

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Joshua Mitchum, Development Review Specialist
 Joel Lawson, Associate Director, Development Review
 Radhika Mohan, Deputy Director Development, Design and Preservation

DATE: January 5, 2026

SUBJECT: ZC 25-18 – OP Setdown Report for a Stage 1/Consolidated Planned Unit Development and Related Zoning Map Amendment from RA-2 to RA-3 at the property located 2384 Champlain Street NW (Square 2560; Lot 0827).

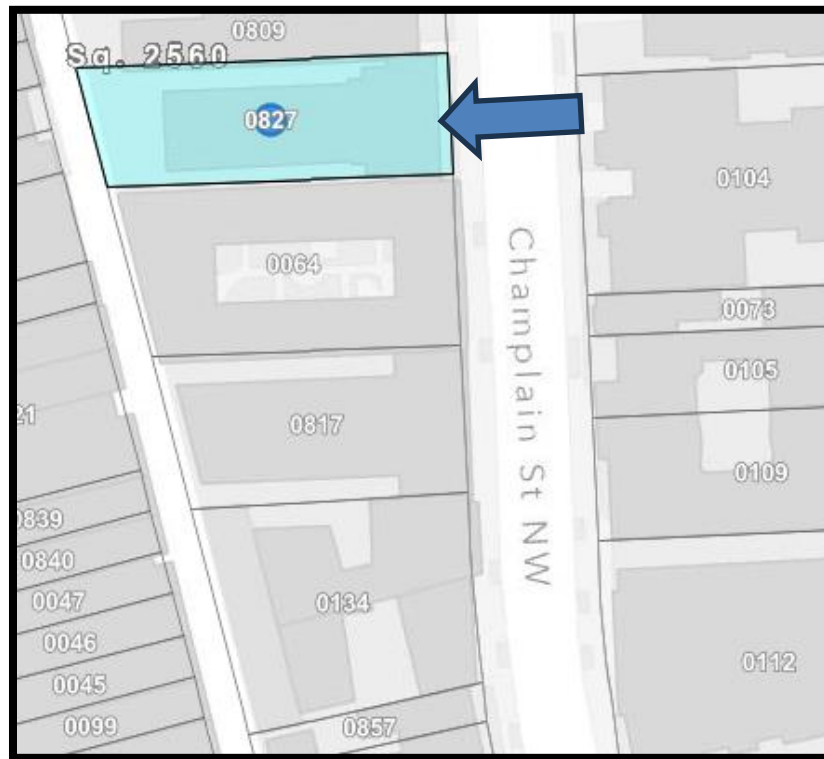
I. RECOMMENDATION

The Office of Planning (OP) recommends the Commission **set down for a public hearing** the application by Goulston & Storrs on behalf of Champlain Street Partners LLC for a consolidated Planned Unit Development (PUD) with a PUD-related map amendment from RA-2 to RA-3, allow for the redevelopment of an existing 32-unit apartment building with a new 44-unit apartment building. On balance, the proposal would not be inconsistent with the Comprehensive Plan, and the filing generally meets the requirements of 11 DCMR Subtitle X, Chapter 3.

II. APPLICATION-IN-BRIEF

Applicant:	Champlain Street Partners LLC c/o Jeff Utz
Proposed Map Amendment:	RA-2 to RA-3
Address:	2384 Champlain Street NW
Legal Description:	Square 2560; Lot 0827
Ward / ANC:	Ward 1 / ANC 1C
Property Size:	7,348 square feet. The minimum land area for a PUD in the RA-3 zone is 15,000 square feet and the Applicant is requesting a waiver from this requirement.
Lot Characteristics:	The 7,348 square foot lot is irregular in shape and has approximately 50 feet of frontage along Champlain Street NW, and approximately 51.07 feet of frontage along a 16-foot-wide public alley in the rear yard.
Existing Development:	The lot is currently improved with a 32-unit apartment building.

Proposal:	Planned Unit Development (PUD) and related Map Amendment to develop a 44 unit all affordable apartment building, including 32 replacement units and 12 new affordable units.
Future Land Use Map Designation:	Residential-Moderate Density (RMOD)
Generalized Policy Map Designation:	Neighborhood Conservation Areas
Comprehensive Plan Area Element:	Mid-City
Historic District:	N/A



III. SITE AND SURROUNDING AREA

The subject property is located at 2384 Champlain Street NW (Square 2560 ; Lot 0827), within the Adams Morgan neighborhood and ANC 1C. The property has approximately 7,348 square feet of land area and is currently zoned RA-2 (Moderate-Density Residential Apartment Home), with approximately 50 feet of frontage along Champlain Street NW and approximately 51 feet of frontage along a public alley to the west.

The property is bounded to the north by residential and commercial uses in the RA-2 and MU-5A/RC Zones, to the south by multifamily uses in the RA-2 and MU-5A/RC Zones, to the east by mixed uses in the MU-5A Zone, and to the west by multifamily uses in the RA-2 and RA-2/RC Zones.

Currently, the property is improved with a 32-unit apartment building, constructed in 1941, with studio to 2-bedroom units as shown in the table below:

Unit Type	Count	Percentage of Total	Average Square Footage
Studio / Efficiency	16	50%	327
1-Bedroom	14	44%	515
2-Bedroom	2	6%	652
TOTAL	32	100%	13,742

IV. PROJECT DESCRIPTION

The Applicant is seeking a Consolidated / Stage 1 Planned Unit Development and related map amendment to redevelop the subject property with a new multifamily residential building for new and existing tenants. The project proposal includes a new 50-foot tall (+15 feet for rooftop screened mechanical area), five-story residential building with surface parking in the rear, and a lot occupancy of 80%. In total, the project proposal will have approximately 28,655 square feet of residential gross floor area (GFA), which amounts to a floor area ratio (FAR) of approximately 3.90.

The footprint of the proposed building is “U-shaped”, with a closed court on the north side. Vehicle parking is proposed to be located directly off of the public alley in the rear. At the ground level, the proposed building would be recessed slightly (about six inches) from the front yard property line along Champlain Street NW. Access to the upper floors of the proposed building would be provided via an elevator and stairs that are located on the south side of the building.

At the roof level, the project proposal includes a 15-foot elevator override, and a 12-foot screened mechanical area located in the general middle area of the roof. The eastern and western portion of the roof will contain solar panels on top of a proposed “green roof”. The Applicant states that approximately 1,000 square feet of solar panels are proposed for the roof.

The exterior building facades would be comprised of brick materials, punched window openings, and copper-colored extruded window frames and a ground floor “storefront” design so as to allow for increased visibility into and out of the building. OP supports the proposed materials and concurs with the Applicant that the use of reddish-brown brick is an appropriate homage to the existing building on the subject property and is not out of line with the surrounding neighborhood character.

More information on the project’s description can be found in the Applicant’s burden of proof and architectural plans, submitted into the record as Exhibit 3 and Exhibits 3G1 & 3G2 respectively.

V. SUMMARY OF OFFICE OF PLANNING COMMENTS

The following table summarizes OP comments regarding this proposal:

OP Comment	Planning and/or Zoning Rationale
Provide the detailed design flexibility that is sought in the PUD project.	Additional information is needed about the specific design flexibility that is requested in advance of the public hearing, should the Zoning Commission choose to set the application down.
Provide additional information regarding the affordability levels, tenant relocation and return plan, and conversations held with the existing residents.	Additional information is needed to fully assess the impact of the proposal on existing tenants and the Applicant's PUD benefits proffer.

VI. ZONING ANALYSIS

The site is currently zoned RA-2, and the Applicant is requesting a PUD-related zoning map amendment to the RA-3 Zone, which is not inconsistent with the Comprehensive Plan ("Comp Plan"). Below is a table comparing the existing and proposed zone to the proposal:

Regulation	Existing Zone RA-2 By-Right	Proposed Zone RA-3 By-Right	Proposed Zone RA-3 PUD	Proposed Development RA-3 PUD
Lot Area F § 202	N/A	N/A	N/A	No change
Height F § 203.2	50 ft. max. No story limit	60 ft. max. No story limit	75 ft. max.	50 ft.
Penthouse Height F § 205.1	12 ft. max. 1 story max. 15 ft. max. (mech.) 2 stories max. (mech.)	12 ft. max. 1 story max. 15 ft. max. (mech.) 2 stories max. (mech.)	20 ft.	12 ft. 15 ft. (mech.)
Floor Area Ratio (FAR) F § 203 / X § 303.3(b)	1.8 2.16 (w/ IZ)	3.0 3.60 (w/ IZ)	4.32	3.90
Rear Yard F § 207.1	4 in per 1 ft. of principal building height, but not less than 15 ft. min.	4 in. per 1 ft. of principal building height, but not less than 15 ft. min.	4 in. per 1 ft. of principal building height, but not less than 15 ft. min.	20 ft.
Side Yard F § 208.3	Not required; 4 ft. min. if provided	Not required; 4 ft. min. if provided	Not given	Not given
Lot Occupancy F § 210.1	60% max.	75% max.	75% max.	80%
Parking C § 701.5	1 per 3 d.u. in excess of 4 units	1 per 3 d.u. in excess of 4 units	1 per 3 du in excess of 4 units (14 required)	4 spaces

Regulation	Existing Zone RA-2 By-Right	Proposed Zone RA-3 By-Right	Proposed Zone RA-3 PUD	Proposed Development RA-3 PUD
Bicycle Parking C § 802	1 long-term space for each 3 d.u.; 1 short-term space for each 20 dwelling units	1 long-term space for each 3 d.u.; 1 short-term space for each 20 dwelling units	1 long-term space for each 3 d.u.; 1 short-term space for each 20 d.u.; (15 long-term; 3 short- term spaces required)	15 long-term spaces 2 short-term spaces
Green Area Ratio (GAR) F § 211	0.4 min.	0.3 min.	0.3	0.3

VII. REQUESTED PUD FLEXIBILITY

In addition to design flexibility, the Applicant requests the following flexibility through the subject PUD application:

PUD-Related Map Amendment

The Applicant has requested a PUD-related map amendment to rezone the subject property from RA-2 to RA-3. Per Subtitle X § 303.12, map amendments associated with a PUD request shall be considered PUD flexibility against which the Zoning Commission shall weigh the benefits of the PUD proposal.

