

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Joshua Mitchum, Development Review Specialist  
<sup>MBR</sup> Maxine Brown-Roberts, Associate Director, Development Review

**DATE:** September 18, 2026

**SUBJECT:** ZC 26-02 – OP Hearing Report for a Map Amendment to rezone the properties located at 639, 641, 645, and 647 Florida Avenue NW from the PDR-3 zone to the MU-8B zone.

### **I. RECOMMENDATION**

639 Florida Ave, LLC, 641 Florida Ave, LLC, 645 Florida Ave, LLC, and Homayoun Yeroushalmi (collectively, the Applicant) have requested a Map Amendment to rezone 639, 641, 645, and 647 Florida Avenue NW (Square 3078, Lots 0019, 0807, 0810, and 0033) from the PDR-3 zone to the MU-8B Zone. The proposal, on balance, would not be inconsistent with the Comprehensive Plan maps and policies, the Mid-City Area Element and the DUKE Framework for a Cultural Destination for Greater Shaw-U Street (DUKE Plan). The Office of Planning (OP) therefore recommends that the Zoning Commission **approve** the proposed map amendment with IZ Plus.

### **II. BACKGROUND**

At its May 14, 2026 Public Meeting, the Zoning Commission voted to set this case down for public hearing. OP's Setdown Report can be found at Exhibit 10. Following Setdown, the Applicant submitted a memorandum, dated June 11, 2026 (Exhibit 12), proposing to revise the map amendment to request a rezoning from the PDR-3 Zone to the MU-8B Zone, instead of to the MU-10 Zone. The Applicant states that the revision to the MU-8B Zone was in response to additional outreach with community stakeholders, which included discussions with ANC-1B and the LeDroit Park Civic Association (LPCA). The Office of Zoning Legal Division (OZLD) confirmed that revision would not require a new Setdown vote by the Zoning Commission.

### **III. APPLICATION-IN-BRIEF**

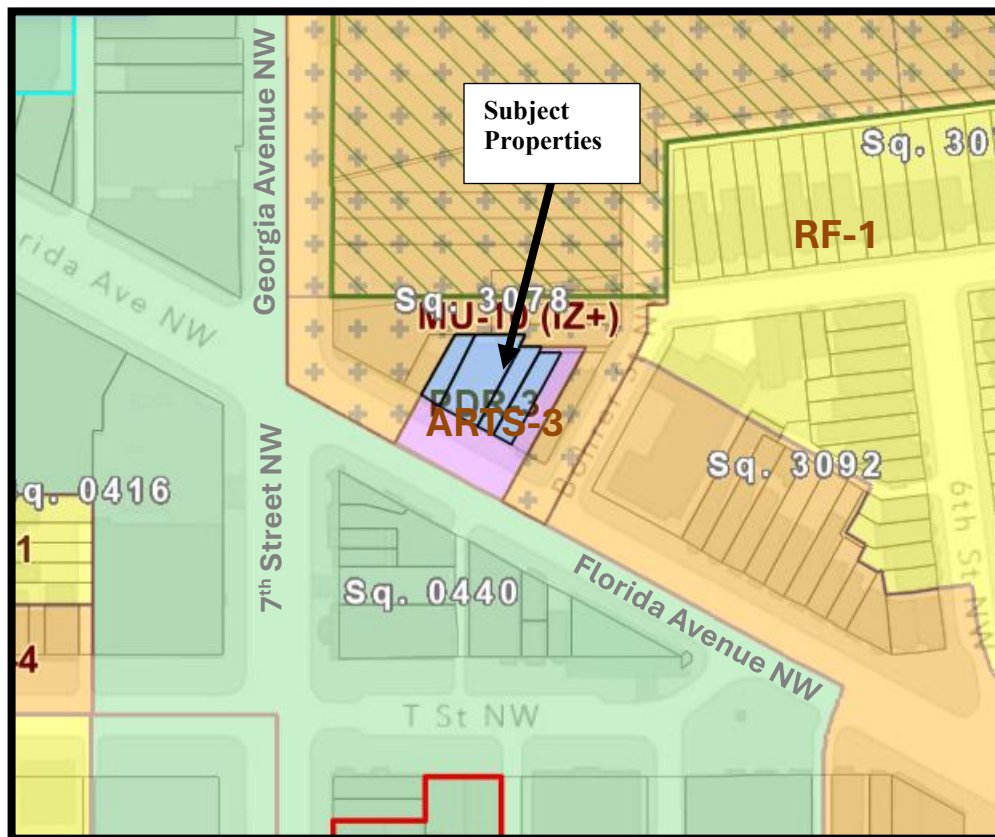
|                          |                                                                                                                                    |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>         | 639 Florida Avenue, LLC, 641 Florida Avenue, LLC, 645 Florida Avenue, LLC, & Homayoun Yeroushalmi represented by Sullivan & Barros |
| <b>Address</b>           | 639, 641, 645, 647 Florida Avenue, NW                                                                                              |
| <b>Legal Description</b> | Square 3078; Lots 0019, 0807, 0810, and 0033                                                                                       |
| <b>Property Size</b>     | 5,401 square feet                                                                                                                  |
| <b>Ward / ANC</b>        | Ward 1 / ANC 1B                                                                                                                    |

