

NW One Phase 3 Owner, LLC

Z.C. Application No. 25-02

Zoning Map Amendment from MU-4 to MU-9A

Square 621 Lot 860

Zoning Commission | Public Hearing | December 15, 2025

Background

Site:

- Land Area: 25,452 square feet

Site Characteristics:

- Vacant
- Surface parking

Existing Zoning:

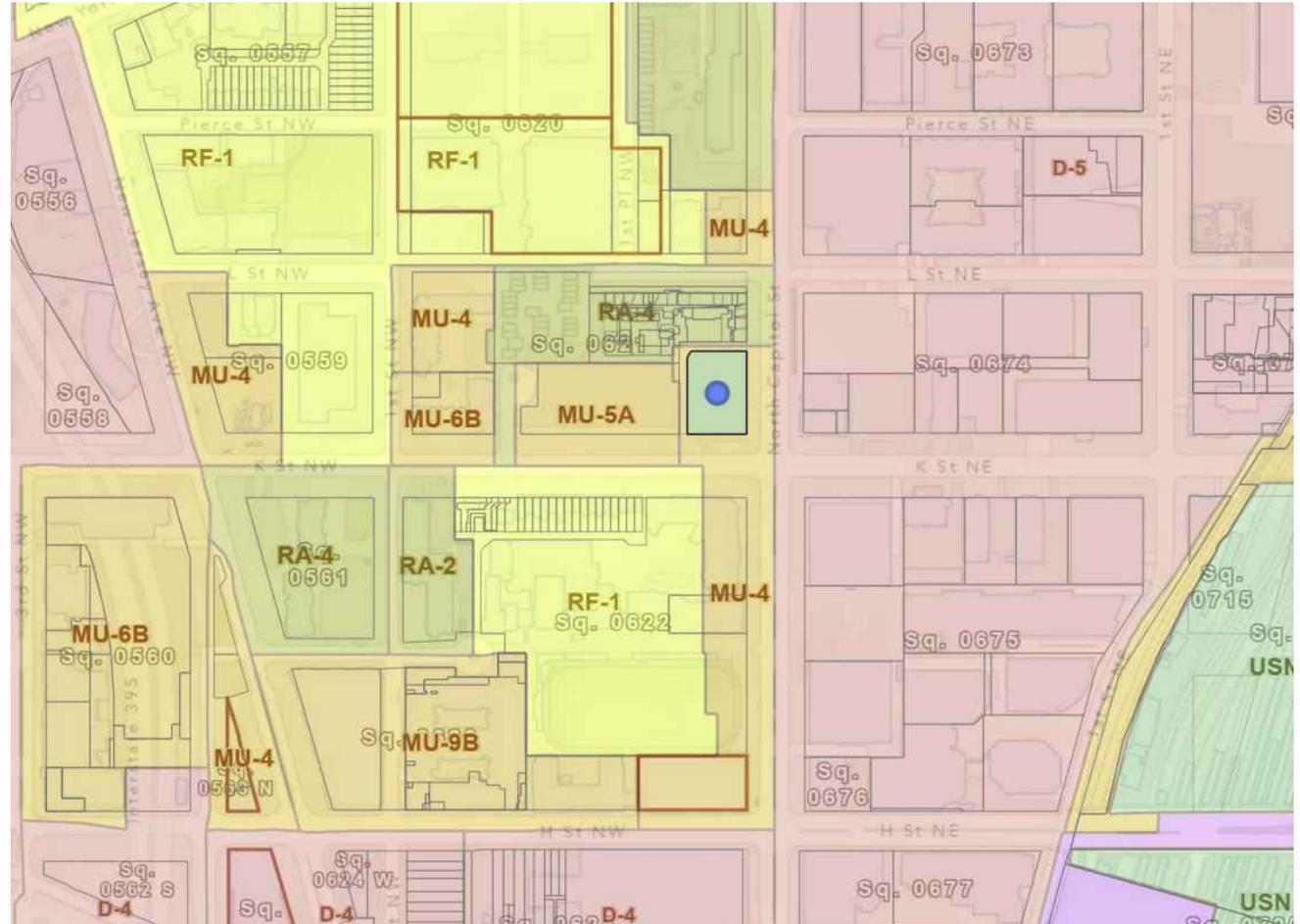
- MU-4

Proposed Zoning:

