher median income than that of the District during both five-year periods. However, during both periods when looking at each race/ethnic group in comparison with their Districtwide counterpart, most groups in the planning area had a lower median income. In the 2019 to 2023 period only the Hispanic/Latino and Some Other Race groups had a higher median income.

As with the Districtwide trend the group with the highest median income was the White residents' group. Different from the Districtwide trend is that the group with the second highest median income during the 2019 to 2023 is the Hispanic/Latino residents' group. The Black or African American population had the lowest median income of all segments of the population with available income information during both time periods, (\$24,232 and \$31,365). They along with White, Asian, and Hispanic residents saw an increase in median income between the two periods.

Between the two five-year periods both Some *other* Race and Two or More Races experienced a decrease in their median income with a decrease of \$7,450 and \$2,253, respectively.

***Table 2: Median Income Districtwide and in the Planning Area***

<b>Median Income (disaggregated by race and ethnicity)</b>	<b>Districtwide 2012-2016</b>	<b>Central Washington 2012-2016</b>	<b>Districtwide 2019-2023</b>	<b>Central Washington 2019-2023</b>
<b>Median Household Income</b>	\$72,935	\$86,637	\$106,287	\$121,010
<b>White alone</b>	\$119,564	\$110,772	\$166,774	\$149,493
<b>Black or African American alone</b>	\$ 40,560	\$24,232	\$ 60,446	\$31,365
<b>American Indian and Alaskan Native alone</b>	\$ 51,306	Not Available	\$ 63,617	Not Available
<b>Asian alone</b>	\$ 91,453	\$66,925	\$121,619	\$83,795
<b>Native Hawaiian and Other Pacific Islander alone</b>	N/A	Not Available	Not Available	N/A
<b>Some other races</b>	\$ 41,927	\$114,149	\$74,754	\$106,699
<b>Two or more races</b>	\$ 83,243	\$119,122	\$116,869	\$106,659
<b>Hispanic or Latino</b>	\$60,848	\$91,589	\$106,435	\$129,751

### **Housing Tenure**

The rising cost of housing in the District limits the ability to provide housing for a variety of household types, including family, senior housing, rental and ownership housing, and housing for all income levels. Given the land use characteristics of the District, only a small amount of the total land area (28.1 percent) is dedicated to residential use (205.3). Scarcity of land increases the cost of new housing, limits the availability of housing, and intensifies housing cost burdens, particularly for lower- and middle-income households. The Comprehensive Plan states that “*residents of color are a majority of lower-*



*income households in the District and, therefore, face a disproportionate share of the problems caused by housing insecurity and displacement” (206.4).*

Between 2012-2016 and 2019-2023, the percentage of owner occupancy in the District stayed relatively the same, 40.7% to 41.4%, while in Central Washington there was a small decline from 20.5% to 18.6%. In Central Washington, white and Asian households had the highest percentage of owner-occupied housing at 22.3% and 19% respectively in 2019-2023, while Black households had the lowest owner occupancy at 7.2%.

**Table 3: Owner Occupied Households Districtwide and in the Planning Area**

<b>Owner Occupancy (disaggregated by race and ethnicity)</b>	<b>Districtwide 2012-2016</b>	<b>Central Washington 2019-2023</b>	<b>Districtwide 2019-2023</b>	<b>Central Washington 2019-2023</b>
<b>Total Owner Occupied</b>	40.7%	20.5%	41.1%	18.6%
<b>White alone</b>	47.8%	24.6%	48.0%	22.3%
<b>Black or African American alone</b>	35.9%	9.0%	34.9%	7.2%
<b>American Indian and Alaskan Native alone</b>	32.9%	8.5%	19.6%	Not Available
<b>Asian alone</b>	39.4%	29.9%	41.4%	19%
<b>Native Hawaiian and Other Pacific Islander alone</b>	9.1%	0.0%	31.8%	Not Available
<b>Some other races</b>	17.5%	10%	28.7%	20.2%
<b>Two or more races</b>	32.7%	16%	41.3%	16.0%
<b>Hispanic or Latino</b>	30.9%	20%	36.4%	17.6%

### **Unemployment/Poverty/Cost Burden**

In 2012-2016, Central Washington had an unemployment rate of 6.3%, which was lower than the District’s 8.7% rate. In the 2019 to 2023 period both unemployment rates improved by decreasing to Central Washington’s 3% and the District’s 6.5%.

