

1600 North Capitol Street, NW (Sq. 3100, Lot 48)

Z.C. Case No. 25-15

Request for Zoning Map Amendment from MU-4 to MU-7B

*Applicant's Hearing Presentation
May 18, 2026*

Holland & Knight

Subject Property – Existing and Proposed Zone

- Land Area – 18,894 square feet
- Located within the Bloomingdale Historic District
- Current Use – Vacant
- Current Zone – MU-4
 - Permits moderate-density mixed-use development;
 - Provides facilities for shopping and business needs, housing, and mixed uses; and
 - Intended to be located in low- and moderate- density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.
- Proposed Zone – MU-7B
 - Permits medium-density mixed-use development; and
 - Intended to be located on arterial streets in uptown and regional centers, and at rapid transit stops.



Subject Property – Context



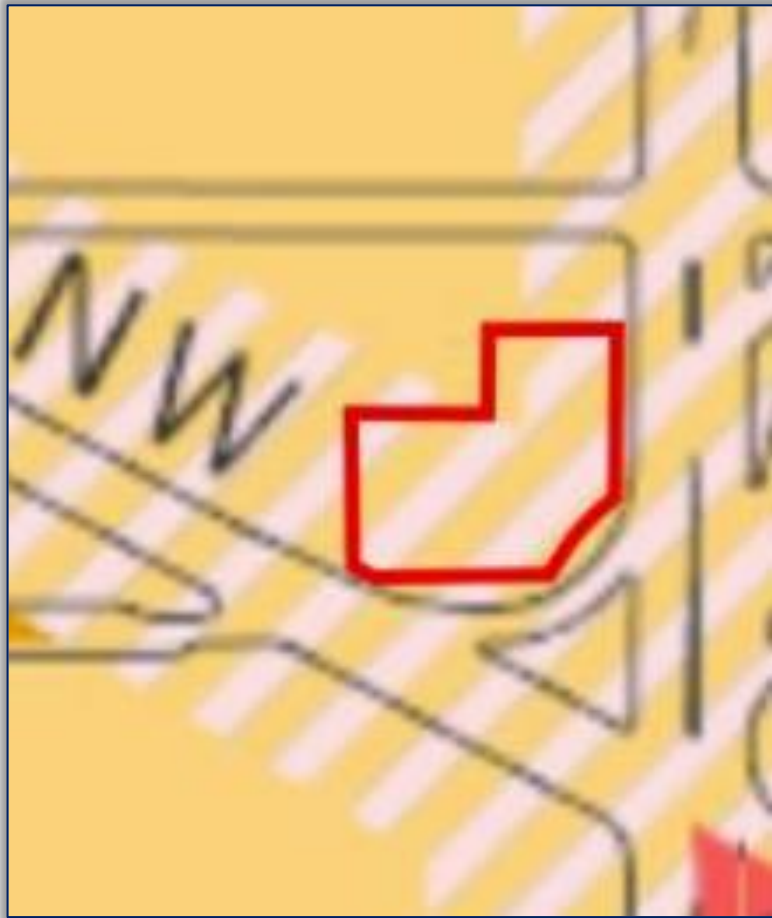
Zoning Map Amendment – Standard of Review

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)

The proposed Zoning Map amendment is **not inconsistent** with:

- Future Land Use Map
- Generalized Policy Map
- Citywide and Mid-City Area Elements of the Comprehensive Plan
- Mid-City East Small Area Plan

2021 Comprehensive Plan Revision



Prior to 2021 – Property designated **Mixed Use (Moderate Density Residential / Low Density Commercial)** on the FLUM

2021 Comprehensive Plan Update

- FLUM designation changed to **Mixed Use (Medium Density Residential / Moderate Density Commercial)**
- Reflects the site's prominent intersection location and its potential to support housing and commercial activity.