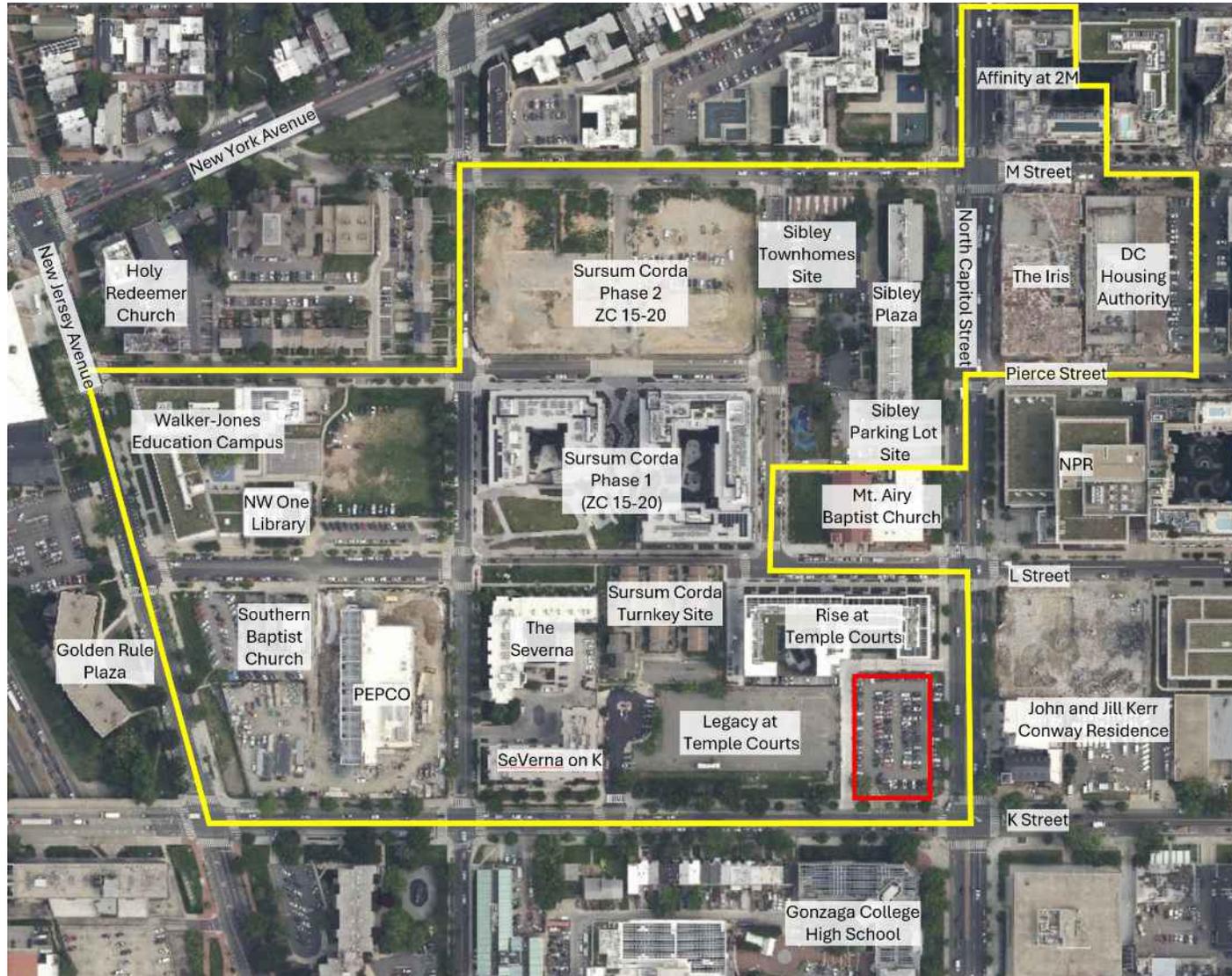
- MU-9A

Future Development:

- 10-story residential building
- Approx. 180 – 233 mixed-income dwelling units (incl. approx. 74 Temple Court replacement units)
- Potential ground floor retail/community use

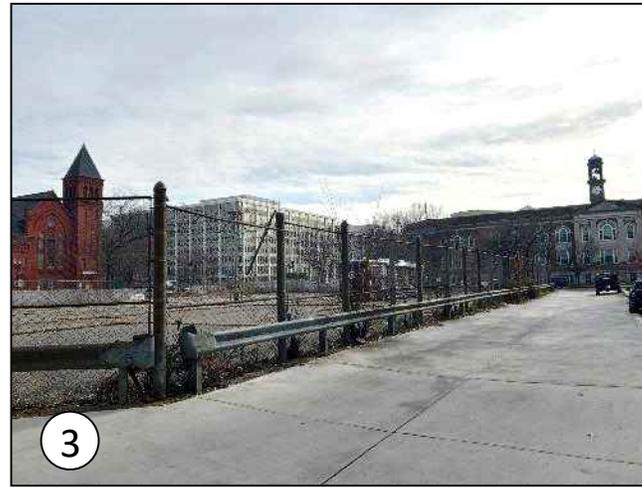
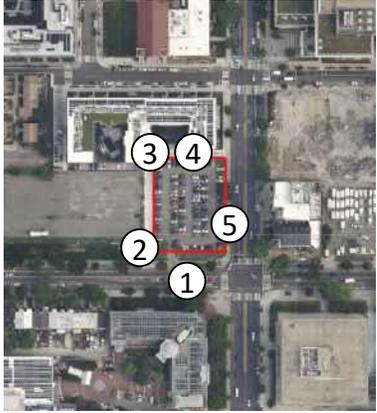