|                                           |                                                                        |
|-------------------------------------------|------------------------------------------------------------------------|
| <b>Future Land Use Map Designation</b>    | Medium Density Residential (RMED) and Medium Density Commercial (CMED) |
| <b>Generalized Policy Map Designation</b> | Main Street Mixed-Use Corridors                                        |
| <b>Proposed Map Amendment</b>             | PDR-3 to MU-8B                                                         |
| <b>Historic District</b>                  | N/A                                                                    |

#### IV. SITE AND AREA DESCRIPTION

As shown below, the property is located east of Georgia Avenue NW and is comprised of four (4) lots with frontage on Florida Avenue, NW. Lots 0033, 0810, 0807, and 0019 are currently improved with small-scale commercial uses. The properties combine for approximately 5,401 square feet, is irregularly shaped, and is bounded to the north and west by Howard University and Howard University Hospital properties in the MU-10 Zone; to the south by commercial uses in the ARTS-3 Zone; and to the east by commercial and institutional uses in the MU-4 Zone.

##### Location of Properties



## V. COMMENTS FROM SETDOWN MEETING

| Comment                                                                                                                           | Applicant Response                                                                                                                                                                                                    | OP Response                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Zoning Commission would like to know more about what further community engagement has happened since Setdown.                 | The Applicant, at Exhibit 12, provided a memo that notes that, in response to further outreach efforts with community stakeholders, the Applicant has amended the application to request a rezoning to the MU-8 Zone. | The Applicant's memo indicates that they have engaged in further outreach efforts which has resulted in a more harmonious proposal with the surrounding community. |
| The Zoning Commission would like to know how the Applicant intends to "activate" the ground floor of future development projects. | The applicant did not provide a response.                                                                                                                                                                             | OP has reached out to the Applicant regarding the Commission's comment.                                                                                            |

## VI. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The Applicant's petition would rezone the subject property from PDR-3 to MU-8B. The purpose and intent of the PDR-3 zone is as follows:

In general, the Production, Distribution, and Repair (PDR) zones provide for the following (Subtitle J § 101.1):

- (a) *Heavy commercial and light manufacturing activities employing large numbers of people and requiring some heavy machinery under controls that minimize any adverse effects on other nearby, more restrictive zones; and*
- (b) *Areas suitable for development as heavy industrial sites, but at the same time protect those industrial developments from the intrusion of non-industrial uses that impeded the full utilization of properly located industrial sites.*

Specifically for the PDR-3 zone, Subtitle J § 101.5 states:

*The PDR-3 zone is intended to permit high-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.*

In general, Subtitle G § 101 describes Mixed-Use (MU) zones as:

- 101.1 The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling residential development at varying densities.*
- 101.2 The MU zones are designed to provide facilities for housing, shopping, and business needs, including residential, office, service, and employment centers.*

Specifically, Subtitle G § 101.13 states that the MU-8B zone is intended to:

- (a) *Permit medium-density mixed-use development with a focus on employment and residential use;*

- (b) *Be located in uptown locations, where a large component of development will be office-retail and other non-residential uses; and*
- (c) *Be located in or near the Central Employment Area, or arterial streets, in uptown and regional centers, and at rapid transit stops.*

The following table summarizes the development standards of the proposed MU-8B zone in comparison to the existing PDR-3 zone.

