

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Michael Jurkovic, AICP, Development Review Specialist
MBR for Radhika Mohan, AICP, Deputy Director, Development Review, Design, and Preservation

DATE: March 16, 2026

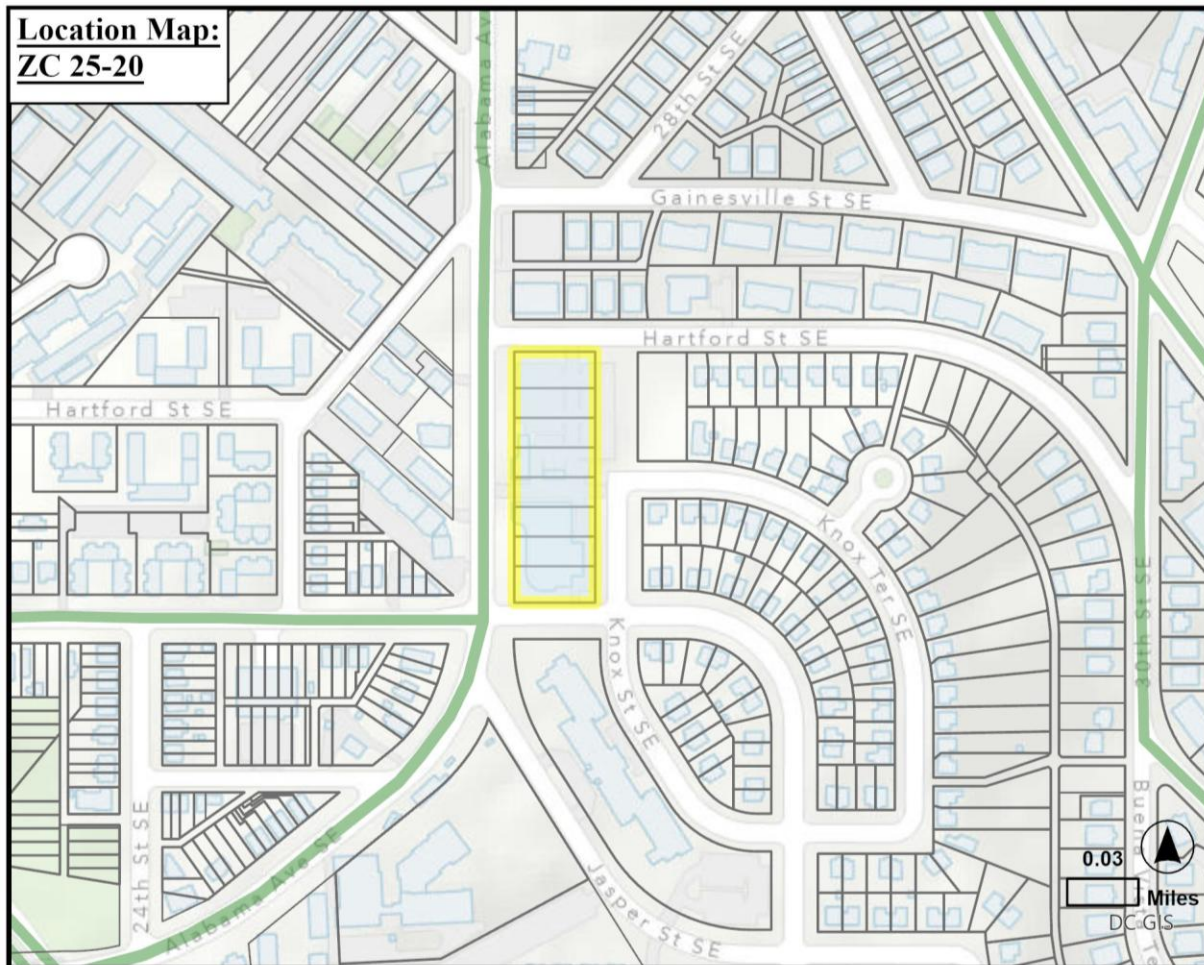
SUBJECT: ZC Case 25-20: Setdown Report for “The 7th District MPD Headquarters” Consolidated Planned Unit Development and Related Map Amendment from RA-1 to RA-2 at 2455 Alabama Avenue SE, Parcel 5728; Lot 0800.

I. RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission **set down for a public hearing** the application by The D.C. Department of General Services (DGS) for a consolidated Planned Unit Development (PUD) with a PUD- related map amendment from the RA-1 zone to RA-2 zone, to construct a new Metropolitan Police Department (MPD) 7th District Headquarters at 2455 Alabama Avenue, SE. The proposal would be not inconsistent with the Comprehensive Plan and generally meets the filing requirements of Subtitle X, Chapter 3.

II. APPLICATION-IN-BRIEF

Applicant	D.C. Department of General Services represented by Holland & Knight LLP
Proposed Map Amendment	RA-1 to RA-2
Address	2455 Alabama Avenue, SE
Legal Description	Parcel 5728, Lot 800
Ward and ANC	Ward 8, ANC 8B
Property Size	66,371 sq. ft.
Property Description	Rectangular lot (950 ft. x 411.5 ft) .with street frontage on each; Hartford Street, SE to the north, Knox Street, SE to the east, James M. Mcgee Jr. Street, SE to the south and Alabama Avenue, SE to the west.
Existing Development	7 th District MPD Headquarters
Proposal	Planned Unit Development (PUD) for a replacement MPD Headquarters and a new 3-story parking garage with approximately 225 spaces, at a maximum height of 48.08 feet and FAR of 2.29. The headquarters will also include spaces for use by the general public.
Comprehensive Plan Area Element	Far Southeast and Southwest Area Element



III. SUMMARY OF OP COMMENTS

The following table summarizes OP comments regarding this proposal, including areas where resolution or additional information is required. OP will continue to work with the applicant to adequately address these issues, and other issues raised by the Commission at setdown and prior to a public hearing.

OP Comment	Planning and/or Zoning Rationale
Provide a phasing plan for temporary parking arrangements throughout the redevelopment of the site.	Ensure impacts are mitigated during the phased construction process so that the project will not lapse in meeting the minimum parking requirements for the continued Government use.

IV. PROPOSAL

The applicant proposes a complete redevelopment of the Metropolitan Police Department (MPD) 7th District Headquarters property with state-of-the-art police facilities, secure parking for MPD fleet

vehicles, a dedicated multi-purpose room for community use, associated off-street community parking spaces, new landscaping, open plazas, pedestrian enhancements and public realm improvements. The development will take place through a phased construction plan in order to maintain the public facilities vital operations throughout construction. In the first phase, the existing open parking lot would be replaced with a new Headquarters. Once the new facility is completed and operational, the existing Headquarters building will be demolished and replaced with a parking garage for both MPD and public use. The final development would be a 151,854 sq. ft. facility including a 225-space parking garage with a second-story skywalk connecting it to the Headquarters building.



Applicant's Submitted Renderings - Exhibit 3L, pg. A-37

V. ZONING ANALYSIS

The site is currently zoned RA-1 and the applicant is requesting a PUD-related zoning map amendment to the RA-2 zone. Given the current and proposed institutional use of the site, the Comprehensive Plan guidance is to match zoning designations of such sites to that of the surrounding uses. The RA-2 zone designation would not be inconsistent with the size and scale of surrounding developments. Below is a table comparing the existing and proposed zone to the proposal.