Subject Property Context Map



2006 Northwest One
Redevelopment Plan
Boundary

Subject Property



Northwest One Multi-Phase Redevelopment

	Market Rate	60% MFI or Below	30% MFI or Below	Replacement Units [†]	Total
Phase 1	70 units	73 units	77 units	65 units	220 units
Phase 2	N/A	129 units	83 units	72 units	212 units
Phase 3*	~106–159 units	N/A	~74 units	74 units	~180–233 units
Total*	~176-229 units	~202 units	~234 units	~211 units	~612-665 units

*Phase 3 and total unit counts are estimates

3 Phases

- Phase 1 (Rise at Temple Courts) – Complete
- Phase 2 (Legacy at Temple Courts) – Leasing
- Phase 3 – Proposed Map Amendment





Phase I – Rise at Temple Courts



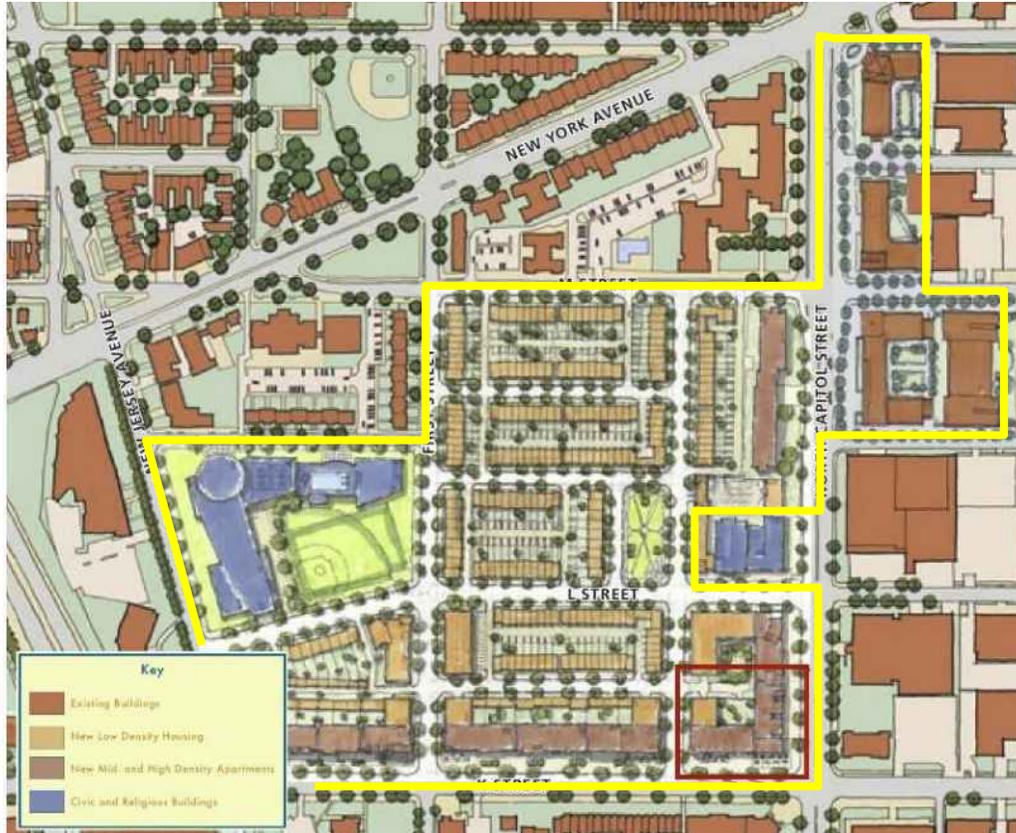
Phase II – Legacy at Temple Courts

Standard of Review

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

11-X DCMR § 500.3.

Northwest One Redevelopment Plan (2006)



Development Principles

1. Mixed Income
 - 1/3 deeply subsidized (less than 30% MFI)
 - 1/3 affordable (30% - 80% MFI)
 - 1/3 market rate (greater than 80% MFI)
2. 1:1 Replacement
 - No net loss of deeply subsidized units
3. Right to Return / Right to Stay
 - Existing families have first right to return at similar rent level
 - Minimize displacement
4. Build First