| <b><u>Regulation</u></b> | <b><u>Existing Zone: PDR-3</u></b>                                                                   | <b><u>Proposed Zone: MU-8B</u></b>                                                                                 |
|--------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Permitted Uses:</b>   | Uses listed in Subtitle U, Chapter 8                                                                 | Use Group F                                                                                                        |
| <b>Height:</b>           | 90 ft. max.                                                                                          | 90 ft. max. (100 ft. max for IZ)<br>No story limit                                                                 |
| <b>Penthouse Height:</b> | 20 ft. max.<br>1 story + Mezzanine<br>Second story permitted for mechanical space                    | 20 ft. max./1 story<br>Second story permitted for mechanical space                                                 |
| <b>Lot Area:</b>         | N/A                                                                                                  | N/A                                                                                                                |
| <b>Lot Width:</b>        | N/A                                                                                                  | N/A                                                                                                                |
| <b>FAR:</b>              | 6.0 max. (for Subtitle J § 201.2 Use Categories)<br>4.0 max. (for Subtitle J § 201.3 All Other Uses) | 5.0 max. (6.0 max. with IZ)<br>4.0 max. (Non-residential)                                                          |
| <b>Lot Occupancy:</b>    | N/A                                                                                                  | N/A                                                                                                                |
| <b>Rear Yard:</b>        | 12 ft. min.                                                                                          | 12 ft. min.                                                                                                        |
| <b>Side Yard:</b>        | N/A                                                                                                  | 5 ft. min. if provided<br>(Non-detached/semidetached dwellings)<br>8 ft. min.<br>(Detached/Semi-detached dwelling) |
| <b>GAR:</b>              | 0.3 min.                                                                                             | 0.20 min.                                                                                                          |

As shown in the table above, the PDR-3 and MU-8B zones have similar development standards such as height, FAR, and rear yard. However, the proposed MU-8B Zone would allow for a broader range of uses that supports the current institutional, residential, and commercial character of the surrounding neighborhood.

## VII. IZ PLUS EVALUATION

Subtitle X § 502 presumes that IZ Plus will apply to map amendments except as provided for in Subtitle X § 502.2:

*502.1 Except as provided in Subtitle X § 502.2, the requirements of this section shall apply to:*

- (a) *A map amendment that rezones a property:*
  - (1) *From a PDR zone to an ARTS, CG, D, MU, R, RA, or RF zone;*

- (2) From any zone other than a PDR zone to a D zone without a prescribed residential FAR; or*
- (3) From unzoned to an ARTS, CG, D, MU, R, RA, or RF zone; or*
- (b) A map amendment not described on paragraph (a) of this subsection 502.1, which rezones a property from any zone to a zone that allows a higher maximum FAR, both exclusive of the twenty percent (20%) IZ bonus density, if applicable.*

*502.2 The requirements of this section shall not apply to a map amendment that:*

- (a) Is related to a PUD application;*
- (b) Is to [rezone to] a BF, HE, NHR, SEFC, StE, USN, or WR zone;*
- (c) The Zoning Commission determines is not appropriate for IZ Plus due to mitigating circumstances identified by the Office of Planning in its report recommending that the map amendment not be subject to IZ Plus; or*
- (d) Was filed as an application that was accepted by the Office of Zoning prior to November 16, 2020.*

IZ Plus has a greater affordable housing requirement than the standard provisions of Inclusionary Zoning (IZ) found in the Zoning Regulations. OP typically recommends that IZ Plus apply as part of any map amendment and only recommends that it not be applied if the subject area has a notably significant amount of dedicated affordable housing already, or if the Comprehensive Plan identifies the subject area for additional market-rate housing to provide a better balance.

In the case of the subject application, the Mid-City Planning Area currently exceeds the Mayor's 2025 affordable housing goal. However, the housing equity goals are designed to achieve a minimum of 15% in a planning area, and they are minimums only. This proposed map amendment would provide the opportunity for more market-rate and affordable units in the planning area, which would contribute to meeting both housing and affordable housing goals for the District. OP is therefore recommending IZ+ for this map amendment.