Proposed MU-7B Zone

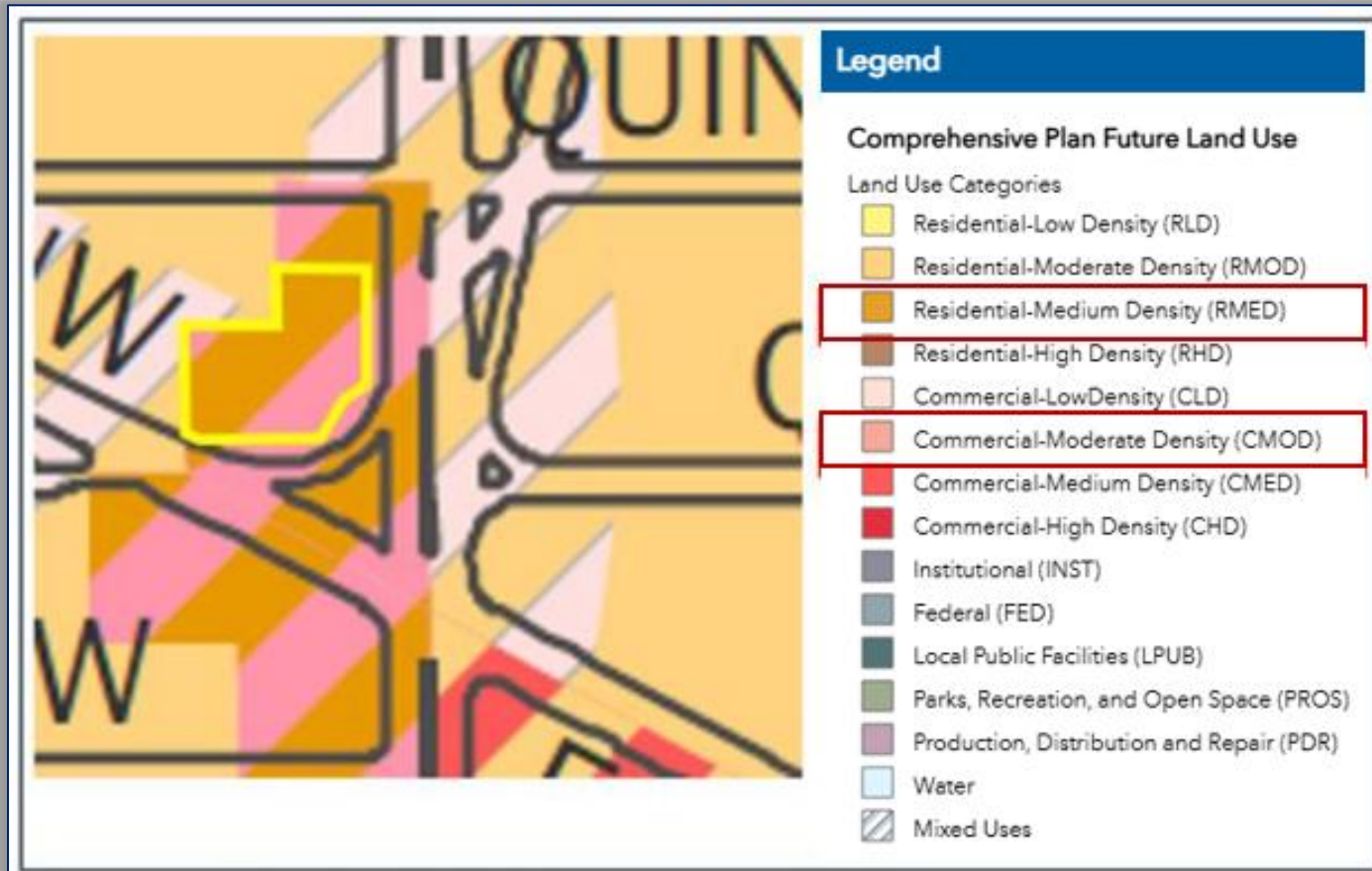
- Supports mixed residential and commercial uses at an appropriate scale for a transitioning corridor.
- Encourages housing integrated with neighborhood-serving retail in a pedestrian-oriented environment.