Zoning Flexibility

- **Lot Occupancy, Subtitle F § 210.1**
 - The Applicant states that relief from the above section is intended to allow for the project proposal to have 80% lot occupancy, representing an increase of 5% above the maximum permitted in the proposed RA-3 Zone.
- **Court, Subtitle F § 209.1**
 - Relief from the above section is intended to allow the project proposal to have a closed court width of approximately 8.33 feet, and a closed court area of approximately 393 feet, both of which are below the minimum values required in the proposed RA-3 Zone.
- **Minimum Vehicle Parking Requirements, Subtitle C § 701.5**
 - The Applicant states that relief from the above section is intended to allow the proposed project to provide four parking spaces, which is below the calculated minimum requirement of 14 spaces in the proposed RA-3 Zone.
- **Screening Requirements for Surface Parking, Subtitle C § 714**
 - The Applicant states that relief from the above section is intended to allow the project proposal to not provide screening along the rear property line that directly abuts the public alley, thus allowing access to proposed parking spaces.¹

¹ The ZC has taken proposed action to approve a zoning text amendment to not require a parking space that is directly accessed from an alley, as ZC Case No. 25-12 (“Omnibus”). The Applicant has requested this flexibility out of an abundance of caution.

OP will provide detailed analyses of the requested flexibility prior to the public hearing, should the Zoning Commission set the application down. OP will also ensure that the design-related flexibility is consistent with recent Zoning Commission approvals for PUDs.

VIII. PLANNING CONTEXT

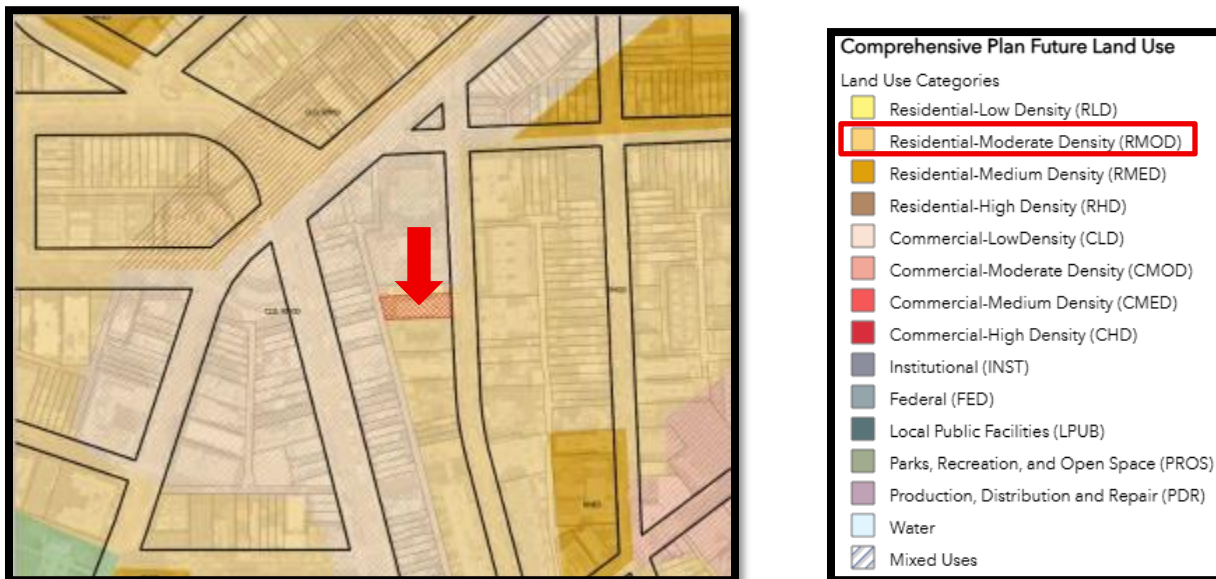
A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map (GPM) and the Future Land Use Map (FLUM) (Chapter 2 Framework Element, Section 226, Attachment III), *“Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comprehensive Plan policies.”* Additionally, *“... the zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the Citywide Elements and the Area Elements.”*

As described below, the proposed Consolidated PUD and related Map Amendment would not be inconsistent with the FLUM or GPM designation.

Generalized Future Land Use Map

The FLUM designates the site as appropriate for Residential-Moderate Density (RMOD). The map is intended to be read as generalized, and the proposed building would appear to be entirely located on the moderate density residentially designated portion of the site.

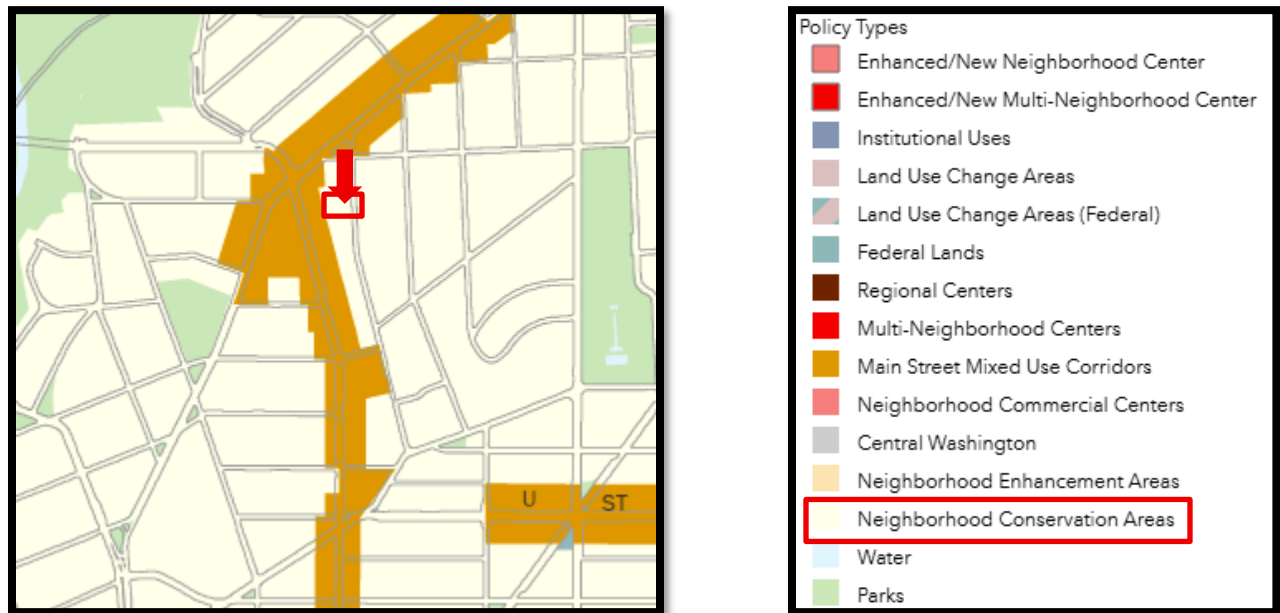


Residential-Moderate Density: Defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden complexes. The designation also applies to areas characterized by a mix of single-family homes, two-to-four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). 227.6.

The proposed Consolidated PUD and related Map Amendment would not be inconsistent with the Residential-Moderate Density FLUM land use designation for the site, which encourages a mix of residential uses including apartment buildings. Density in the RA-2 zones is calculated as Floor Area Ratio (FAR), of up to 1.8 in the RA-2 Zone, or 3.0 in the RA-3 zone, and also allows for greater density through Inclusionary Zoning (IZ) or a PUD application, which is the case for the subject application. Furthermore, while the proposed RA-3 Zone is not explicitly called out in the RMOD designation, the Comp Plan states that other zones may apply, and in this case, the proposed building would be below the permitted height and density in the RA-3 zone, and the all-affordable nature of the proposal also advances important Comp Plan policy, as noted below.

Generalized Policy Map

The Generalized Policy Map indicates that the subject property is located within a **Neighborhood Conservation Areas** designation.



Neighborhood Conservation Areas: Neighborhood with little vacant or underutilized land. They are generally residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will typically be modest in scale and will consist primarily of infill housing, public facilities, and institutional uses. Major changes in density over current (2017) conditions are not expected but some new development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by Comprehensive Plan Policies and the Future Land Use Map. Neighborhood Conservation Areas that are designated “PDR” on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses that they have historically provided.

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. Limited development and redevelopment opportunities do exist within these areas. The diversity of land uses and building types in these areas should be maintained and new development, redevelopment, and alterations

should be compatible with the existing scale, natural features, and character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies.