Comparison of Development Standards

	MU-4	MU-9A
Uses	MU-Use Group E Residential, Office, Retail, Lodging, Service, Daytime Care, Eating and Drinking Establishment	MU-Use Group F Residential, Office, Retail, Lodging, Service, Daytime Care, Eating and Drinking Establishment
Height	50 ft.	90 ft. (100 ft. w/ IZ)
Penthouse Height	12 ft. (habitable), 15 ft. (mech.)	20 ft.
Density (FAR)	2.5 (3.0 w/ IZ) 1.5 non-residential max.	6.5 (7.8 w/ IZ) 1.0 for non-residential max.
Lot Occupancy	60% (75% w/ IZ)	N/A
Rear Yard	15 ft.	2.5 in. per 1 ft. of height (12 ft. min.)
Side Yard	N/A If provided, 2 in. per 1 ft. of height (5 ft. min.)	N/A If provided, 2 in. per 1 ft. of height (5 ft. min.)
Green Area Ratio	0.3	0.2

Generalized Policy Map

Central Washington



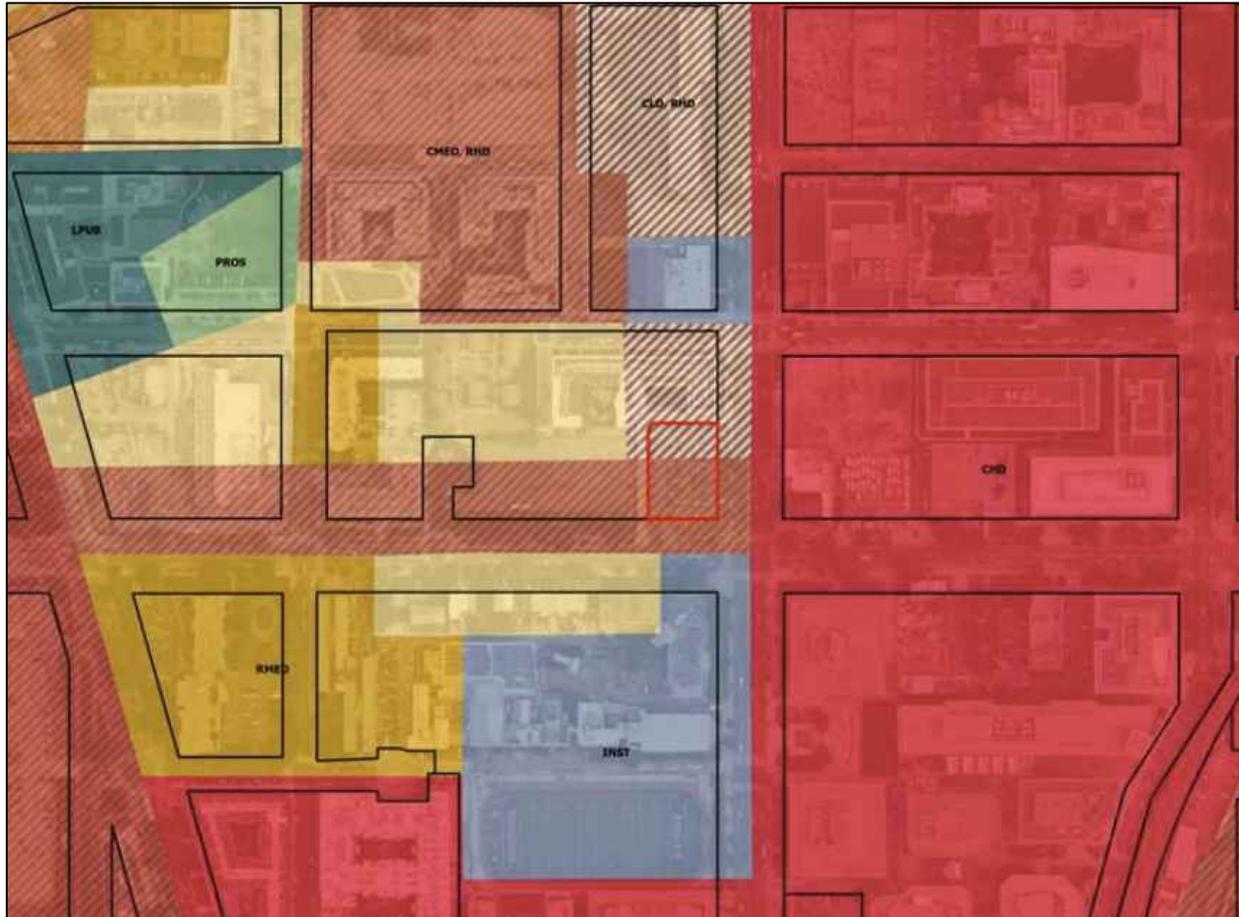
Central Washington

- No express definition provided in the Framework Element.
- Unique and varied area that cannot be defined by any particular GPM category.
- Relies upon policy guidance provided in the Central Washington Area Element
- **The proposed map amendment to MU-9A is not inconsistent with applicable policies of the Central Washington Area Element.**