Planning Benefits:

- Advances **housing production and equitable growth.**
- Improves **access to transit, services, and amenities.**
- Implements the **increased density envisioned in the 2021 FLUM update.**

Rezoning from MU-4 to MU-7B is consistent with the Comprehensive Plan and provides an appropriate framework to support mixed-use development at the site.

Future Land Use Map (FLUM)



Medium Density Residential

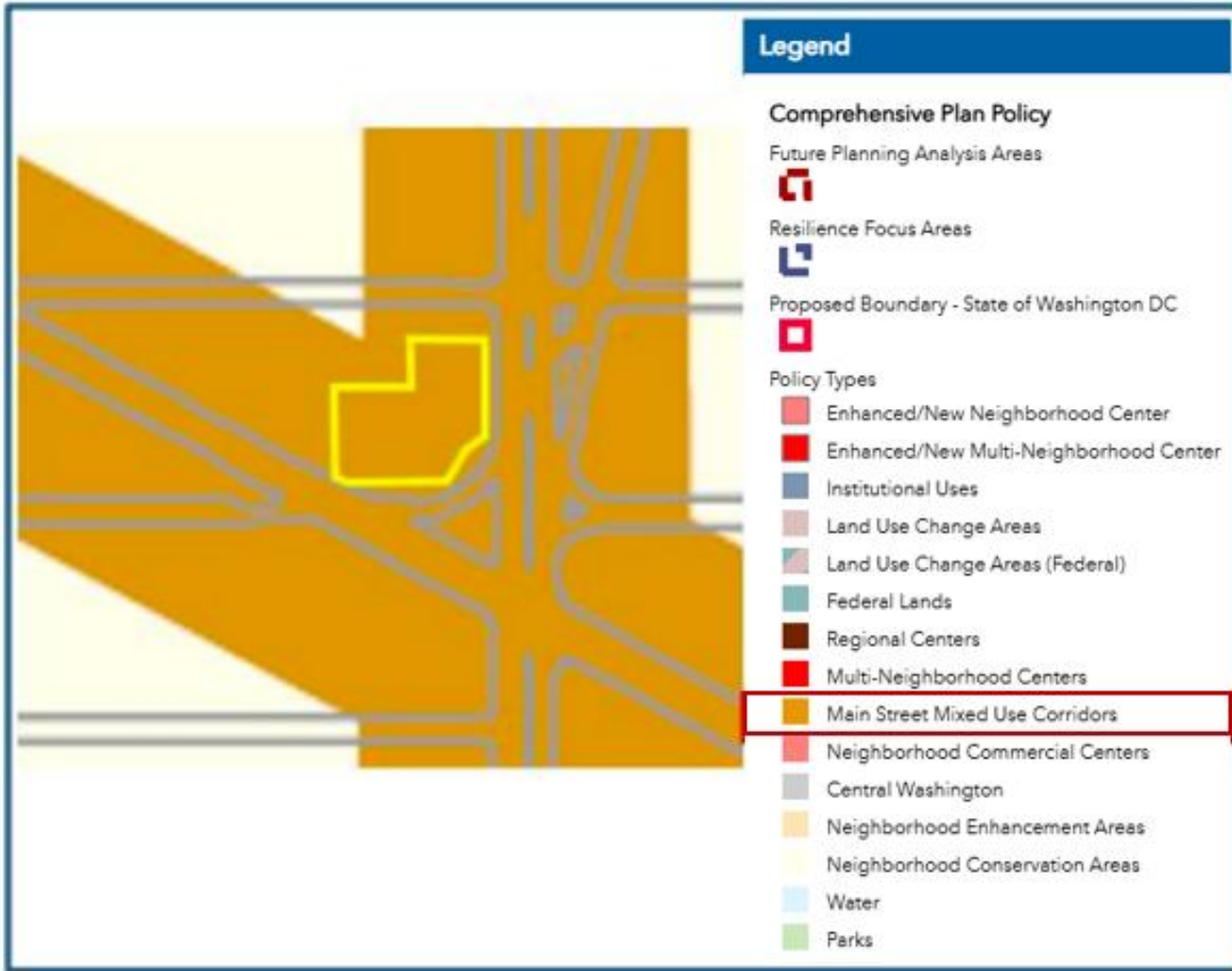
- Mid-rise residential neighborhoods (some taller buildings with open space) 10-A DCMR § 227.7
- Typical density: ~**1.8 - 4.0 FAR** (higher with IZ) 10-A DCMR § 227.7

