

LWH 801 R, LLC

Z.C. Application No. 26-01 Zoning Map Amendment from RA-2 to MU-10

Square 395 Lot 55

Zoning Commission | Public Hearing | July 20, 2026

Site Background

Site:

- Land Area: 64,568 square feet

Site Characteristics:

- Three (3) story garden-style apartment buildings (approx. 71 dwelling units) and surface parking
- Constructed: approx. 1963

Existing Zoning:

- RA-2

Proposed Zoning:

- MU-10

Future Development:

- 8-story residential building
- Potential ground floor retail/community use



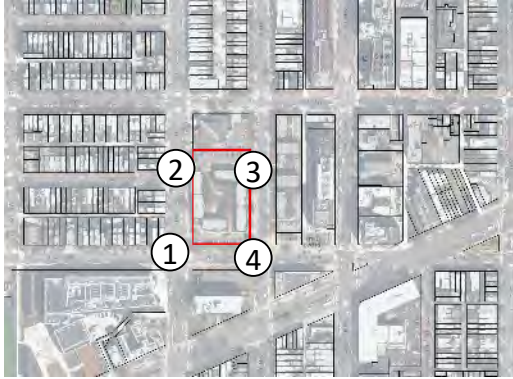
Comparison of Development Standards

	RA-2	MU-10
Uses	Residential	MU-Use Group F Residential, Office, Retail, Lodging, Service, Daytime Care, Eating and Drinking Establishment
Height	50 ft.	90 ft. (100 ft. w/ IZ)
Penthouse Height	12 ft. (habitable), 15 ft. (mech.)	20 ft.
Density (FAR)	1.8 (2.16 w/ IZ)	6.0 (7.2 w/ IZ) 3.0 for non-residential max.
Lot Occupancy	60%	75% (80% w/ IZ)
Rear Yard	15 ft. min.	Residential Only 2.5 in. per 1 ft. of height (12 ft. min.)
Side Yard	N/A If provided, 4 ft. min.	N/A If provided, 2 in. per 1 ft. of height (5 ft. min.)
Green Area Ratio	0.4	0.2
Plaza	N/A	8% of lot area (5,166 sf)

Subject Property and Context



Subject Property and Context





Background and Engagement

Project Owner: Lincoln-Westmoreland Housing, Inc.

- Founded 1967
- 501(c)3 nonprofit
- Approx. 1,000 units developed and in the pipeline

- **Owner Representative:**

keyurban

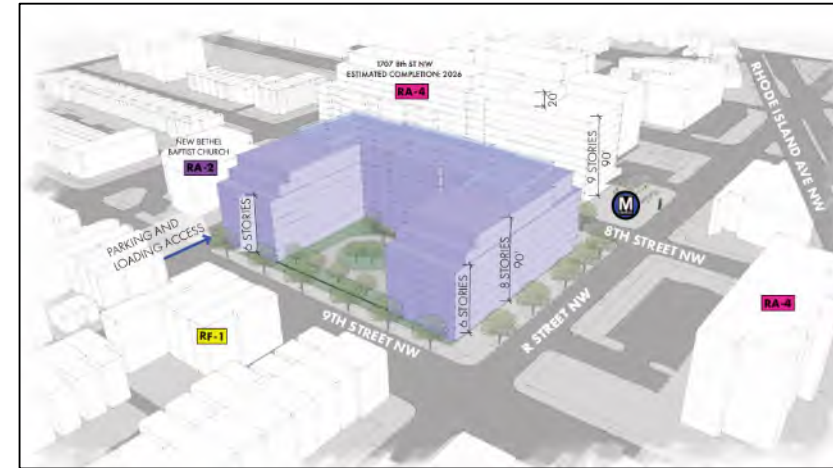


Background and Engagement

- **March 2024:** TOPA rights assigned
- **October 2024:** LWH acquires property
- **April 2026:** Application to DHCD affordable housing RFP
- **Q2 2027 (approx.)** – Approx. 18-24 month construction

New Development:

- 100% permanent affordability
- Approx. 200-230 new apartment homes
- 30% 3-bedroom units
- Sponsored temporary relocation
- Guaranteed replacement units



Background and Engagement

- Stakeholder feedback
- Public realm activation

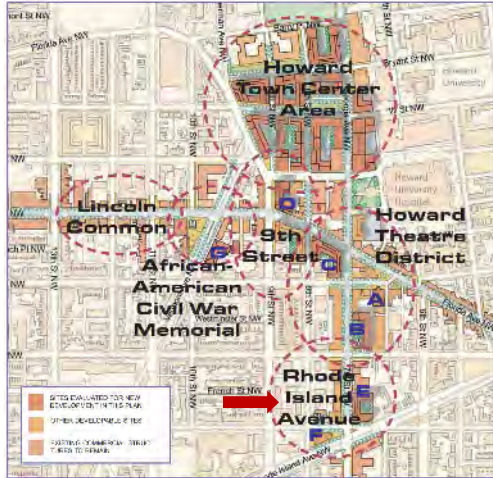


Standard of Review

Zoning Commission may approve a map amendment if the amendment is not inconsistent with the Comprehensive Plan and other adopted public policies and action programs related to the subject site.