In the 2012-2016 period Central Washington and the District had essentially the same cost burden (38%) and poverty rates (17.9%). During the 2019-2023 period both the District’s and Central Washington’s cost burden and poverty rates slightly improved but the District’s rates improved more than that of Central Washington so Central Washington’s cost burden and poverty rates are slightly higher than the District’s rates.

**Table 4: General Characteristics of the District and the Planning Area**

<b>Characteristic</b>	<b>Districtwide 2012-2016</b>	<b>CW 2012-2016</b>	<b>Districtwide 2019-2023</b>	<b>CW 2019-2023</b>
<b>Unemployment Rate</b>	8.7%	6.3%	6.5%	3%
<b>Cost Burdened Households<sup>3</sup></b>	38.6%	38%	34%	36%
<b>Poverty Rate</b>	17.9%	17.9%	14.5%	17.3%

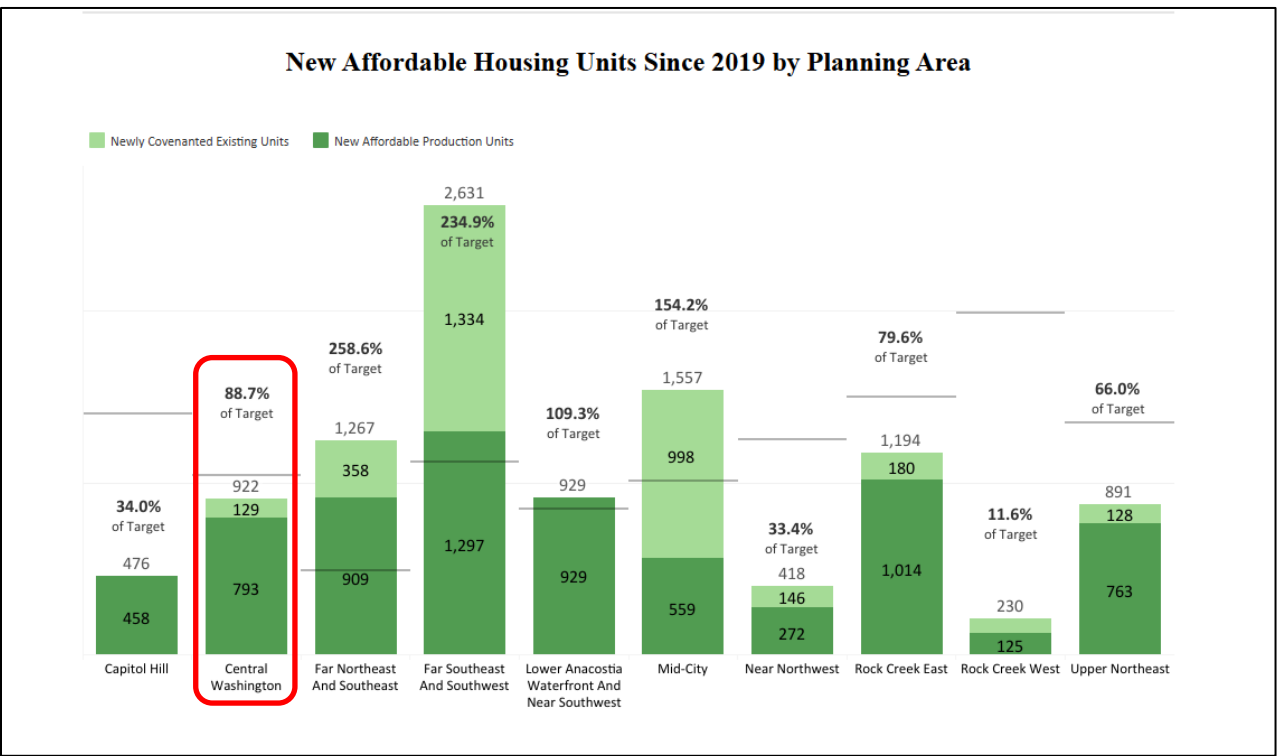
<sup>3</sup> Percentage of households spending 30% or more of their income on housing

**Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals**

The Mayor’s housing goals include the production of 12,000 new affordable units citywide for households earning below 80% of Median Family Income (MFI). As of the end of December 2024, the District produced 10,515 affordable units which is 88% of this goal.

The Deputy Mayor for Planning and Economic Development (DMPED) provides regular updates on how each planning area is progressing to meet their portion of the affordable housing target. The most recent update indicates that the planning area is within 88.7% of the target amount (DMPED 36,000 by 2025 Dashboard).

This proposed map amendment would allow the Applicant to provide more housing, including affordable housing than can be constructed on the site today. This would help the District get closer to meeting the new affordable housing target for Central Washington.



**Impact of Project – Replacement Units**

Two residential buildings, Temple Courts and Golden Rule Center, were demolished in 2008 and 2009. These buildings had been occupied by minority households using housing subsidies. If approved, changing the zone on the subject property to MU-9A would allow the Applicant to construct a new residential building that includes replacement units for these buildings. Up to 233 mixed income residential units are expected to be provided on the site. Many of these former residents are minority households who relocated in expectation of returning to the area in the future. This proposed rezoning would help to bring back some minority households to the area and bring in new ones.

The new building would have approximately 74 units dedicated to former tenants who were relocated from Temple Courts and Golden Rule Center. These units would be reserved for households at 30% Median Family Income and below. The Housing Opportunities Unlimited (HOU), in partnership with

DMPED, managed the relocation of the former tenants and has been in contact with them since redevelopment began in 2008.

During each phase of the NW One redevelopment the Applicant notifies DMPED and HOU, HOU then initiates contact with the former tenants and acts as a liaison between them and the Applicant's leasing team. These former tenants are given the first opportunity to move into designated replacement units. Any units not claimed by these former tenants become available to any income-qualifying household and they would be subject to the income restrictions in the Land Disposition and Development Agreement.

#### **RACIAL EQUITY TOOL PART 4 – ZONING COMMISSION EVALUATION FACTORS**

<b>Factor</b>	<b>Question</b>	<b>OP Response</b>
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	No. The property has been vacant and improved with a surface parking lot since 2008
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	<ul style="list-style-type: none"><li>• <u>Residential</u>: OP does not anticipate any indirect residential displacement as the rezoning would permit development opportunities for new market rate and affordable housing on the site for the neighborhood. The new housing is expected to help reduce pressure on existing housing stock in the area.  The new replacement units will help to bring back former residents to the area.</li><li>• <u>Commercial</u>: OP does not anticipate indirect commercial displacement. If ground floor retail space is provided it is not expected to be large enough to be competitive with other establishments in the immediate area.</li></ul>
Housing	Will the action result in changes to: <ul style="list-style-type: none"><li>• Market Rate Housing</li><li>• Affordable Housing</li><li>• Replacement Housing</li></ul>	The increased density allowed under MU-9A allows for more housing than could be done on the property under the existing zoning. The Applicant intends to provide 180-233 housing units that include market rate, affordable, and replacement units.
Transportation	<ul style="list-style-type: none"><li>• Access to public transit</li><li>• Transportation improvements</li></ul>	<ul style="list-style-type: none"><li>• Located near the NOMA/Gallaudet and Union Station Metrorail stations</li><li>• Served by 4 priority bus routes.</li></ul>
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"><li>• Public Space Improvements</li><li>• Streetscape Improvements</li></ul>	<ul style="list-style-type: none"><li>• Redeveloping the property would involve bringing the adjacent streetscape up to current DDOT standards.</li><li>• Curb cuts along K Street would be removed</li></ul>