Moderate Density Commercial

- Neighborhood-serving retail, office, and service areas
- Larger/more intense than low-density commercial
- Larger/more intense than low-density commercial
- Typical density: ~**2.5 - 4.0 FAR** (higher with IZ)
- **MU-5 and MU-7 zones** are consistent 10-A DCMR § 227.11

MU-7B residential FAR and commercial FAR is consistent with the FLUM guidance. It also more fully aligns with Framework Element §§ 227.7 and 227.11. The Property is best matched with the MU-7B zone as it is residential-focused with moderate commercial density and consistent with the character of the corridor.

Generalized Policy Map (GPM)



Main Street Mixed Use Corridor

Main Street Mixed Use Corridors are traditional commercial streets characterized by:

- Pedestrian-oriented streets with ground-floor retail + upper-story uses
 - Serve neighborhood and citywide needs
- 10-A DCMR § 225.14.

Planning goals include:

- Strengthen walkability and streetscape
- Support retail, dining, and small businesses
- Encourage mixed-use development and housing

Proposed Rezoning

- Allows greater density and mix of uses
- Supports active ground floors and reinvestment
- Expands housing and economic opportunities
- IZ+ requirements ensure that redevelopment contributes to the District's affordable housing goals.

The proposed rezoning supports the policy direction of enhancing Main Street corridors while accommodating growth that benefits the surrounding community.

Comparison of Existing and Proposed Zoning

	Existing Zone: MU-4 Min./Max. Requirements	Proposed Zone: MU-7B Min./Max. Requirements
Height	50 ft.	65 ft.
Penthouse Height	12 ft. and 1 story; except 15 ft. and second story permitted for penthouse mechanical space	12 ft. and 1 story; except 18.5 ft. and a second story permitted for penthouse mechanical space
Density (FAR)	2.5 FAR 3.0 FAR (IZ) 1.5 FAR non-residential	4.0 FAR 4.8 FAR (IZ) 2.5 FAR non-residential
Lot Occupancy	60% 75% (IZ)	75% 80% (IZ)
Rear Yard	15 ft.	2.5 in. per 1 ft. of building height (12 ft. minimum)
Side Yard	None required, but if provided, 2 in. per 1 ft. of height (5 ft. minimum)	None required, but if provided, 2 in. per 1 ft. of height (5 ft. min.)
Green Area Ratio (GAR)	0.30	0.25
Uses	MU-Use Group E	MU-Use Group F

Note: ZC Order No. 06-04, which has expired, allows the development of 4.5 FAR (with no IZ) and 86 ft. of building height.

Part 1: Guidance Regarding the Comprehensive Plan

Land Use Element

- LU-1.4.2: Development Around Metrorail Stations
- LU-1.4.3: Housing Around Metrorail Stations
- LU-1.4.4: Affordable Rental and For-Sale Multi-family Housing Near Metrorail Stations
- LU-1.4.5: Design to Encourage Transit Use
- LU-1.4.6: Development Along Corridors
- LU-1.4.8: Transit-Oriented Development Boundaries
- LU-1.5.1: Infill Development
- LU-1.5.2: Long-Term Vacant Sites
- **LU-2.1.1: Variety of Neighborhood Types**
- **LU-2.1.2: Neighborhood Revitalization**
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods
- LU-2.1.10: Multi-Family Neighborhoods
- LU-2.2.2: Appearance of Vacant Lots and Structures
- LU-2.2.4: Neighborhood Beautification
- LU-2.3.1: Managing Non-Residential Uses in Residential Areas
- LU-2.3.2: Mitigation of Commercial Development Impacts
- LU-2.3.3: Buffering Requirements
- LU-2.4.1: Promotion of Commercial Centers
- LU-2.4.2: Hierarchy of Commercial Centers
- LU-2.4.5: Encouraging Nodal Development
- LU-2.4.6: Scale and Design of New Commercial Uses