11-X DCMR § 500.3.

Relevant Small Area Plans



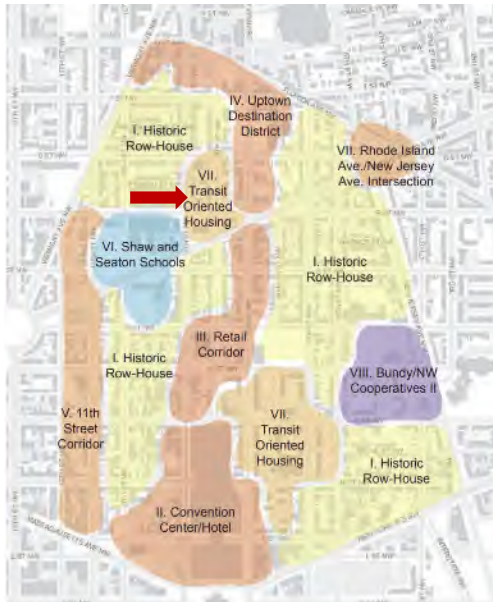
DUKE Small Area Plan (2004) - General Development Goals:

- Maximize density and intensity of land development near Metro.
- Develop 20% – 30% affordable housing in residential development.
- Prioritize transit use while accommodating project generated parking demands.

Convention Center Area Strategic Development Plan (2006)

Relevant Objectives:

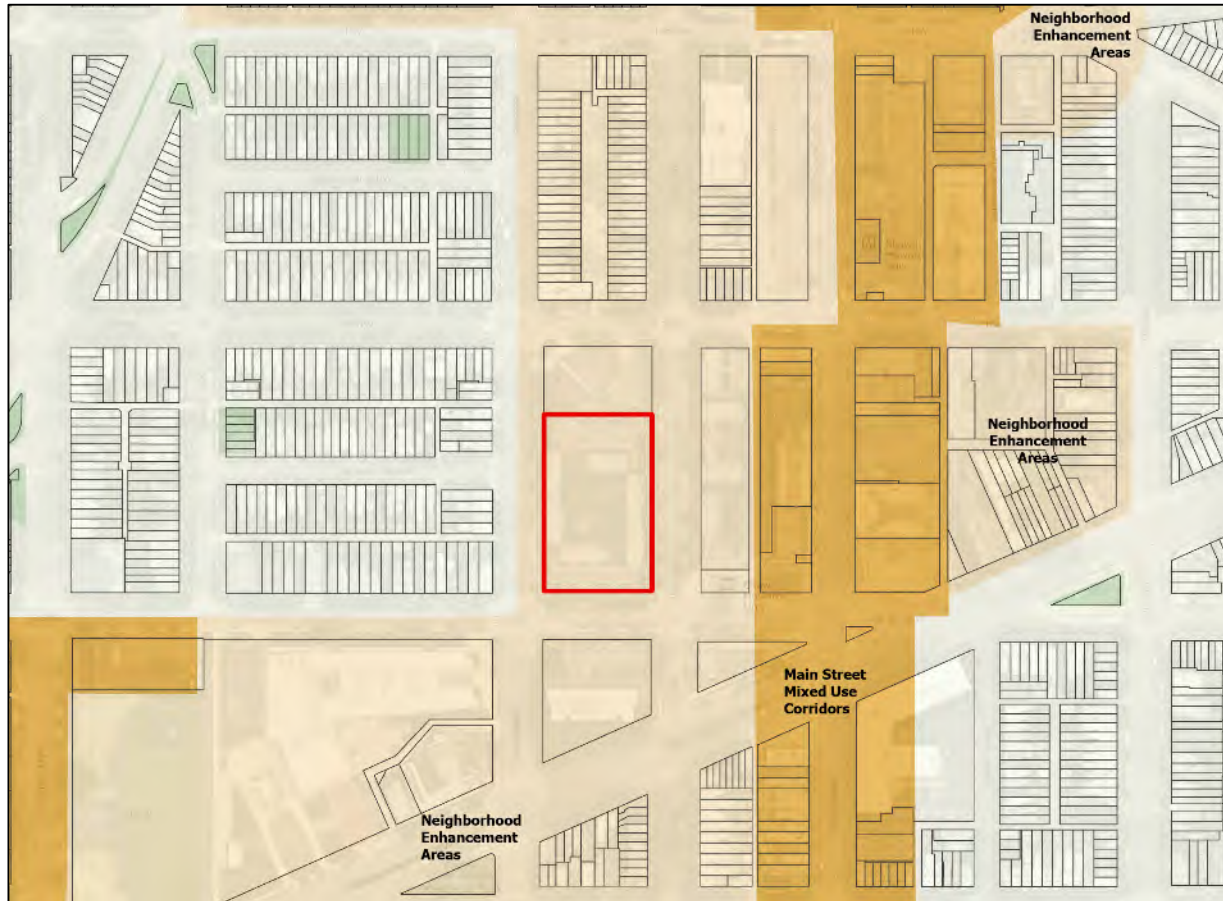
- Preserve existing and create new house to maintain demographic diversity.
- Balance pedestrian and vehicular needs.
- Concentrate multi-unit buildings near transit.
- Maximize development on sites suitable for multiple-unit buildings.
- Encourage mixed-income residential development on surface parking lots near Metro.
- Encourage renewal of Project-based Section 8 contracts or redevelop with equivalent/increased number of affordable residential units.