	Existing Zone RA-1	Proposed Zone RA-2 PUD	Proposed Dev't RA-2 PUD¹	Flexibility
Lot Area	N/A	N/A	66,371 sq. ft.	None Requested
Density	0.9 FAR	2.41 FAR	2.29 FAR	None Requested
Gross Floor Area	59,733 sq. ft.	159,954 sq. ft.	151,854 sq. ft.	None Requested
Height	40 ft. (3 stories) max.	60 ft. max	48 ft. 1 in.	None Requested
Open Court Width	2.5 in. per 1 ft. of height of court but not less than 6 ft.	2.5 in. per 1 ft. of height of court but not less than 6 ft.	Conforming	None Requested
Rear Yard	20 ft. min.	A distance equal to 4 in. per 1 ft. of principal building height, but not less than 15 ft. min.	45 ft. 3.5 in.	None Requested
Side Yard	1 side yard of 8 ft. width min.	Not required; 4 ft. min. if provided	15 ft.	None Requested
Lot Occupancy	40% max.	60%	71%	Flexibility Requested
Parking	0.5 per 1000 sq. ft. over 2000 sq. ft. (31 spaces min., 131 max.)		225 spaces	Flexibility Requested
Bicycle Parking	1 long term per 7,500 sq. ft. and 1 short term per 7,500 sq. ft. of building area. (8 long-term & 6 short-term spaces)		40 Long Term Spaces; 6 Short Term Spaces	None Requested
Loading: Delivery Space	1 min.		1 space	None Requested
Loading: Loading Space	1 required		1 space	None Requested
Green Area Ratio	n/a	0.4 min.	0.409	None Requested

VI. REQUESTED ZONING FLEXIBILITY

The applicant requests the following flexibility through this PUD:

Lot Occupancy

According to F §210.1, the maximum permitted lot occupancy in the RA-2 zone is 60%. However, the applicant is requesting flexibility for 71% to accommodate the operational and parking needs of MPD. Due to the need to accommodate the 7th District MPD Headquarters building, including community space, and a parking structure to accommodate fleet and personnel vehicles, the maximum lot occupancy allowed in the RA-2 zone is exceeded. The applicant is therefore

¹ Provided by the applicant.

requesting flexibility to accommodate the additional lot occupancy due to the operational and public safety needs of the Headquarters and the MPD 7th District in a residential zone.

Parking

Local government use requires 0.5 spaces per 1,000 square feet of GFA over 2,000 square feet which equates to a minimum requirement of 31 spaces. The Project would provide 225 spaces, resulting in an excess of parking of 192 spaces. Any property which exceeds its minimum parking requirement is required to take mitigation measures as described in Subtitle C § 707.3 for which the applicant seeks relief.

The applicant states that the parking lot on the site and on the adjacent lot currently provide more than 200 spaces and so the proposed number of spaces, 225, will not be a significant increase. The 225 spaces are necessary to accommodate MPD essential functions and operations and include parking for fleet and personnel vehicles. The parking spaces are needed to addressing public safety concerns and are not excess parking. The applicant is therefore requesting flexibility to accommodate the additional parking.

Parking Setbacks and Location

Subtitle C § 710.2(b) requires that vehicle parking spaces within the parking structure be set back at least 20 feet from the lot line abutting a public street. In this case some of the parking spaces would be located less than 20 feet from the property line. Further, Subtitle C § 710.2(c) prohibits parking spaces within a building restriction line. However, one ADA parking space will be located within the building restriction line along Hartford Street, SE.

Locating the structure and the parking spaces closer to the street frontages enables the garage to accommodate more spaces within the structure, rather than dispersing the vehicles in other spaces on the property, within the adjacent neighborhood, and/or constructing a larger or taller building. The requested flexibility is therefore needed to accommodate the unique operational and public safety needs of the Headquarters and the MPD 7th District.

Design Flexibility

- Interior Components
- Exterior Materials – Color
- Exterior Details – Location and Dimension
- Parking Layout
- Streetscape Design
- Signage
- Sustainable Features
- Public Art

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

VII. PLANNING CONTEXT

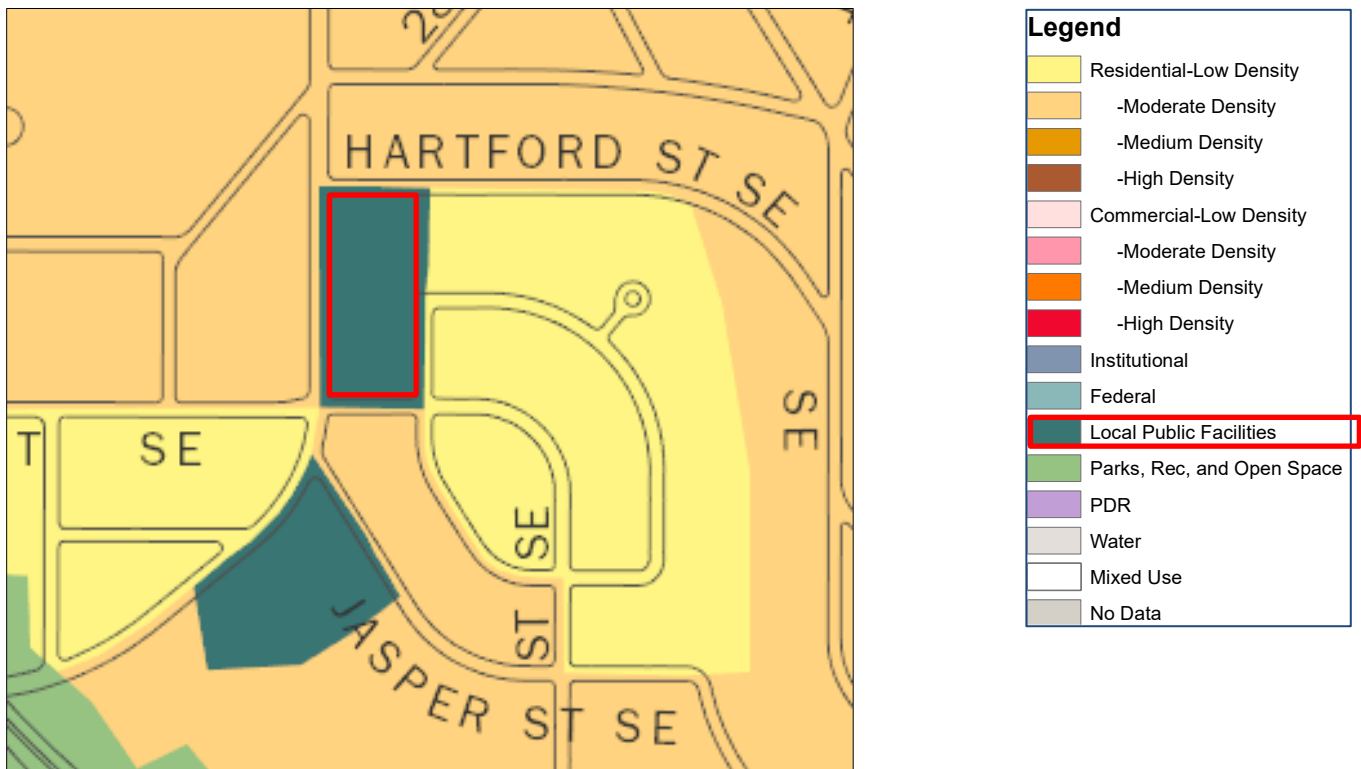
A. COMPREHENSIVE PLAN MAPS

As described in the Chapter 2 Framework Element Section 226 Guidelines for Using the Generalized Policy Map and the Future Land Use Map, the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development's physical characteristics including building massing or density; uses; or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

The applicant has provided their Comprehensive Plan analysis at Exhibit 3A. As described below, the proposed PUD and map amendment would be not inconsistent with the map designations.

Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) indicates that the site is appropriate for a Local Public Facility use.