Mid-City Area Element

- MC-1.1.2: Directing Growth
- MC-1.1.3: Infill and Rehabilitation
- MC-2.7.1: Commercial Revitalization
- MC-2.7.2: Neighborhood Character

Transportation Element

- T-1.1.3: Context-Sensitive Transportation
- T-1.1.4: Transit-Oriented Development
- **T-1.1.7: Equitable Transportation Access**
- T-1.3.1: Transit-Accessible Employment
- T-1.4.1: Street Design for Placemaking
- T-1.4.2: Cultural Use of Public Space
- T-2.4.1: Pedestrian Network
- T-2.4.2: Pedestrian Safety
- T-3.1.1: TDM Programs

Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.2: Production Incentives
- H-1.1.3: Balanced Growth
- H-1.1.4: Mixed-Use Development
- H-1.1.8: Production of Housing in High-Cost Areas
- **H-1.2.2: Production Targets**
- **H-1.2.3: Affordable and Mixed-Income Housing**
- H-1.2.7: Density Bonuses for Affordable Housing
- H-1.2.11: Inclusive Mixed-Income Neighborhoods
- H-1.3.2: Tenure Diversity
- **H-2.1.6: Long-Term Affordability Restrictions**

Environmental Protection Element

- **E-1.1.2: Urban Heat Island Mitigation**
- E-1.1.5: Resilient Infrastructure
- E-2.1.1: Trees in the Public Lands
- E-2.1.3: Sustainable Landscaping Practices
- E-2.1.6: Urban Tree Canopy Goals
- E-4.1.1: Maximizing Permeable Surfaces
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-4.4.1: Mitigating Development Impacts
- E-6.1.3: Control of Runoff
- E-6.3.5: Clean up of Contaminated Sites

Economic Development Element

- ED-2.2.1: Expanding the Retail Sector
- ED-2.2.3: Neighborhood Shopping
- ED-2.2.9: Clustered Retail at Transit
- ED-3.1.1: Neighborhood Commercial Vitality
- ED-4.3.1: Transportation Access to District Jobs
- ED-4.3.2: Links to Regional Job Centers

Historic Preservation Element

- HP-1.5.5: Historic District Designation
- HP-1.6.1: Washington, DC's Historic Image
- HP-1.6.3: Enhancing the District's Historic Character
- HP-2.4.1: Preservations Standards for Zoning Review
- HP-2.5.3: Compatible Development
- HP-2.5.4: Suitability to the Historic Context

****Policies identified in OP's Racial Equity Crosswalk as advancing racial equity.**

Mid-City East Small Area Plan (MCESAP)

Plan Overview

- Framework for conservation, redevelopment, sustainability, and connectivity across Mid City East neighborhoods
- Includes areas such as Bloomingdale, Eckington, LeDroit Park, and Stronghold

Six Core Themes

- **Neighborhood Character:** Preserve historic identity and architectural fabric
- **Commercial Revitalization:** Strengthen North Capitol Street with retail, dining, and small businesses
- **Housing & Redevelopment:** Encourage infill development and diverse housing options
- **Public Realm:** Improve streetscape, walkability, and neighborhood identity
- **Parks & Sustainability:** Expand green space and stormwater management (LID strategies)
- **Connectivity:** Enhance multimodal access and neighborhood connections

Relevance to the Property

- Identified as a key redevelopment opportunity at a prominent corridor intersection.
- One of the goals is to “encourage infill of privately-held vacant lots and increase site utilization to strengthen neighborhood fabric and create opportunities for new housing, unique retail offerings, and/or workplaces.” pg. 39.
- Supports mixed-use infill, active ground-floor uses, and increased density.