Map of Sub-Areas within the Study Area

Generalized Policy Map

Neighborhood Enhancement Area

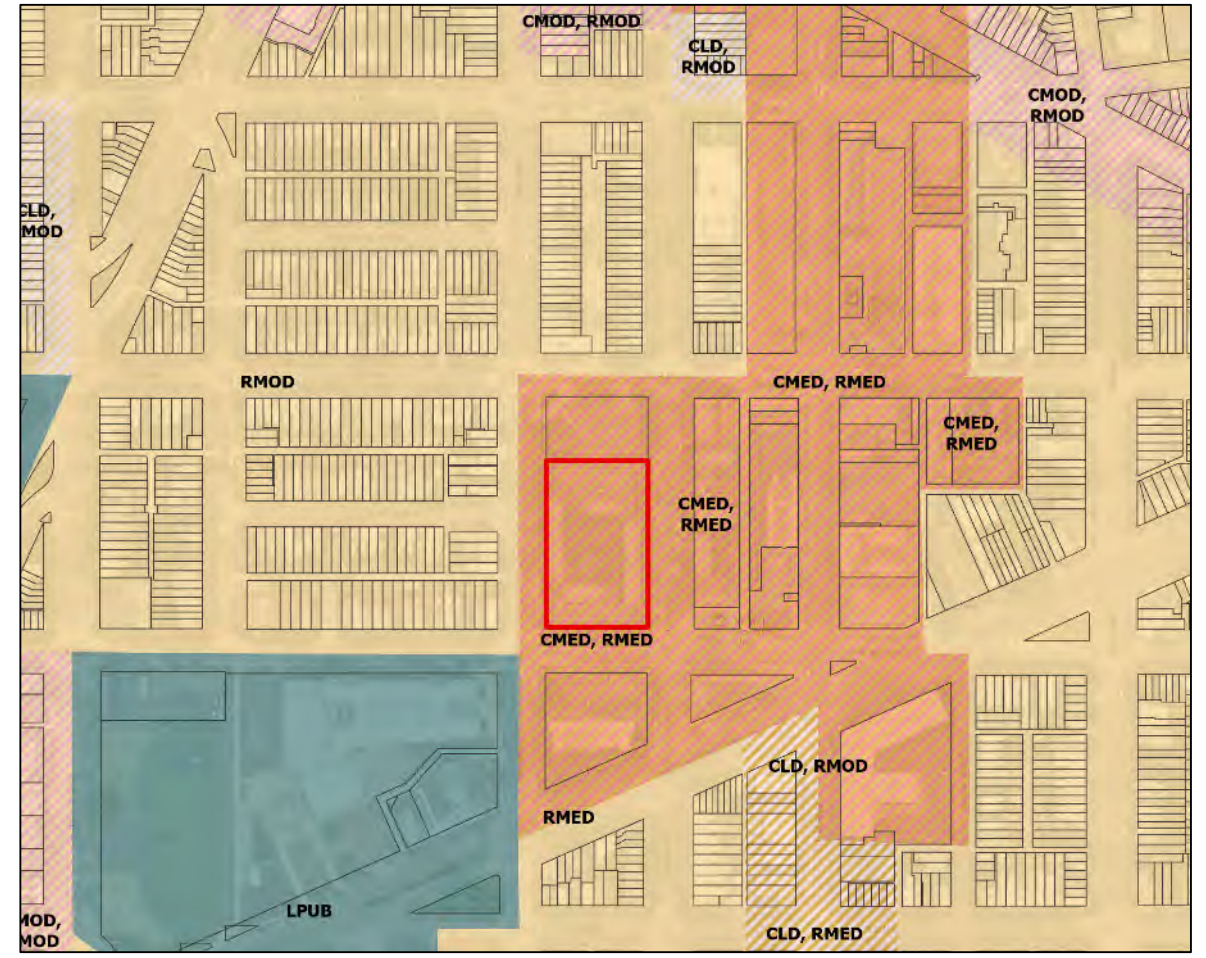
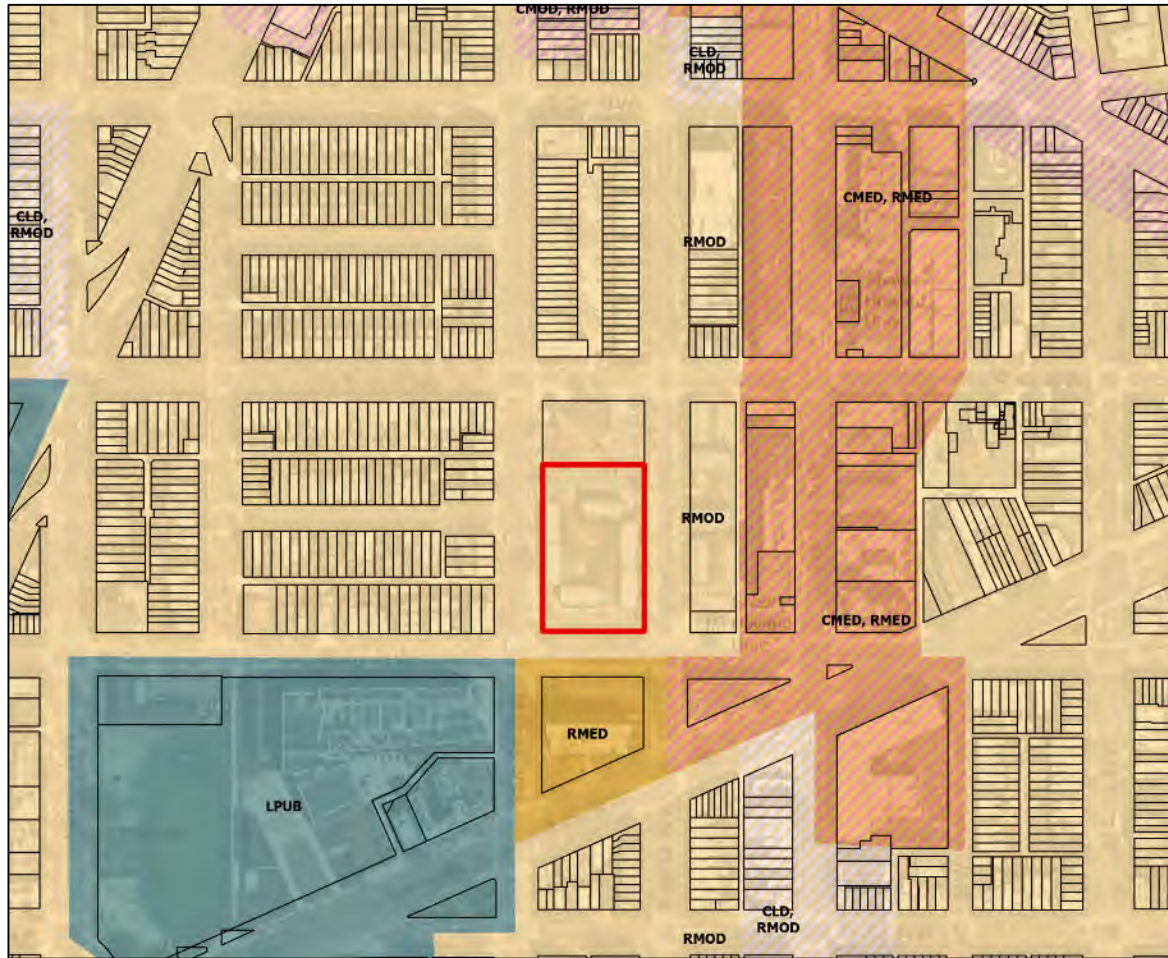


Neighborhood Enhancement Area

- **The proposed map amendment to MU-10 is not inconsistent with the GPM.**
- Will facilitate redevelopment of site with a new affordable development that will better utilize existing land area immediately adjacent to Metrorail
- Will preserve existing affordable housing and create new affordable housing
- Density permitted is consistent with the FLUM
- Adequate separation provided by surrounding streets