Local Public Facilities

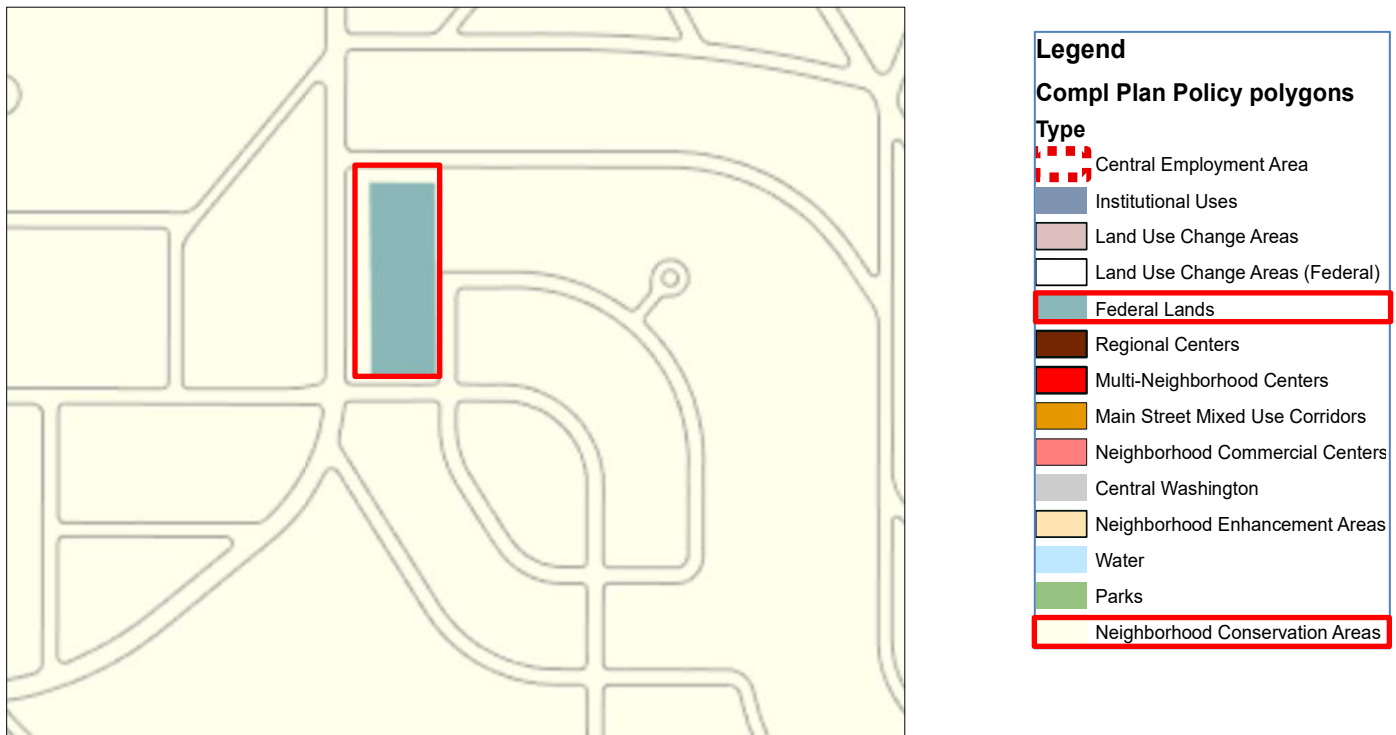
Includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Other non-governmental facilities may be co-located on site. While included in this category, local public facilities smaller than one acre – including some of

the District’s libraries, police and fire stations, and similar uses – may not appear on the map due to scale.

The proposed PUD and Map Amendment would not be inconsistent with the Local Public Facilities Category FLUM land use recommendation for the site. Specifically, the proposed PUD would serve to modernize the existing Headquarters at the site and with the additional FAR granted through the PUD application increase the amount of public services at the site. Furthermore, the majority of the surrounding property has a Moderate Density Residential Designation, which identifies RA-2 as an appropriate Zone. The comprehensive Plan guidance on institutional uses is to match the zoning designation with the surrounding uses. Therefore, based on the zoning designations currently available to the applicant, the RA-2 zone should, on balance, be not inconsistent with the FLUM designations, as it would facilitate the continued District public use at the site with a zoning designation varied based on the surrounding uses.

Generalized Policy Map

The Generalized Policy Map indicates that a large portion of the site to the east is identified as Federal Lands, while the smaller western portion is within a Neighborhood Conservation Area.



Federal Lands

Land owned by or under the jurisdiction of the federal government.

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...

The proposed PUD and map amendment would be not inconsistent with the Generalized Policy Map recommendation for the site. The proposal would further the goals and objectives of the Neighborhood Conservation Areas; specifically in that the redevelopment proposal's primary purpose is to replace an existing public facility. As with the FLUM, the Generalized Policy Map is intended to be read broadly to provide general policy direction, and not to be read specifically like a zoning map. In this case, the Federal Lands designation is consistent as the property is District owned only seeks to maintain and expand the District's Institutional uses at the site.

B. COMPREHENSIVE PLAN POLICES 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 Commission's consideration of whether a proposed zoning action is "not inconsistent" with the Comprehensive Plan.

For this, the Zoning Commission has developed a four part Racial Equity Toolkit for Applicants and OP to utilize in evaluation of actions brought before the Commission. The full text for the Policy and Action items listed below can be found in Volumes 1 & 2 of the Comprehensive Plan:

Part 1 – Guidance regarding the Comprehensive Plan

Citywide Elements of the Comprehensive Plan

As noted above, the proposal would be not inconsistent with both Comp Plan Generalized Policy Map and Future Land Use Map. 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-1.4.9: Public Facilities

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

Policy LU-2.2.4: Neighborhood Beautification

Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas

Policy LU-2.3.3: Buffering Requirements

The application includes a PUD-related rezoning of RA-1 land to RA-2, which would result in a significant increase in development potential. The new Headquarters would provide MPD with a facility to better serve District Residents while also providing public space through a landscaped plaza and multi-purpose spaces for use in community meetings and events. This should both enhance the experience of those utilizing the facility as well as enabling the new facility to reduce its existing impacts to the public realm.

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-1.3.1: Transit-Accessible Employment

Policy T-2.4.1: Pedestrian Network

Policy T-2.4.2: Pedestrian Safety

Policy T-2.5.5: Natural Landscaping

Policy T-3.1.1: TDM Programs

The project would further the policies listed above. Per the applicant, the property is readily accessible via multiple bus routes, and the project introduces several improvements to the public realm to the benefit of pedestrians. The proposal also increases on-site parking thereby limiting parking on neighborhood streets.

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-1.1.2: Urban Heat Island Mitigation

Policy E-1.1.5: Resilient Infrastructure

Policy E-2.1.2: Tree Requirements in New Development

Policy E-2.1.3: Sustainable Landscaping Practices

Policy E-2.1.6: Urban Tree Canopy Goals

Policy E-3.2.3: Renewable Energy

Policy E-4.1.1: Maximizing Permeable Surfaces

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

Policy E-4.4.1: Mitigating Development Impacts

Policy E-7.1.1: GI and Green Building Methods for the District

Policy E-7.1.3: Sustainable Landscaping

The development would further the policies listed above through its use of green features and overall environmental stewardship. The development is designed to achieve LEED Gold certification and mitigate heat island effects in part by reducing the overall of impervious surfaces on-site primarily through the utilization of green roofs.

Chapter 9 Urban Design

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

Policy UD-1.1.7: Public Space Landscape

Policy UD-1.4.1: Thoroughfares and Urban Form

Policy UD-2.1.2: Neighborhood Streetscapes

Policy UD-2.1.4: Connections Between Public Spaces and Streets

Policy UD-2.2.5: Infill Development

Policy UD-3.1.2: Security Features in Public Space

- Policy UD-3.2.2: Social and Community Meeting Spaces*
- Policy UD-3.3.1: Neighborhood Meeting Places*
- Policy UD-4.1.1: Capital Improvements and Urban Design*
- Policy UD-4.1.2: Design Excellence*
- Policy UD-4.1.7: Design for Longevity*

The proposed redevelopment of the site should improve the visual character of the neighborhood through significant improvement in design of the building that also respects the surrounding context both in aesthetics and physical size. Overall improvements to the site should further the experience of those utilizing the sidewalks and be a general improvement to the public realm.