Role of the Proposed MU-7B Rezoning

- Enables greater commercial capacity and housing development.
- Supports small businesses, creative uses, and neighborhood-serving retail.
- Advances public realm improvements, sustainability, and connectivity goals.

Proposed rezoning facilitates transformation of a vacant site into a vibrant mixed-use development, consistent with MCESAP objectives

Part II: Community Guidance and Engagement

Impacted Communities

- Bloomingdale, Eckington, and Truxton Circle (Mid-City East)
- Historic neighborhoods with mixed housing types and growing redevelopment
- Facing pressures: affordability, displacement, infrastructure, and safety

Historic Context & Equity

- History of racially restrictive covenants and segregation
- Legacy impacts on housing access, wealth, and neighborhood change
- Strong history of community advocacy and resilience

Community Priorities

- Preserve neighborhood character and diversity
- Increase affordable and family-sized housing
- Support local businesses and corridor revitalization (North Capitol St.)
- Improve pedestrian safety, traffic, and public realm
- Expand green infrastructure and sustainability

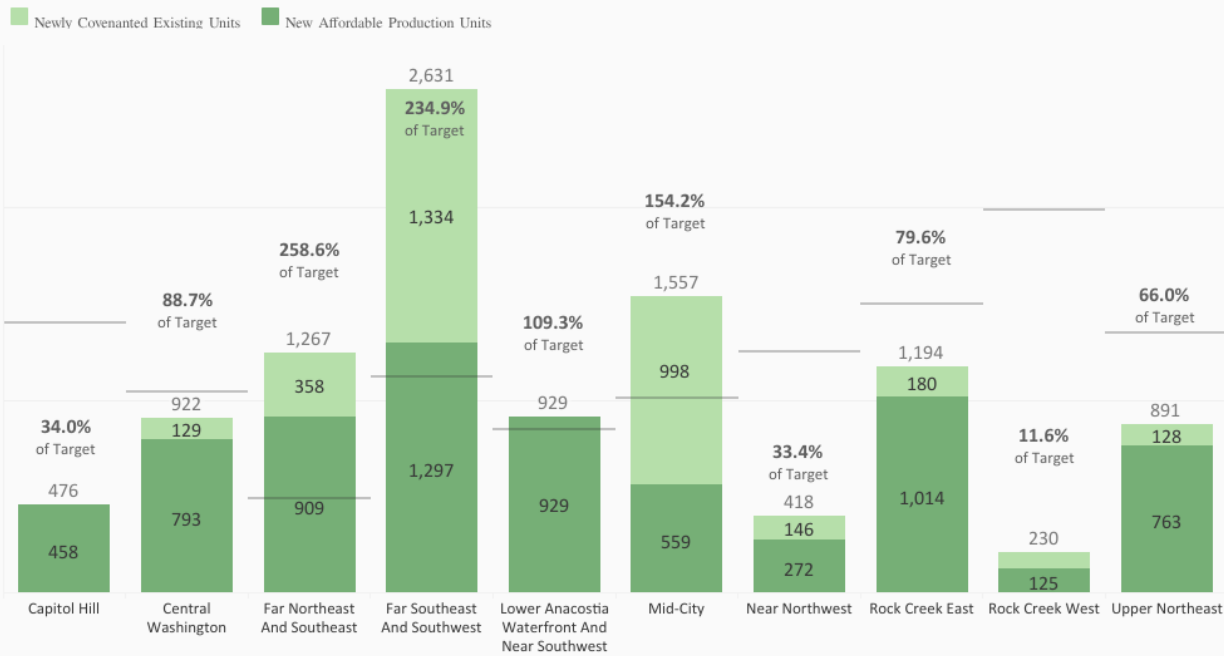
Role of the Proposed MU-7B Rezoning

- Enables mixed-use development and additional housing supply
- Supports economic revitalization and neighborhood-serving retail
- Aligns growth with transit-accessible corridors
- Advances equity by expanding housing opportunities