The proposed PUD and map amendment would not be inconsistent with the Generalized Policy Map recommendation for the site. The proposal would further goals and objectives of the Neighborhood Conservation Areas; specifically for the maintenance of existing land uses, modest infill housing, and a diversity of land use and building types while being guided by the FLUM designation. This development would maintain the existing housing stock on-site while adding additional affordable and market-rate units.

B. COMPREHENSIVE PLAN POLICIES THROUGH A RACIAL EQUITY LENS

The Comprehensive Plan requires an examination of zoning actions through a racial equity lens. The direction to consider equity “as part of its Comprehensive Plan consistency analysis” indicates that the equity analysis is intended to be based on the policies of the Comprehensive Plan and part of the Zoning Commission’s consideration of whether a proposed zoning action is “not inconsistent” with the Comprehensive Plan.

In service of this, the Zoning Commission has developed a four-part Racial Equity Toolkit for applicants and OP to utilize in the evaluation of actions brought before the Commission:

Part 1 – Guidance regarding the Comprehensive Plan

Citywide Elements of the Comprehensive Plan

As noted above, the proposal would not be inconsistent with the Comprehensive Plan Generalized Policy and Future Land Use Maps. The proposed development is also, on balance, not inconsistent with the Citywide and Area Elements of the Comprehensive Plan. For the full text of each policy statement referenced, please refer to Appendix I.

Chapter 3 - Land Use

The Land Use Chapter provides the general policy guidance on land use issues across the District.

Policy LU-2.1.1: Variety of Neighborhood Types

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Policy LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods

Policy LU-2.2.4: Neighborhood Beautification

The application includes a PUD-related rezoning of RA-2 zoned land to RA-3, which would result in a moderate increase in density and development potential that is not inconsistent with the FLUM designation. The proposal would help the District to maintain a wider variety of neighborhood types by providing an appropriate amount of additional height and density as a result of redevelopment. The proposal’s design successfully balances the Comp Plan’s goals of increasing housing supply (in particular affordable housing), protecting neighborhood character, and advance sustainability and climate resilience.

Chapter 4 - Transportation

The Transportation Element provides policies and actions to maintain and improve the District's transportation system and enhance the travel choices of current and future residents, visitors and workers.

Policy T-1.1.7: Equitable Transportation Access

Policy T-1.1.8: Minimize Off-Street Parking

Policy T-3.1.1: TDM Programs

Action T-2.3.B: Bicycle Facilities

The proposal is not inconsistent with the Transportation Element of the Comp Plan. The subject property is located within walking distance of a priority bus corridor on 18th Street NW, and the proposed revitalization of the existing affordable housing could help to further promote equitable access to transportation, as noted in the Comp Plan. In addition to promoting transit usage, the proposal also includes a minimum of sixteen secure, on-site bicycle parking spaces.

The Applicant has stated that, in coordination with the District Department of Transportation (DDOT), a transportation demand management (TDM) plan will be developed and implemented in order to mitigate potential transportation impacts. The Applicant notes the TDM may include the unbundling the cost of parking from the cost of renting a unit, as well as traveler information systems that provide real-time transit arrival information. The Applicant is encouraged to elaborate on and better define this aspect of their proposal moving forward.

Chapter 5 - Housing

The Housing Element describes the importance of housing to neighborhood quality in the District of Columbia and the importance of providing housing opportunities for all segments of our population.

Policy H-1.1.1: Private Sector Support

Policy H-1.1.5: Housing Quality

Policy H-1.2.2: Production Target

Policy H-1.2.3: Affordable and Mixed Income Housing

Policy H-1.2.5: Moderate-Income Housing

Policy H-1.2.7: Density Bonuses for Affordable Housing

Policy H-1.2.9: Advancing Diversity and Equity of Planning Areas

Policy H-1.2.10: Redevelopment of Existing Subsidized and Naturally Occurring Affordable Housing

Policy H-1.2.11: Inclusive Mixed-Income Neighborhoods

Policy H-1.3.2: Tenure Diversity

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

Policy H-2.1: Preservation of Affordable Housing

Policy H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing

Policy H-2.1.2: Preserving Affordable Rental Housing

Policy H-2.1.4: Avoiding Displacement

Policy H-2.1.9: Redevelopment of Affordable Housing

The proposal is not inconsistent with the Housing Element of the Comp Plan. The proposal, which includes the increase of the average size of units as well as the addition of new affordable dwelling units, and the improvement of sustainability and climate resilience, would further the goals of the preservation, revitalization and expansion of existing affordable housing found in the Housing Element. Furthermore, the density bonuses granted under the proposed PUD would further the Housing Element goals of the production of new affordable housing units.

The proposal is, in particular, intended to advance the goals of avoiding displacement. The Applicant states that, given the small size of the subject property, they are unable to employ a “build first” approach to the project and have instead opted to develop a comprehensive temporary relocation plan that would provide existing tenants comparable off-site housing. Furthermore, the Applicant states that tenants will be given a guarantee to return to a comparable unit at the same rent level once the renovation and project is complete. Additional information regarding the relocation and return process as well as conversations held with existing tenants should be provided prior to the public hearing.

Chapter 6 - Environmental Protection

The Environmental Protection Element addresses the protection, restoration, and management of the District’s land, air, water, energy, and biologic resources.

Policy E-1.1.1: Resilience to Climate Change as a Civic Priority

Policy E-1.1.2: Urban Heat Island Mitigation

Policy E-3.2.3: Renewable Energy

Policy E-3.2.6: Alternative Sustainable and Innovative Energy Sources

Policy E-3.2.7: Energy-Efficient Building and Site Planning

Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Policy E-4.2.1: Support for Green Buildings

Policy E-4.4.1: Mitigating Development Impacts

The proposal would not be inconsistent with the Environmental Protection Element of the Comp Plan. The Applicant states that the existing building was constructed in the 1940s, and its energy efficiency systems are outdated and in need of replacement. Through the use of solar panels and a green roof for stormwater management and urban heat island mitigation, the proposal furthers the Comp Plan’s goals of addressing the protection, restoration and management of the District’s environmental resources.

Chapter 9 - Urban Design

The Urban Design Element addresses the District’s physical design and visual qualities.

Policy UD-2.2.1: Neighborhood Character and Identity

Policy UD-4.2.4: Creating Engaging Facades

The proposal would not be inconsistent with the Urban Design Element of the Comp Plan. Per the Applicant’s statements and submitted architectural plans, careful attention has been given to the scale and pattern of the surrounding neighborhood. The project utilizes materials and color palettes consistent with similar buildings along block face, and the use of a recessed ground floor entrance and window system gives the front façade adequate visual interest.

Mid-City Area Element

The proposed development is located within the Mid-City Area Element of the Comprehensive Plan. The site is not within a Policy Focus Area. The proposal would particularly further the following Area Element statements and policy objectives:

Policy MC-1.1.1: Neighborhood Conservation

Policy MC-1.1.2: Directing Growth

Policy MC-1.1.7: Preservation of Affordable Housing

Policy MC-1.1.12: Green Development Practices

Policy MC-1.2.1: Cultural Diversity

Policy MC-2.4.1: Creating an Inclusive Adams Morgan

The proposal's surrounding neighborhood can be characterized as moderate-density, mixed-use development surrounded by moderately scaled residential buildings. The proposal would retain the existing multi-family residential use of the subject property and orient the design of the proposed building to be compatible with the character, scale, and bulk of the surrounding neighborhood. In addition to maintaining compatibility with the surrounding neighborhood character, the proposal, through its use of green roof and pervious surface, represents a commitment to green development practices by improving the overall environmental sustainability of the subject property.

Potential Comprehensive Plan Inconsistencies

The Applicant has identified the proposal's potential inconsistencies with the Comp Plan, as follows:

Policy LU-2.1.4: Rehabilitation Before Demolition

In redeveloping areas characterized by vacant, abandoned, and underused older buildings, generally encourage rehabilitation and adaptive reuse of architecturally or historically significant existing buildings rather than demolition. 310.11

This policy encourages rehabilitation and adaptive reuse over the practice of demolishing. As stated by the Applicant, the currently deteriorating conditions of the building, combined with the current seven-foot front yard setback of the property, creates a situation in which the existing building cannot be rehabilitated while also preserving and expanding the number of affordable units. While the Applicant's proposal to replace the existing building is incompatible with LU-2.1.4, the introduction of more affordable units, as well as modern and sustainable building features, represents a greater overall consistency with the Housing Element of the Comp Plan.

Policy LU-2.2.4: Transitions in Building Intensity

Design transitions between large- and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single-family or row houses) can be made more pleasing and gradual through a variety of context-specific design strategies, such as a slender massing of taller elements, stepping back the building at floors above its neighbors' predominant roof line, stepping a building's massing down to meet the roof line of its neighbors, or strategic placement of taller elements to mark corners, vista terminations, or large open-space frontages. 909.9

Policy UD-2.2.5: Infill Development

New construction, infill development redevelopment, and renovations to existing buildings should respond to and complement the defining visual and spatial qualities of the surrounding neighborhood, particularly regarding building roof lines, setbacks, and landscaping. Avoid overpowering contrasts of scale and height as infill development occurs. 909.10

These policies encourage strategic placement of architectural elements, the use of context-specific design strategies, and the avoidance of overpowering contrasts of height and scale when designing transitions between large and small-scale infill development. The Applicant states that although the proposal fits within the overall scale and development of Champlain Street NW and the surrounding neighborhood, the proposed building would change the relationship between the improvements on the subject property and some of the adjacent buildings. Per the Applicant's submitted plans and elevations, the proposed building would be taller than some of the existing nearby buildings, such as the North Apartment and the Line DC Hotel to the immediate north. OP concurs with the Applicant that although the proposal would create a somewhat noticeable height difference, it does not represent an "overpowering contrast" as stated in Policy UD-2.2.5. The proposed height of 50 feet is also consistent with the existing RA-2 zoning on the site and adjacent areas.