Chapter 11 Community Services and Facilities

The Community Services and Facilities Element provides policies and actions on health care facilities, child care and senior care facilities, libraries, police stations, fire stations, and other municipal facilities such as maintenance yards.

- Policy CSF-1.1.2: Adequate Facilities*
- Policy CSF-1.1.5: Addressing Facilities That Are Functionally Obsolete*
- Policy CSF-1.1.7: Location of Facilities*
- Policy CSF-1.1.12: District-Owned Facilities and Shared Uses*
- Policy CSF-1.2.3: Construction and Rehabilitation*
- Policy CSF-4.1.1: Updated Police Facilities*

The existing building is unable to be further rehabilitated in a cost-effective manner and therefore the proposed facility would replace the existing 7th District Headquarters with an upgraded facility to meet MPD's current needs while also providing public amenity space. The overall project is the best use of District land and resources.

Area Elements of the Comprehensive Plan

The proposed development is located within the Far Southeast and Southwest (FSS) Element of the Comprehensive Plan. The proposal would particularly further the following Area Element statements and policy objectives:

- Policy FSS-1.1.10: Workforce Development Centers*
- Policy FSS-1.1.13: District Government Incentives for Economic Development*
- Policy FSS-1.1.14: Sustainable Development*
- Policy FSS-1.1.15: Neighborhood Resilience*
- Policy FSS-R.1.1.A: Resilient Public Facilities*
- Action FSS-1.2.A: Far Southeast/Southwest Climate Resilience*

The redevelopment of the site should improve the visual quality and sustainability of the site and provide green space the public with design inclusions such as the green walls and landscaped areas. Generally, the project's other goals such as providing onsite parking for MPD and providing space for community events or job training should be seen as consistent with the intent of the FSS Area Element.

Part 2 – Applicant/Petitioner Community Outreach and Engagement

The applicant has provided details of their ongoing outreach efforts:

- **Late 2024**– Applicant’s outreach began in 2024 and has continued through 2025;
- **January 23, 2025** - The Applicant met with OP to review the redevelopment/phasing and consistency with FLUM (Local Public Facilities) and GPM (Federal Lands); continued engagement with OP and other District agencies is planned;
- **February 2025** – DGS attended the regularly scheduled and duly noticed public meeting of ANC 8B, during which it announced the commencement of the Project and its intention to return and formally present the building design and evaluate community benefits;
- **April 15, 2025** –MPD presented renderings, site plans, and operational objectives at ANC 8B’s regular public meeting; community questions were addressed, and the majority of attendees expressed strong support for a modern, community-accessible facility;
- **May 2025** – ANC 8B issued letter of support for the Project;
- **June 2025** – The Applicant issued a Notice of Intent to file the Application to the affected ANC and to the owners of property located within 200 feet of the Property;
- **June 30, 2025** - ANC 8B issued a support letter dated June 30, 2025, noting public safety, operational, and civic-engagement benefits and reporting a unanimous 6–0 vote in favor of the Application; and
- **August 2025** – DGS engaged ANC 8B and the 7th District Citizens Advisory Council (“CAC”) to open discussions on the planned Community Benefits Agreement.

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 for the Far Southeast and Southwest 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.

Data Trends Over Time

Analysis of census data over time can yield insights into trends in the planning area. The following data compares the 2019-202 American Community Survey data with data from the 2012-2016 American Community Survey (ACS), available from OP’s State Data Center ([ACS DATA](#)). Each table below covers both 5-year periods and compares the data for the Far Southeast and Southwest Planning Area (FSS) planning area, in which the subject site is located, with District-wide data.

Population by Race or Ethnicity

Table 1 shows that in the 2012-2016 period, the Far Southeast/Southwest Planning Area had a population of 73,882, or about 11.2% of the District’s total population. However, in the 2018-2022 time period the Planning Area experienced a decrease in population and a decrease in the percentage of the District’s population from 11.21% to 10.78%.

In the 2012-2016 period, Black and White residents made up the largest portion of the population, at 91% and 5.32 % respectively of the area’s residents. In the 2018-2022 period, Black and White residents continued to make up the largest portions of the population but both the total population, although decreasing slightly to 87.7 % for Blacks and 5.28%. Most of the other groups saw a slight increase or retained their percentage of the population, with the “Two or More Races” segment of the

population, although relatively small, having the largest increase. The data seems to indicate that the population in the Planning Area is becoming more diverse, potentially due to increased housing opportunities and in particular the draw of affordable housing in this area.

Population/Race or Ethnicity Districtwide and in the Far SE & SW Planning Area (2012-2016 and 2018-2022)

Race or Ethnicity	District-wide 2012-16	District-wide Percent	FSS 2012-16	FSS 2012-16 Percent	District-wide 2018-22	District-wide Percent	FSS 2018-22	FSS 2018-22 Percent
Total Population	659,009	100%	73,882	11.21%	670,587	100%	72,294	10.78%
White alone	266,035	40.4%	3,934	5.32%	265,633	39.6%	3,822	5.28%
Black or African American	318,598	48.3%	67,562	91.44%	297,101	44.3%	63,441	87.7%
Indian and Alaskan Native	2,174	0.3%	78	0.10%	2,209	0.3%	171	0.23%
Asian alone	24,036	3.6%	197	0.27%	27,067	4.0%	469	0.64%
Native Hawaiian and Other Pacific Islander alone	271	0.04%	13	0.0%	420	0.05%	11	0.01%
Some other Race	29,650	4.5%	1,139	1.54%	30,879	4.6%	1,223	1.69%
Two or more Races	18,245	2.8%	958	1.3%	47,278	7.0%	3,158	4.36%

Median Income

The median income of the Far Southeast/Southwest Planning Area was significantly lower than that of the District in both the 2012-2016 and 2018-2022 time periods. While the planning area saw an approximately \$13,000 increase, this was significantly lower than the approximately \$29,000 increase Districtwide. The Black or African American population had one of the lowest median incomes of all segments of the population in the 2012-2016 time periods (\$29,425) but saw an increase to \$41,254, in the 2018-2022 time period. Although all groups had increases in median income, the income of Whites nearly doubled while that of Hispanic/Latino residents increased threefold.

Median Income Districtwide and in the Upper NE Planning Area (2012-2016 and 2018-2022)

Median Income	Districtwide (2012-2016)	Districtwide (2018-2022)	FSS (2012-2016)	FSS (2018-2022)
Median Household Income	\$72,935	\$101,722	\$30,991	\$43,382
White alone	\$119,564	\$160,745	\$78,612	\$155,972
Black or African American alone	\$40,560	\$75,942	\$29,425	\$41,254
American Indian and Alaskan Native alone	\$51,306	\$60,390	\$31,070	0
Asian alone	\$91,453	\$123,660	\$60,324	0

Median Income	Districtwide (2012-2016)	Districtwide (2018-2022)	FSS (2012-2016)	FSS (2018-2022)
Native Hawaiian and Other Pacific Islander alone	NA	NA	\$87,500	0
Some other races	\$48,047	\$61,851	\$30,766	\$35,992
Two or more races	\$83,243	\$108,455	\$37,532	\$48,421
Hispanic or Latino	\$60,848	\$94,203	\$32,266	\$92,937

General Economic Characteristics

In 2012-2016, the unemployment rate in the Planning Area was at 22.8%, which was greater than twice the rate of the District at 8.7%. Although the rate of both the District and the Planning Area fell in 2018-2022, the Planning Area’s unemployment rate remained over twice that of the District’s.