## **VIII. PLANNING CONTEXT**

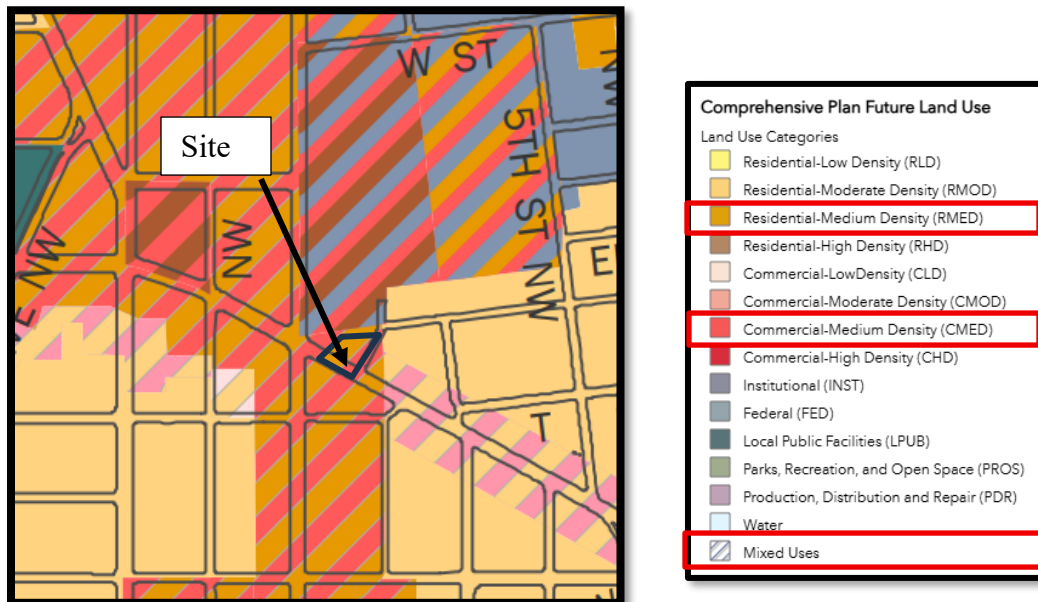
### **A. COMPREHENSIVE PLAN MAPS**

The Generalized Policy Map and the Future Land Use Map 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 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.

As described below, the proposed zoning map amendment would not be 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 mix of **Medium Density Residential (RMED)** and **Medium Density Commercial (CMED)**.



**Medium-Density Residential:** *This designation is used to define neighborhoods or area generally, but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas. Density typically ranges from 1.8 to 4.0 FAR, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The RA-3 Zone District is consistent with the Medium Density Residential category, and other zones may apply.* 227.7

**Medium-Density Commercial:** *This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Moderate Density Commercial areas. Retail, office, and service businesses are the predominant uses, although residential uses are common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas. Density typically ranges between a FAR of 4.0 and 6.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-8 and MU-8B Zone Districts are consistent with the Medium Density category, and other zones may also apply.* 227.12

**Mixed-Use Categories:** *The Future Land Use Map indicates areas where the mixing of two or more land uses is encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with striped colors corresponding to the categories defined on the previous pages. The Mixed-Use category generally applies in the following three circumstances:*

- Established, pedestrian-oriented commercial areas which also include substantial amounts of housing, typically on the upper stories of buildings with ground floor retail or office uses;*
- Commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground floor retail or office uses and upper story housing; and*
- Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared.* 227.20

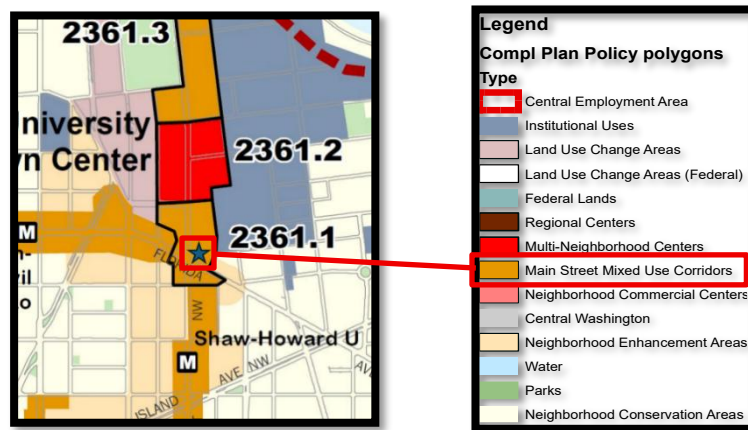
*The general density and intensity of development within a given Mixed-Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the Future Land Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix ... 227.21*

*A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. ... 227.23*

The proposed map amendment would not be inconsistent with the FLUM designations for the subject property. The proposed MU-8B zoning is consistent with the above policies of allowing for mid-rise apartments and shopping/service areas that are somewhat greater in scale than Moderate Density Commercial areas. The MU-8B Zone in particular is noted as being not inconsistent with Medium-Density Commercial designation.