Part 2 – Applicant / Petitioner Community Outreach and Engagement

The Applicant has provided details of their ongoing outreach efforts at Exhibit 3, pages 22-23. This included outreach to residents of the existing building leading to a development agreement with the Tenants Association, as well as ANC 1C, adjacent properties, and greater Adams Morgan neighborhood.

The filing notes that community outreach continues; the Applicant is encouraged to continue these discussions and to provide an update as part of any additional filings prior to a hearing for this case.

Part 3 – Disaggregated Data by Planning Area

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](#)). Additionally, Part 3 asks if the Planning Area is on track to meet affordable housing goals.

Data Trends Over Time

Analysis of census data over time can yield insights into trends in the planning area. The following data compares the 2017-2021 American Community Survey data with data from the 2012-2016 American Community Survey (ACS), available from OP's State Data Center. Each table below covers both 5-year periods and compares the data for the Mid-City Planning Area, in which the subject site is located, with District-wide data. Additional demographic data is provided in the tables of Attachment II.

Population by Race or Ethnicity

Table 1 shows that in the 2012-2016 period, the Mid-City Planning Area had a population of 94,962. In the 2012-2016 period, White residents formed the largest portion of the population at 52% of the area's residents.

In the 2019-2023 period, white residents continued to make up the largest proportion of the planning area's population, but the number of white residents decreased, with its percentage falling to 49.86%. Most other groups saw a decrease in their percentage of the population, except for the "Two or more races" group, which saw an increase to 12.03% from 3.1%.

Table 1: Population/Race or Ethnicity Districtwide and in the Mid-City Planning Area (2012-2016 and 2019-2023)

Race or Ethnicity	Districtwide 2012-2016	Mid-City 2012-2016	Mid-City % 2012-2016	Districtwide 2019-2023	Mid-City 2019-2023	Mid-City % 2019-2023
Total Population	659,009	94,692	100.0%	672,079	92,368	100.0%
White alone	266,035	49,210	52.0%	262,549	46,053	49.86%
Black alone	318,598	30,921	32.7%	290,772	22,624	24.49%
American Indian and Alaskan Native alone	2,174	100	0.1%	2,044	290	0.31%
Asian alone	24,036	4,181	4.4%	27,465	5,257	5.69%
Native Hawaiian and Other Pacific Islander alone	271	116	0.1%	378	83	0.09%
Some other race alone	29,650	7,182	7.6%	32,338	6,953	3.73%
Two or more races	18,245	2,982	3.1%	56,533	11,108	12.03%
Hispanic or Latino	69,106	17,143	18.1%	77,760	16,703	18.08%

Median Household Income

The median household income of the Mid-City Planning Area was higher than that of the District in both the 2012-2016 and 2019-2023 time periods (Table 2). Between the time periods, the planning area saw a median household income increase of approximately \$44,194. This increase was greater than that of the Districtwide average between the time periods.

Although the average income for Black residents increased during this time period, it did not increase at the same pace as that of most other groups and had the lowest median income of all segments of the population in both time periods. White, Asian and Two or more races groups had higher median household incomes over the same time period.

Table 2: Median Income Districtwide and in the Mid-City Planning Area (2012-2016 and 2019-2023)

Race or Ethnicity	Districtwide 2012-2016	Mid-City 2012-2016	Districtwide 2019-2023	Mid-City 2019-2023
Total Population	\$72,935	\$87,510	\$106,287	\$131,704
White alone	\$119,654	\$112,717	\$166,774	\$169,741
Black or African American alone	\$40,560	\$44,178	\$60,446	\$63,175
American Indian and Alaskan Native alone	\$51,306	Not available	\$63,617	\$37,782
Asian alone	\$91,453	\$100,983	\$121,619	\$120,032
Native Hawaiian and Other Pacific Islander alone	Not available	Not available	Not available	Not available
Some other races	\$41,927	\$42,529	\$74,754	\$63,396
Two or more races	\$83,243	\$91,857	\$116,869	\$143,213
Hispanic or Latino	\$60,848	\$48,661	\$106,435	\$95,249

Housing Tenure

The cost of housing in the District can limit the ability to provide housing for many household types, including family, senior housing, rental and ownership housing, and housing for all income levels. Only a small amount of the total land area (28.1 percent) is dedicated to residential use, and this scarcity of land limits the availability of housing and opportunities for new housing. This in turn can intensify housing cost burdens for lower- and moderate-income residents. The Comprehensive Plan further notes 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 rose slightly, from 40.7% to 41.1%. In the Mid-City planning area, there was a slight increase from 36.9% to 38.3%. Homeownership for most other races and ethnicities, including for Hispanic and Asian households rose by a higher percentage in the planning area. Black and Asian residents were the only groups that presented a decrease in homeownership in the planning area between the time periods (Black residents: 37% to 28%, Asian residents: 43.7% to 34.2%).

Table 3: Owner Occupied Households Districtwide and in the Mid-City Planning Area (2012-2016 and 2019-2023)

Race or Ethnicity	Districtwide 2012-2016	Mid-City 2012-2016	Districtwide 2019-2023	Mid-City 2019-2023
Total Owner Occupied	40.7%	36.9%	41.1%	38.3%
White alone	47.8%	39.3%	48.0%	42.7%
Black or African American alone	35.9%	37.0%	34.9%	28.0%

Race or Ethnicity	Districtwide 2012-2016	Mid-City 2012-2016	Districtwide 2019-2023	Mid-City 2019-2023
American Indian and Alaskan Native alone	32.9%	0.0%	19.6%	27.7%
Asian alone	39.4%	43.7%	41.4%	34.2%
Native Hawaiian and Other Pacific Islander alone	9.1%	0.0%	31.8%	100.0%
Some other races	17.5%	8.6%	28.7%	23.7%
Two or more races	32.7%	35.0%	41.3%	47.4%
Hispanic or Latino	30.9%	23.6%	36.4%	31.8%

Table 4: Renter Occupied Households Districtwide and in the Mid-City Planning Area (2012-2016 and 2019-2023)

Race or Ethnicity	Districtwide 2012-2016	Mid-City 2012-2016	Districtwide 2019-2023	Mid-City 2019-2023
Total Renter Occupied	59.3%	63.1%	58.9%	61.7%
White alone	52.2%	60.7%	52.0%	57.3%
Black or African American alone	64.1%	63.0%	65.1%	72.0%
American Indian and Alaskan Native Alone	67.2%	100.0%	80.3%	72.3%
Asian alone	60.6%	56.3%	58.6%	65.8%
Native Hawaiian and Other Pacific Islander alone	90.9%	0.0%	68.2%	0.0%
Some other races	82.5%	91.4%	71.3%	76.4%
Two or more races	67.3%	65.1%	58.7%	52.6%
Hispanic or Latino	69.1%	76.4%	63.6%	68.2%

Median Age

Relative to the District, the planning had a lower percentage of children, and a lower percentage of seniors, however, the percentage of residents in both categories slightly rose between the time periods.

Table 5: Special Populations Districtwide and in the Mid-City Planning Area (2012-2016 and 2019-2023)

Age Group	Districtwide 2012-2016	Mid-City 2012-2016	Districtwide 2019-2023	Mid-City 2019-2023
Persons 65 or Older	11.4%	7.5%	12.72%	7.92%
Persons Under 18 Years	17.4%	12.3%	18.7%	14.05%

General Economic Characteristics

In summary, Table 6 (below) shows that the unemployment rate, the percentage of cost burdened households, and the poverty rate all improved, both Districtwide and in the Mid-City Planning Area between the time periods. In 2012-2016, the unemployment rate in the planning area was at 6%, which was lower than the Districtwide rate of 8.7%. The cost burden for housing in the Planning Area was approximately 3.4 percentage points lower than that of the District in both time periods and remained well under 50% of all households. Similarly, the poverty rate improved in both the District and the Planning Area, but remained at over 30% in FSE/SW.

The Comp Plan notes that residents of color represent most lower-income households in the District and, therefore, face a disproportionate share of problems caused by housing insecurity and displacement (Framework Element § 206.4). Therefore, it could be inferred that Black households would make up a higher percentage of cost burdened households in this planning area, and correspondingly, would be more likely to benefit from the retention and replacement of existing affordable units, as well as the provision of new affordable housing units that the subject proposal would provide.

Table 6: General Economic Characteristics of the Planning Area and District

Characteristic	Districtwide 2012-2016	Mid-City 2012-2016	Districtwide 2019-2023	Mid-City 2019-2023
Unemployment Rate	8.7%	6.0%	6.5%	3.6%
Cost Burdened Households ²	38.6%	35.8%	34.0%	30.0%
Poverty Rate	17.9%	13.5%	14.5%	11.2%

Progress Toward Meeting the Mayor's 2025 Housing Equity Goals

As shown in Figure 1 (below), the Deputy Mayor for Planning and Economic Development's (DMPED) [36,000 by 2025 Dashboard](#) highlights that the Mid-City Planning Area has exceeded the Mayor's 2025 affordable housing goal (154.2% of the target goal). This proposed PUD and related map amendment would replace the existing 32 income-restricted units and provide an additional 12 units to the Mid-City Planning Area, which would further contribute to exceeding the the Mayor's 2025 goal for this area, and meeting both housing and affordable housing goals for the District as a whole. OP notes that the housing equity goals are designed to achieve a minimum of 15% in a planning area, and that they are minimums only.