The cost burden for housing in the Planning Area was significantly higher than that of the District as a whole in both time periods, and only dropped slightly between the two time periods, and it remains the case for more than 50% of households in the planning area.

The unemployment rate and housing cost burden rates may be reflected in the poverty rate in that in both time periods, the poverty rate of the Planning Area was approximately 15% to 20% points higher than that of the District, although the poverty rate decreased between the two time periods by an amount greater than that of the rest of the District as a whole – from about 38% to about 30%.

General Economic Characteristics of the Planning Area and District

Characteristic	Districtwide (2012-2016)	Districtwide (2019-2023)	FSS (2012-2016)	FSS (2019-2023)
Unemployment Rate	8.7%	7.1%	22.8%	17.7%
Cost Burdened Households	38.6%	36.1%	56.1%	52%
Poverty Rate	17.9%	15.1%	38.2%	29.97%

Part 4 – Zoning Commission Evaluation Factors

What Comprehensive Plan policies related to racial equity will potentially be advanced by approval of the zoning action?

Refer to Comp Plan policies analyzed and discussed above in Part One of the Racial Equity Analysis and provided in full in the Comprehensive Plan.

What Comprehensive Plan policies related to racial equity will potentially not be advanced by approval of the zoning action?

While the proposal would generally further Comprehensive Plan policies, there are policies that are not relevant to this case, so would not be furthered by it, and policies in the Transportation Element, noted below, with which this proposal could potentially be inconsistent.

Policy T-1.1.8: Minimize Off-Street Parking

However, this policy is generally outweighed by numerous other policies in the Comprehensive Plan which the proposal would further, as detailed in Part 1 above. Most relevant to this application would be the new off-street parking garage’s proximity to Alabama Ave. SE commercial corridor a Policy Goal of the FSS.

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Note: Additional themes may also apply.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	There are no tenants or residents on the site. The application seeks only to expand on the existing District Public Use on the site.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect displacement as a result of the requested PUD and Map Amendment. The proposal seeks only to replace and aging public facility so to meet its needs on-site so to reduce impacts on the neighboring residential properties.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	The proposal will not have a direct impact on housing.
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 proposed modification would result in improvements to public space, streetscape, and produce urban design improvements. Most notable improvements include the sidewalk enhancements, landscaped area, new dedicated green space along the streetscape both horizontal and vertical, and the overall esthetically pleasing building design. In addition to the improvements of the new Headquarters, the proposed parking garage should reduce, if not eliminate, MPD’s dependance on street parking.
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 	The proposal would allow MPD to remain at this location, which is readily accessible via public transit. While also introducing new community space at the site. Additionally, redevelopment of the property could provide construction and job opportunities to neighborhood residents.

Factor	Question	OP Response
Community	How did community outreach and engagement inform/change the zoning action? ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?)	The Applicant outlines their continued community outreach and coordination at Exhibit 3A, pgs. 25-29.

C. SUMMARY OF PLANNING CONTEXT ANALYSIS

On balance, the proposal would not be inconsistent with the Comprehensive Plan and should further the District’s efforts towards modernizing its public infrastructure.

VIII. 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 Section 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 amenities proffer is typically refined and resolved later in the PUD process, at this point, the applicant has proffered the following (refer to Exhibit #3 Pages 21-27) for the proposed PUD:

(a) Superior urban design and architecture

According to the applicant, the proposed building would be superior in design and architecture as it would replace a facility which has passed its reasonable life of service.

(b) Superior landscaping, or creation or preservation of open spaces

Per the applicant, the site plan includes area for extensive new landscaped areas across the property and in public space. The additional areas of landscaping will serve to enhance the property's visual character and promote a welcoming environment.

(c) Site planning and efficient and economical land utilization

The applicant states that the co-location of the parking garage and phased development plan allowing the current Headquarters to maintain operations during construction provides efficient and economical use of land given the constraints imposed on them the sites existing conditions.

(d) Commemorative works or public art.

The applicant includes an intent to source a sculpture or other public art fixture at the site.

(h) Employment and training opportunities;

Per the applicant, the project will generate employment opportunities through the construction and ongoing operation of the Headquarters.

(j) Building Spaces for Special Uses;

The project does not contain specific special uses. However, the project does contain areas for dedicated for community space.

(k) Environmental and sustainable benefits...;

The applicant has indicated the building is designed to meet Net-Zero Energy standards and should achieve LEED Gold v4 certification. The roof will have a combination of solar and green roofed areas.

(l) Streetscape Plans;

Per the applicant the PUD provides for streetscape design which improve pedestrian safety and create a more inviting public space than what currently exists.

(o) Transportation Infrastructure Beyond that Needed to Mitigate any Potential Adverse Impacts;

Past providing for adequate capacity for the 7th District Headquarters vehicles. The applicant states that the new garage will also include spaces for neighborhood use, carsharing services, and secure bike storage for MPD staff.

(q) Uses of Special Value to the Neighborhood or the District of Columbia as a Whole;

The project would redevelop the 7th District MPD Headquarters, allowing it to maintain its capacity to serve the District's needs.

In general, OP finds that the application is sufficient to move forward and therefore recommends that the Zoning Commission **set down the proposal for a public hearing**. The applicant should continue to work closely with OP, other District agencies, the ANC and other community groups to identify and resolve any impacts that are identified prior to a public hearing. OP will provide a more detailed analysis of the proposal and its final benefits and amenities prior to a public hearing.

IX. AGENCY REFERRALS

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

- Department of Energy and the Environment (DOEE)
- District Department of Transportation (DDOT)
- Department of Employment Services (DOES);
- Fire and Emergency Medical Services Department (FEMS)
- Metropolitan Police Department (MPD)
- DC Water

X. ATTACHMENTS

- I. Comprehensive Plan Policies
- II. Disaggregated Demographic Data

ATTACHMENT I – COMPREHENSIVE PLAN POLICY STATEMENTS

Chapter 3 Land Use

Policy LU-1.4.9: Public Facilities

Encourage the siting (or retention and modernization) of public facilities, such as schools, libraries, and government offices, near transit stations and along transit corridors. Such facilities should be a focus for community activities and enhance neighborhood identity.

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-2.2.4: 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

Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas

Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas. Limit the scale and extent of non-residential uses that are generally compatible with residential uses but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood.

Policy LU-2.3.3: Buffering Requirements

Buffer new commercial development adjacent to residential areas to avoid adverse effects. Buffers may include setbacks, landscaping, fencing, screening, height step-downs, and other architectural and site-planning measures that avoid potential conflicts.

Chapter 4 Transportation

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.

Policy T-1.3.1: Transit-Accessible Employment

Support more efficient use of the region's transit infrastructure with land use strategies that encourage employment locations near underused transit stations. Work closely with the federal government and suburban jurisdictions to support transit-oriented and transit-accessible employment throughout the region. This would expand the use of

major transit investments such as Metrorail. Encourage approaches that improve transit access to jobs for low-income residents.

Policy T-2.4.2: Pedestrian Network

Develop, maintain, and improve pedestrian facilities. Improve the District's sidewalk system to form a safe and accessible network that links residents across Washington, DC.

Policy T-2.4.2: Pedestrian Safety

Improve safety and security at key pedestrian nodes throughout the District. Use a variety of techniques to improve pedestrian safety, including textured or clearly marked and raised pedestrian crossings, pedestrian-actuated signal push buttons, high-intensity activated crosswalk pedestrian signals, rectangular rapid flashing beacons, accessible pedestrian signal hardware, leading pedestrian interval timing, and pedestrian countdown signals.

Policy T-2.5.5: Natural Landscaping

Work with other District and federal agencies to identify, plant, and manage natural landscaping areas along highways, traffic circles, bike paths, and sidewalks.

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.

