

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
ZONING COMMISSION ORDER NO. 25-02  
Z.C. Case No. 25-02  
NW One Phase 3 Owner, LLC  
(Zoning Map Amendment @ Square 621, Lot 860)  
January 29, 2026

Pursuant to notice, at its January 29, 2026 public meeting, the Zoning Commission for the District of Columbia (“Commission”) considered the application (the “Application”) of NW One Phase 3 Owner, LLC (the “Applicant”), on behalf of the District of Columbia acting by and through the Deputy Mayor for Planning and Economic Development (“DMPED”), pursuant to Subtitle X § 500.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations (“DCMR”), Zoning Regulations of 2016, to which all references are made unless otherwise specified) to amend the Zoning Map from the MU-4 zone to the MU-9A zone for Square 621, Lot 860 (the “Property”). For the reasons set forth below, the Commission hereby **APPROVES** the Application.

The Commission determined the Property is appropriate for IZ Plus. The Property shall be indicated with an “IZ+” symbol on the Zoning Map. For the purposes of calculating an IZ Plus set-aside requirement pursuant to Subtitle C § 1003, the maximum permitted FAR of the Property’s existing zoning of MU-4 is the equivalent of 2.5 FAR.

**SUMMARY ORDER**

**Parties**

1. The Applicant and Advisory Neighborhood Commission (“ANC”) 6E, in which the Property is located, were automatically parties to the proceeding pursuant to Subtitle Z § 403.5. The Commission received no requests for party status.
2. Pursuant to Subtitle Z § 304.5, the Applicant mailed a Notice of Intent to file the Application (Exhibit [“Ex.”] 3F) on September 25, 2024, to ANC 6E and the owners of all property within 200 feet of the Property. Pursuant to Subtitle Z § 402, the Office of Zoning (“OZ”) sent notice of the December 15, 2025, public hearing on October 16, 2025, and published notice of the public hearing in the October 17, 2025, *District of Columbia Register* (72 DCR 011504 *et seq.*), as well as on the calendar on OZ’s website (Ex. 15-17). Pursuant to Subtitle Z § 402.3, the Applicant posted notice of the hearing on the Property on November 4, 2025, and maintained such notice in accordance with Subtitle Z § 402.10 (Ex. 18, 24).

### **Application**

3. The Property constitutes part of the overall Northwest One redevelopment site, which is owned by the District of Columbia and is being redeveloped by the Applicant pursuant to a Land Disposition and Development Agreement with the District (Ex. 3). The Applicant and DMPED authorized the Application (Ex. 3E). The Property represents the third and final phase of the overall Northwest One redevelopment, the site of the former Temple Courts Apartments. Among other things, the three-phase development includes replacement units reserved for the former residents of the Temple Courts Apartments, with residents having the first opportunity to return to the Property in such reserved units following redevelopment. Outreach and coordination with former residents to offer units upon building lease-up are coordinated on behalf of DMPED by Housing Opportunities Unlimited, and such outreach will continue through the Phase 3 development facilitated by the Map Amendment proposed by this Application (Ex. 10, 20).
4. The Property is currently zoned MU-4. The Property has a split mixed-use designation on the Future Land Use Map of the Comprehensive Plan with the majority of the Property designated mixed-use High Density Residential and Medium Density Commercial and roughly a third of the Property on the north end designated for mixed-use High Density Residential and Low Density Commercial. The Property is located within the Central Washington designation on the Comprehensive Plan Generalized Policy Map (Ex. 3, 3C). The current MU-4 zone allows a maximum height of 50 feet, a maximum density of 2.5 FAR (or 3.0 FAR for Inclusionary Zoning (“IZ”) developments), of which a maximum 1.5 FAR may be devoted to non-residential use, and a maximum lot occupancy of 60% (or 75% for IZ developments). The proposed MU-9A zone allows a maximum height of 90 feet (or 100 feet for IZ developments), a maximum density of 6.5 FAR (or 7.8 FAR for IZ developments), of which a maximum 1.0 FAR may be devoted to non-residential use, and a maximum lot occupancy of 100%.
5. On April 7, 2025, the Applicant filed the Application for approval of the Map Amendment to the MU-9A zone (Ex. 1-3F). The Application included an evaluation of the proposed Map Amendment under the Comprehensive Plan, including when viewed through a racial equity lens<sup>1</sup>, and concluded that the Map Amendment would further policies of the Central Washington Area, Land Use, Housing, Environmental Protection, and Urban Design Elements of the Comprehensive Plan, as well as goals and objectives of the Northwest One Redevelopment Plan (Ex. 3C). The Application satisfied the filing requirements of Subtitle Z § 300 *et seq.* (Ex. 3-3F). On June 12, 2025, the Applicant submitted a supplemental statement providing additional information on applicable affordable housing requirements for Phase 3 of development and coordination with former tenants (Ex. 10).