² "Cost-Burdened Households" denotes the percentage of households spending 30% or more of their income on housing

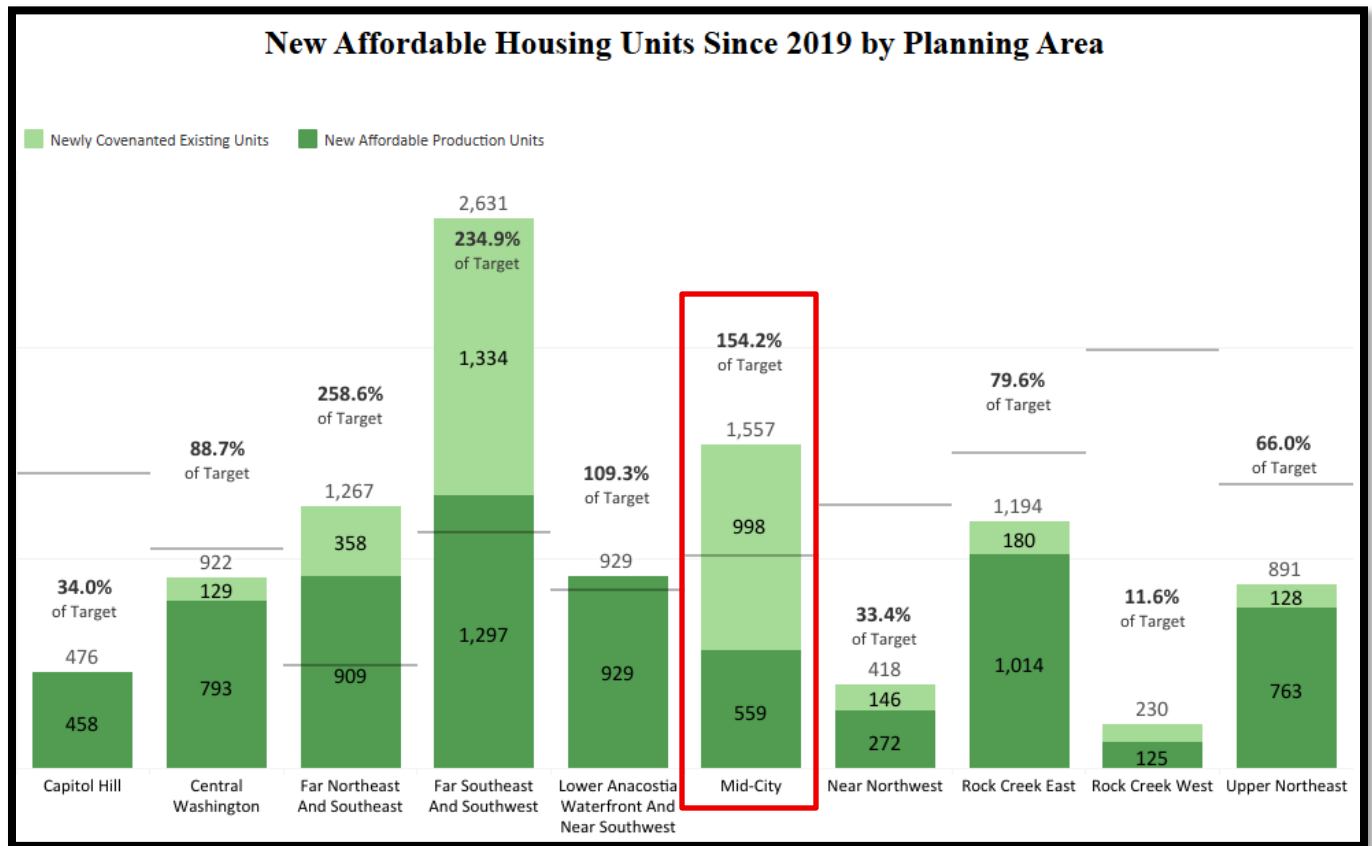


Figure 1 - [DMPED 36,000 by 2025 Dashboard](#)

Part 4 – Zoning Commission Evaluation Factors

Please refer to OP’s analysis above under Part 1 of the Racial Equity Tool discussion for policies which potentially be advanced by the requested PUD and map amendment. The proposal is not inconsistent with the Citywide Elements of the Comprehensive Plan and should further the policies of the Land Use, Transportation, Housing, Environmental Protection, Educational Facilities, Urban Design, FSS Area, and the Parks, Open Space & Recreation Elements.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The zoning action would result in the temporary displacement of tenants. The Applicant has indicated that they have an agreement with the Tenants Association, and have prepared a tenant relocation plan, with plans to relocate tenants to another unit in a nearby unit. Once the project is complete, the plan also provides tenants with a guaranteed right to return to a comparable unit, at similar leasing terms. Furthermore, the Applicant states that tenants will not have to assume any relocation costs.

Factor	Question	OP Response
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	No indirect displacement as a result of the zoning action is anticipated. The proposed provision of additional market rate and affordable housing should provide new opportunities for housing in the neighborhood for lower and middle-income residents.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	The zoning action would result in the replacement of existing affordable housing units with updated units for existing residents, while introducing an additional 12 units.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements ▪ Streetscape Improvements 	The zoning action should result in urban design, streetscape, and public space improvements as a part of the proposed new construction of modernized housing for existing and new tenants.
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services 	No change in access to opportunity as a result of the zoning action is anticipated. However, the Applicant's proposal to offer a guaranteed right of return for existing tenants retains any existing access that was afforded as a result of the original building. Although the existing and proposed buildings would be all residential, the additional residences would support local businesses, improving their viability.
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant's filings indicate that community outreach efforts have taken place but do not note any notable changes to the proposal as a result of the efforts thus far.

The proposed PUD would permit additional market rate and affordable housing than what would be permitted by the existing RA-2 zone. The consolidated PUD with related map amendment would be a new opportunity for the provision of affordable housing to help advance racial equity and opportunity.

C. SUMMARY OF PLANNING CONTEXT ANALYSIS

On balance, the proposal would not be inconsistent with the Comprehensive Plan and would further the District's efforts towards meeting its housing goals by both preserving existing housing naturally occurring affordable housing and providing additional market-rate and affordable housing. The proposal would not further Comp Plan policies to provide affordable owner-occupied opportunities in this area, however. While this would be supported, it is in part mitigated by the expansion of affordable

housing options combined with a commitment to providing existing tenants with a guaranteed right to return at similar leasing terms once construction is complete.

IX. PUD EVALUATION STANDARDS

The Zoning Regulations define a Planned Unit Development (PUD) as “*A plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more zones irrespective of restrictions imposed by the general provisions of the Zoning Regulations, as more specifically set forth in Subtitle X, Chapter 3.*” (Subtitle B-28). The purpose and general standards for a Planned Unit Development are established in Subtitle X § 300:

- 300.1 *The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the PUD:*
- (a) *Results in a project superior to what would result from the matter-of-right standards;*
 - (b) *Offers a commendable number or quality of meaningful public benefits; and*
 - (c) *Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.*
- 300.2 *While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.*

Public Benefits and Amenities

Chapter X § 305.2 states that “*Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.*”

Subtitle X § 305.5 provides a summary of categories for PUD benefits and amenities. While the final benefits and amenities proffer is typically refined and resolved later in the PUD process, as of the filing of the subject application, the Applicant has proffered the following (refer to Exhibit #3 Pages 28-29) for the proposed PUD:

(1) Superior urban design and architecture (Subtitle X § 305.5(a))

According to the Applicant, the project utilizes brick and high-quality metal detailing and decorative screening to provide a subtle gesture towards the design of the existing 1940s building. The project is proposed to be scaled to the general development pattern along the 2300 block of Champlain Street NW and will include a ground-level setback in order to provide enhanced pedestrian comfort.

(2) Affordable housing provided in compliance with the Inclusionary Zoning requirements of Subtitle C, Chapter 22... (Subtitle X § 305.5(g)(1))

According to the Applicant, the project offers affordable housing units as a public benefit. The existing building on the subject property has 32 units of income-restricted housing that are subject to affordability covenants that are set to expire in 2029. Under the existing covenants, the units are restricted to households earning up to 80% MFI. The Applicant states that, through the PUD process, the project would develop a new apartment building containing approximately 44 dwelling units, all of which would be dedicated to income-restricted housing that are subject to new, long-term affordability covenants. The new affordability covenants are proposed to devote the 44 units to households earning between 30%-80% MFI.

Under the property's existing RA-2 zoning, approximately 1,500-2,000 GFA of affordable housing would be required if the property was redeveloped, which would be devoted to households earning up to 60% MFI (assuming rental units). The Applicant contrasts this scenario by proposing 100% of the units being devoted to 30%-80% MFI.

(3) Environmental and sustainable benefits to the extent they exceed the standards required by zoning or other regulations... (Subtitle X § 305.5(k))

According to the Applicant, the project achieves appropriate levels of environmental certification and offers sustainable design elements as a public benefit. The Applicant notes that achieving "net zero" energy consumption is a possibility. Specific sustainable benefits of the project include approximately 3,000 square feet of green roofing, and approximately 1,000 square feet of roof-mounted solar panel array area.