Future Land Use Map

MIXED USE (HIGH DENSITY RESIDENTIAL / MEDIUM DENSITY COMMERCIAL)

MIXED USE (HIGH DENSITY RESIDENTIAL / LOW DENSITY COMMERCIAL)

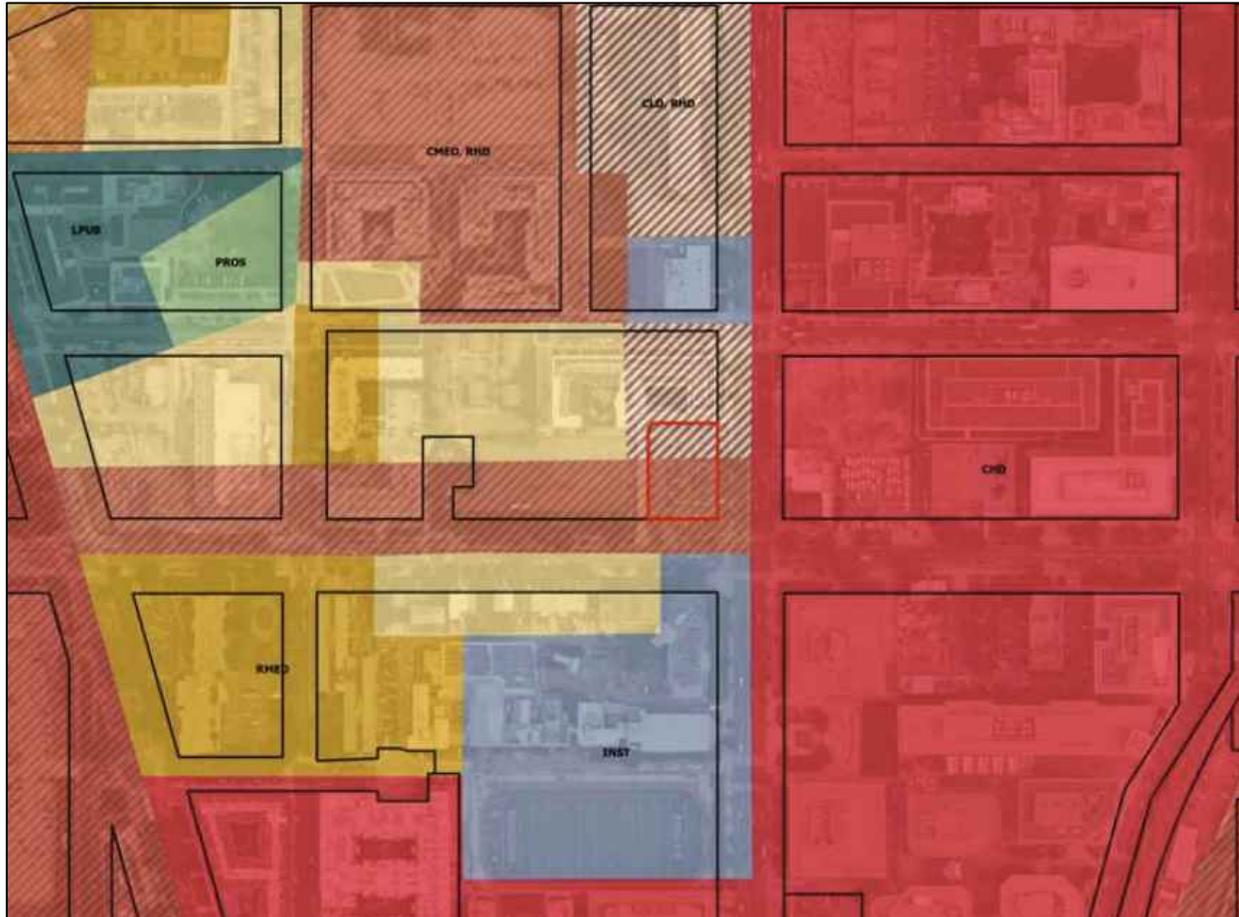


- **Mixed Use:**
 - Density and intensity of development determined by specific mix of uses shown.
 - Guidance provided in Area Elements and small area plan(s).
- Mixed Use - A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. 10-A DCMR § 227.23.
- **FLUM generally envisions high-density mixed-use development with a preference for residential use.**
- **MU-9A zone permits high-density mixed-use development with a focus on employment and residential use in or near the CEA on arterial streets, and near rapid transit stops.**

Future Land Use Map

MIXED USE (HIGH DENSITY RESIDENTIAL / MEDIUM DENSITY COMMERCIAL)

MIXED USE (HIGH DENSITY RESIDENTIAL / LOW DENSITY COMMERCIAL)



- **Typical [matter-of-right] density contemplated by FLUM**
 - High Density Residential: typical [matter-of-right] density generally greater than 4.0 FAR (greater with IZ or PUD).
 - Medium Density Commercial: typical [matter-of-right] density 4.0 - 6.0 FAR (greater with IZ or PUD).
 - Low Density Commercial: typical [matter-of-right] density up to 2.5 FAR (greater with IZ or PUD).
- **Proposed MU-9A zone**
 - **Permitted Density: 6.5 FAR (7.8 FAR with IZ), 1.0 FAR max. non-residential.**

Northwest One Redevelopment Plan (2006)



- Northwest One Redevelopment Plan (2006) contemplates new mid- and high-density apartments along North Capitol Street and K Street, including on the on the subject property.
- **References 9-story buildings** at K Street and New Jersey Avenue, and at K Street and North Capitol Street “providing significant building massing and site features at these important corners.”
- Envisions “new buildings with massing tailored to existing rights-of-ways and contexts,” with a building height of **90 feet** at the corner of North Capitol Street and K Street.
- **Proposed MU-9A zone**
- **Permitted Height: 90 Feet (100 feet with IZ)**

Future Land Use Map

CONSIDERATION OF MIXED-USE ZONES

- **Mixed Use Categories:**

- The particular combination of uses desired in a given area is depicted in striped patterns.
- If the desired outcome is to emphasize one use over the other the [FLIUM] may note the dominant use by showing it at a slightly higher density than the other use in the mix.
- A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities.

	RA-4	RA-5	MU-9A	MU-9B	MU-10	MU-14	MU-15
FLUM Category	High Res	High Res	High Comm	High Comm	Medium Comm	No reference	No reference
FLUM Density (more with IZ and PUD)	Greater than 4.0	Greater than 4.0	Greater than 6.0	Greater than 6.0	4.0 – 6.0	No reference	No reference
ZR16	Medium- to high-density residential	High-density residential	High-density mixed-use development (focus on employment and residential use in or near the CEA , on arterial streets, in uptown and regional centers, and at rapid transit stops.		Medium- to high-density mixed-use (balance of uses)	High-density mixed-use generally near the waterfront	High-density mixed-use (focus on employment in or near downtown core)
Height	90 ft.	90 ft.	90 ft. (100 ft. w/ IZ)	90 ft. (100 ft. w/ IZ)	90 ft. (100 ft. w/ IZ)	90 ft. (100 ft. w/ IZ)	130 ft. (on streets w/ min. 110 ft. width)
Density (FAR)	3.5 (4.2 w/ IZ)	6.0 (7.2 w/ IZ)	6.5 (7.8 w/ IZ) 1.0 non-res. max.	6.5 (7.8 w/ IZ) 6.5 non-res. max.	6.0 (7.2 w/ IZ) 3.0 non-res. max.	8.5 (10.2 w/ IZ) 8.5 non-res. max.	10.0

Zoning Commission Racial Equity Tool

Comprehensive Plan
Policy Guidance

Community Guidance
and Engagement

Disaggregated Data Regarding
Race and Ethnicity

Evaluate the Zoning Action
Through a
Racial Equity Lens

COMPREHENSIVE PLAN POLICY GUIDANCE

Land Use Element

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

Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.3: Balanced Growth
- H-1.1.4: Mixed-Use Development
- H-1.1.6: Housing in Central Washington
- H-1.1.8: Production of Housing in High-Cost Areas
- H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- **H-1.2.2: Production Target**
- **H-1.2.3: Affordable and Mixed Income Housing**
- H-1.2.4: Housing Affordability on Publicly Owned Sites
- H-1.2.11: Inclusive Mixed-Income Neighborhoods
- H-1.4.4: Public Housing Renovation
- H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing
- **H-2.1.2: Preserving Affordable Rental Housing**
- **H-2.1.6: Long-Term Affordability Restrictions**
- **H-2.1.9: Redevelopment of Affordable Housing**

Environmental Protection Element

- **E-1.1.2: Urban Heat Island Mitigation**
- E-4.2.1: Support for Green Building

Urban Design Element

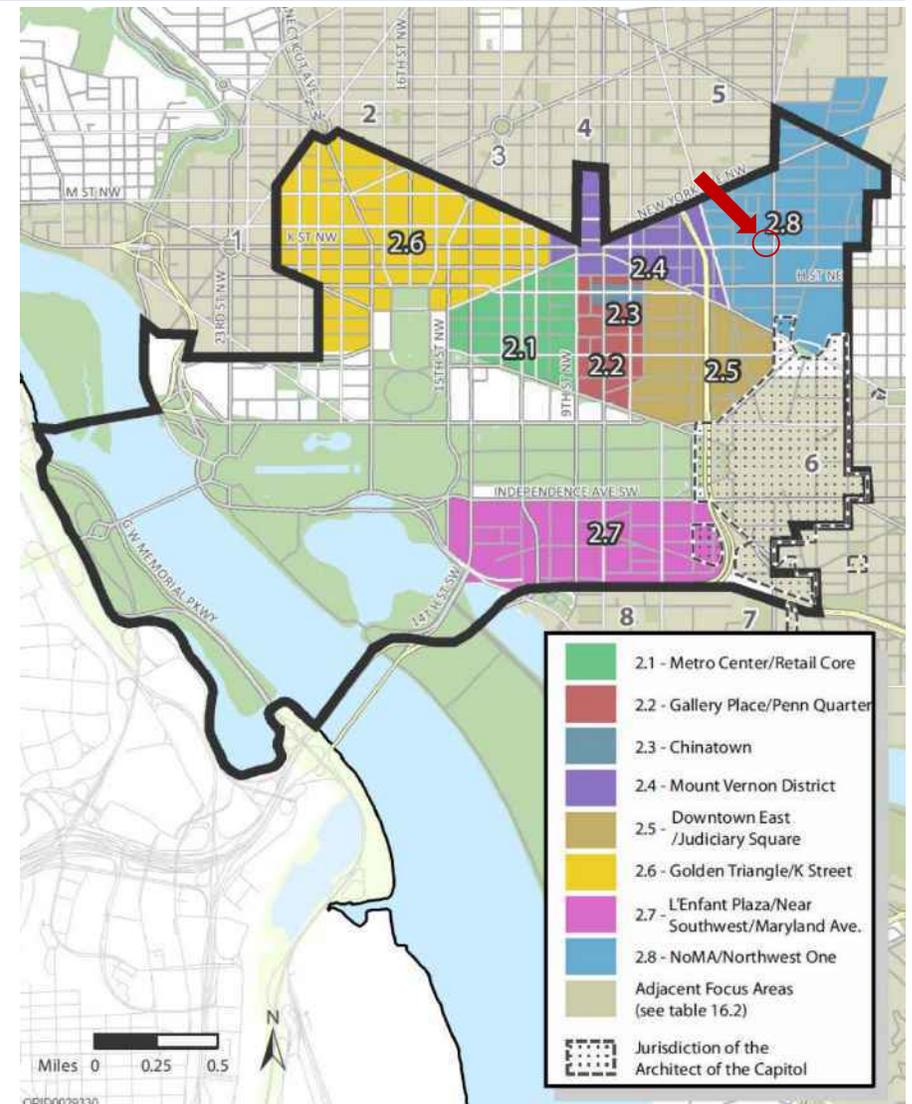
- UD-1.1.2: Reinforcing L'Enfant's 1791 Plan for the City of Washington and Olmsted Highway Plans
- UD-1.1.3: Preeminent View Corridors
- UD-1.4.1: Thoroughfares and Urban Form
- UD-1.4.3: Thoroughfare Vistas and View Corridors

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

Central Washington Area Element Guidance

- **CW-1.1.1: Promote Mixed-Use Development**
 - Expand mix of land uses.
- **CW-1.1.4: New Housing Development in Central Washington**
 - Encourage development of new high-density housing, including Northwest One.
 - Encourage ground floor retail space and similar uses to provide street life and neighborhood services.
- **CW-1.1.5: Central Washington Housing Diversity**
 - Maintain a mixed-income community and avoid displacement of lower-income residents.
 - Preserve existing low- to moderate-income housing.
 - Continue to increase affordable units through land disposition, zoning, and other regulatory incentives.
- **CW-1.1.11: Reinforcing Central Washington’s Characteristic Design Features**
 - Reinforce physical qualities that set Central Washington apart from all other major American city centers.