### **Responses to the Application**

6. On June 27, 2025, the Office of Planning (“OP”) submitted a report (“OP Setdown Report”) recommending set down of the Application and explained that the proposed Map

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<sup>1</sup> The Applicant provided a racial equity analysis in accordance with the requirements of the Commission’s Racial Equity Tool, including information on the Applicant’s community outreach and engagement efforts regarding the Application.

Amendment was not inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens<sup>2</sup>; would further policies of the Land Use, Housing, and Central Washington Area Elements of the Comprehensive Plan, as well the Northwest One Redevelopment Plan; and would be appropriate for IZ Plus pursuant to Subtitle X § 502.1(b) because the rezoning to the MU-9A zone would allow a higher maximum FAR than the existing MU-4 zone (Ex. 11).

7. At its July 10, 2025 public meeting, the Commission voted to set the case down as a contested case for a public hearing (July 10, 2025, Public Meeting Transcript [“Tr.”] at 27-28).
8. On August 11, 2025, the Applicant filed a prehearing statement that requested a public hearing and detailed the Applicant’s planned presentation for the hearing (Ex. 13-13B). The Applicant filed an additional supplemental prehearing submission on November 17, 2025, providing additional information on community outreach and engagement and a summary of unit data for the overall Northwest One redevelopment site (Ex. 20).
9. ANC 6E submitted a letter in support on November 10, 2025, stating that at a duly noticed public meeting with a quorum present, the ANC voted unanimously in support of the Application and citing no issues and concerns (Ex. 19).
10. On December 3, 2025, the Office of the Attorney General submitted a letter in support of the Map Amendment Application citing numerous policy goals and objectives of the Comprehensive Plan that would be advanced by the Map Amendment and its provision of IZ Plus (Ex. 21).
11. On December 5, 2025, the District Department of Transportation (“DDOT”) submitted a report stating no objection to approval of the Map Amendment (Ex. 22). OP also submitted its Hearing Report on December 5, 2025, in support of the Application. OP’s Hearing Report largely reiterated the OP Setdown Report and concluded that the Application was not inconsistent with the Comprehensive Plan (Ex. 23).
12. On December 15, 2025, the Commission held a public hearing in accordance with Subtitle Z § 408. Three witnesses testified for the Applicant’s team in support of the Application at the hearing (December 15, 2025 Public Hearing Tr. at 12-23). OP testified that it continued to find the Application to be not inconsistent with the Comprehensive Plan (*Id.* at 21-23). A representative of the Office of the Attorney General also testified in support of the Application (*Id.* at 28-33). No other person, party, or entity appeared either in support or opposition to the Application at the public hearing.
13. On December 16, 2025, the Commission referred the proposed map amendment to the National Capital Planning Commission (“NCPC”) for review and comment pursuant to the

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<sup>2</sup> OP provided a racial equity analysis in accordance with the requirements of the Commission’s Racial Equity Tool, including disaggregated race and ethnicity data for the Central Washington Planning Area, in which the Property is located.

District of Columbia Home Rule Act of 1973, as amended, 87 Stat. 790, Pub. L. No. 93-198, D.C. Code Section 1-201 et seq. (Ex. 29).

14. By report dated December 31, 2025, NCPC found that the proposed map amendment would not be inconsistent with the federal elements of the Comprehensive Plan for the National Capital nor will it adversely affect any other identified federal interest (Ex. 31).