In summary, OP finds that the application is sufficient to move forward. The Applicant should continue to work closely with OP, other District agencies, ANC 1C, and other community groups to further detail the proposed proffer for submission prior to a public hearing on this case. OP will provide detailed analysis of the final benefits and amenities proffered prior to the application's public hearing.

X. ANC COMMENTS

At Exhibit 4 is a memo in support of the subject application from ANC 1C.

XI. AGENCY REFERRALS

If this application is set down for a public hearing, the OP will refer it to the following District agencies for review and comment:

- Department of Energy and the Environment (DOEE)
- Department of Housing & Community Development (DHCD)
- District Department of Transportation (DDOT)
- Department of Parks and Recreation (DPR)
- DC Public Schools (DCPS)
- Department of Public Works (DPW)
- Department of Employment Services (DOES)

- Fire and Emergency Medical Services Department (FEMS)
- Metropolitan Police Department (MPD)
- District of Columbia Water and Sewer Authority (DC Water)
- Washington Metropolitan Area Transit Authority (WMATA)

Attachment I – Comprehensive Plan Citywide and Area Element Policy Statements

Attachment II – Selected Demographic and Socioeconomic Data for District of Columbia by Area Elements:
2019-2023 ACS (5-Year Estimates)

ATTACHMENT I – COMPREHENSIVE PLAN POLICY STATEMENTS

Chapter 3 Land Use

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

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply, including affordable units, and expand neighborhood commerce with parallel goals to preserve historic resources, advance environmental and sustainability goals, and further Fair Housing. The overarching goal to create vibrant neighborhoods in all parts of the District requires an emphasis on conserving units and character in some neighborhoods and revitalization in others, including inclusive and integrated growth and meeting communities and public facility needs. All neighborhoods have a role to play in helping to meet broader District-wide needs, such as affordable housing, public facilities, and more.

Policy LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods

Notwithstanding Policy LU-2.1.5, explore approaches, including rezoning, to accommodate a modest increase in density and more diverse housing types in low-density and moderate-density neighborhoods where it would result in the appropriate production of additional housing and particularly affordable housing. Build upon the guidance of the April 2020 Single Family Housing Report to diversify the cost of housing available in high-opportunity, high-cost low- and moderate-density neighborhoods, especially near transit. However, neighborhood planning and engagement is a condition predicate to any proposals. Infill and new development shall be compatible with the design character of existing neighborhoods. Minimize demolition of housing in good condition. 310.15

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects that improve the visual quality of neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, murals, improvement or removal of abandoned buildings, street and sidewalk repair, park improvements, and public realm enhancements and activations. 311.5

Chapter 4 Transportation

Policy T-1.1.7: Equitable Transportation Access

Transportation within the District shall be accessible and serve all users. Residents, workers, and visitors should have access to safe, affordable and reliable transportation options regardless of age, race, income, geography or physical ability. Transportation should not be a barrier to economic, educational, or health opportunity for District residents. Transportation planning and development should be framed by a racial equity lens, to identify and address historic and current barriers and additional transportation burdens experienced by communities of color. 403.13

Policy T-1.1.8: Minimize Off-Street Parking

An increase in vehicle parking has been shown to add vehicle trips to the transportation network. In light of this, excessive off-street vehicle parking should be discouraged. 403.14

Action T-2.3.B: Bicycle Facilities

Wherever feasible, require large, new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users. Residential buildings with eight or more units shall comply with regulations that require secure bicycle parking spaces. 410.16

Policy T-3.1.1: TDM Programs

Provide, support, and promote programs and strategies aimed at reducing the number of car trips and miles driven (for work and non-work purposes), to increase the efficiency of the transportation system. 415.14

Chapter 5 Housing

H-1.1: Expanding Housing Supply

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.

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.

H-1.2: Ensuring Housing Affordability

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.

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.

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.

Policy H-1.2.5: Moderate-Income Housing

In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of those earning moderate incomes with wages insufficient to afford market rate housing in the District.

Policy H-1.2.7: Density Bonuses for Affordable Housing

Provide zoning incentives, such as through the PUD process, to developers proposing to build affordable housing substantially beyond any underlying requirement. Exceeding targets for affordable housing can refer to exceeding the quantity or depth of affordability otherwise required. The affordable housing proffered shall be considered a high priority public benefit for the purposes of granting density bonuses, especially when the proposal expands the inclusiveness of high-cost areas by adding affordable housing. When density bonuses are granted, flexibility in development standards should be considered to minimize impacts on contributing features and the design character of the neighborhood.

Policy H-1.2.9: Advancing Diversity and Equity of Planning Areas

Proactively plan and facilitate affordable housing opportunities and make targeted investments that increase demographic diversity and equity across Washington, DC. Achieve a minimum of 15 percent affordable units within each Planning Area by 2050. Provide protected classes (see H-3.2 Housing Access) with a fair opportunity to live in a choice of homes and neighborhoods, including their current homes and neighborhoods.

Policy H-1.2.10: Redevelopment of Existing Subsidized and Naturally Occurring Affordable Housing

Prioritize, encourage, and incentivize build-first, one-for-one, on-site, and in-kind replacement of affordable units, including larger family-sized units. In addition, encourage and incentivize relocation and right of return plans when projects redeveloping affordable housing seek additional density beyond that permitted by existing zoning. Work to identify and coordinate financial assistance to ensure long-term affordability, preferably permanent or for the life of the project, when projects meet these criteria.

Policy H-1.2.11: Inclusive Mixed-Income Neighborhoods

Prioritize, encourage, and incentivize build-first, one-for-one, on-site, and in-kind replacement of affordable units, including larger family-sized units. In addition, encourage and incentivize relocation and right of return plans when projects redeveloping affordable housing seek additional density beyond that permitted by existing zoning. Work to identify and coordinate financial assistance to ensure long-term affordability, preferably permanent or for the life of the project, when projects meet these criteria.

H-1.3: Diversity of Housing Types

Policy H-1.3.2: Tenure Diversity

Encourage the production of both renter- and owner-occupied housing, including housing that is affordable at low-income levels, throughout the District.

H-1.6 Sustainability and Resilience

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

Encourage new housing units in the District to be net-zero energy and water efficient.

Policy H-2.1: Preservation of Affordable Housing

Policy H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing

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.

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.

Policy H-2.1.4: Avoiding Displacement

Maintain programs to prevent long-term displacement resulting from the loss of rental housing units due to demolition or conversion, and minimize short-term displacement during major rehabilitation efforts, and the financial hardships created by rising rents on tenants and other shocks or stresses. Employ TOPA, DOPA, and other financial tools, such as the HPTF and the Preservation Fund. In addition, provide technical and counseling assistance to lower-income households and strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units.

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.

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.

Chapter 6 Environmental Protection

Policy E-1.1.1: Resilience to Climate Change as a Civic Priority

Advance the District's resilience to climate change as a major civic priority, to be supported through improved mitigation, adaptation, and human preparedness.

Policy E-1.1.2: Urban Heat Island Mitigation

Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for GI, tree canopy, parks, and public space initiatives.

Policy E-3.2.3: Renewable Energy

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption.

Policy E-3.2.6: Alternative Sustainable and Innovative Energy Sources

Support the development and application of renewable energy technologies, such as active, passive, and photovoltaic solar energy; fuel cells; and other sustainable sources

such as shared solar facilities in neighborhoods and low- or zero-carbon thermal sources, such as geothermal energy or wastewater heat exchange. Such technology should be used to reduce GHGs and imported energy, provide opportunities for economic and community development, and benefit environmental quality. A key goal is the continued availability and access to unobstructed, direct sunlight for distributed energy generators and passive solar homes relying on the sun as a primary energy source.

Policy E-3.2.7: Energy-Efficient Building and Site Planning

Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. Encourage new development to exceed minimum code requirements and contribute to energy efficiency and clean energy goals.

Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate the urban heat island, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces.

Policy E-4.2.1: Support for Green Buildings

Broaden the requirements for the use of green building methods in new construction and rehabilitation projects to include all building typologies, and develop green building standards for minimum performance or continued improvement of energy use through improved operation and maintenance activities.

Policy E-4.4.1: Mitigating Development Impacts

Future development should mitigate impacts on the natural environment and anticipate the impacts of climate change, resulting in environmental improvements wherever feasible. Construction practices that would permanently degrade natural resources without mitigation should not be allowed.

Chapter 9 Urban Design

Policy UD-2.2.1: Neighborhood Character and Identity

Strengthen the visual qualities of Washington, DC's neighborhoods as infill development and building renovations occur by encouraging the use of high-quality and high-performance architectural designs and materials. In neighborhoods with diverse housing types, or when introducing more diverse infill housing types, use design measures to create visual and spatial compatibility.

Policy UD-2.2.5: Infill Development

New construction, infill development, redevelopment, and renovations to existing buildings should respond to and complement the defining visual and spatial qualities of the surrounding neighborhood, particularly regarding building roof lines, setbacks, and landscaping. Avoid overpowering contrasts of scale and height as infill development occurs.

Policy UD-4.2.4: Creating Engaging Facades

Design new buildings to respond to the surrounding neighborhood fabric by modulating façade rhythms and using complementary materials, textures, and color, as well as well-designed lighting. Varying design tactics may be used to engage a building with its surroundings. In contexts with smaller lot sizes and multiple closely spaced building entrances, breaking up a building façade in the vertical direction is encouraged, along with strongly defined and differentiated bases, centers, and tops of buildings. In areas lacking a strong building-form pattern, the use of complementary or reinterpreted materials and colors could strengthen architectural identity see Figure 9.19 for recommended façade design strategies).

