



Z.C. Case No. 25-03

Testimony in Support

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Public Hearing – February 23, 2026



ZONING COMMISSION
District of Columbia
CASE NO. 25-03
EXHIBIT NO. 25

OAG recommends that the ZC **approve** the proposed VDR. The provision of 61 modernized units for low-income households both **furtheres the public interest** in affordable housing and **satisfies the requirements** for design review, special exception relief, and variance relief.

Comprehensive Plan Policies



Addressing the District's Affordable Housing Crisis

Rising housing costs, driven by rising demand, are one of “the most pressing and critical issues facing the District” and have resulted in a “crisis of affordability.”

Use zoning processes and incentives to raise by-right height and density limits.

Increased density supports greater affordable housing set-asides.



Addressing the Need for More Housing Around Metro Stations

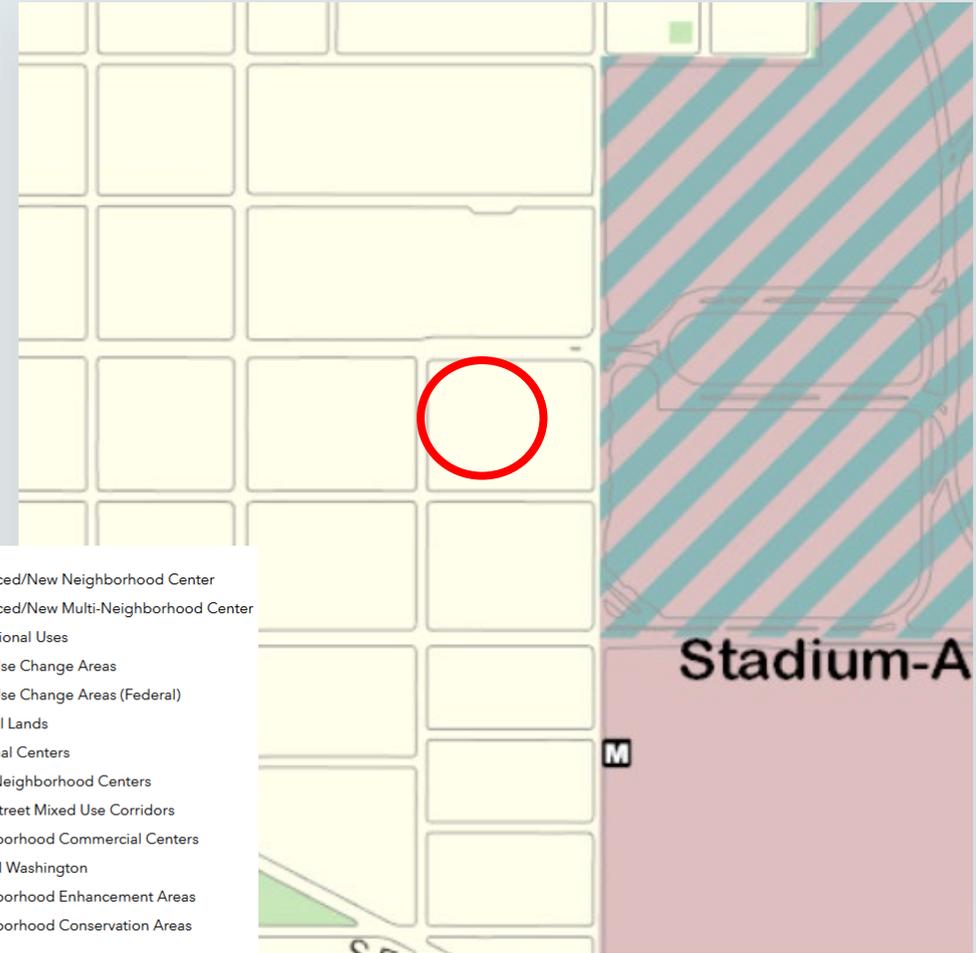
New affordable and market-rate housing should be located near Metrorail stations, which reduces transportation costs and increases affordability.

Supports and enhances neighborhood-serving retail with increased pedestrian traffic.

Comprehensive Plan Maps



FLUM



GPM

- Land Use Categories
- Residential-Low Density (RLD)
 - Residential-Moderate Density (RMOD)
 - Residential-Medium Density (RMED)
 - Residential-High Density (RHD)
 - Commercial-LowDensity (CLD)
 - Commercial-Moderate Density (CMOD)
 - Commercial-Medium Density (CMED)
 - Commercial-High Density (CHD)
 - Institutional (INST)
 - Federal (FED)
 - Local Public Facilities (LPUB)
 - Parks, Recreation, and Open Space (PROS)
 - Production, Distribution and Repair (PDR)
 - Water
 - Mixed Uses

- Policy Types
- Enhanced/New Neighborhood Center
 - Enhanced/New Multi-Neighborhood Center
 - Institutional Uses
 - Land Use Change Areas
 - Land Use Change Areas (Federal)
 - Federal Lands
 - Regional Centers
 - Multi-Neighborhood Centers
 - Main Street Mixed Use Corridors
 - Neighborhood Commercial Centers
 - Central Washington
 - Neighborhood Enhancement Areas
 - Neighborhood Conservation Areas
 - Water
 - Parks

The Project Satisfies VDR Requirements



The applicant must demonstrate that it meets both the design review requirements and general variance and special exception criteria.