Chapter 6 Environmental Protection

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-1.1.5: Resilient Infrastructure

Design infrastructure, such as roads and parks, to withstand future climate impacts, and increase Washington, DC's resilience by having roads and parks serve multiple purposes where possible, including flood risk reduction, urban heat island mitigation, and stormwater management.

Policy E-2.1.2: Tree Requirements in New Development

Use planning, zoning, and building regulations to promote tree retention and planting, as well as the removal and replacement of dying trees when new development occurs. Tree planting and landscaping required as a condition of permit approval should include provisions for ongoing maintenance.

Policy E-2.1.3: Sustainable Landscaping Practices

Encourage the use of sustainable landscaping practices to beautify the District, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. District government, private developers, and community institutions should coordinate to significantly increase the use of these practices, including planting and maintaining mostly native trees and other plants on District-owned land outside the right-of-ways in schools, parks, and housing authority lands.

Policy E-2.1.6: Urban Tree Canopy Goals

Determine the extent of Washington, DC's tree canopy at a sufficient level of detail to establish tree canopy goals for neighborhoods across the District. Continue working toward a District-wide goal of 40 percent tree canopy cover by 2032. Encourage tree plantings in neighborhoods with lower canopy levels. Components of this program

should include the removal of dead and dying trees and their replacement with suitable species, and the pruning and maintenance of trees to eliminate hazards and increase their rate of survival.

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-4.1.1: Maximizing Permeable Surfaces

Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce runoff.

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-4.4.1: 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.

Policy E-7.1.1: GI and Green Building Methods for the District

Strongly encourage the use of GI best management practices and green building design methods and materials in new construction and major rehabilitation projects undertaken by District government.

Policy E-7.1.3: Sustainable Landscaping

Require sustainable practices for landscaping projects, GI, and restoration projects on District properties that reduce the need for watering and mowing, control the spread of invasive species, increase the use of landscaping for stormwater management, provide habitats, and reduce the use of pesticides and herbicides. Consider using industry best practices and certifications to guide this policy.

Chapter 9 Urban Design

Policy UD-1.1.7: Public Space Landscape

Continue and enhance the use of public parking regulations (see Figure 9.6) to promote a verdant park-like character of the District's streets, with landscaped yards, generous tree canopy, and pedestrian scaled retaining walls and fences. Maintain building restriction lines, limit below-grade building projections that detract from green space, and preserve the existing grades along a block or corridor in public space and building restriction areas.

Policy UD-1.4.1: Thoroughfares and Urban Form

Use Washington, DC's major thoroughfares to reinforce the form and identity of the District, connect its neighborhoods, and improve its aesthetic and visual character through context-sensitive landscaping, tree planting, and streetscape design. Special attention should be placed on how public space, building restriction areas, and adjacent buildings contribute to each thoroughfare's character. Focus improvement efforts on thoroughfares with limited amenities.

Policy UD-2.1.2: Neighborhood Streetscapes

Neighborhood streetscapes should be designed to visually reflect the character and level of intensity of the adjacent land uses. For instance, narrow sidewalks may be appropriate for narrow streets with low-scale buildings, while sidewalks with more trees and vegetation may be appropriate for large-scale development. Pedestrian-oriented lighting should be designed to enhance walkability for all users, as well as visually reflect the character of neighborhood.

Policy UD-2.1.4: Connections Between Public Spaces and Streets

Public spaces, such as parks and plazas, should have entry points that create clear and porous visual and physical connections to the adjacent public realm. Where possible, coordinate streetscape designs to create a continuous experience between parks and streets. Limit the installation of tall fences or grade changes that create boundaries between parks and public rights-of-way. Public gathering spaces should be incorporated directly into the streetscape through pedestrian amenities, such as benches, public art, spacing of shade trees, and gardens.

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-3.1.2: Security Features in Public Space

Avoid the placement of security barriers within public space. Where necessary, security measures should be sensitively integrated into the permanent design of streets and public spaces to achieve pedestrian friendly streets and animated public spaces that support the daily activities of District residents, workers and visitors. Examples include reinforced benches, bicycle racks, stairways and ramps, and planter boxes. Retractable vehicle barriers, guard booths, and long lines of bollards should be avoided. Consider safety and security needs from the beginning of the design process to develop less intrusive solutions. Encourage architectural design and site planning methods that minimize perimeter security requirements and reduce impacts on the public realm. Appropriately use temporary security features and remove promptly when no longer needed.

Policy UD-3.2.2: Social and Community Meeting Spaces

New planned unit developments (PUDs) and other large-scale developments should provide for a mix of social and third spaces for example, schools, retail stores, cultural and community spaces, and recreational facilities.

Policy UD-3.3.1: Neighborhood Meeting Places

Provide places for neighborhood public life through the creation of public plazas at existing Metro stations or urban squares in new development. Encourage the activation of such spaces through the design of adjacent structures, including the location of shop entrances, window displays, awnings, and outdoor dining areas.

Policy UD-4.1.1: Capital Improvements and Urban Design

Use new capital improvement projects as opportunities to strengthen the District's urban design vision. Important community-serving civic places, such as schools and libraries, should be designed as civic icons with a high level of architectural quality, enhancing neighborhood identity and promoting the pride of residents and the admiration of visitors at both the neighborhood and District-wide level.

Policy UD-4.1.2: Design Excellence

Promote design excellence contracting processes in District capital improvement projects for public buildings and public spaces to achieve a more attractive, functional, and sustainable environment in the District and its neighborhoods.

Policy UD-4.1.7: Design for Longevity

Public buildings and infrastructure should be designed to be aesthetically pleasing with the highest quality and durable building materials providing long-term appearance and functionality and to minimize energy usage and maintenance needs.

Chapter 11 Community Services Facilities

Policy CSF-1.1.2: Adequate Facilities

Construct, rehabilitate, and maintain the facilities necessary for the efficient delivery of public services to current and future District residents.

Policy CSF-1.1.5: Addressing Facilities That Are Functionally Obsolete

Develop reuse or disposition plans for public buildings or sites that are functionally obsolete, that cannot be rehabilitated cost-effectively, or that are no longer needed. Before any disposition of property is made, consideration shall be given to potential future uses by, and needs of, the District.

Policy CSF-1.1.7: Location of Facilities

Ensure that the planning, siting, and design of new public facilities is consistent with Comprehensive Plan goals and policies, including the Future Land Use Map and the Policy Map.

Policy CSF-1.1.12: District-Owned Facilities and Shared Uses

Encourage the shared use of District-owned facilities, such as recreation centers, as sites that can support a variety of programs and activities. These can include community education about nutrition, nutrition entrepreneurship, and small business development; urban agriculture; cultural performance, production, and exhibition; and child development and care

Policy CSF-1.2.3: Construction and Rehabilitation

Continue to improve the coordination of public facility construction and rehabilitation projects to minimize public costs, maximize community benefits, and avoid service disruption.

Policy CSF-4.1.1: Updated Police Facilities

Provide updated and modern police facilities to meet the public safety needs of current and future Washington, DC residents, businesses, workers, and visitors.

Far Southeast and Southwest Element

Policy FSS-1.1.10: Workforce Development Centers

Support the development of additional job training facilities and workforce development centers, including the Infrastructure Academy. Encourage the retention of existing job training centers and the development of new

centers on sites such as the St. Elizabeths Campus and DC Village to increase employment opportunities for local residents.

Policy FSS-1.1.13: District Government Incentives for Economic Development

Use the full range of incentives and tools available to the District government, including tax abatements, tax increment financing, payments in lieu of taxes (PILOTs), eminent domain, and PUDs to promote and leverage economic development in the Far Southeast/Southwest Planning Area.

Policy FSS-1.1.14: Sustainable Development

Use the full range of incentives and tools available to the District government, including tax abatements, tax increment financing, payments in lieu of taxes (PILOTs), eminent domain, and PUDs to promote and leverage economic development in the Far Southeast/Southwest Planning Area.

Policy FSS-1.1.15: Neighborhood Resilience

Leverage the District's ongoing climate preparedness and adaptation work to encourage the implementation of neighborhood-scale and site-specific solutions for a more resilient District. This includes the development of actionable policies and projects that decrease the vulnerability of people, places, and systems in the Planning Area to climate risks despite changing or uncertain future conditions.

Policy FSS-R.1.1.A: Resilient Public Facilities

Identify and support greater investments to make the existing public facilities in the Far Southeast/Southwest Planning Area more resilient to the anticipated effects of extreme heat, floods, severe weather, and health events. This includes incorporating necessary upgrades or retrofits to the improvement or reconstruction of schools, libraries, child care centers, recreation centers, health clinics, and other facilities that provide services to residents at a higher health risk and vulnerable to climate risks and social inequities.

Action FSS-1.2.A: Far Southeast/Southwest Climate Resilience

Develop actionable strategies and projects that decrease the vulnerability of community members, housing and community facilities, and local businesses and community-serving institutions from both current flooding risks and future risks due to climate change.

ATTACHMENT II – DISAGGREGATED DEMOGRAPHIC DATA

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE			
Total Population	Total	670,587	72,294
	Under 18 years	124,056	21,812
	Percent under 18 years	18.5	30.2
	65 years and over	84,451	7,627
	Percent 65 years and over	12.6	10.6
	Median age	35.5	34.8
White alone	Total	265,633	3,822
	Under 18 years	31,383	967
	Percent under 18 years	11.8	25.3
	65 years and over	31,132	266
	Percent 65 years and over	11.7	5.9
	Median age	35.3	34.8
Black or African American alone	Total	297,101	63,441
	Under 18 years	65,759	18,885
	Percent under 18 years	22.1	29.8
	65 years and over	46,467	7,229
	Percent 65 years and over	15.6	7.4
	Median age	38.1	32.8
American Indian and Alaska Native alone	Total	2,209	171
	Under 18 years	310	0
	Percent under 18 years	14.0	0.0
	65 years and over	498	22
	Percent 65 years and over	22.5	12.0
	Median age	41.1	N/A
Asian alone	Total	27,067	469
	Under 18 years	2,208	28
	Percent under 18 years	8.2	6.2
	65 years and over	2,234	17
	Percent 65 years and over	8.3	3.6
	Median age	35.6	44.4
Native Hawaiian and Other Pacific Islander alone	Total	420	11
	Under 18 years	16	0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Percent under 18 years 65 years and over	3.8 47	0.0 8
	Percent 65 years and over Median age	11.2 NA	74.2 NA
Some Other Race alone	Total	30,879	1,223
	Under 18 years	10,450	546
	Percent under 18 years	33.8	44.6
	65 years and over	1,098	24
	Percent 65 years and over	3.6	2.0
	Median age	28.8	28.6
Two or More Races	Total	47,278	3,158
	Under 18 years	13,930	1,386
	Percent under 18 years	29.5	43.9
	65 years and over	2,975	101
	Percent 65 years and over	6.3	3.2
	Median age	30.8	28.6
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	77,168	2,449
	Under 18 years	21,334	1,165
	Percent under 18 years	27.6	44.5
	65 years and over	4,868	115
	Percent 65 years and over	6.3	4.7
	Median age	32.2	33.5
EDUCATIONAL ATTAINMENT (Population 25 Years and Over)			
Total	Total	484,596	44,511
	Less than high school diploma	35,377	6,013
	Percent	7.3	13.5
	High school graduate (includes equivalency)	72,816	16,076
	Percent	15.0	36.1
	Some college or associate's degree	72,871	13,582
	Percent	15.0	30.5
	Bachelor's degree or higher	303,532	8,841
	Percent	62.6	19.9
White alone	Total	209,259	2,423

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Less than high school diploma	2,908	53
	Percent	1.4	2.2
	High school graduate (includes equivalency)	5,078	200
	Percent	2.4	8.3
	Some college or associate's degree	10,379	686
	Percent	5.0	28.3
	Bachelor's degree or higher	190,894	1,483
	Percent	91.2	61.2
Black or African American alone	Total	204,800	39,488
	Less than high school diploma	23,792	5,617
	Percent	11.6	14.2
	High school graduate (includes equivalency)	60,827	15,452
	Percent	29.7	59.1
	Some college or associate's degree	54,090	12,085
	Percent	26.4	30.6
	Bachelor's degree or higher	66,091	6,335
	Percent	32.3	16.0
American Indian and Alaska Native alone	Total	1,694	136
	Less than high school diploma	243	0
	Percent	14.3	0.0
	High school graduate (includes equivalency)	271	0
	Percent	16.0	0.0
	Some college or associate's degree	537	0
	Percent	31.7	0.0
	Bachelor's degree or higher	643	0
	Percent	38.0	9.0
Asian alone	Total	21,541	429
	Less than high school diploma	989	0
	Percent	4.6	0.0
	High school graduate (includes equivalency)	981	48
	Percent	4.6	11.2
	Some college or associate's degree	1,193	131

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Percent	5.5	30.7
	Bachelor's degree or higher	18,378	248
	Percent	85.3	58.1
Native Hawaiian and Other Pacific Islander alone	Total	361	9
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	43	0
	Percent	11.9	0.0
	Some college or associate's degree	63	0
	Percent	17.5	0.0
	Bachelor's degree or higher	255	9
	Percent	70.6	100.0
Some Other Race alone	Total	17,520	526
	Less than high school diploma	5,549	158
	Percent	31.7	30.0
	High school graduate (includes equivalency)	3,121	75
	Percent	17.8	14.2
	Some college or associate's degree	2,273	145
	Percent	13.0	27.5
	Bachelor's degree or higher	6,577	149
	Percent	37.5	28.3
Two or More Races	Total	29,421	1,500
	Less than high school diploma	1,896	184
	Percent	6.4	12.3
	High school graduate (includes equivalency)	2,495	301
	Percent	8.5	20.1
	Some college or associate's degree	4,336	485
	Percent	14.7	32.4
	Bachelor's degree or higher	20,694	530
	Percent	70.3	35.3
Hispanic or Latino	Total	48,773	1,068
	Less than high school diploma	9,200	125

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
(Hispanics can be of any race and are included in race categories above)	Percent	18.9	11.7
	High school graduate (includes equivalency)	6,467	252
	Percent	13.3	23.6
	Some college or associate's degree	5,962	338
	Percent	12.2	31.4
	Bachelor's degree or higher	27,144	356
	Percent	55.7	33.3
DISABILITY STATUS (Civilian noninstitutionalized population)			
Total	Total	661,596	69,869
	Total population with a disability	72,659	11,908
	Percent with a disability	10.98	17.4
	Under 18 years	123,804	21,782
	With a disability	5,302	1,328
	Percent with a disability	4.28	6.1
	18 to 64 years	455,562	40,924
	With a disability	40,513	7,108
	Percent with a disability	8.89	17.37
	65 years and over	82,230	7,163
	With a disability	26,844	3,472
	Percent with a disability	32.65	48.7
White alone	Total	262,457	2,969
	Total population with a disability	14,048	358
	Percent with a disability	5.35	12.05
	Under 18 years	31,244	945
	With a disability	477	186
	Percent with a disability	1.53	19.63
	18 to 64 years	200,445	1,856
	With a disability	7,140	102
	Percent with a disability	3.56	5.51
	65 years and over	30,768	168
	With a disability	6,431	70
	Percent with a disability	20.9	41.69