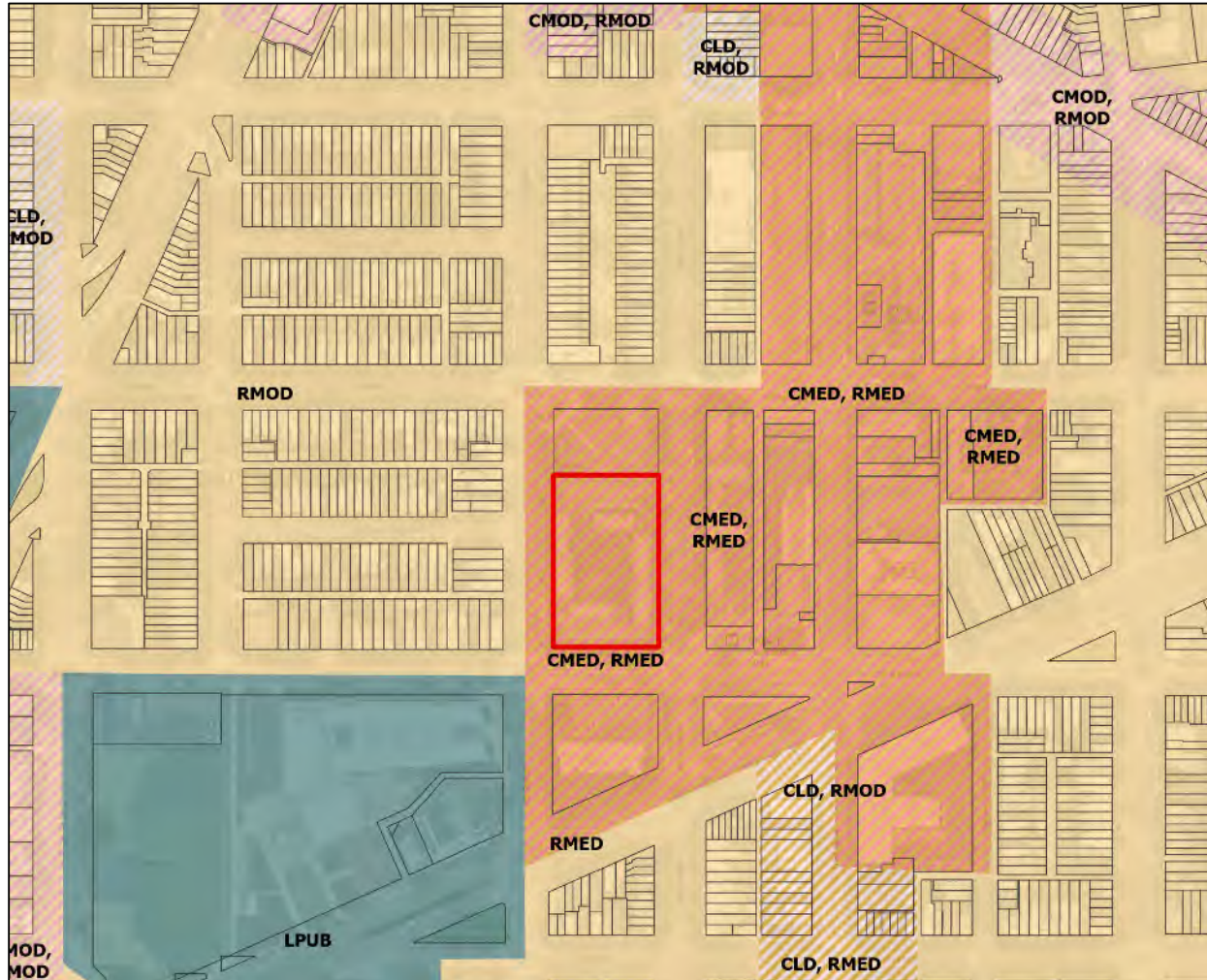
Future Land Use Map

MIXED USE (MEDIUM DENSITY RESIDENTIAL / MEDIUM DENSITY COMMERCIAL)