Must demonstrate that relief can be granted without substantial detriment to the public good and without impairing the intent, purpose, and integrity of the zone plan.



The proposed flexibility and variance relief are not inconsistent with, and in fact, advance, the CP's goals.

Building height flexibility:

Consistent with VDR's limits on height flexibility

Does not exceed general scale of surrounding neighborhood

Rear yard flexibility:

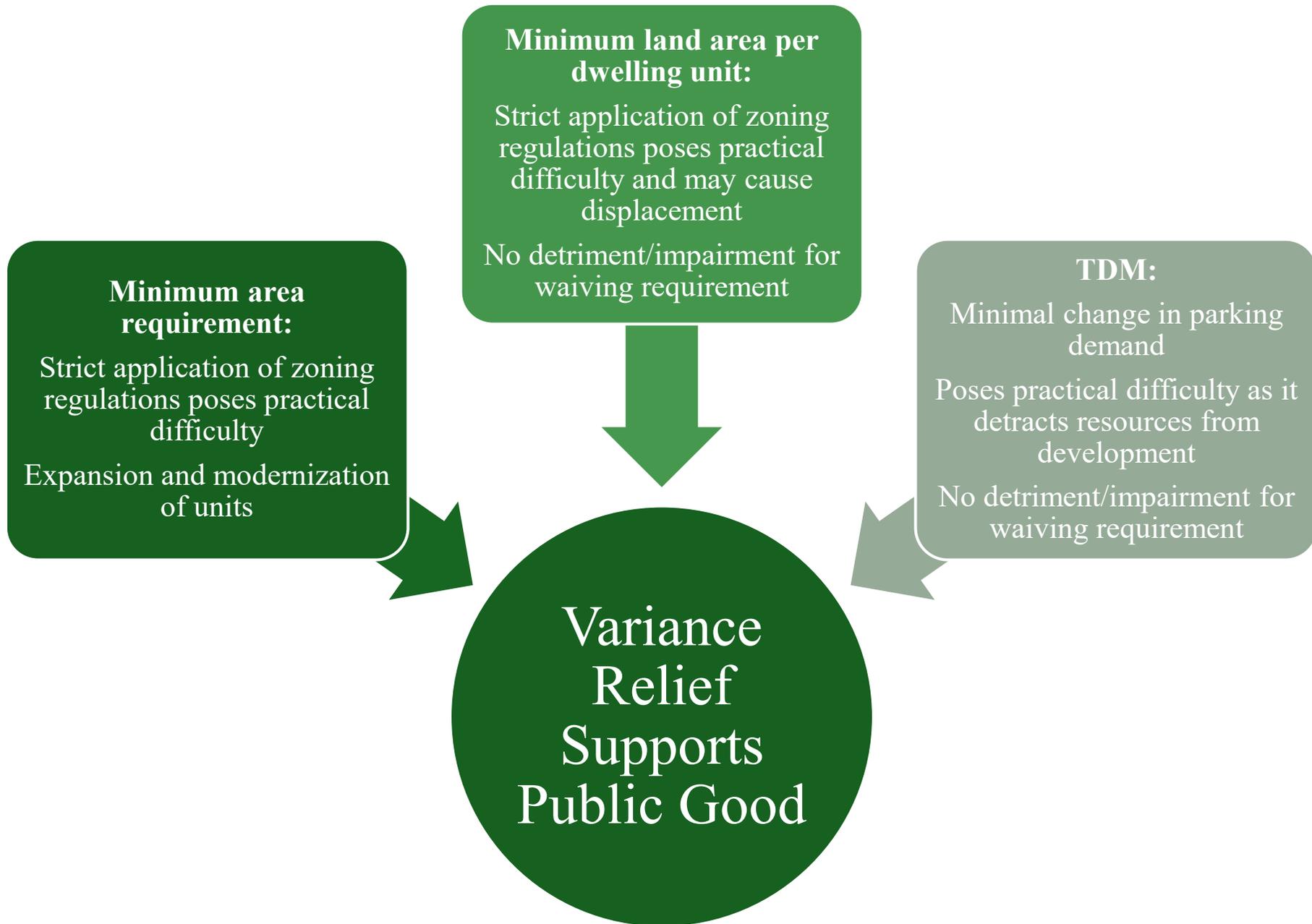
Building cannot easily be modified without reducing # of affordable units

Design
Review
Flexibility
Supports
Public Good

Conversion of existing residential building:
Creation, expansion, and modernization of affordable housing

Minimum parking relief:
Site is physically constrained
Well-served by transit
Less parking demand
All affordable dwelling units

Special
Exception
Relief
Supports
Public Good



OAG recommends that the ZC **approve** the VDR: it (1) aligns with numerous CP priorities and **advances the public good** through creative expansion and modernization of housing for low-income residents and (2) **satisfies the requirements** for design flexibility, variance relief, and special exception relief.