Mid-City Area Element

Policy MC-1.1.1: Neighborhood Conservation

Retain and reinforce the historic character of Mid-City neighborhoods, particularly its mix of row houses, apartment houses, as well as historic districts, and walkable neighborhood shopping districts. The Planning Area's squares, alleyways, and historic alley lots offer opportunities for preservation and creative development. The area's rich and architectural heritage and cultural history should be preserved and enhanced. 2008.2

Policy MC-1.1.2: Directing Growth

Stimulate high-quality, transit-oriented development around the Columbia Heights, Shaw/Howard University, and U St./African American Civil War Memorial/Cardozo Metro station areas, as well as along the Georgia Avenue NW corridor and North Capitol Street NW/Florida Avenue NW business district. Opportunities for new mixed-income housing developments that provide a greater mix of affordability as a result of a rezoning effort, neighborhood retail, local-serving offices, and community services should be supported in these areas, as shown in the Comprehensive Plan Policy Map and Future Land Use Map.

Policy MC-1.1.7: Preservation of Affordable Housing

Strive to retain the character of Mid-City as a mixed-income community by preserving the area's existing stock of affordable housing units and promoting the construction of new affordable units. Give attention to the most rapidly changing neighborhoods and encourage the use of historic preservation tax credits to rehabilitate older buildings for affordable housing. 2008.8

Policy MC-1.1.12: Green Development Practices

Encourage capital improvement or development projects in Mid-City to eliminate surface water runoffs from sites through green roofs, rain gardens, cisterns, pervious pavement, bioretention cells, and other reuse of filtration methods. Support could include financial or other incentives. 2008.13

Policy MC-1.2.1: Cultural Diversity

Maintain the cultural diversity of Mid-City by encouraging housing and business opportunities for all residents, sustaining a strong network of social services for immigrant groups, and retaining affordable housing for families and other households within the Planning Area. 2009.1

Policy MC-2.4.1: Creating an Inclusive Adams Morgan

Preserve the historic character of Adams Morgan through historic landmark and district designations, and by ensuring that new construction is compatible with the prevailing heights and densities in the neighborhood. Residential density added through the Future Land Use Map should be used to create additional affordable housing above and beyond existing legal requirements, in order to contribute to the neighborhood's share of dedicated affordable units, which is currently one of the lowest in Mid-City. 2014.9

**ATTACHMENT 2 – SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR
DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2019-2023 ACS (5-YEAR ESTIMATES)
(MID-CITY PLANNING AREA)**

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE		
Total Population	Total	672,079	92,368
	Under 18 years	125,675	12,978
	Percent under 18 years	18.70	14.05
	65 years and over	85,501	7,318
	Percent 65 years and over	12.72	7.92
	Median age	34.9	33.5
White alone	Total	262,549	46,053
	Under 18 years	30,865	3,920
	Percent under 18 years	11.76	8.51
	65 years and over	31,115	2,337
	Percent 65 years and over	11.85	5.07
	Median age	35.3	33.6
Black or African American alone	Total	290,772	22,624
	Under 18 years	64,573	3,714
	Percent under 18 years	22.21	16.42
	65 years and over	46,472	3,564
	Percent 65 years and over	15.98	15.75
	Median age	37.3	37.5
American Indian and Alaska Native alone	Total	2,044	290
	Under 18 years	239	12
	Percent under 18 years	11.69	4.13
	65 years and over	483	71
	Percent 65 years and over	23.63	24.44
	Median age	34.9	37.6
Asian alone	Total	27,465	5,257
	Under 18 years	2,286	342
	Percent under 18 years	8.32	6.51
	65 years and over	2,228	237
	Percent 65 years and over	8.11	4.50
	Median age	35.2	33.4
Native Hawaiian and Other Pacific Islander alone	Total	378	83
	Under 18 years	34	0
	Percent under 18 years	8.99	0.00
	65 years and over	36	0
	Percent 65 years and over	9.52	0.00

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	Median age	20.9	
Some Other Race alone	Total	32,338	6,953
	Under 18 years	11,229	2,144
	Percent under 18 years	34.72	30.83
	65 years and over	1,384	470
	Percent 65 years and over	4.28	6.76
	Median age	28.7	30.5
Two or More Races	Total	56,533	11,108
	Under 18 years	16,449	2,846
	Percent under 18 years	29.10	25.62
	65 years and over	3,783	640
	Percent 65 years and over	6.69	5.76
	Median age	31	30.5
Hispanic or Latino	Total	77,760	16,703
(Hispanics can be of any race and are included in race categories above)	Under 18 years	21,685	4,325
	Percent under 18 years	27.89	25.89
	65 years and over	5,108	1,360
	Percent 65 years and over	6.57	8.14
	Median age	32.5	32.8
	EDUCATIONAL ATTAINMENT (Population 25 Years and Over)		
Total	Total	484,406	71,117
	Less than high school diploma	34,651	4,703
	Percent	7.2	6.6
	High school graduate (includes equivalency)	70,322	5,424
	Percent	14.5	7.6
	Some college or associate's degree	71,527	6,339
	Percent	14.8	8.9
	Bachelor's degree or higher	307,906	54,650
	Percent	63.6	76.9
White alone	Total	205,865	38,813
	Less than high school diploma	1,940	502
	Percent	0.9	1.3
	High school graduate (includes equivalency)	4,721	578
	Percent	2.3	1.5
	Some college or associate's degree	9,780	1,193
	Percent	4.8	3.1
	Bachelor's degree or higher	189,424	36,539
	Percent	92.0	94.1
Black or African American alone	Total	201,141	15,705

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	Less than high school diploma	23,077	1,838
	Percent	11.5	11.7
	High school graduate (includes equivalency)	58,575	3,326
	Percent	29.1	21.2
	Some college or associate's degree	52,487	3,340
	Percent	26.1	21.3
	Bachelor's degree or higher	67,002	7,201
	Percent	33.3	45.9
American Indian and Alaska Native alone	Total	1,608	272
	Less than high school diploma	134	0
	Percent	8.3	0.0
	High school graduate (includes equivalency)	224	77
	Percent	13.9	28.3
	Some college or associate's degree	586	0
	Percent	36.4	0.0
	Bachelor's degree or higher	664	195
	Percent	41.3	71.7
Asian alone	Total	21,690	4,571
	Less than high school diploma	908	297
	Percent	4.2	6.5
	High school graduate (includes equivalency)	1,016	211
	Percent	4.7	4.6
	Some college or associate's degree	1,396	341
	Percent	6.4	7.5
	Bachelor's degree or higher	18,370	3,723
	Percent	84.7	81.4
Native Hawaiian and Other Pacific Islander alone	Total	285	78
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	0	0
	Percent	0.0	0.0
	Some college or associate's degree	106	14
	Percent	37.2	17.8
	Bachelor's degree or higher	179	64
	Percent	62.8	82.2
Some Other Race alone	Total	18,430	4,147
	Less than high school diploma	5,732	1,163
	Percent	31.1	28.0
	High school graduate (includes equivalency)	3,085	822
	Percent	16.7	19.8
	Some college or associate's degree	2,224	416

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	Percent	12.1	10.0
	Bachelor's degree or higher	7,389	1,747
	Percent	40.1	42.1
Two or More Races	Total	35,387	7,531
	Less than high school diploma	2,860	904
	Percent	8.1	12.0
	High school graduate (includes equivalency)	2,701	409
	Percent	7.6	5.4
	Some college or associate's degree	4,948	1,035
	Percent	14.0	13.8
	Bachelor's degree or higher	24,878	5,182
	Percent	70.3	68.8
Hispanic or Latino	Total	49,156	11,125
	Less than high school diploma	9,204	2,424
(Hispanics can be of any race and are included in race categories above)			
	Percent	18.7	21.8
	High school graduate (includes equivalency)	6,091	1,424
	Percent	12.4	12.8
	Some college or associate's degree	6,004	1,226
	Percent	12.2	11.0
	Bachelor's degree or higher	27,857	6,051
	Percent	56.7	54.4
	DISABILITY STATUS (Civilian noninstitutionalized population)		
Total	Total	663,014	91,984
	Total population with a disability	72,611	7,085
	Percent with a disability	11.0	7.7
	Under 18 years	125,405	12,929
	With a disability	5,680	280
	Percent with a disability	4.5	2.2
	18 to 64 years	454,382	71,861
	With a disability	40,038	4,546
	Percent with a disability	8.8	6.3
	65 years and over	83,227	7,195
	With a disability	26,893	2,259
	Percent with a disability	32.3	31.4
White alone	Total	259,358	45,869
	Total population with a disability	14,605	2,013
	Percent with a disability	5.6	4.4
	Under 18 years	30,703	3,887
	With a disability	392	14
	Percent with a disability	1.3	0.4