Future Land Use Map

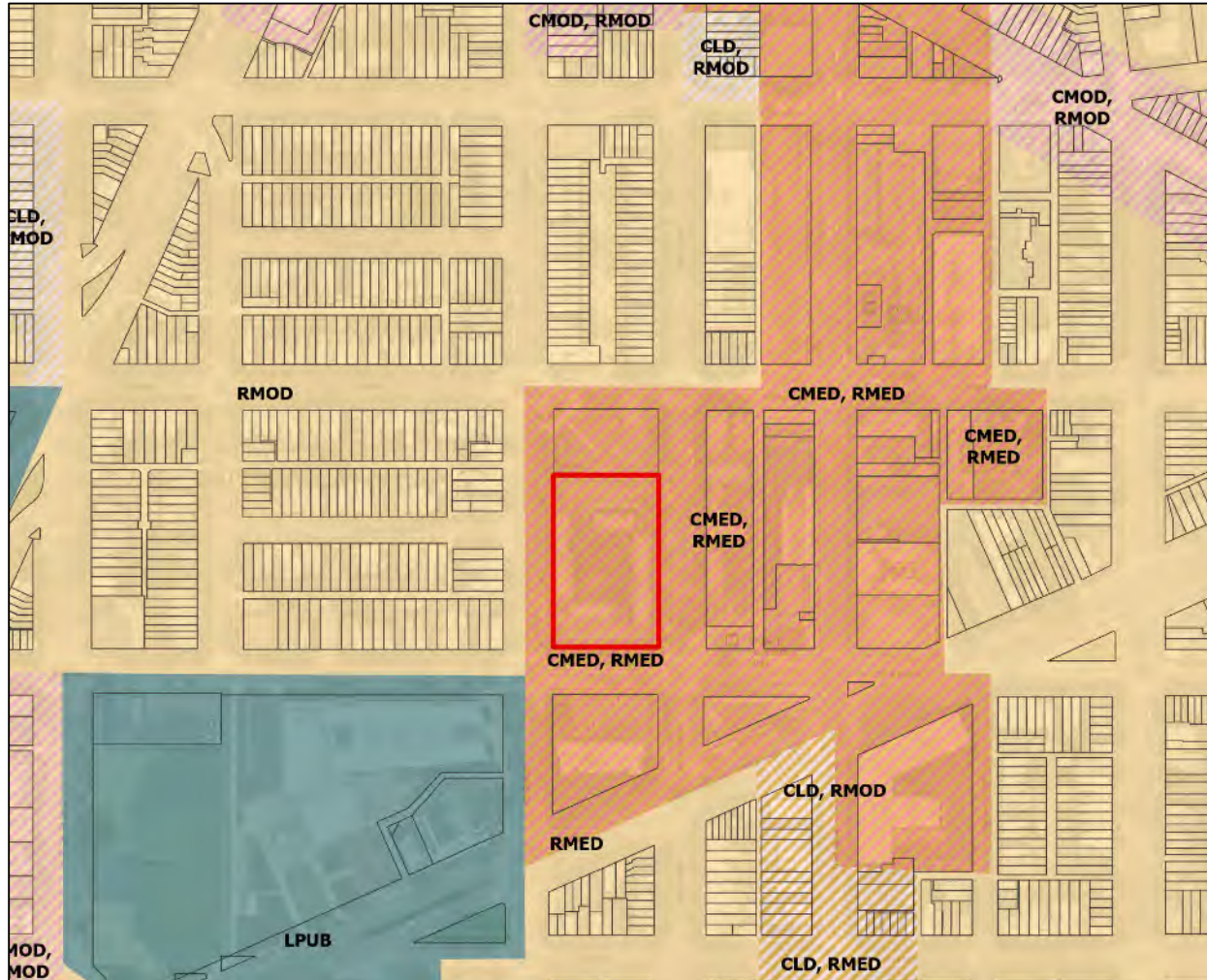
MIXED USE (MEDIUM DENSITY RESIDENTIAL / MEDIUM DENSITY COMMERCIAL)



- **Mixed Use:**
 - No expressed preference for residential over commercial.
 - Guidance provided in Area Elements and small area plan(s) favors residential use.
- A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. 10-A DCMR § 227.23.
- **FLUM generally envisions medium-density mixed-use development with no expressed preference for a particular use.**
- **Comp Plan policy guidance and applicable small area plans support residential use (incl. preservation and expansion of affordable housing)**
- **MU-10 zone permits medium- to high-density mixed-use development with a balance of uses that is applied to areas where a mixture of uses is intended to carry out Comp Plan and small area plans goals for population, housing, and environmental quality.**
- **Framework Element identifies MU-10 as consistent with the Medium Density Commercial designation**

Future Land Use Map

MIXED USE (MEDIUM DENSITY RESIDENTIAL / MEDIUM DENSITY COMMERCIAL)



- Typical [matter-of-right] density contemplated by FLUM
 - Medium Density Residential: typical [matter-of-right] density generally greater than 4.0 FAR (greater with IZ or PUD).
 - Medium Density Commercial: typical [matter-of-right] density 4.0 - 6.0 FAR (greater with IZ or PUD).
- **Proposed MU-10 zone**
 - **Permitted Density: 6.0 FAR (7.2 FAR with IZ), 3.0 FAR max. non-residential.**

COMPREHENSIVE PLAN POLICY GUIDANCE

Land Use Element

- LU-1.4.2: Development Around Metrorail Stations
- LU-1.4.3: Housing Around Metrorail Stations
- LU-1.4.4: Affordable Rental and For-Sale Multi-Family Housing Near Metrorail Stations
- **LU-2.1.1: Variety of Neighborhood Types**
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.3: Balanced Growth
- H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- **H-1.2.2: Production Target**
- **H-1.2.3: Affordable and Mixed Income Housing**
- H-1.2.11: Inclusive Mixed-Income Neighborhoods
- **H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing**
- **H-2.1.2: Preserving Affordable Rental Housing**
- **H-2.1.4: Avoiding Displacement**
- **H-2.1.5: Conversion of At-Risk Rentals to Affordable Units**
- **H-2.1.6: Long-Term Affordability Restrictions**
- **H-2.1.9: Redevelopment of Affordable Housing**

Environmental Protection Element

- **E-1.1.2: Urban Heat Island Mitigation**
- E-4.2.1: Support for Green Building

Urban Design Element

- UD-2.1.6: Minimize Mid-Block Vehicular Curb Cuts

Bold indicates policy is identified in OP's Equity Crosswalk as explicitly address racial equity.