Part III: Disaggregated Data Regarding Race & Ethnicity

Housing Equity Goals

New Affordable Housing Units Since 2019 by Planning Area



DMPED 36,000 by 2025 Dashboard as of January 2025

- The Housing Equity Report (2019) presents goals for the future distribution of affordable housing units to be produced across the District’s ten planning areas, ensuring each contributes an equitable share of affordable housing to the District’s overall number of affordable units.
- The Mid-City Planning Area has an affordable housing production goal of **1,010 units** and a total housing production goal of **4,210 units**.
- The Planning Area has produced **1,557 affordable units**, or **154.2% of the target amount**.
- Citywide affordable units has met **88%** of the overall target of 12,000 units by 2025.
- OP recommends that the map amendment be subject to IZ+.

Part IV: Zoning Commission Evaluation

Indicator	Outcome
Direct Displacement	<ul style="list-style-type: none"> • No displacement – Property is currently vacant
Indirect Displacement	<ul style="list-style-type: none"> • Increased density supports housing supply and affordability • IZ+ will deliver affordable units at multiple MFI levels • Potential for increased services and neighborhood investment
Housing	<ul style="list-style-type: none"> • Increased housing supply, including affordable units • IZ+ set-asides (≤60% rental / ≤80% ownership MFI) • Potential for larger, family-sized units • Supports housing production in high-demand area
Transportation & Physical	<ul style="list-style-type: none"> • Strong transit access (Metrorail, bus corridors, bike infrastructure) • Walkable, high-access location (Walk/Bike Score ~95) • Streetscape improvements and pedestrian safety enhancements • Stormwater, sustainability, and resiliency upgrades
Access to Opportunity	<ul style="list-style-type: none"> • Proximity to jobs via transit • New jobs (construction, retail, services, property management) • Improved access to daily needs and neighborhood services • Access to childcare, internet, and employment centers
Community & Amenities	<ul style="list-style-type: none"> • Access to schools, library, parks, and recreation • Supports local businesses and neighborhood vitality • Enhances access to open space and health resources
Environmental	<ul style="list-style-type: none"> • Improved stormwater management and green infrastructure • Energy-efficient building systems • Potential for trees and sustainable site design

Part IV: Zoning Commission Evaluation

Role of the Comprehensive Plan and the Zoning Map Amendment – FLUM Boundaries

- FLUM boundaries often traverse parcels or run along corridors to signal planning intent at a district or neighborhood scale, rather than to function as a zoning map or regulatory line of demarcation.
- Instead, such locations require a **contextual evaluation** of surrounding land uses, policy objectives, and planning goals reflected in the Comp Plan’s text.
- Consistent with District law, the Zoning Commission evaluates ZMAs under the “not inconsistent” standard, requiring consideration of the Comp Plan as a whole, including potentially competing policies. See D.C. Code § 6-641.02; 10-A DCMR § 224.8; 10-A DCMR § 2504.4.
- The Commission is not required to find that every policy supports the amendment, but rather that the proposal is not inconsistent when the Comp Plan is read **in its entirety**. In this framework, the generalized nature of FLUM boundaries reinforces the Commission’s obligation to weigh both map designations and accompanying policies together, **rather than to elevate boundary placement above the Plan’s broader objectives** for growth, transition, and neighborhood planning.
- ZMAs are **not evaluated** based on whether a property is **centrally located** within a land use designation, but on whether the proposed zoning **appropriately applies Comp Plan policies and maps** to site-specific circumstances. See 10-A DCMR § 224.8.