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	18 to 64 years	197,801	39,646
	With a disability	7,834	1,560
	Percent with a disability	4.0	3.9
	65 years and over	30,854	2,335
	With a disability	6,379	439
	Percent with a disability	20.7	18.8
Black or African American alone	Total	285,982	22,491
	Total population with a disability	48,214	3,348
	Percent with a disability	16.9	14.9
	Under 18 years	64,490	3,698
	With a disability	3,727	79
	Percent with a disability	5.8	2.1
	18 to 64 years	176,949	15,341
	With a disability	26,203	1,762
	Percent with a disability	14.8	11.5
	65 years and over	44,543	3,451
	With a disability	18,284	1,507
	Percent with a disability	41.1	43.7
American Indiana and Alaska Native alone	Total	2,044	291
	Total population with a disability	409	89
	Percent with a disability	20.0	30.6
	Under 18 years	239	12
	With a disability	11	0
	Percent with a disability	4.6	0.0
	18 to 64 years	1,322	208
	With a disability	317	87
	Percent with a disability	24.0	41.9
	65 years and over	483	71
	With a disability	81	2
	Percent with a disability	16.8	2.8
Asian alone	Total	27,167	5,256
	Total population with a disability	1,271	177
	Percent with a disability	4.7	3.4
	Under 18 years	2,286	342
	With a disability	65	0
	Percent with a disability	2.8	0.0
	18 to 64 years	22,653	4,678
	With a disability	814	124
	Percent with a disability	3.6	2.7
	65 years and over	2,228	236
	With a disability	392	53
	Percent with a disability	17.6	22.5

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
Native Hawaiian and Other Pacific Islander alone	Total	368	82
	Total population with a disability	28	28
	Percent with a disability	7.6	34.1
	Under 18 years	34	0
	With a disability	0	0
	Percent with a disability	0.0	n/a
	18 to 64 years	306	82
	With a disability	28	28
	Percent with a disability	9.2	34.1
	65 years and over	28	0
	With a disability	0	0
	Percent with a disability	0.0	n/a
Some Other Race alone	Total	32,143	6,939
	Total population with a disability	2,507	613
	Percent with a disability	7.8	8.8
	Under 18 years	11,218	2,142
	With a disability	849	80
	Percent with a disability	7.6	3.7
	18 to 64 years	19,601	4,331
	With a disability	1,365	492
	Percent with a disability	7.0	11.4
	65 years and over	1,324	466
	With a disability	293	41
	Percent with a disability	22.1	8.8
Two or More Races	Total	55,952	11,056
	Total population with a disability	5,577	817
	Percent with a disability	10.0	7.4
	Under 18 years	16,435	2,847
	With a disability	636	107
	Percent with a disability	3.9	3.7
	18 to 64 years	35,750	7,574
	With a disability	3,477	493
	Percent with a disability	9.7	6.5
	65 years and over	3,767	635
	With a disability	1,464	217
	Percent with a disability	38.9	34.2
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	77,177	16,664
	Total population with a disability	6,332	1,177
	Percent with a disability	8.2	7.1
	Under 18 years	21,660	4,318

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	With a disability	1,203	123
	Percent with a disability	5.6	2.8
	18 to 64 years	50,458	10,990
	With a disability	3,174	766
	Percent with a disability	6.3	7.0
	65 years and over	5,059	1,357
	With a disability	1,955	289
	Percent with a disability	38.6	21.3
	UNEMPLOYMENT RATE (Population 16 years and over)		
Total	Unemployment rate	6.5	3.6
White alone	Unemployment rate	2.6	1.5
Black or African American alone	Unemployment rate	12.8	10.7
American Indian and Alaska Native alone	Unemployment rate	0.0	0.0
Asian alone	Unemployment rate	2.4	0.4
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	5.1	0.0
Some Other Race alone	Unemployment rate	6.2	6.1
Hs	Unemployment rate	4.4	4.2
Hispanic or Latino	Unemployment rate	4.5	4.1
	POVERTY STATUS		
Total population	Population for whom poverty status is determined	647,874	88,942
	Total Population Below Poverty	94,140	9,955
	Percent in poverty	14.5	11.2
White alone	Population for whom poverty status is determined	251,541	45,347
	Total Population Below Poverty	12,612	1,625
	Percent in poverty	5.0	3.6
Black or African American alone	Population for whom poverty status is determined	282,170	20,323
	Total Population Below Poverty	66,819	5,350
	Percent in poverty	23.7	26.3
American Indian and Alaska Native alone	Population for whom poverty status is determined	1,990	291
	Total Population Below Poverty	463	89
	Percent in poverty	23.3	30.6
Asian alone	Population for whom poverty status is determined	25,395	5,126

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	Total Population Below Poverty	3,377	417
	Percent in poverty	13.3	8.1
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	349	78
	Total Population Below Poverty	56	28
	Percent in poverty	16.1	35.8
Some Other Race alone	Population for whom poverty status is determined	31,697	6,874
	Income in the past 12 months below poverty level	5,143	1,506
	Percent in poverty	16.2	21.9
Two or More Races	Population for whom poverty status is determined	54,732	10,902
	Total Population Below Poverty	5,670	940
	Percent in poverty	10.4	8.6
Hispanic or Latino	Population for whom poverty status is determined	75,448	16,505
(Hispanics can be of any race and are included in race categories above)	Total Population Below Poverty	8,870	2,603
	Percent in poverty	11.8	15.8
	MEDIAN HOUSEHOLD INCOME		
Total households	Median household income (dollars)	106,287	131,704
White alone	Median household income (dollars)	166,774	169,741
Black or African American alone	Median household income (dollars)	60,446	63,175
American Indian and Alaska Native alone	Median household income (dollars)	63,617	37,782
Asian alone	Median household income (dollars)	121,619	120,032
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)		
Some Other Race alone	Median household income (dollars)	74,754	63,396
Two or More Races	Median household income (dollars)	116,869	143,213
Hispanic or Latino	Median household income (dollars)	106,435	95,249

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	TENURE		
Total householder	Total	321,556	46,735
	Owner occupied	132,288	17,888
	% owner occupied	41.1	38.3
	Renter occupied	189,268	28,848
	% renter occupied	58.9	61.7
White alone	Total	141,114	25,952
	Owner occupied	67,735	11,086
	% owner occupied	48.0	42.7
	Renter occupied	73,379	14,867
	% renter occupied	52.0	57.3
Black or African American alone	Total	132,272	10,631
	Owner occupied	46,179	2,977
	% owner occupied	34.9	28.0
	Renter occupied	86,093	7,653
	% renter occupied	65.1	72.0
American Indian and Alaska Native alone	Total	1,199	213
	Owner occupied	235	59
	% owner occupied	19.6	27.7
	Renter occupied	964	154
	% renter occupied	80.3	72.3
Asian alone householder	Total	14,121	3,092
	Owner occupied	5,843	1,057
	% owner occupied	41.4	34.2
	Renter occupied	8,278	2,035
	% renter occupied	58.6	65.8
Native Hawaiian and Other Pacific Islander alone	Total	129	28
	Owner occupied	41	28
	% owner occupied	31.8	100.0
	Renter occupied	88	0
	% renter occupied	68.2	0.0
Some Other Race alone	Total	10,020	2,321
	Owner occupied	2,878	550
	% owner occupied	28.7	23.7
	Renter occupied	7,142	1,772
	% renter occupied	71.3	76.4
Two or More Races	Total	22,702	4,498
	Owner occupied	9,377	2,131

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	% owner occupied	41.3	47.4
	Renter occupied	13,323	2,367
	% renter occupied	58.7	52.6
Hispanic or Latino	Total	28,939	6,420
(Hispanics can be of any race and are included in race categories above)	Owner occupied		
		10,529	2,040
	% owner occupied	36.4	31.8
	Renter occupied	18,407	4,379
	% renter occupied	63.6	68.2
	HOUSING COST BURDEN		
Total	Total Households	321,556	46,735
	Cost Burdened Households	311,165	45,921
	Not Computed	105,775	13,796
	Percent of households spending 30% or more of their income on housing	34.0	30
White Alone	Total Households	141,113	25,952
	Cost Burdened Households	139,155	25,842
	Not Computed	33,545	5,798
	Percent of households spending 30% or more of their income on housing	24.1	22.4
Black or African American alone	Total Households	132,272	10,631
	Cost Burdened Households	125,871	10,153
	Not Computed	55,784	4,536
	Percent of households spending 30% or more of their income on housing	44.3	44.7
American Indian and Alaska Native alone	Total Households	1,200	213
	Cost Burdened Households	1,171	207
	Not Computed	499	132
	Percent of households spending 30% or more of their income on housing	42.6	63.8
Asian Alone	Total Households	14,122	3,092
	Cost Burdened Households	13,466	3,028
	Not Computed	4,519	975

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	MID-CITY
	Percent of households spending 30% or more of their income on housing	33.6	32.2
Native Hawaiian and other Pacific Islander alone	Total Households	129	28
	Cost Burdened Households	101	0
	Not Computed	77	0
	Percent of households spending 30% or more of their income on housing	76.2	n/a
Some Other Races	Total Households	10,020	2,321
	Cost Burdened Households	9,350	2,197
	Not Computed	4,000	1,096
	Percent of households spending 30% or more of their income on housing	42.8	49.9
Two or More Races	Total Households	22,702	4,498
	Cost Burdened Households	22,051	4,494
	Not Computed	7,351	1,259
	Percent of households spending 30% or more of their income on housing	33.3	28
Hispanic or Latino	Total Households	28,939	6,420
	Cost Burdened Households	28,051	6,352
	Not Computed	9,849	2,482
	Percent of households spending 30% or more of their income on housing	35.1	39.1

Notes: Housing cost burden by race is not available; Hispanics can be of any race and are included in race categories above;

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates