

Map Amendment Case No. 26-02

639, 641, 645 & 647 Florida Avenue, NW

Current Zone: PDR-3

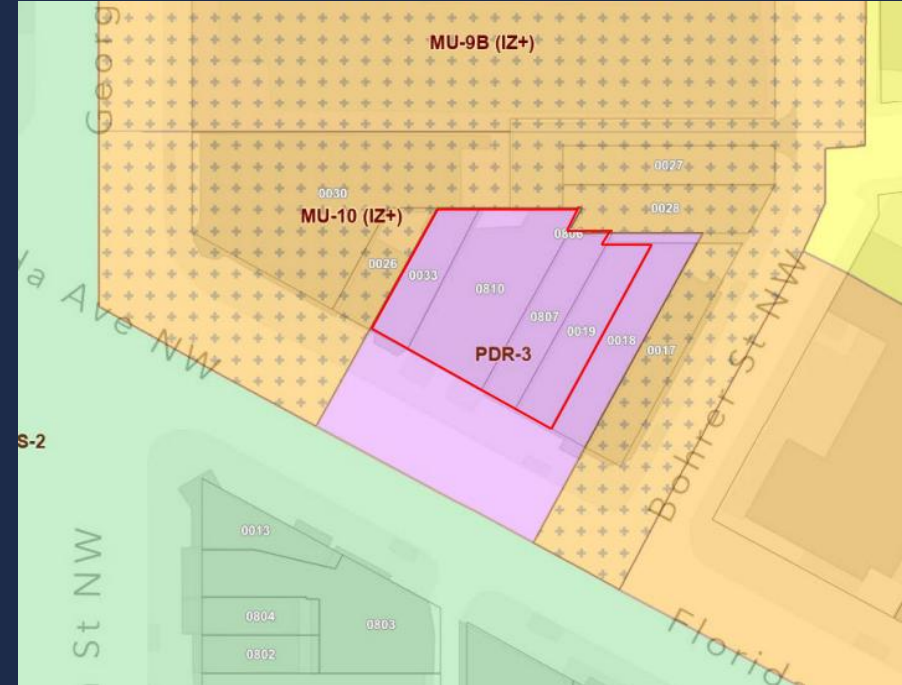
Proposed Zone: MU-8B (revised from original request for MU-10)

Property: Four lots at 639, 641, 645 & 647 Florida Ave., NW

Current Use: Small scale commercial uses

Applicant: 639 Florida Ave, LLC, 641 Florida Avenue, LLC, 645 Florida Avenue, LLC, & Homayoun Yeroushalmi

Counsel: Martin Sullivan, Sullivan & Barros LLP

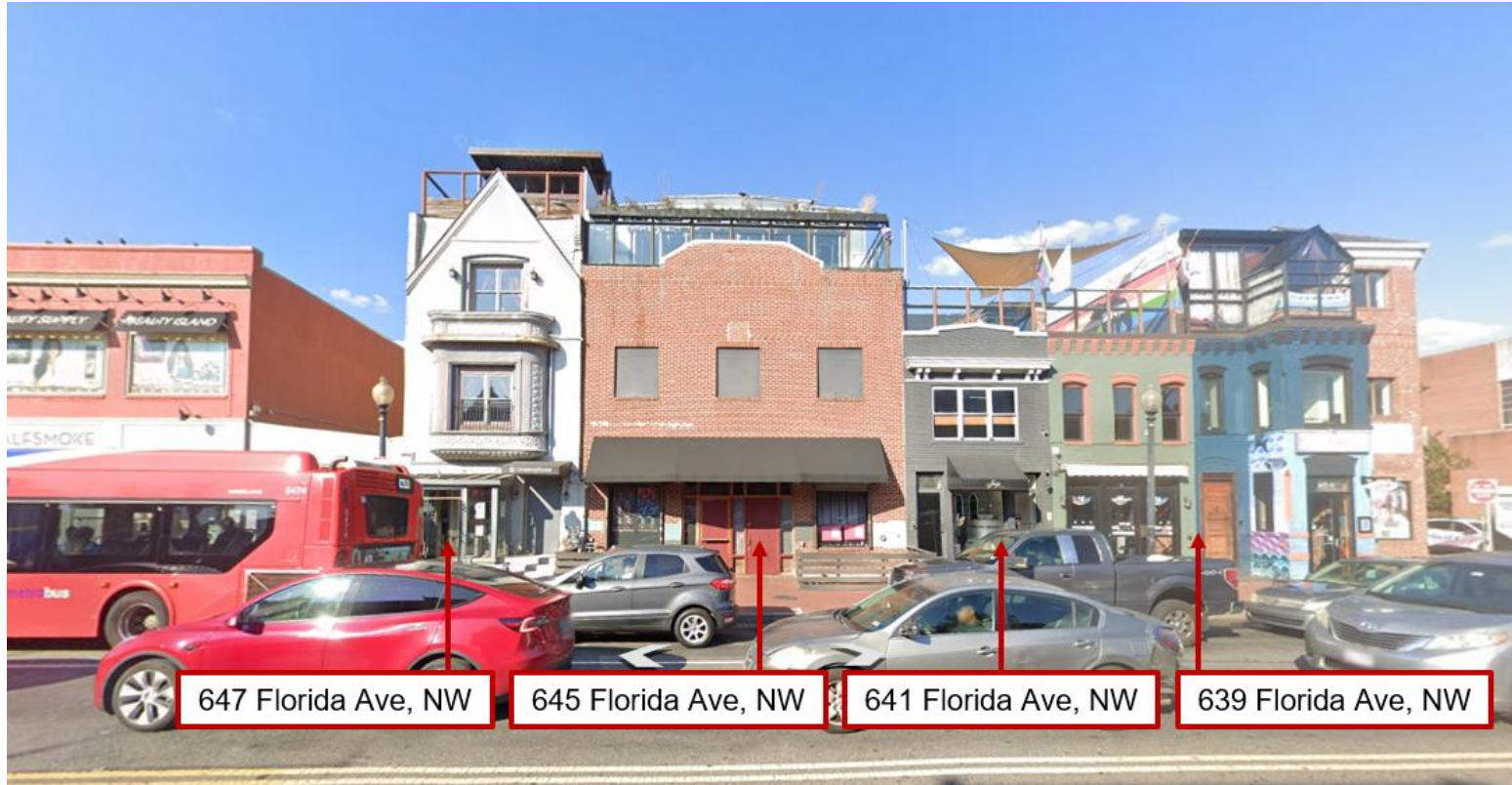


ZONING COMMISSION
District of Columbia
CASE NO. 26-02
EXHIBIT NO. 27

The Subject Properties

S|B

639, 641, 645 & 647 Florida Avenue, NW



Location & Surrounding Context

- The Property is located adjacent to Howard University Campus and Howard University Hospital and nearby to restaurants and commercial uses, mixed-use development, residential and institutional uses.
- The surrounding area was rezoned in Case No. 24-01 from PDR/RA to MU-10.
- Walking distance of U St/Cardozo Metro and Shaw/Howard University Metro stations, plus multiple WMATA bus routes.



24-01 Rezoning

Subject Property



The Request

- Rezone the Property from PDR-3 to MU-8B.
- MU-8B is consistent with the Property's Medium Density Residential and Medium Density Commercial FLUM designations.
- Allows mixed-use development, including housing and affordable housing, where PDR zoning does not permit residential use.
- No specific development is proposed at this time.
- Originally filed as MU-10; revised to MU-8B at the request of ANC 1B and LeDroit Park Citizens Assn.

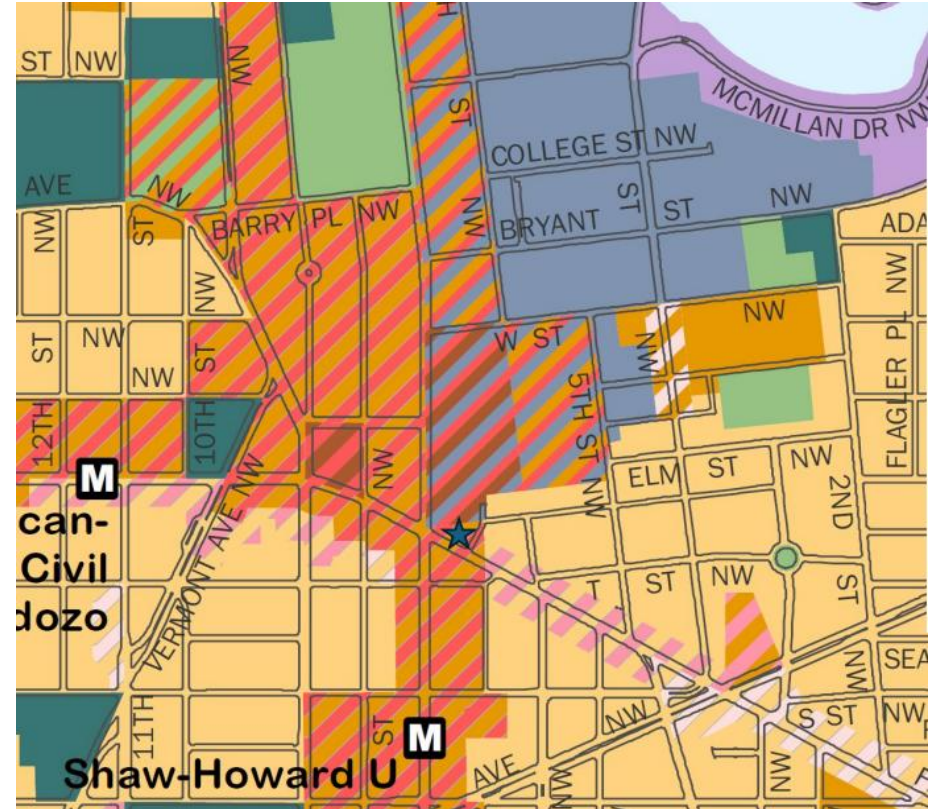
Agency & Community Input

- **ANC 1B:** Resolution in support (Exhibit 23)
- **LeDroit Park Civic Association:** Letter in support (Exhibit 18)
- **Office of Planning:** Recommends approval; not inconsistent with the Comprehensive Plan, Mid-City Area Element, and DUKE Plan
- **DDOT:** No objection (Exhibit 25)

	PDR-3	MU-8B
FAR	Total: 6.0 (J-201.2 Uses) Total: 4.0 for all other uses	Total: 5.0, 6.0 (IZ) Non-residential: 4.0
Rear Yard	2.5 in. per 1 ft. of height (12 ft. minimum)	2.5 in. per 1 ft. of height (12 ft. minimum)
Height	90 ft.	70 ft.
Lot Occupancy	NA	NA

FLU Map

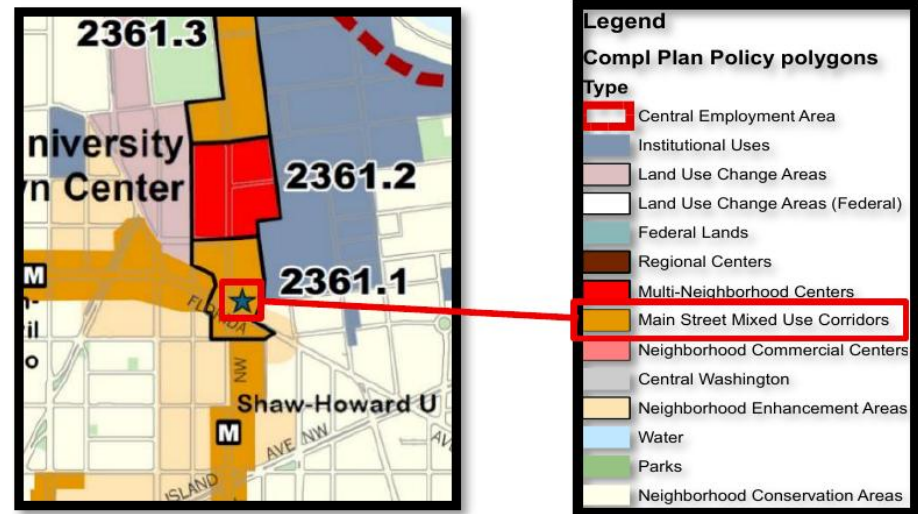
- The FLUM designates the Property as a mix of Medium Density Residential and Medium Density Commercial.
- Medium Density Commercial anticipates 4.0 to 6.0 FAR, and the Comp Plan expressly identifies MU-8 and MU-10 as consistent with the category.
- The Office of Planning confirmed that MU-8B is not inconsistent with the FLUM.



Future Land Use Map showing Medium Density Commercial designation

Main Street Mixed-Use Corridor

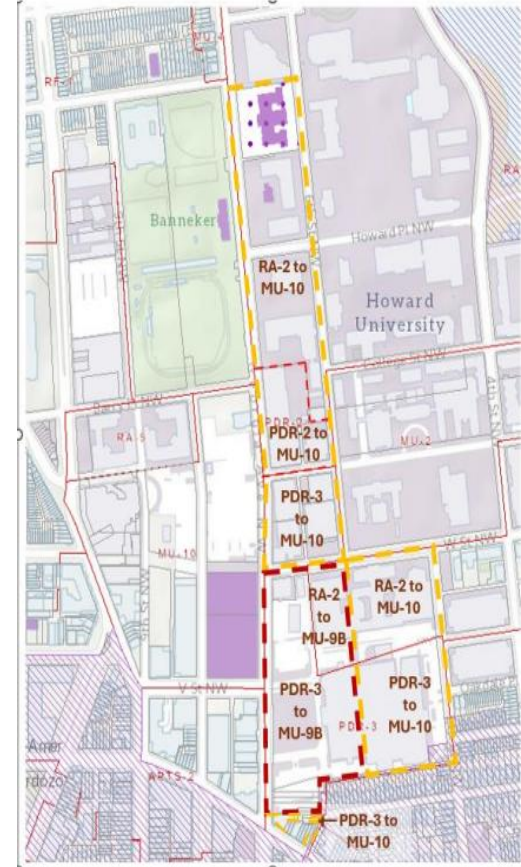
- Traditional commercial corridors with older storefronts, a pedestrian-oriented environment, and upper-story residential or office uses.
- Underutilized corridors should be enhanced to foster economic and housing opportunities and support transit.
- MU-8B permits ground-floor commercial with upper-story residential at a scale appropriate for a Main Street corridor.



Generalized Policy Map showing Main Street Mixed-Use Corridor designation

Mid-City Area Element

- **Directing Growth (MC-1.1.2):** Transit-oriented development around the Shaw/Howard University and U Street/Cardozo Metro stations and along the Georgia Avenue corridor, with mixed-income housing and neighborhood retail.
- **Uptown Destination District (MC-2.3.1):** A mixed-use center with arts, restaurants, shops, and housing serving a range of incomes.
- **Uptown Subareas (MC-2.3.2):** Distinct subareas built around assets such as Howard University and the Howard Theatre.
- **Consistent Rezoning Pattern:** The rezoning continues the transition of the abutting Howard University properties from PDR/RA to MU-9 and MU-10 (Case No. 24-01). If approved, 637 Florida Avenue would be the only remaining PDR-zoned property in the area.



- **Land Use:** A small PDR site with no industrial activity in decades, steps from Metrorail and amid established neighborhoods, which is where the Comp Plan supports rezoning industrial land (LU-3.2.6). Also advances development around Metro stations and along corridors (LU-1.4.2, LU-1.4.6).
- **Transportation:** Less than 1/8 mile from Shaw-Howard U Metro, within 1/4 mile of U Street/Cardozo, and served by Metrobus on Florida and Georgia Avenues (T-1.1.4). DDOT projects a minor decrease in vehicle trips.
- **Housing:** PDR-3 does not permit housing. DDOT estimates MU-8B could accommodate up to 30 units with ground-floor retail, including affordable units (H-1.1.3, H-1.1.4).
- **Environmental Protection:** Future redevelopment will comply with green building, GAR, and stormwater standards.
- **Potential Inconsistency (LU-3.2.1, Retain Areas for Industrial Uses):** As OP notes, no PDR activity has occurred on the site for decades, and the 2021 FLUM redesignated it for residential and commercial use. On balance, the amendment is not inconsistent with the Comp Plan.

Racial Equity Tool	Location
Part 1: Guidance Regarding the Comprehensive Plan	Slide 12
Part 2: Community Outreach and Engagement	Slide 13
Part 3: Disaggregated Data Regarding Race and Ethnicity	Refer to Exhibit 10 – OP Setdown Report
Part 4: Zoning Commission Evaluation	Slide 14

Mid-City Area Element

- Directing Growth (MC-1.1.2)
- Mixed-Use Districts (MC-1.1.6)
- Uptown Destination District (MC-2.3.1)
- Uptown Subareas (MC-2.3.2)

Land Use Element

- Station Areas as Neighborhood Centers (LU-1.4.1)
- Development Around Metrorail Stations (LU-1.4.2)
- Housing Around Metrorail Stations (LU-1.4.3)
- Development Along Corridors (LU-1.4.6)
- **Variety of Neighborhood Types (LU-2.1.1)**
- **Neighborhood Revitalization (LU-2.1.2)**
- Conserving, Enhancing & Revitalizing Neighborhoods (LU-2.1.3)
- Multi-Family Neighborhoods (LU-2.1.10)
- Rezoning of Industrial Areas (LU-3.2.6)

Transportation Element

- Transit-Oriented Development (T-1.1.4)
- **Equitable Transportation Access (T-1.1.7)**

Housing Element

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

Economic Development Element

- **Promote Local Entrepreneurship (ED-1.1.4)**
- Neighborhood Shopping (ED-2.2.3)
- Business Mix (ED-2.2.5)
- **Certified Business Enterprise Programs (ED-3.2.8)**
- **Focus on Economically Disadvantaged Populations (ED-4.2.3)**
- Entry-Level Opportunities (ED-4.2.6)

Environmental Protection Element

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

- **Outreach:** Contacted the ANC before filing; attended ANC 1B Zoning Committee meetings (April 20, May 18, June 15), LPCA meetings (May 26, June 23), and the full ANC 1B meeting (July 9); spoke with the SMD and LPCA President. Revised MU-10 to MU-8B at the request of the ANC and LPCA.
- **Support:** ANC 1B (Exhibit 23) and LPCA (Exhibit 18)
- **Map Amendment Impacts:** No displacement (existing commercial tenants, no residents, no immediate redevelopment plans); allows new housing, including IZ Plus affordable units; supports transit-oriented growth.

OUTREACH TIMELINE

2026

- Jan. 27 Notice of Intent mailed
- Feb. 3 Neighbor at 615 Florida Ave: no objection
- Mar. 3 Contacted ANC Chair & SMD
- Mar. 13 Application filed (MU-10)
- Apr. 20 Presented to ANC 1B
- May 14 Case set down for hearing
- May 18 ANC 1B Zoning Committee meeting
- May 26 LPCA meeting
- June 11 Revised to MU-8B
- June 15 ANC 1B Zoning Committee meeting
- June 23 LPCA meeting; support letter (Ex. 18)
- July 9 Full ANC 1B meeting
- Ex. 23 ANC 1B resolution in support

Part 4: Zoning Commission Evaluation

Criteria by which the Commission shall evaluate through a racial equity lens.

Factor	Evaluation
Direct Displacement	• None: existing commercial uses only; no residents; no immediate plans to redevelop
Indirect Displacement	• New housing supply, including IZ Plus affordable units, eases pressure in the planning area
Housing	• Permits residential use where none is allowed today (up to 30 units per DDOT); affordable units under IZ Plus
Transportation	• Less than 1/8 mile to Shaw-Howard U Metro; DDOT has no objection and projects a minor decrease in vehicle trips
Physical / Built Environment	• Streetscape and public space improvements with future redevelopment
Jobs / Economic Opportunity	• Ground-floor commercial space supports small and local businesses and transit-accessible jobs
Community	• Outreach changed the application (MU-10 to MU-8B); supported by ANC 1B and LPCA