Full Comprehensive Plan evaluation in Exhibits 3 and 3C

Comp Plan Guidance on Redevelopment of Income-Restricted Affordable Housing

H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing

“...Redevelopment of income-restricted affordable housing by other parties should implement as many of the strategies in 510.4a as possible...”

510.4a – *“...Redevelopment or rehabilitation of income-restricted affordable housing should use the following strategies, ordered by priority, to minimize displacement, maximize the return of tenants to their community, and retain affordable housing:”*

- **RIGHT OF RETURN:** Include tenants’ right of return to a replacement unit under the same tenancy qualifications. Provide a comprehensive relocation plan for tenants prior to redevelopment.
- **ONE-FOR-ONE REPLACEMENT:** Implement one for one replacement of income-restricted affordable units at the same affordability levels, and for the unit sizes needed by existing residents. Replace family sized housing in a manner that meets tenants’ housing needs and the needs of households on the waiting list that are the hardest to house in the private market, including the preferences of multigenerational families.
- **BUILD FIRST OR NEARBY OFF-SITE:** When redeveloping the property, build replacement affordable units first prior to any off-site physical relocation from existing affordable units, or provide appropriate offsite affordable units as new permanent housing within the project neighborhood, if necessary due to site constraints.
- **VOUCHER ACCEPTANCE:** Projects accepting tenant-based vouchers must accept tenant-based vouchers following redevelopment.

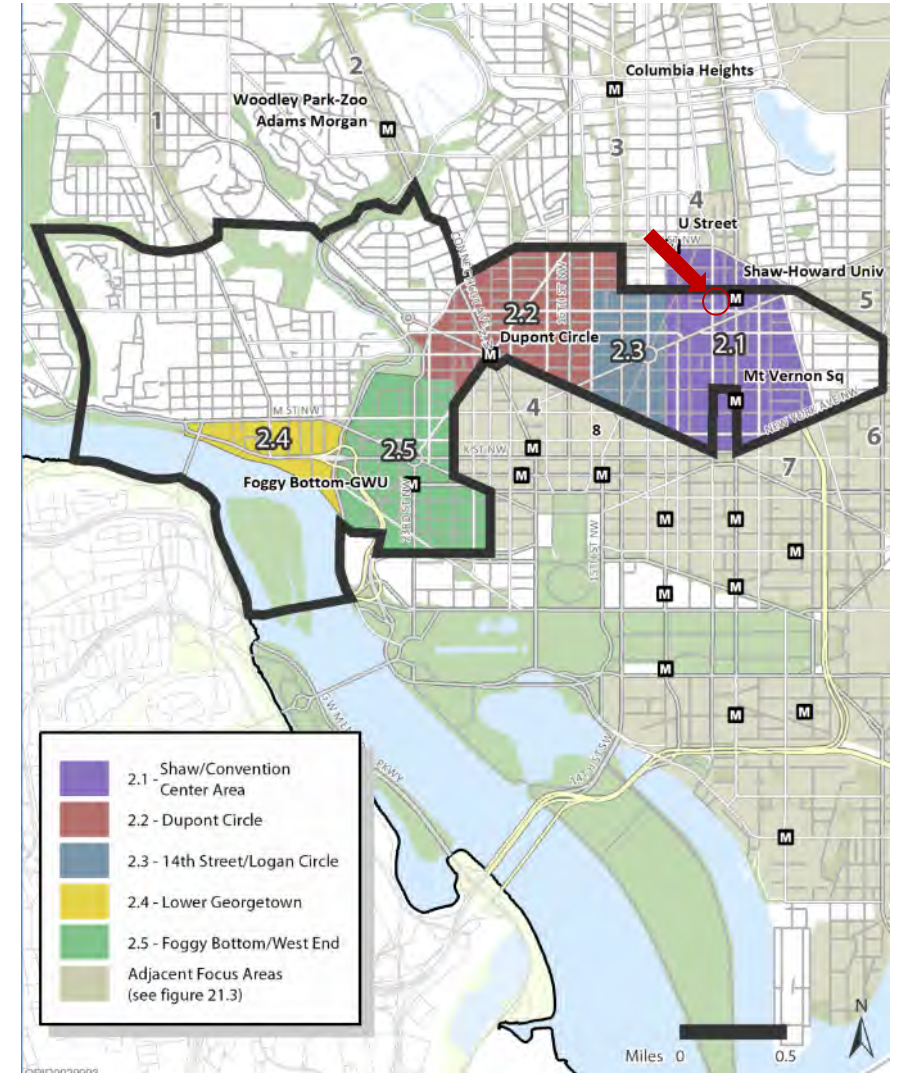
Near Northwest Area Element Guidance

Near Northwest Area Element

- **NNW-1.1.8: Affordable Housing** - Preserve the existing stock of affordable housing in the Near Northwest Planning Area, by bringing to bear new measures to preserve and produce affordable housing in a way that advances fair housing goals and minimizes displacement
- **NNW-2.1.1: Affordable Housing** - Preserve existing affordable housing within the Shaw/Convention Center area and produce new affordable housing and market rate housing on underutilized and future development sites. Use a range of tools to retain and develop affordable housing in the Planning Area, including tenant organization and public education, inclusionary zoning, renewing project-based public housing contracts, tax abatements, public-private partnerships, and affordable housing when development on publicly-owned land includes a residential component
- **NNW-2.1.2: Reinforce Existing Development Patterns** - Stabilize and maintain existing moderate-density row house areas within the Shaw/Convention Center area. Locate multi-unit buildings in areas already zoned for greater density, including areas near the Mount Vernon Square and Shaw/Howard University Metro stations, and on publicly owned land with the potential for housing. Ensure that development on infill sites scattered throughout the row house portions of the Shaw/Convention Center area is sensitive to and complements the neighborhood's character.

Bold indicates policy is identified in OP's Equity Crosswalk as explicitly address racial equity.

Full Comprehensive Plan evaluation in Exhibits 3 and 3D



Evaluation of Potential Comp Plan Inconsistencies

Potential Inconsistencies:

- UD-2.2.4: Transitions in Building Intensity
- UD-2.2.5: Infill Development

Competing / Outweighing Policies and Considerations

- FLUM
- NNW-2.1.1: Affordable Housing
- LU-1.4.2: Development Around Metrorail Stations
- H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing
- H-2.1.2: Preserving Affordable Rental Housing
- DUKE Small Area Plan and Convention Center Strategic Development Plan support for maximizing density near transit

Table 1: Evaluation of MU-10 Density, Height, and Lot Occupancy in Relation to Surrounding Context of the Property						
Scheme	Land Area	Density	Lot Occupancy	Bldg. Footprint	No. Stories	Approx. Height (not incl. penthouse)
Maximize Lot Occupancy	64,568 sf	464,889 sf	80%	51,654 sf	9	90 ft.
Maximize Height	64,568 sf	464,889 sf	72%	46,488 sf	10	100 ft.
Targeted Development Program (approximate and subject to change)	64,568 sf	309,926 sf	60%	34,450 sf	8	85 ft.

EVALUATE ZONING ACTION THROUGH A RACIAL EQUITY LENS

Indicator	Anticipated Outcome	Positive / Negative / Neutral
Direct Displacement	- Temporary direct displacement during construction with guaranteed right of return through TOPA development agreement with tenants association consistent with Comp Plan anti-displacement strategies. - No direct commercial displacement.	
Indirect Displacement	Economic: New housing and potential modest amount of commercial use on the Property not expected to cause indirect displacement of existing residents in the area.	
	Cultural: Increased affordable housing will help residents remain in the neighborhood, and replacement units will provide existing tenants guaranteed opportunity to return to the neighborhood.	
Housing	- Increased housing in proximity to transit and civic uses (schools, recreation center) to help achieve District housing goals. - Additional housing can help temper increases in housing costs. - Rent levels for replacement affordable units regulated by TOPA development agreement and for new affordable units by public financing requirements. - Size of replacement affordable units regulated by TOPA development agreement.	
Physical	- Public realm and pedestrian safety improvements along adjacent public streets - Improved storm water infrastructure	
Access to Opportunity	Proximity to transit will increase access to employment opportunities to residents.	

Full evaluation in Applicant's statement in support at Exhibit 3

Conclusion

- Not inconsistent with the Comprehensive Plan when read [as a whole] through a racial equity lens.
- The height and density of the proposed MU-10 zone is consistent with the type of mixed-use development that is contemplated by the GPM and the FLUM, particularly when read together with Comprehensive Plan policies and applicable small area plans.
- The proposed Zoning Map amendment is consistent with the purposes of the Zoning Act to promote public health, safety, morals, convenience, order, property, and general welfare by:
 - Adequate separation from adjacent development provided by abutting streets;
 - No undue concentration of population and overcrowding of land due to multi-family development on an underutilized site near transit, arterial corridors, local public facilities, and neighborhood serving amenities; and
 - Favorable outcomes to land use, housing, and the efficiency in the supply of public services.