### **Generalized Policy Map (GPM)**

The Generalized Policy Map (GPM) places the subject site within a **Main Street Mixed-Use Corridors** policy area.



### **Main Street Mixed-Use Corridors:**

*These are traditional commercial business corridors with a concentration of older storefronts along the street. The area served can vary from one neighborhood (e.g., 14<sup>th</sup> Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). Their common feature is that they have a pedestrian-oriented environment with traditional storefronts. Many have upper-story residential or office uses. Some corridors are underutilized, with capacity for redevelopment. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment. 225.14*

The proposed map amendment would not be inconsistent with the GPM designation for the subject properties. The properties are currently developed with older storefronts fronting on Florida Avenue which is a major transit corridor and are near a major intersection and are currently underutilized. The proposed MU-8B zoning is consistent with the policies to enhance properties along underutilized corridors, encourage redevelopment that supports transit use and supports enhancement of the pedestrian environment. The MU-8B Zone would permit a mix of residential and commercial uses at a scale and intensity appropriate for a Main Street Corridor and would better suit development proposals that allow for a mix of commercial uses on the ground floor and upper-story residential uses.

## **B. ANALYSIS THROUGH A RACIAL EQUITY LENS USING THE ZONING COMMISSION'S RACIAL EQUITY TOOL**

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. The Comprehensive Plan recognizes that advancing equity requires a multifaceted approach and that many areas of policy must be brought to bear on the challenge:

*Equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs, and/or practices that reduce and ultimately eliminate disparities while fostering places that are healthy and vibrant. Equitable development holistically considers land use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, healthcare, technology, workforce development, and employment opportunities. As the District grows and changes, it must do so in a way that encourages choice, not displacement, and builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes and share in the benefit of the growth, while not unduly bearing its negative impacts. 213.7*

The Commission’s four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. The Applicant’s Racial Equity Analysis is provided at Exhibit 2D and OP’s analysis is provided below.

### **Racial Equity Tool Part 1 – Comprehensive Plan Guidance**

In the context of zoning, certain priorities of equity are explicit throughout the Comprehensive Plan, including affordable housing, displacement, and access to opportunity. Below is an outline of Comprehensive Plan policies related to this proposal which, when viewed through a racial equity lens, provides the Commission with a framework for evaluating a proposed map amendment. Refer to Attachment I of this report for the full text of each policy statement or refer to the Comprehensive Plan that is available on the Office of Planning website at [planning.dc.gov](http://planning.dc.gov).

As noted above, this proposal would not be inconsistent with the Comprehensive Plan Generalized Policy Map and the Future Land Use Map. The proposed map amendment, on balance, would not be inconsistent with the Citywide Elements of the Comprehensive Plan as demonstrated below. Although it can be difficult to assess the exact impact of development in a map amendment petition, the proposed map amendment would provide additional opportunities to further the policies of the Land Use, Transportation and Housing Elements. Furthermore, it would also advance several policies for the Mid-City Planning Area Element.

#### **Citywide Elements:**

##### ***Land Use Element***

- *Policy LU-1.4.1: Station Areas as Neighborhood Centers*
- *Policy LU-1.4.2: Development Around Metrorail Stations*
- *Policy LU-1.4.3: Housing Around Metrorail Stations*
- *Policy LU-1.4.6: Development Along Corridors*

- *Policy LU-2.1.1: Variety of Neighborhood Types*
- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*
- *Policy LU-2.1.4: Revitalization Before Demolition*
- *Policy LU-2.1.10: Multi-Family Neighborhoods*
- *Policy LU-3.2.6: Rezoning of Industrial Areas*

The proposed map amendment would not be inconsistent with the above policies of the Land Use Element. The subject properties have not been developed with industrial uses for decades and the proposed rezoning would allow redevelopment of the properties with uses that are compatible with the existing neighborhood. The MU-8B zone allows for a broader range of residential and commercial uses along a multimodal transit corridor. Through the amendment, the properties would be supporting the Land Use Element policies of transit-oriented development near Metrorail stations and enhancing pedestrian and neighborhood-serving commercial activity.