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
Black or African American alone	Total	292,222	62,258
	Total population with a disability	49,642	10,967
	Percent with a disability	16.99	17.61
	Under 18 years	65,675	18,877
	With a disability	3,590	1,063
	Percent with a disability	5.47	5.6
	18 to 64 years	181,881	36,539
	With a disability	27,625	6,563
	Percent with a disability	15.19	17.96
	65 years and over	44,666	6,842
	With a disability	18,427	3,341
	Percent with a disability	41.26	48.83
American Indiana and Alaska Native alone	Total	2,209	171
	Total population with a disability	365	29
	Percent with a disability	16.52	16.96
	Under 18 years	310	0
	With a disability	13	0
	Percent with a disability	4.19	0.0
	18 to 64 years	1,401	149
	With a disability	297	7
	Percent with a disability	21.2	4.7
	65 years and over	498	22
	With a disability	55	22
	Percent with a disability	11.04	100.0
Asian alone	Total	72,659	369
	Total population with a disability	72,659	0
	Percent with a disability	10.98	0.0
	Under 18 years	123,804	29
	With a disability	5,302	0
	Percent with a disability	4.28	0.0
	18 to 64 years	455,562	323
	With a disability	40,513	0
	Percent with a disability	8.89	0.0
	65 years and over	82,230	17
	With a disability	26,844	0

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	Percent with a disability	32.65	0.0
Native Hawaiian and Other Pacific Islander alone	Total	410	1
	Total population with a disability	30	0
	Percent with a disability	7.32	0.0
	Under 18 years	16	0
	With a disability	0	0
	Percent with a disability	0	0.0
	18 to 64 years	355	1
	With a disability	30	0
	Percent with a disability	8.45	0.0
	65 years and over	39	0
	With a disability	0	0
	Percent with a disability	0	0.0
Some Other Race alone	Total	30,703	1,173
	Total population with a disability	2,435	145
	Percent with a disability	7.93	12.36
	Under 18 years	10,435	545
	With a disability	745	56
	Percent with a disability	7.14	10.7
	18 to 64 years	19,195	614
	With a disability	1,521	76
	Percent with a disability	7.92	12.37
	65 years and over	1,073	13
	With a disability	169	13
	Percent with a disability	15.75	100
Two or More Races	Total	46,843	2,929
	Total population with a disability	4,689	410
	Percent with a disability	10.01	13.99
	Under 18 years	13,916	1,386
	With a disability	419	24
	Percent with a disability	3.01	1.73
	18 to 64 years	29,968	1,442
	With a disability	3,081	360
	Percent with a disability	10.28	24.95
	65 years and over	2,959	101
With a disability	1,189	26	

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element	
			FAR SOUTHEAST AND SOUTHWEST	
	Percent with a disability	40.18	25.74	
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	76,587	2,291	
	Total population with a disability	5,891	190	
	Percent with a disability	7.69	8.29	
	Under 18 years	21,309	1,165	
	With a disability	1,022	0	
	Percent with a disability	4.8	0.0	
	18 to 64 years	50,457	1,222	
	With a disability	3,175	134	
	Percent with a disability	6.29	13.11	
	65 years and over	4,821	104	
	With a disability	1,694	56	
	Percent with a disability	35.14	53.96	
UNEMPLOYMENT RATE (Population 16 years and over)				
Total	Unemployment rate	7.1	17.7	
White alone	Unemployment rate	2.6	6.0	
Black or African American alone	Unemployment rate	14.0	18.5	
American Indian and Alaska Native alone	Unemployment rate	2.8	0.0	
Asian alone	Unemployment rate	2.7	8.3	
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	2.8	0.0	
Some Other Race alone	Unemployment rate	8.0	21.7	
Two or More Races	Unemployment rate	4.7	16.4	
Hispanic or Latino	Unemployment rate	5.3	11.1	
POVERTY STATUS				
Total population	Population for whom poverty status is determined	649,184	70,648	
	Income in the past 12 months below poverty level	98,039	21.173	
	Percent in poverty	15.1	29.97	
White alone	Population for whom poverty status is determined	256,129	3,461	
	Income in the past 12 months below poverty level	14,374	369	
	Percent in poverty	5.61	10.66	

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
Black or African American alone	Population for whom poverty status is determined	288,885	62,353
	Income in the past 12 months below poverty level	68,985	19,393
	Percent in poverty	23.88	30.94
American Indian and Alaska Native alone	Population for whom poverty status is determined	2,159	171
	Income in the past 12 months below poverty level	512	22
	Percent in poverty	23.71	12.87
Asian alone	Population for whom poverty status is determined	25,320	418
	Income in the past 12 months below poverty level	3,379	48
	Percent in poverty	13.35	11.37
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	390	1
	Income in the past 12 months below poverty level	53	0
	Percent in poverty	13.59	0.0
Some Other Race alone	Population for whom poverty status is determined	30,340	1,180
	Income in the past 12 months below poverty level	5,472	625
	Percent in poverty	18.04	53.08
Two or More Races	Population for whom poverty status is determined	45,961	3,065
	Income in the past 12 months below poverty level	5,264	816
	Percent in poverty	11.45	26.62
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Population for whom poverty status is determined	75,004	2,323
	Income in the past 12 months below poverty level	9,600	366
	Percent in poverty	12.8	15.7
MEDIAN HOUSEHOLD INCOME			
Total households	Median household income (dollars)	101,722	43,382
White alone	Median household income (dollars)	160,745	155,972
Black or African American alone	Median household income (dollars)	75,942	41,254

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
American Indian and Alaska Native alone	Median household income (dollars)	60,390	0
Asian alone	Median household income (dollars)	123,660	0
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)	N/A	0
Some Other Race alone	Median household income (dollars)	61,851	35,992
Two or More Races	Median household income (dollars)	108,455	48,421
Hispanic or Latino	Median household income (dollars)	94,203	92,937
TENURE			
Total householder	Total	315,785	30,603
	Owner occupied	130,865	7,152
	% owner occupied	184,920	22.34%
	Renter occupied	41.4	23,452
	% renter occupied	58.6	76.6%
White alone	Total	140,029	1,550
	Owner occupied	66,420	541
	% owner occupied	73,609	34.9%
	Renter occupied	47.4	1,009
	% renter occupied	52.6%	65.1%
Black or African American alone	Total	131,600	27,446
	Owner occupied	47,195	6,151
	% owner occupied	35.9	22.4%
	Renter occupied	84,405	21,295
	% renter occupied	64.1	77.6%
American Indian and Alaska Native alone	Total	1,269	124
	Owner occupied	327	52
	% owner occupied	942	41.9%
	Renter occupied	25.8	72
	% renter occupied	74.2	58.1%
Asian alone householder	Total	13,886	138
	Owner occupied	5,884	84
	% owner occupied	42.4	60.9%
	Renter occupied	8,002	54

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	Area Element
			FAR SOUTHEAST AND SOUTHWEST
	% renter occupied	57.6	31.9%
Native Hawaiian and Other Pacific Islander alone	Total	81	1
	Owner occupied	52	0
	% owner occupied	29	0.0%
	Renter occupied	64.2	1
	% renter occupied	35.8	100.0%
Some Other Race alone	Total	9,836	306
	Owner occupied	2,618	61
	% owner occupied	26.6	19.9%
	Renter occupied	7,218	245
	% renter occupied	73.4	8.01%
Two or More Races householder	Total	19,084	1,039
	Owner occupied	8,369	263
	% owner occupied	43.9	25.4%
	Renter occupied	10,715	775
	% renter occupied	56.2	74.7%
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	29,336	698
	Owner occupied	10,358	280
	% owner occupied	35.3	40.1%
	Renter occupied	18,978	418
	% renter occupied	64.7	59.9%
HOUSING COST BURDEN			
Total	Total Households	315,785	30,603
	Cost Burdened Households	110,215	15,024
	Not Computed	10,634	1,688
	Percent of households spending 30% or more of their income on housing	36.1	52.0

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, 2017-2021 American Community Survey 5-Year Estimates m