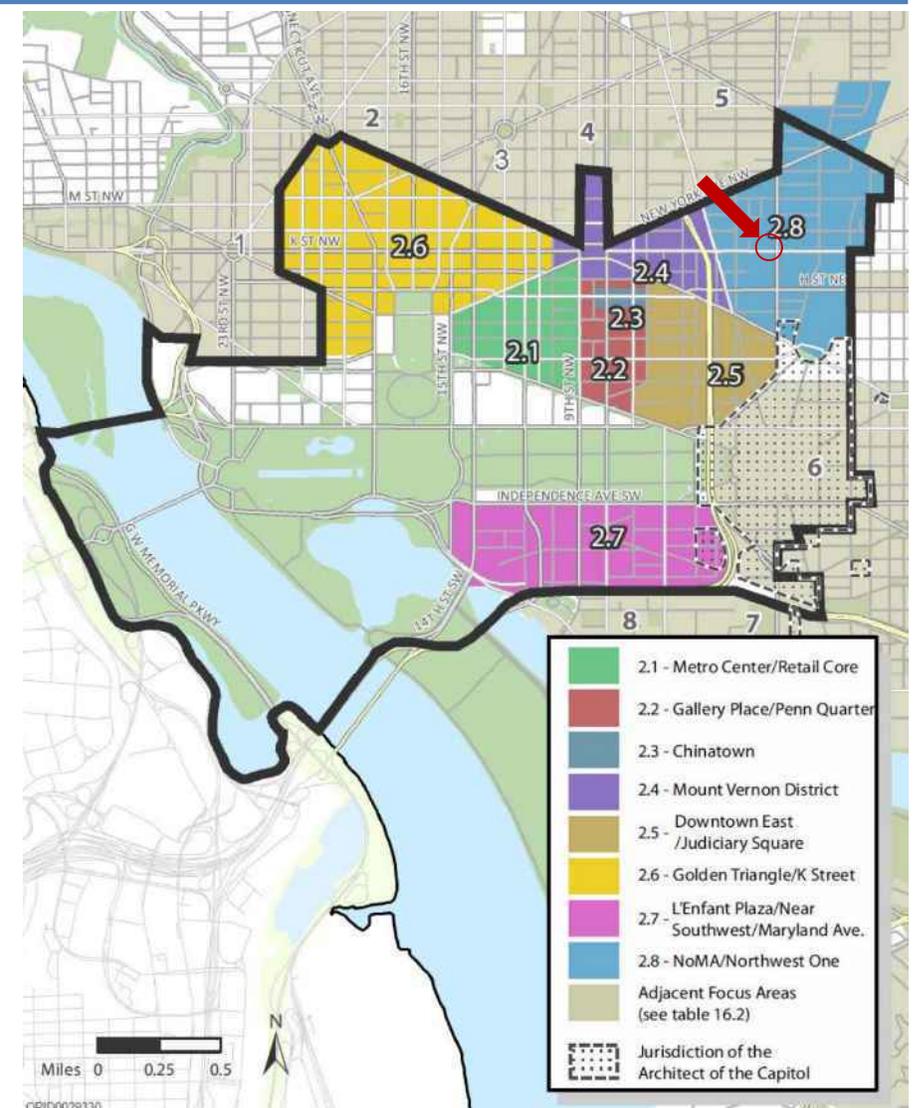
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Central Washington Area Element Guidance

NoMa / Northwest One Policy Focus Area

- **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 street grid through Sursum Corda;
 - Emphasize K Street 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.**



EVALUATE ZONING ACTION THROUGH A RACIAL EQUITY LENS

Indicator	Anticipated Outcome	Positive / Negative / Neutral
Direct Displacement	<ul style="list-style-type: none"> No direct residential displacement as the Property has been vacant since 2008. No direct commercial displacement. 	
Indirect Displacement	<ul style="list-style-type: none"> Economic: New housing and potential modest amount of commercial use on the Property not expected to cause indirect displacement of existing residents. 	
	<ul style="list-style-type: none"> Cultural: Increased market rate and affordable housing will help residents remain in the neighborhood, and replacement units will provide former tenants guaranteed opportunity to return to the neighborhood. 	
Housing	<ul style="list-style-type: none"> Potential for increased housing (market rate and affordable) in proximity to transit, civic uses (schools, recreation center) to help achieve District housing goals. Rezoning will allow next phase of construction of replacement units envisioned in the District's New Communities Initiative, Northwest One Redevelopment Plan. Additional housing can help temper increases in housing costs. Rent levels for new and replacement affordable housing regulated by LDDA. Larger units comparable to units in former Temple Courts development required under LDDA. 	
Physical	<ul style="list-style-type: none"> Public realm and pedestrian safety improvements along North Capitol Street and K Street Improved storm water infrastructure 	
Access to Opportunity	<ul style="list-style-type: none"> Entrepreneurial opportunities, job creation, and job training through LDDA CBE and First Source requirements. Proximity to transit will increase access to employment opportunities to residents. 	

Full evaluation in Applicant's statement in support at Exhibit 3

Conclusion

- Not inconsistent with the Comprehensive Plan when read [as a whole] through a racial equity lens.
- The height and density of the proposed MU-9A zone is consistent with the type of mixed-use development that is contemplated by the GPM and the FLUM, particularly when read together with Comprehensive Plan policies and the Northwest One Redevelopment Plan.
- The proposed Zoning Map amendment is consistent with the goals and key guiding principles of the D.C. New Communities Initiative and Northwest One Redevelopment Plan.
- The proposed Zoning Map amendment is consistent with the purposes of the Zoning Act to promote public health, safety, morals, convenience, order, property, and general welfare by:
 - No impact to light and air due to buffers provided by abutting streets, alleys, and infrastructure;
 - No undue concentration of population and overcrowding of land due to multi-family development in the Central Employment Area, on an underutilized site, and near transit and arterial corridors; and
 - Favorable outcomes to land use, housing, civic activity, and the efficiency in the supply of public services.