In particular, the proposed rezoning furthers the Land Use Element's policy of rezoning industrial land in cases where the land can no longer viably support industrial or PDR activities and can no longer realistically co-exist with adjacent uses. Land Use Element Policy LU-3.2.6 lists areas in the vicinity of Metrorail stations and small sites amongst established residential communities as an example – as is the case for the subject properties.

#### ***Transportation Element***

- *Policy T-1.1.4: Transit-Oriented Development*
- *Policy T-1.1.7: Equitable Transportation Access*

The subject properties are transit-oriented due to their close proximity to the Shaw-Howard U Metrorail station and the C51, C53, and C57 Metrobus routes along Florida Avenue. Development under the proposed MU-8B zone would allow for a broader mix of residential and commercial uses that better synergize with the area's existing, multimodal transportation network.

#### ***Housing Element***

- *Policy H-1.1.1: Private Sector Support*
- *Policy H-1.1.3: Balanced Growth*
- *Policy H-1.1.4: Mixed-Use Development*
- *Policy H-1.2.2 Production Targets*
- *Policy H-1.2.3: Affordable and Mixed-Income Housing*
- *Policy H-1.2.5: Moderate-Income Housing*
- *Policy H-1.2.9: Advancing Diversity and Equity*

Through the amendment, the increased density permitted in the MU-8B Zone would allow for the production of more housing and affordable housing.

#### ***Environmental Protection Element***

- *Policy E-1.1.2: Urban Heat Island Mitigation*
- *Policy E-2.1.2: Tree Requirements in New Development*
- *Policy E-2.1.3: Sustainable Landscaping Practices*
- *Policy E-3.2.3: Renewable Energy*
- *Policy E-3.2.7: Energy-Efficient Building and Site Planning*
- *Policy E-4.1.1: Maximizing Permeable Surfaces*
- *Policy E-4.1.2: Using Landscaping and green Roofs to Reduce Runoff*
- *Policy E-4.2.1: Support for Green Building*

Redevelopment of the subject properties would be subject to all current green building, site disturbance, and stormwater management requirements. Furthermore, redevelopment could also result in new and environmentally sustainable improvements to the abutting streetscape and neighborhood.

**Area Element:**

***Mid-City Area Element***

- *Policy MC-1.1.2: Directing Growth*
- *Policy MC-1.1.6: Mixed-Use Districts*
- *Policy MC-2.3.1: Uptown Destination District*
- *Policy MC-2.3.2: Uptown Subareas*

The subject properties are located within the Mid-City Area Element. The surrounding area of the subject properties can be characterized as moderate to medium-density, mixed-use residential, commercial, and institutional buildings. The proposed rezoning to the MU-8B Zone could increase the development potential of the site, furthering the Mid-City Area Element's policies of reinvestment along the Georgia Avenue, NW and adjacent corridors.

Furthermore, the proposed map amendment represents a unique cohesiveness with the rezoning of abutting Howard University properties from legacy PDR zones to MU-9/MU-8B through Zoning Commission Case No. ZC 24-04. Both the map amendment in Case No. 24-01 and the proposed map amendment intend to further the Mid City Area's policies of better facilitating mixed-use development and directing growth towards key corridors such as George Avenue and Florida Avenue, NW and the Uptown Subareas.

**Potential Comprehensive Plan Inconsistencies:**

OP has identified the following Comprehensive Plan policies with which the proposed map amendment may be inconsistent:

- *Policy LU-3.2.1: Retain Areas for Industrial Uses*

The above policy aims to retain an adequate supply of industrial land for PDR uses in order to meet the District's current and future demand for PDR needs, which include public works, warehousing, transportation storage and maintenance, and construction staging. However, the higher-intensity uses permitted in the PDR-3 zone are not currently active on any of the properties, have not been on the properties for decades, and are no longer consistent with the mixed-use, transit-oriented activities that currently characterize the surrounding area.

Additionally, the 2021 FLUM and Comprehensive Plan seem to have evaluated these properties and identified that they are not appropriate for industrial uses and therefore identified them for a mix of residential and commercial uses. The FLUM and many other Comp Plan policies seem to override these policies that recommend retaining areas for industrial uses and discourages rezoning industrial land. Therefore, the proposed MU-8B zone on the properties would not be inconsistent with the Comp Plan.

**Racial Equity Tool, Part 2 – Applicants/Petitioner Community Outreach and Engagement**

The Applicant has provided details of their ongoing outreach efforts as part of Exhibit 2D. Their efforts include correspondence with ANC-1B and community groups such as the LeDroit Park Civic

Association. Furthermore, the Applicant informed OP that they made a presentation regarding the map amendment at ANC-1B's April 20, 2026 meeting.

As noted earlier in this report, as a result of further outreach with community stakeholders, including ANC 1B and the LeDroit Park Civic Association, the Applicant amended the application to request a rezoning to MU-8 instead of MU-10 zone.

### **Racial Equity Tool, Part 3 – Mid-City Planning Area Disaggregated Data**

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. This is provided in detail in the OP Setdown Report (Exhibit 10). 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 met its 2025 affordable housing goals.

In summary, the data indicated that, between the two time periods:

- While the overall population of the District increased, the population of the Mid-City Planning Area decreased from 94,962 to 92,368.
- The Mid-City Planning Area saw an increase in median income of approximately \$44,194, a greater than that of the Districtwide average between the same time periods.
- The Mid-City Planning Area saw an overall lower increase in owner-occupied households compared to the Districtwide average. Black and Asian residents were the only groups that presented a decrease in homeownership in the planning area between the time periods.
- The percentage of cost burdened households, as well as the poverty rate, improved both Districtwide and in the Mid-City Planning Area between the time periods. 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.

### **Racial Equity Tool, Part 4 – Zoning Commission Evaluation Factors**

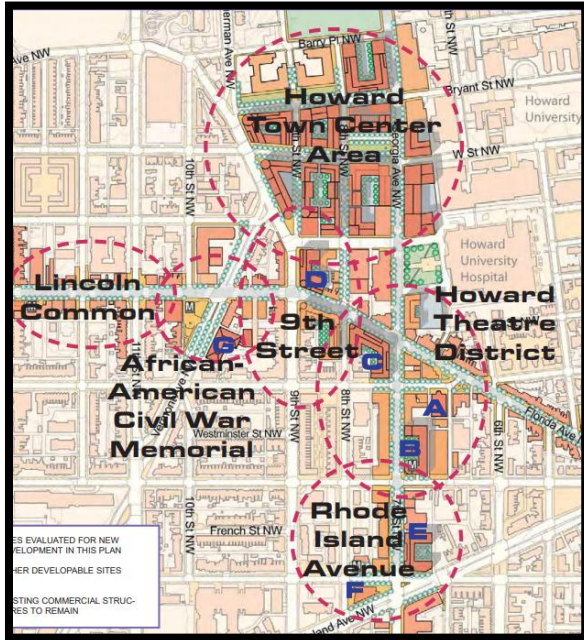
| <b>Factor</b>         | <b>Question</b>                                                             | <b>OP Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Direct Displacement   | Will the zoning action result in displacement of tenants or residents?      | The subject properties, 645, 647, 641, and 639 Florida Avenue, are all currently operating as various commercial uses such as eating and drinking establishments, and a hair salon. There are no residential uses on the properties. The Applicant states that these uses are planned to remain as is, as there are currently no immediate plans to redevelop the properties. The zoning action would not result in direct displacement of tenants or residents. |
| Indirect Displacement | What examples of indirect displacement might result from the zoning action? | There are currently no plans to redevelop the site and therefore there would be no displacement at this time.                                                                                                                                                                                                                                                                                                                                                    |

