

Supplemental Report

TO: District of Columbia Zoning Commission

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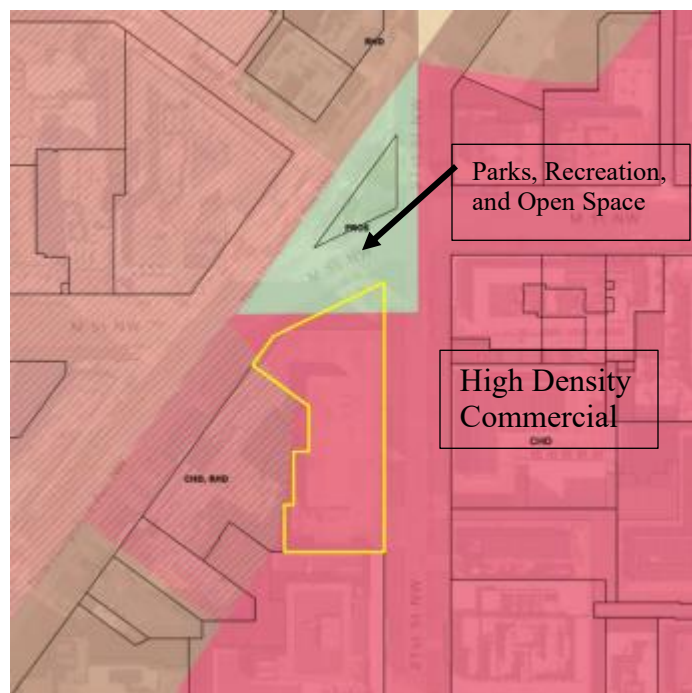
SUBJECT: ZC #26-05 – OP Supplemental Report for a voluntary design review for a new office building with ground floor retail at 2100 M St NW in the D-5 zone

This report provides additional information to the June 17, 2026, Office of Planning (OP) Hearing Report regarding:

- The Future Land Use Map designations. The report identified the recommendation for High Density Commercial but not the area designated for Parks, Recreation, and Open Space.
- The Racial Equity Analysis for the Near Northwest Planning Area.
- The Comprehensive Plan Written Elements - Near Northwest Area Element

OP continues to recommend **approval** of the Voluntary Design Review for the proposed building at 2100 M Street, NW.

I. Future Land Use Map Designation



The Future Land Use Map identifies the majority of the site for High Density Commercial and the northern tip as suitable for Parks, Recreation, and Open Space. The details of the High Density Commercial uses are described in the original report. The Framework Element of the Comprehensive Plan describes the Parks, Recreation, and Open Space category as follows:

***Parks, Recreation, and Open Space:** This designation includes the federal and District park systems, including the National Parks, such as the National Mall; the circles and squares of the L'Enfant city and District neighborhoods; settings for significant commemorative works, certain federal buildings such as the White House and the U.S. Capitol grounds, and museums; and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation). While included in this category, parks smaller than one acre – including many of the triangles along the city's avenues – may not appear on the map due to scale. Zoning designations for these areas vary. The federal parklands are generally unzoned, and District parklands tend to be zoned the same as surrounding land uses. 227.19*

The proposal intends to enhance and complement the small Duke Ellington Park located immediately to the north, across M Street from the property. The building's ground-floor retail would be oriented along the northern side to help activate the park. The project also includes plans for a sidewalk café and streetscape improvements. Overall, the proposal would substantially improve current conditions, replacing what is now a dead zone in the streetscape across from the park.

II. Racial Equity Tool Part 3 – Planning Area Data

The subject property is along the boundary of Near Northwest Planning Area and the Central Washington Planning Area but is technically within the Near Northwest Planning Area. Each table below compares data for the Near Northwest Planning Area with District-wide data. This data is from 2012-2016 and 2020-2024 American Community Survey 5 Year Estimates by Planning Area available via the OP State Data Center ([ACS DATA](#)).

Population by Race or Ethnicity

Unlike the Districtwide population, the Near Northwest Planning Area has experienced a decline since the 2012–2016 period. This decrease is reflected in both the White population, which is the area's largest demographic group, and in the Black or African American population. In contrast, other demographic groups within the area have shown population increases which may indicate that while there is a loss in population the area may also be becoming more diversified. Looking ahead, employees of the proposed office building may choose to reside within the Near Northwest Planning Area, potentially contributing to future population growth.

Race/Ethnicity Demographic Profile – Near Northwest

Race or Ethnicity	Districtwide 2012-2016	NNW 2012-2016	NNW% 2012-2016	Districtwide 2020-2024	NNW 2020-2024	NNW% 2020-2024
Total Population	659,009	78,533	100%	681,294	75,208	100%
White alone	266,035	54,618	70%	258,050	46,843	62%
Black alone	318,598	10,984	14%	286,997	8,688	12%
American Indian and Alaskan Native alone	2,174	179	0%	2,528	427	1%
Asian alone	24,036	6,400	8%	29,748	7,298	10%
Native Hawaiian and Other Pacific Islander alone	271	27	0%	336	111	0%
Some other race alone	29,650	3,214	4%	1,293	3,495	5%
Two or more races	18,245	3,111	4%	65,157	8,347	11%
Hispanic or Latino	69,106	9,000	11%	81,152	10,090	13%

Median Household Income

Near Northwest had a higher median income than the District as a whole during both five-year periods. Consistent with the Districtwide trend, White residents had the highest median incomes in both periods, while Black or African American residents had the lowest. Median incomes increased between the two periods for Black, White, Asian, and Hispanic residents. Overall, the data indicates steady upward income trends across all groups with the community becoming more economically diverse. This proposal would add jobs, restaurants, and retail that could help meet the needs of this growing mix of residents.

Median Income in the Planning Area and District

Median Income (disaggregated by race and ethnicity)	Districtwide 2012-2016	NNW 2012-2016	Districtwide 2020-2024	NNW 2020-2024
Median Household Income	\$72,935	\$98,400	\$110,689	\$127,669
White alone	\$119,564	\$114,423	\$170,843	\$145,950
Black or African American alone	\$ 40,560	\$29,645	\$ 60,780	\$55,348
American Indian and Alaskan Native alone	\$ 51,306	Not Available	\$ 67,557	\$67,701
Asian alone	\$ 91,453	\$84,378	\$126,507	\$136,766
Native Hawaiian and Other Pacific Islander alone	N/A	Not Available	Not Available	N/A
Some other races	\$ 41,927	\$51,049	\$89,693	\$67,802

Median Income (disaggregated by race and ethnicity)	Districtwide 2012-2016	NNW 2012-2016	Districtwide 2020-2024	NNW 2020-2024
Two or more races	\$ 83,243	\$99,448	\$122,979	\$109,865
Hispanic or Latino	\$60,848	\$69,094	\$116,177	\$90,109

Higher Education

In both time periods more residents in Near Northwest had a bachelor's degrees or higher than residents District-wide. When looking at race/ethnicity most groups have significantly improved since the 2012-2016 period. Similar to citywide trends, Black residents in the planning area continue to have the lowest rates of attainment for a Bachelor's degree or higher. Because Near Northwest has a high and rising share of college-educated residents, the unleased office space could attract employers seeking skilled workers, while the retail and building operations could provide accessible jobs for those with lower or moderate educational attainment.

Higher Education in the Planning Area and District

Bachelor's Degree or Higher	Districtwide 2012-2016	NNW 2012-2016	Districtwide 2020-2024	NNW 2020-2024
Total	55.4%	79.4%	64%	84.7%
White alone	87.7%	91.3%	92.8%	93.5%
Black or African American alone	24.8%	29.3%	34.3%	44.9%
American Indian and Alaskan Native alone	43.5%	70.5%	42.7%	17.7%
Asian alone	77.9%	81.9%	86.5%	89.1%
Native Hawaiian and Other Pacific Islander alone	63.7%	100%	79.9%	66.4%
Some other races	26.2%	36.8%	40.1%	57.9%
Two or more races	67.8%	79.8%	70%	85.7%
Hispanic or Latino	42.8%	91.3%	56.3%	73.6%

Unemployment/Poverty/Cost Burden

Near Northwest had an unemployment rate of 3.8% in 2012–2016, significantly lower than the District's 8.7%. By 2020–2024, both areas saw improvement, with unemployment falling to 3% in Near Northwest and 6% in the District. Similarly, although both areas experienced declines in cost-burdened households and poverty rates over time, Near Northwest maintained lower levels than the District during both periods.

General Characteristics of the District and the Planning Area

Characteristic	Districtwide 2012-2016	NNW 2012-2016	Districtwide 2020-2024	NNW 2020-2024
Unemployment Rate	8.7%	3.8%	6%	3%
Cost Burdened Households¹	38.6%	36.6%	34%	32.4%
Poverty Rate	17.9%	14.3%	15.4%	11%

B. COMPREHENSIVE PLAN WRITTEN ELEMENTS

Near Northwest Area Element

Policy NNW-2.5.4: West End/Foggy Bottom Parkland: Maximize the benefits of all parks and open spaces in this area, including George Washington Circle, Juarez Circle, and adjacent open space islands: Rock Creek Park, Rock Creek, and the Potomac Parkway. The publicly owned land between M Street and Virginia Avenue NW and 26th and 29th Streets NW, which includes both federally and District-owned land, shall be part of a larger study on open space accessibility, transportation infrastructure reconfiguration, urban fabric reconnectivity for Foggy Bottom. 2115.11

Policy NNW-1.1.2: Enhancing Established Commercial Areas: Sustain and enhance the neighborhood, community, and regional shopping areas of Near Northwest, including M, P, and U Streets, Wisconsin, Connecticut, and Florida Avenues NW, and 18th, 17th, and 14th Streets NW. Sustain these areas as diverse, unique, pedestrian-oriented shopping streets that meet the needs of District residents, workers, and visitors. 2108.3

The proposal is not inconsistent with the Near Northwest Area Element. As previously noted, the project is designed to enhance and complement the small Duke Ellington Park. Ground-floor retail would be oriented along the M Street frontage to help activate both the park and adjacent commercial uses. Additionally, the planned sidewalk café and streetscape improvements would further contribute to activating the park and the broader M Street shopping area.

¹ Percentage of households spending 30% or more of their income on housing