Factor	Question	OP Response
New Jobs/ Access to Jobs	Is there a change in access to job opportunities	<p>The LDDA requires....</p> <ul style="list-style-type: none"> <li>• The Applicant to contract with a Certified Business Enterprise for at least 35% of the contract dollar volume of the development, at least 20% equity, and 20% development participation.</li> <li>• The Applicant to enter into a First Source Agreement with the Dept. of Employment Services</li> </ul> <p>This would also bring new residential units to a transit-oriented site, which would allow new residents to have non-auto commuting options to access employment opportunities.</p>
Environmental	<ul style="list-style-type: none"> <li>• LEED Rating</li> <li>• Stormwater management</li> <li>• Etc.</li> </ul>	<ul style="list-style-type: none"> <li>• The project would have to comply with current environmental standards. This would include having improved stormwater infrastructure and resiliency features.</li> <li>• The new zone would facilitate replacing the parking lot on the site with a new housing development.</li> </ul>
Community	How did community outreach and engagement inform/change the zoning action?	<ul style="list-style-type: none"> <li>• Community support for the map amendment.</li> <li>• Community concerns relate to the subsequent apartment house project that would be built if the new zone is approved.</li> <li>• In response to community feedback about the apartment building the Applicant included a safety plan and the potential for retail on the ground floor.</li> </ul>

## C. OTHER RELEVANT PLANNING DOCUMENTS

### Northwest One Redevelopment Plan

The subject site is one of the properties covered in the 2006 Northwest One Plan (NW1 Plan). Mapping the MU-9A on the subject site would help to implement the Plan's recommendation for a high-density apartment building development on the site. It would also allow for retail on the ground floor.

## D. SUMMARY OF PLANNING CONTEXT ANALYSIS

As discussed above, the proposed map amendment would rezone the site to a zone that is more consistent with the Comprehensive Plan's land use recommendations for the subject property. The proposed MU-9A could help the site realize the high-density mixed development recommended in the Future Land Use Map and the Northwest One Redevelopment Plan.

## VIII. ATTACHMENTS

Appendix I – Comprehensive Plan Policies

## **APPENDIX I -COMPREHENSIVE PLAN POLICIES**

### **Comprehensive Plan Citywide Elements**

#### **Land Use Element**

##### ***Policy LU-1.4.6: Development Along Corridors***

*Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design development adjacent to Metrorail stations and corridors to respect the character, scale, and integrity of adjacent neighborhoods, using approaches such as building design, transitions, or buffers, while balancing against the District's broader need for housing. 307.14*

##### ***Policy LU-1.5.1: Infill Development***

*Encourage infill development on vacant land within Washington, DC, particularly in areas where there are vacant lots that create gaps in the urban fabric and detract from the character of a commercial or residential street. Such development should reflect high-quality design, complement the established character of the area and should not create sharp changes in the physical development pattern. 308.6*

##### ***Policy LU-2.1.1: Variety of Neighborhood Types***

*Maintain a variety of neighborhoods, ranging from low-density to high density. The positive elements that create the identity and design character of each neighborhood should be preserved and enhanced while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability, racial equity, and opportunity. 310.7*

#### **Housing Element**

##### ***Policy H-1.1.1: Private Sector Support***

*Encourage or require the private sector to provide both new market rate and affordable housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.3*

##### ***Policy H-1.1.3: Balanced Growth***

*Strongly encourage the development of new housing, including affordable housing, on surplus, vacant, and underused land in all parts of Washington, DC. Ensure that a sufficient supply of land is planned and zoned to enable the District to meet its long-term housing needs, including the need for low- and moderate- density single-family homes, as well as the need for higher-density housing. 503.5.*

##### ***Policy H-1.1.5: Housing Quality***

*Require the design of affordable and accessible housing to meet or exceed the high-quality architectural standards achieved by market-rate housing. Such housing should be built with high-quality materials and systems that minimize long-term operation, repair, and capital replacement costs. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance, should be generally compatible with the design character of the surrounding neighborhood, and should address the need for open space and recreational amenities. 503.7*

**Policy H-1.1.6: Housing in Central Washington**

*Absorb a substantial component of the demand for new high-density housing in the Central Washington Planning Area and along the Anacostia River. Through regulation and incentives, encourage affordable housing production. Absorbing the demand for higher-density housing within these areas is an effective way to meet housing demands, maximize infrastructure and proximity to jobs, create mixed-use areas, and minimize the cost pressure on existing residential neighborhoods throughout the District. Market rate and affordable mixed-income, higher-density downtown housing also provides the opportunity to create vibrant street life and to support the restaurants, retail, entertainment, and other amenities in the heart of Washington, DC. 503.8*