| Factor                      | Question                                                                                                                                                                                 | OP Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Housing                     | Will the action result in changes to: <ul style="list-style-type: none"> <li>• Market Rate Housing</li> <li>• Affordable Housing</li> <li>• Replacement Housing</li> </ul>               | The map amendment, if granted, could result in more housing opportunities for the area, which would include affordable units, at a minimum consistent with the IZ program.                                                                                                                                                                                                                                                                                                                                                                 |
| Transportation              | Will the action result in: <ul style="list-style-type: none"> <li>• Access to public transit</li> <li>• Transportation improvements</li> </ul>                                           | The properties are accessible to a number of metrobus routes which travel along Florida Avenue as well as those which travel along 7 <sup>th</sup> Street/ Georgia Avenue which also has metrobus routes. In addition, the Shaw/Howard University Metro station is just south of the properties. These transportation elements will provide future residents or businesses easy access to other parts of the City for jobs, business or entertainment. New development would be required to meet parking and bicycle parking requirements. |
| Physical                    | Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> <li>• Public Space Improvements</li> <li>• Streetscape Improvements</li> </ul> | The map amendment could likely result in improvements to adjacent public space and streetscapes improvements as part of any new development on the site.                                                                                                                                                                                                                                                                                                                                                                                   |
| New Jobs/<br>Access to Jobs | Is there a change in access to job opportunities                                                                                                                                         | While there are no immediate plans for the redevelopment of the site, a rezoning to a mixed-use designation could result in new businesses and services located in an area well-served by transit options, making them more accessible as job opportunities.                                                                                                                                                                                                                                                                               |
| Community                   | How did community outreach and engagement inform/change the zoning action?                                                                                                               | The Applicant's filings indicate that outreach measures are underway but at this time there is no indication that of any particular changes to the proposal resulting from those discussions.                                                                                                                                                                                                                                                                                                                                              |

## C. OTHER RELEVANT PLANNING DOCUMENTS

### Small Area Plan

#### DUKE Plan



The DUKE Framework for a Cultural Destination for Greater Shaw-U Street (DUKE Plan) provides direction to revitalize the neighborhood to achieve “cohesive and memorable place with diverse subareas”. The DUKE Plan recommends “*land use adjustments that can be implemented through amendments to the zoning map, planned unit developments, and amendments to the zoning text. This Plan provides additional guidance to the Zoning Commission as they consider zoning actions for the area.*”

The DUKE Plan was approved and adopted by the D.C. Council in 2005, which is prior to the most recent 2021 Comprehensive Plan update, and many of its policies and recommendations were adopted in the Mid-City Area Element, or the Georgia Avenue Corridor and U Street/Uptown Policy

#### Focus Area.

The subject properties are located within the Howard Theatre Sub-District which is envisioned as a “vibrant center focused upon a revived Howard Theatre”. Furthermore, the DUKE Plan states that sub-district properties (such as the subject properties) “will be programmed to complement and support a “complete” destination with restaurants, outdoor cafes/dining, intimate music clubs, bars, bookstores, art galleries, modest-priced retail and other destination uses”.

The proposed map amendment to MU-8B would further the goals of the DUKE Plan by allowing for a broader range of mixed uses that contribute to making the sub-district feel more like a “complete” destination as envisioned by the plan. The DUKE Plan also envisions the Shaw/Howard U and U Street Metrorail stations as anchors for transit-oriented development and encourages the maximizing of development potential near them. Overall, the proposed amendment would not be inconsistent with the policies and recommendations of the DUKE Plan.

## D. SUMMARY OF PLANNING CONTEXT ANALYSIS

As discussed in this report, the proposed map amendment would rezone the properties to a zone that is more consistent with the Comprehensive Plan’s land use recommendation. The proposed MU-8B zoning could potentially guide the site to further realize the Medium-Density Residential and Medium-Density Commercial development strategies as recommended by the Future Land Use Map, and the Main Street Mixed-Use Corridor policies as recommended by the Generalized Policy Map. OP therefore recommends approval of the proposed map amendment from the PDR-3 zone to the MU-8B zone with IZ Plus.

## **IX. COMMENTS FROM OTHER DISTRICT AGENCIES**

As of the filing of this report, comments from other District agencies have not been submitted to the record.

## **X. COMMENTS FROM ADVISORY NEIGHBORHOOD COMMISSION**

As of the filing of this report, comments from ANC 1B have not been submitted to the record.

## **XI. COMMENTS FROM THE COMMUNITY**

At Exhibit 18 is a letter of from the LeDroit Park Civic Association in support of the subject application.