### CONCLUSIONS

1. Section 1 of the Zoning Act of 1938 (effective June 20, 1938, as amended, 52 Stat. 797, ch. 534; D.C. Official Code § 6-641.01, et seq. (2012 Repl.)) (the “Zoning Act”) authorizes the Commission to create zones within which the Commission may regulate the construction and use of property in order to “promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and orderly development as the national capital.”
2. Section 2 of the Zoning Act (D.C. Official Code § 6-641.02) further provides that:  
*Zoning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan for the national capital, and zoning regulations shall be designed to lessen congestion on the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein.*
3. The Commission must ensure that the Zoning Map, and all amendments to it, are “not inconsistent” with the Comprehensive Plan pursuant to § 492(b)(1) of the District of Columbia Home Rule Act (§ 2 of the Zoning Act; D.C. Official Code § 6-641.02). Subtitle X § 500.3 incorporates this intent to the Zoning Regulations by requiring that Map Amendments be “not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site.”
4. Based upon the record before the Commission and the testimony at the December 15, 2025 public hearing, the Commission concludes that the proposed Map Amendment from the MU-4 zone to the MU-9A zone, where the majority of the Property is designated mixed-use High Density Residential and Medium Density Commercial on the Future Land Use Map of the Comprehensive Plan, with a portion of the Property on the north designated mixed-use High Density Residential and Low Density Commercial, and designated Central Washington on the Generalized Policy Map of the Comprehensive Plan, furthers multiple

policies of the Comprehensive Plan Citywide Elements and the Central Washington Area Element as well as the Northwest One Redevelopment Plan; furthers Comprehensive Plan racial equity goals; and is appropriate for IZ Plus, pursuant to Subtitle X § 502.1(b). Accordingly, the Commission concludes that the Map Amendment is not inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens, and with other adopted public policies and active programs related to the Property.

5. As required by law, the Commission gives “great weight” to the recommendations of OP that the Application satisfies the requirements for a map amendment, and the Commission concurs in that judgment.
6. As also required by law, the Commission gives “great weight” to the support of ANC 6E, which was provided in a written report that was approved by the ANC at a properly noticed public meeting with a quorum present, and the Commission concurs with the ANC’s support. The Commission notes that the ANC report cited no issues and concerns regarding the Application.
7. Since no persons or parties appeared in opposition to the Application and the affected ANC, 6E, supported the Application, a decision by the Commission to grant this Application would not be adverse to any party. Therefore, pursuant to Subtitle Z § 604.7, the Commission authorized a summary order in this case and determined it may waive the requirement that findings of fact and conclusions of law accompany the Order because such waiver will not prejudice the rights of any party.

**DECISION**

In consideration of the record for Z.C. Case 25-02, the Zoning Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Application to amend the Zoning Map as follows:

SQUARE	LOTS	MAP AMENDMENT
621	860	MU-4 zone to MU-9A zone

For the purposes of calculating an IZ Plus set-aside requirement pursuant to Subtitle C § 1003, the maximum permitted FAR of the Property’s existing zoning of MU-4 is the equivalent of 2.5 FAR.

**PROPOSED ACTION**

**VOTE (December 15, 2025): 4-0-1** (Joseph S. Imamura, Robert Miller, Anthony J. Hood, and Gwen Wright to approve; Tammy Stidham, not present, not voting).

**FINAL ACTION**

**VOTE (January 29, 2026): 4-0-1** (Gwen Wright, Joseph S. Imamura, Anthony J. Hood, Robert Miller to approve; Tammy Stidham, not participating, not voting).

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 25-02 shall become final and effective upon publication in the *District of Columbia Register*; that is, on May 1, 2026.

**BY THE ORDER OF THE D.C. ZONING COMMISSION**

A majority of the Commission members approved the issuance of this Order.



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**ANTHONY J. HOOD**  
CHAIRMAN  
ZONING COMMISSION



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**SARA A. BARDIN**  
DIRECTOR  
OFFICE OF ZONING

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.