Part IV: Zoning Commission Evaluation

Proposed Map Amendment

- At **Exhibit 3E**, the Applicant has submitted a **complete analysis** demonstrating that the proposed MU-7B zone is not inconsistent with:
 - the FLUM;
 - the Generalized Policy Map (“GPM”);
 - the Comp Plan, including the Mid City Area Element, and the Land Use, Housing, Transportation, Economic Development, and Environmental Protection Citywide Elements;
 - and the Mid City East Small Area Plan (“MCESAP”).
- The Property’s FLUM designation was adopted in 2020 through a multi-year legislative process involving **extensive public outreach and Council approval**. The ZMA is the appropriate regulatory mechanism to implement that adopted policy at the zoning level. See 10-A DCMR § 2504.5; 11-X DCMR § 500.
- Neither the Zoning Regulations nor District law require that increased density be achieved through a PUD. There are no minimum land area requirements for ZMAs, and the regulations **do not establish a hierarchy favoring one mechanism over the other**. A PUD is typically used when an applicant seeks flexibility from development standards, design waivers, or other discretionary relief. See 11-X DCMR Chapter 3. In this case, the Applicant **is not seeking flexibility from development standards, design waivers, or other discretionary relief** for the future development of the Property.

Part IV: Zoning Commission Evaluation

Consistency of MU-7B with the Comprehensive Plan

- The proposed MU-7B zoning is expressly stated in the Comp Plan as being consistent with the **Moderate Density Commercial** designation, which supports FAR ranging from **2.5 to 4.0**, with additional density encouraged for Inclusionary Zoning developments. See 10-A DCMR § 227.11.
 - The MU-7B permits a **maximum FAR of 4.0**, or 4.8 with Inclusionary Zoning, squarely within the density range contemplated by the Comp Plan. See 10-G DCMR § 201.1.
- The MU-7B zone also implements the **Mixed Use** designation by supporting **a balanced mix** of ground-floor commercial or office uses with residential uses above, active street frontage, neighborhood-serving retail and services, and additional housing opportunities, including affordable housing. See 10-G DCMR § 101.
 - This zone **directly advances Comp Plan policies** encouraging corridor-focused growth, transit-oriented development, and increased housing supply in accessible locations. *Id.*
- The Commission has approved at least 20 ZMAs for properties of comparable or smaller size to the subject Property, which is 18,984 square feet, since 2022.

Potential Comprehensive Plan Inconsistencies

Potential Inconsistency

- H-1.6.5: Net-Zero, Energy Efficient Housing

Outweighing Policy

- FLUM
- GPM
- Policies in the Mid-City Area Element, Land Use, Transportation, Housing, Environmental Protection, Economic Development, and Historic Preservation Citywide Elements
- Mid-City East Small Area Plan
- Housing Equity Plan

OP Report (Exhibits 23, 28)

Recommends Approval of Requested Map Amendment

- **Supports** the proposed map amendment.
- **Findings:**
 - The proposed rezoning is **not inconsistent** with the Comprehensive Plan.
 - The MU-7B zone is **most applicable** since the FLUM calls for Moderate Density Commercial and Medium Density Residential.
 - The MU-7B IZ incentive structure **directly rewards affordable housing production.**
- **History of Site:**
 - ZC Order 06-04 approved the **MU-5A zone.**
 - The **neighborhood already accepted a density increase** at this location.

DDOT Report (Exhibit 24)

No Objection to Approval of Requested Map Amendment

- **Findings**

- The proposed MU-7B zone would allow for approximately **34 more residential units** and **3,797 square feet more retail** on the property;
 - The additional vehicle trips generated by the additional density are expected to have a **minimal impact** on the roadway network;
 - These additional trips to have a **manageable impact** on the surrounding roadway network; and
 - The proposed rezoning would **support nearby transit** and generate additional foot traffic to **support nearby businesses**, consistent with DDOT's approach to infill sites;
- If the site develops or there are any substantial renovations to future buildings, the property owner will be expected to **rehabilitate streetscape infrastructure** between the curb and the property lines, in line with District policy and practice.

Conclusion

The zoning map amendment is not inconsistent with the Comprehensive Plan as viewed through a racial equity lens.

- Any potential inconsistencies with individual Comprehensive Plan policies are far outweighed by:
 - Consistency with the FLUM and GPM
 - Consistency with other competing Comprehensive Plan priorities relating to the Mid-City Area Element, and Land Use, Transportation, Housing, Environmental Protection, Economic Development, and Historic Preservation Citywide Elements
 - Mid-City East Small Area Plan
 - Housing Equity Report

Questions?

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