**Policy H-1.1.8: Production of Housing in High-Cost Areas**

*Production of Housing in High-Cost Areas Encourage development of both market rate and affordable housing in high-cost areas of the District, making these areas more inclusive. Develop new, innovative tools and techniques that support affordable housing in these areas. Doing so increases costs per unit but provides greater benefits in terms of access to opportunity and outcomes. 503.10*

**Policy H-1.2.1: Low and Moderate-Income Housing Production as a Civic Priority**

*The production and preservation of affordable housing for low- and moderate-income households is a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout all District neighborhoods. 504.8*

**Policy H-1.2.2: Production Target**

*Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in Washington, DC from 2018 to 2030, or approximately 20,000 units, should be affordable to persons earning 80 percent or less of the area-wide MFI. In aggregate, the supply of affordable units shall serve low-income households in proportions roughly equivalent to the proportions shown in Figure 5.8: 30 percent at 60 to 80 percent MFI, 30 percent at 30 to 60 percent MFI, and 40 percent at below 30 percent MFI. Set future housing production targets for market rate and affordable housing based on where gaps in supply by income occur and to reflect District goals. These targets shall acknowledge and address racial income disparities, including racially adjusted MFIs, in the District, use racially disaggregated data, and evaluate actual production of market rate and affordable housing at moderate, low, very-low, and extremely-low income levels. 504.9*

**Policy H-1.2.3: Affordable and Mixed Income Housing**

*Focus investment strategies and affordable housing programs to distribute mixed-income housing more equitably across the entire District by developing goals and tools for affordable housing and establishing a minimum percent affordable by Planning Area to create housing options in high-cost areas, avoid further concentrations of affordable housing, and meet fair housing requirements. 504.10*

**Policy H-1.2.4: Housing Affordability on Publicly Owned Sites**

*Require that 20 to 30 percent of the housing units built on publicly owned sites disposed of for housing, co-located with local public facilities, or sites being transferred from federal to District jurisdiction, are reserved for a range of affordable housing with long-term commitments to maintain affordability, seeking to maximize production of extremely low- and very low-income for rental units, and very low-*

*and low-income households for ownership units and family-sized units. Prioritize the provision of affordable housing in areas of high housing costs. Explore strategies at these redeveloping sites to enable seniors in the surrounding community to have opportunities to age in place, and to provide housing opportunities for residents at risk of displacement in the surrounding community. Consider Universal Design and visitability. 504.12*

***Policy H-1.2.11: Inclusive Mixed-Income Neighborhood***

*Support mixed-income housing by encouraging affordable housing in high-cost areas and market rate housing in low-income areas. Identify and implement measures that build in long-term affordability, preferably permanent or for the life of the project, to minimize displacement and achieve a balance of housing opportunities across the District. 504.19*

***Policy H-1.4.4: Public Housing Renovation***

*Public housing is a critical part of meeting the demand for affordable housing and preventing displacement. Continue efforts to transform underfunded public housing projects to create equitable mixed-income neighborhoods. An equitable mixed-income neighborhood is one in which residents describe the neighborhood as safe for them and responsive to their concerns and ideas. Inform and engage the affected community throughout the redevelopment process. Target such efforts to locations where private sector development interest can be leveraged to assist in the revitalization, and support community programs and services that assist with creating and maintaining equity. Redevelopment of public housing must achieve all applicable strategies listed in 510.4a. 506.9*

***Policy H-2.1.1 Redeveloping Existing Dedicated Affordable Housing***

*Redevelopment of public housing must make every effort to achieve all strategies in 510.4a. Redevelopment of income-restricted affordable housing by other parties should implement as many of the strategies in 510.4a as possible. The availability and certainty of land use and financial and regulatory incentives to make the projects feasible are critical to achieve these strategies. 510.5*

***Policy H-2.1.2: Preserving Affordable Rental Housing***

*Recognize the importance of preserving rental housing affordability to the well-being of the District and the diversity of its neighborhoods. Undertake programs to preserve the supply of subsidized rental units and low-cost market rate units, with an emphasis on preserving affordable units in high cost or rapidly changing neighborhoods, where the opportunity for new affordable units is limited. 510.6*

***Policy H-2.1.6: Long-Term Affordability Restrictions***

*Ensure that affordable housing units that are created or preserved with public financing are protected by long-term affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by program requirements, affordable units should remain affordable for as long as possible and align with the length and magnitude of the subsidy. For land disposition and affordable housing tied to zoning relief, affordability should last for the life of the building, with equity and asset buildup opportunities provided for ownership units. 510.10*

***Policy H-2.1.9: Redevelopment of Affordable Housing***

*As dedicated affordable housing reaches the end of its functional life, support maintaining or expanding the quantity of dedicated affordable housing in the redevelopment of the site to the greatest extent*



*feasible, in line with the District's goals as identified in the Framework Element including those for racial equity and equitable development, and with all applicable redevelopment strategies as referenced in Policy H-2.1.1. 510.13*

### **Central Washington Area Element:**

#### ***Policy CW-1.1.1: Promoting Mixed Use Development***

*Expand the mix of land uses in Central Washington to attract a broader variety of activities and sustain the area as the hub of the metropolitan area. Central Washington should be strengthened as a dynamic employment center, a high-quality regional retail center, an internationally renowned cultural center, a world-class visitor and convention destination, a vibrant urban neighborhood, and the focus of the regional transportation network. New office and retail space, hotels, arts and entertainment uses, housing, and open space should be encouraged through strategic incentives and preservation so that the area remains attractive, exciting, and economically productive. 1608.2*

#### ***Policy CW-1.1.4: New Housing Development in Central Washington***

*Continue to encourage the development of new high-density housing in Central Washington, particularly in NoMa and east Mount Vernon Square, including Mount Vernon Triangle, Northwest One, and the L'Enfant Plaza/ Near Southwest areas. Ground floor retail space and similar uses should be strongly encouraged within these areas to create street life and provide neighborhood services for residents. A strong downtown residential community can create pedestrian traffic, meet local housing needs, support local businesses in the evenings and on weekends, and increase neighborhood safety and security. 1608.5*

#### ***Policy CW-1.1.5: Central Washington Housing Diversity***

*It is important to keep Central Washington a mixed-income community and avoid the displacement of lower-income residents. Preserve Central Washington's existing low- to moderate-income housing, including public housing, housing (both contracts and vouchers), and other subsidized units. The District has taken a proactive approach to preserving affordable units at the Museum Square, Golden Rule, and other Central Washington Area redevelopment sites. The District should continue to expand the number of affordable units through land disposition with affordability requirements and through the use of zoning and other regulatory incentives. 1608.6*

#### ***Policy CW-1.1.11: Reinforcing Central Washington's Characteristic Design Features***

*Reinforce the physical qualities that set Central Washington apart from all other major American city centers. Balance the symbolic monumentality of the national civic center with a respectful, but distinct and impressive, expression of local life. Blend historic, traditional, and contemporary architecture to express the vitality of a diverse and growing District that is as proud of its neighborhood amenities, architectural heritage, and character as it is of its position as the seat of the national government. 1608.12*

#### ***Action CW-2.8.B: Northwest One New Community***

*Redevelop Northwest One as a mixed-income community, including new market rate and public housing, a new school and recreation center, a library and health clinic, and neighborhood-serving retail space. Redevelopment of Northwest One should:*

- *Restore the District street grid through Sursum Corda;*
- *Emphasize K Street NW as a main street that connects the area to NoMa and the Mount Vernon District;*
- *Maximize private sector participation;*
- *Include one-for-one replacement of public units;*
- *Provide family-sized housing, including for multigeneration families;*
- *Build affordable units first to minimize displacement and maximize the return of residents to their community; and*
- *Include tenants' rights of return and comprehensive relocation plans for tenants prior to the redevelopment. 1618.16*