District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Philip Bradford, AICP, Development Review Specialist
MBR
Maxine Brown-Roberts, Associate Director, Development Review

DATE: October 28, 2026

SUBJECT: ZC Case 26-06 – Hearing Report for a Petition to Zone the Unzoned property at 401 14th Street, SW to the D-8 Zone.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the proposed map amendment at 401 14th Street, SW in Square 0231, Lot 0804 and Parcel 316/16 from unzoned to the D-8 zone**.** OP also continues to recommend the Zoning Commission (ZC) apply IZ Plus to the requested rezoning. The Central Washington Planning Area is close to approaching its affordable housing target but has yet to reach the targeted number of units. On balance, this map amendment would not be inconsistent with the Comprehensive Plan, including the Future Land Use Map and Generalized Policy Map designations.

II. BACKGROUND

The US General Services Administration (GSA) is leading the effort to dispose of underutilized federal properties within the District of Columbia. Many of the properties within the Southwest Federal Center area are unzoned, as much of the area was long assumed to remain under Federal control and use. As these properties transfer to private ownership, they will need appropriate District zoning designations to develop.

The subject property was identified for accelerated disposition and has been sold to a private owner. The site is improved with the Liberty Loan Building, a five (5)-story building built in 1919 as a temporary structure to house the Liberty Loans bond program during World War I. The structure was never demolished as planned and has served various Federal uses since its construction.

At its July 30, 2026, Public Meeting, the Zoning Commission voted to set this case down for public hearing. OP's Set down Report can be found in the record at Exhibit 9. Following Set down, the applicant submitted a pre-hearing statement in Exhibit 12 which included a request for exemption from the IZ+ requirements, which was then withdrawn in Exhibit 16. OP continues to recommend applying IZ+ to the map amendment should the site redevelop with housing, it should further help the Central Washington Planning Area meet its housing targets.

III. APPLICATION-IN-BRIEF

Applicant:	401 14th Street, SW 2025 LLC represented by Sullivan & Barros
Proposed Map Amendment:	Unzoned to D-8

ZONING COMMISSION
District of Columbia
CASE NO. 26-06
EXHIBIT NO. 24A

Address:	401 14th Street, SW
Ward and ANC:	Ward 2 / ANC 2A
Legal Description:	Square 0231, Lot 0803 and Parcel 316/16
Property Description:	The property is triangular shaped, has an area of 69,922 square feet and is bounded by 4th Street, SW to the east, Maine Avenue, SW to the south, and Raoul Wallenberg Place, SW to the west
Future Land Use Map:	Parks, Recreation, and Open Space (PROS)
Generalized Policy Map:	Federal Lands, Neighborhood Conservation Area, and Resilience Focus Areas
Historic District:	Subject property is located adjacent to the following: Historic Landmark: Bureau of Engraving and Printing Historic District: East and West Potomac Parks Historic District, Washington Monument and Grounds Historic District

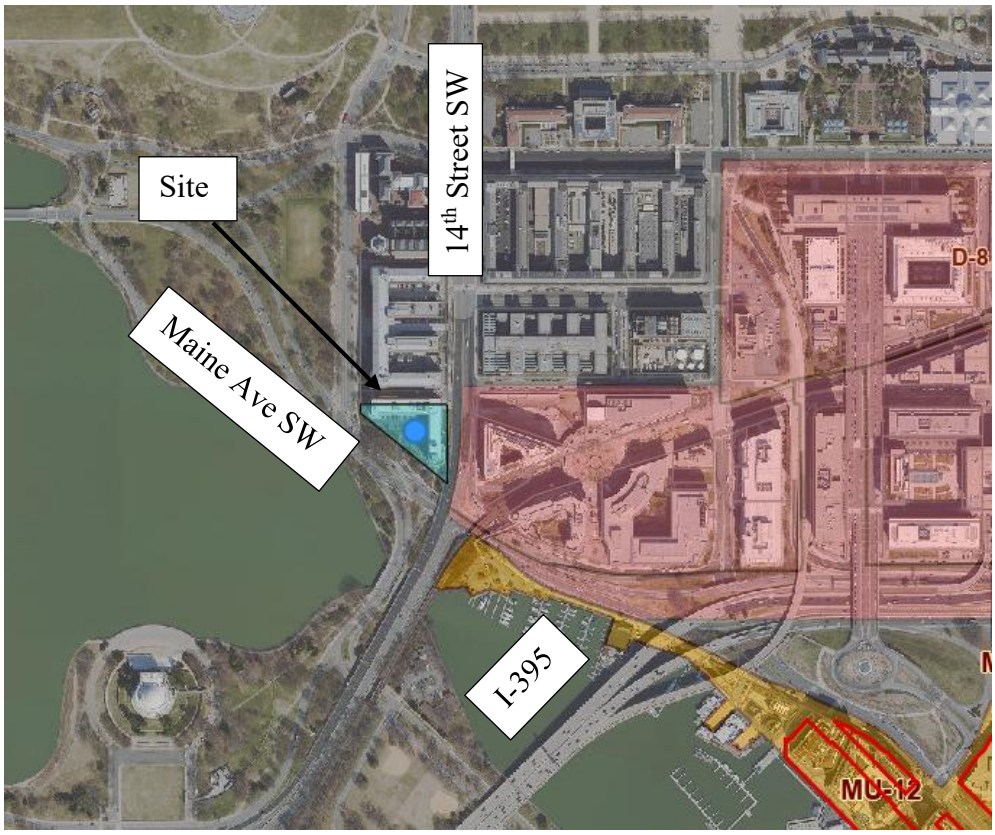
IV. SITE AND AREA DESCRIPTION

The site is bound by the Bureau of Engraving and Printing to the north, 14th Street, SW to the east, Maine Avenue, SW to the south, and Raoul Wallenberg Place, SW to the west. In the immediate vicinity of the property are the East and West Potomac Parks, the Washington Monument Grounds, and multiple large federal office buildings. The federal offices are unzoned, while privately held properties to the southeast of the subject property along Maryland Avenue, SW are zoned D-5 and include a variety of uses such as residential, office, and hotel. The property is located in close proximity to the Tidal Basin.

The subject property is generally triangular in shape and includes Lot 803 and Parcel 316/16 in Square 0231 containing a portion of Maine Avenue, SW and the on ramp that runs through the existing building on the property and connects to 14th Street, SW.

The subject property is improved with the five-story structure built in 1918 known as the Liberty Loan Building. The building was intended to be temporary and housed the Liberty Bonds program during World War I. The building is within the jurisdiction of the Commission of Fine Arts and additional historic preservation requirements and easements that will require further review and impact the final design of any future adaptive reuse of the site.

Location Map:



V. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The applicant's petition would zone the property to the Downtown zone (D-8). The purpose and intent of the Downtown zone is as follows (Subtitle I § 100.1):

> *The purposes of the Downtown (D) zones (D-1-R, D-2, D-3, D-4, D-4-R, D-5, D-5-R, D-6, D-6-R, D-7, and D-8) are to provide for the orderly development and use of land and structures in areas the Comprehensive Plan generally characterized as:*
>
> *(a) Central Washington; or*
>
> *(b) Appropriate for a high-density mix of office, retail, service, residential, entertainment, lodging, institutional, and other uses, often grouped into neighborhoods with distinct identities.*

Subtitle I § 100.2 outlines the provisions of this subtitle which are intended to:

> *(a) Create a balanced mixture of land uses by providing incentives and requirements for retail, residential, entertainment, arts, and cultural uses the Comprehensive Plan identifies as essential to a successful downtown, and by guiding and regulating office development;*
>
> *(b) Protect historic buildings and places while permitting compatible new development, subject to the review process of the Historic Landmark and Historic District Protection Act of 1978;*

More specifically, the purpose and intent of the proposed D-8 zone is as follows (Subtitle I § 575.1):

> *The purposes of the D-8 zone are to permit high-density development, to foster the transition of a federally-owned area south of the National Mall into a mixed-use area of commercial, residential, cultural, arts, retail, and service uses with both public and private ownership, and to promote greater pedestrian and vehicular connectivity with an emphasis on re-establishing connections that have been compromised by previous street closings, vacations, obstructing construction, or changes in jurisdiction.*

As mentioned previously within the report, the property is improved with the Liberty Loan building a disposed Federal property with historical significance and is unzoned. Given its highly visible location south of the National Mall, being within the Central Employment Area and as a former federally owned property transitioning to private ownership, the requested D-8 zone with its wide variety of permitted uses and flexible height and bulk regulations seems to offer the most opportunities to viably adaptively reuse the structure.

The closest zoned properties to the site are to the east and are zoned D-5. OP also analyzed the appropriateness of the D-5 zone for the property. The purpose and objectives of the D-5 zone at Subtitle I § 538.1 states:

> *The purposes of the D-5 zone are to promote high-density development of commercial and mixed uses in areas that had been receiving areas for transferable development rights under Chapter 17 of the 1958 Zoning Regulations.*

Although the D-5 zone allows for high density development, it gives preference to commercial uses mixed with other unspecified uses. The proposed D-8 zone also allows for high density development; however, it specifically references former federal buildings. The zone is " . . . *to foster the transition of a federally-owned area south of the National Mall into a mixed-use area of commercial, residential, cultural, arts, retail, and service uses with both public and private ownership . . .*" OP therefore believes that the proposed D-8 zone is the most appropriate for the site.

Zoning Map Amendment applications consider only consistency with the Comprehensive Plan and do not include a specific development proposal. However, the applicant's statement notes that the intent would be to convert the building to mixed use, which would not be inconsistent with the Comprehensive Plan and can be accommodated on-site under the proposed D-8 zoning.

The following table summarizes the development parameters of the proposed D-8 zone.

	D-8 Zone
Permitted Uses:	MU Use Group F
Height:	130 feet max.
Lot Area:	N/A
Lot Width:	N/A
Floor Area Ratio:	6.5 max. non-residential Unlimited for residential use
Penthouse Height:	20 feet max. 1 story additional mechanical max.
Lot Occupancy:	100% max.
Rear Yard:	Not required for through lots

	D-8 Zone
Side Yard:	4 feet min. if provided
Vehicle Parking:	Not required
Bike Parking:	Per Table C § 802.1
Loading:	Per Table C § 901.1
GAR:	0.20

VI. 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.

The subject application is located within the Central Washington Planning Area, which currently does not meet or exceed the Mayor's 2025 affordable housing goal. The housing equity goals are designed to achieve a minimum of 15% in a planning area, and they are minimums only. The proposed map amendment would provide the opportunity for more market rate and affordable units in the planning area, which would bring this planning area closer to meeting both the market rate and affordable housing goals of the District.

VII. PLANNING CONTEXT

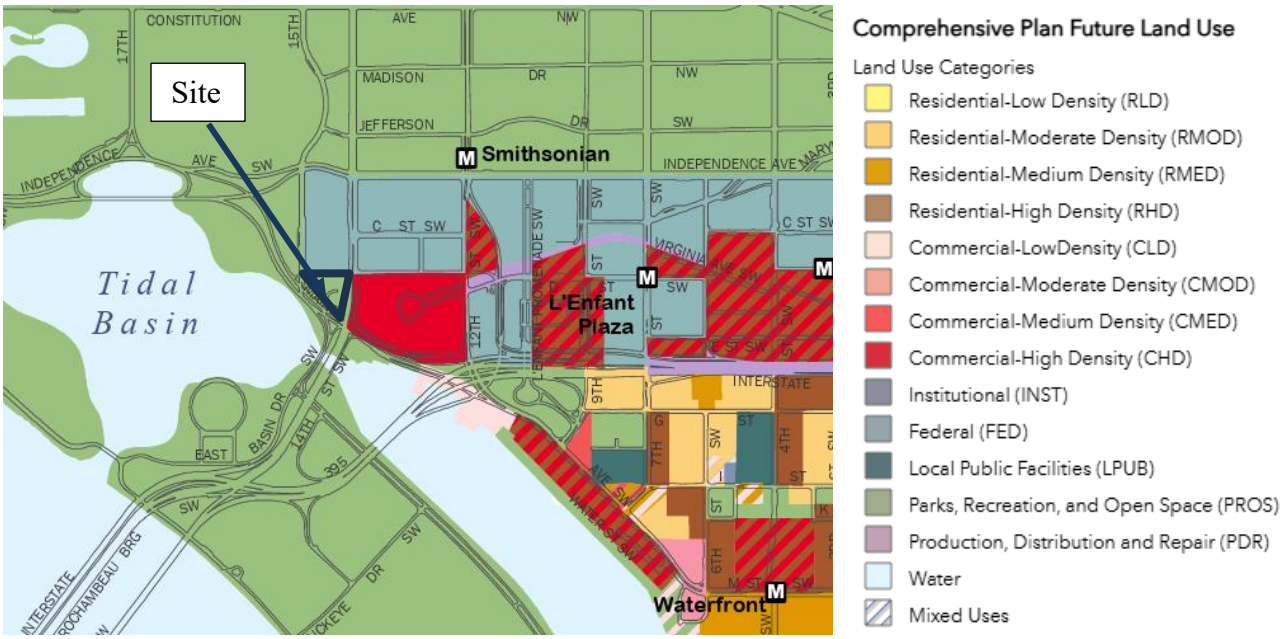
A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, Section 226, Attachment III), 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.

As described below, the proposed zoning map amendment would not be inconsistent with the map designations.

Generalized Future Land Use Map (FLUM)

The District of Columbia Comprehensive Plan (the "Comprehensive Plan") guides the District's development, both broadly and in detail, through maps and policies that establish priorities, key actions, and assumptions about the future of development. 10A DCMR §§ 103.2 and 103.3. The Future Land Use Map (FLUM) indicates that the site is appropriate for Parks, Recreation, and Open Space.



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

With the Future Land Use Map designation for Parks, Recreation, and Open Space (PROS). The proposed map amendment may appear to be inconsistent with this FLUM designation. However, there are several policy measures, and other factors that contribute to the requested D-8 zone being the most appropriate zone as requested by the applicant. The Comprehensive Plan contains guidelines on how to implement and utilize the plan which are included below:

Guidelines for Using the Generalized Policy Map and the Future Land Use Map 228

The Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions, and are considered in concert with other Comprehensive Plan policies. Several important parameters, defined below, apply to their use and interpretation. a. The Future Land Use Map is not a zoning map. Whereas zoning maps are parcel-specific, and establish detailed requirements and development standards for setbacks, height, use, parking, and other attributes, the Future Land Use Map is intended to be "soft-edged" and does not follow parcel boundaries, and its categories do not specify allowable uses or development standards. By definition, the Future Land Use Map is to be interpreted broadly and the land use categories identify desired objectives.

a. . . .

d. The zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the Citywide Elements and the Area Elements.

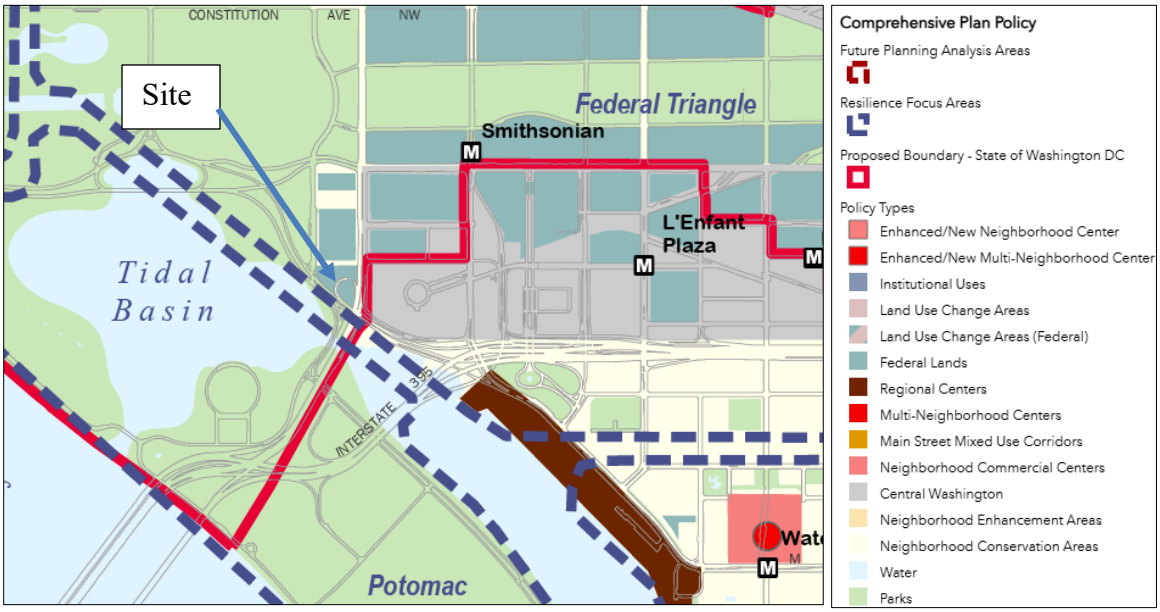
f. Some zone districts may be compatible with more than one Comprehensive Plan Future Land Use Map designation. As an example, the MU-4 zone is consistent with both the Low Density Commercial and the Moderate Density Commercial designation, depending on the prevailing character of the area and the adjacent uses.

h. The Map does not show density or intensity on institutional and local public sites. If a change in use occurs on these sites in the future (for example, a school becomes surplus or is redeveloped), the new designations should be comparable in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or an approved Campus Plan.

As stated above, the Comprehensive Plan states that the FLUM shall be interpreted broadly and interpreted in conjunction with the rest of the text including the Citywide Elements and Area Elements. The guidance also states that the map is intended to be "soft edged". The subject property is located adjacent to land with a FLUM designation of commercial high density, and much of the land in the area that is under private ownership has a mixed FLUM designation of high density residential and commercial.

Generalized Policy Map

The Generalized Policy Map indicates that the site is Federal Lands, Neighborhood Conservation Area, and Resilience Focus Areas.



Federal Lands: *Federal lands are called out to acknowledge the Dstrict's limited jurisdiction over them but are still discussed in the text of the District Elements. Downtown includes its own set of conservation, enhancement, and change areas, described in more detail in the Central Washington* Area *Element.*

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. Major changes in density over current (2017) conditions are not expected but some new development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by Comprehensive Plan policies and the Future Land Use Map. Neighborhood Conservation Areas that are designated "PDR" on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided.*

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. Limited development and redevelopment opportunities do exist with in these areas. The diversity of land uses and building types in these areas should be maintained and new development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies

Resilience Focus Areas*: Areas where future planning efforts are anticipated to ensure resilience to flooding for new development and infrastructure projects, including capital projects, especially in areas with in the 100- and 500- floodplains. In the Resilience Focus*

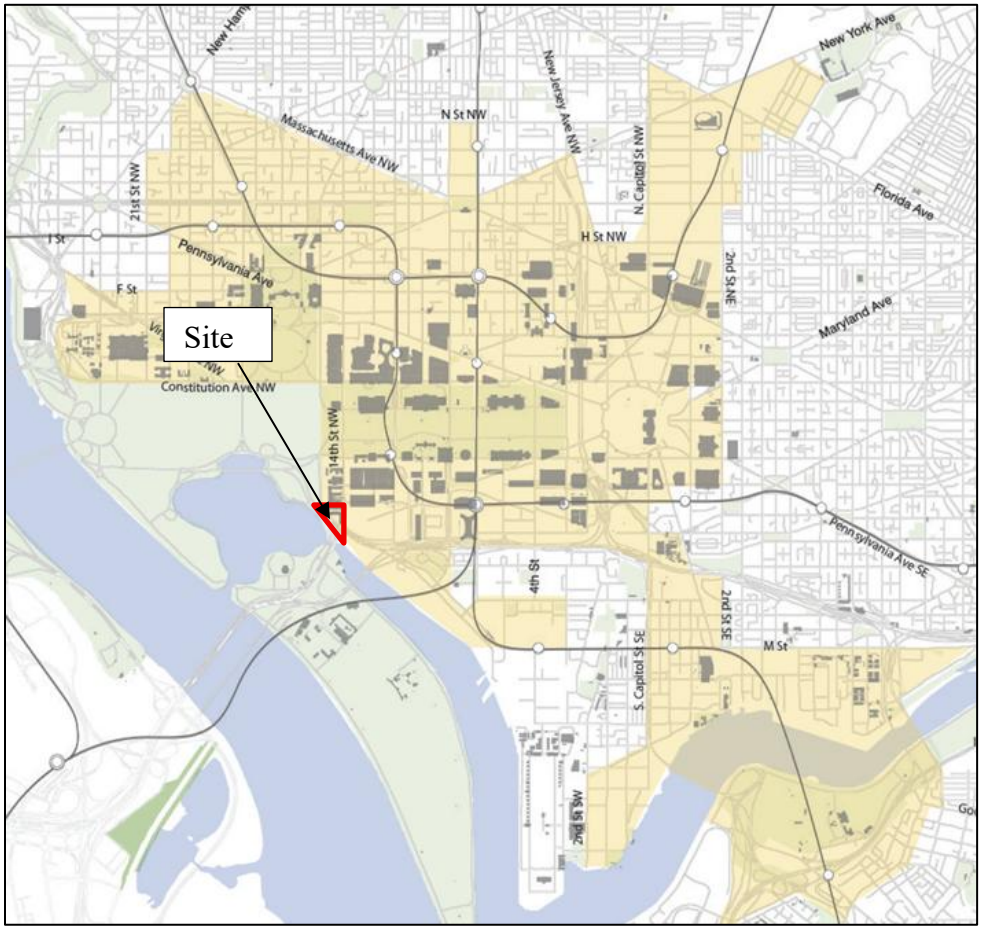
Areas, the implementation of neighborhood-scale, as well as site-specific solutions, design guidelines and policies for a climate adaptive and resilient city are encouraged and expected. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of any future analysis for each area.

The existing building was an underutilized Federal property that has been sold, is historic in nature and is located on a highly visible site adjacent to the Tidal Basin and one of the main freeway entry points into the District. The proposed map amendment would zone the site in alignment with the intent of the Generalized Policy Map and allow for the adaptive reuse of the site and building which would add new vitality and enhance the character of the neighborhood.

B. COMPREHENSIVE PLAN – LAND USE ELEMENT

The subject property is included on Map 3.4 Central Employment Area (CEA). The CEA intends to include the greatest concentration of the District's private office development and higher density mixed uses such as commercial, retail, hotel, residential and entertainment uses. The inclusion of the property within the CEA Map also supports the D-8 zoning as it would allow the property to be zoned appropriately to achieve the high density, mixed uses intended within the CEA.

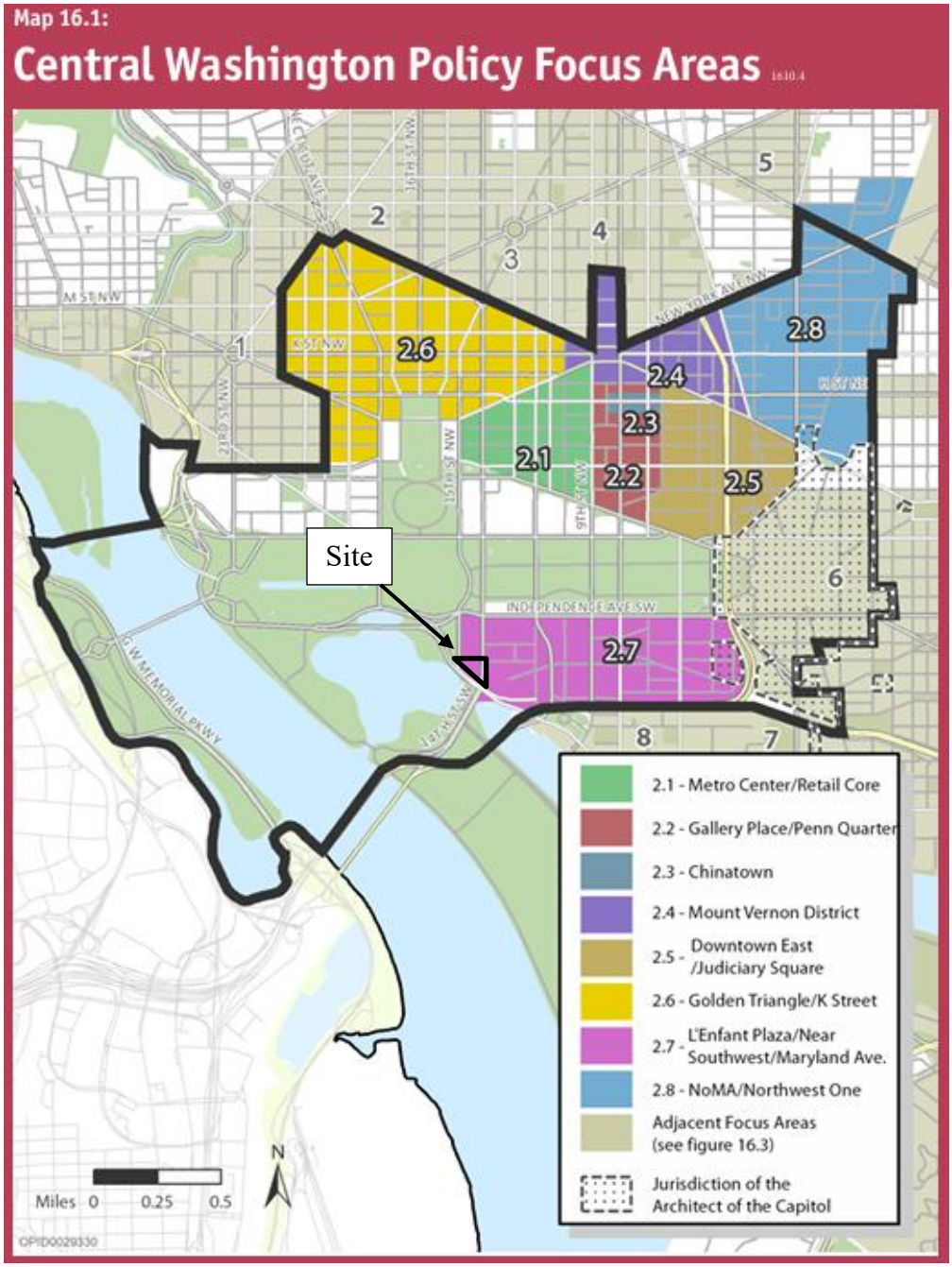
Map 3.4 Central Employment Area (CEA) 305.9:



C. CENTRAL WASHINGTON AREA ELEMENT

The Comprehensive Plan identifies the property as being within the Central Washington Area Element. Guidance in the Central Washington Area Element includes multiple policies that would be furthered by the proposed map amendment. The Central Washington Area Element identifies eight areas as Policy Focus Areas, indicating that they require an extra level of direction and guidance. These eight areas are identified on Map 16.1, Central Washington Policy Focus Areas below. The subject property is within area 2.7 L'Enfant Plaza/Near Southwest/Maryland Avenue. The inclusion of the subject property on the map implies that it should be included within the area where development is assumed to occur rather than be restricted to PROS uses only under a strict interpretation of the FLUM.

Map 16.1 Central Washington Policy Focus Areas 1610.4:



a. ANALYSIS THROUGH A RACIAL EQUITY LENS USING THE ZONING COMMISSIONS 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 2 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.

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 Central Washington Planning Area Element.

Citywide Elements:

Land Use Element

- *LU-1.2.1: Sustaining a Strong District Center*
- *LU-1.2.2: CEA*
- *LU-1.2.3: Appropriate Uses in the CEA*
- *LU-1.2.4: Urban Mixed-Use Neighborhoods*
- *LU-1.2.5: CEA Historic Resources*

- *LU-1.2.8: New Waterfront Development*
- *LU-1.2.E: Development on Former Federal Sites*
- *LU-1.2.F: Reuse of Existing Buildings*
- *LU- 1.4.6: Development Along Corridors*
- *LU-2.1.1: Variety of Neighborhood Types*
- *LU-2.1.2: Neighborhood Revitalization*
- *LU-2.1.10: Multi-Family Neighborhoods*
- *LU-2.1.12: Reuse of Public Buildings*

The proposed map amendment would not be inconsistent with the Land Use Element of the Comprehensive Plan. Allowing the subject property to be zoned and adaptively reused, would allow an underutilized building from the area and renovate and preserve it into an attractive waterfront, potentially mixed-use development that would enhance the neighborhood.

Transportation Element

- *T-1.1.4: Transit-Oriented Development*
- *T-1.2.1: Major Thoroughfare Improvements*
- *T-1.2.2: Targeted Investment*
- *T-1.3.1: Transit-Accessible Employment*

The proposed map amendment would not be inconsistent with the Transportation Element of the Comprehensive Plan. The subject property is located in a transit rich location with close proximity Smithsonian Metro Station served by the Blue, Orange, and Silver Lines, and L'Enfant Plaza Metro Station served by the Blue, Orange, Silver, Yellow, and Green lines. The site is also served by WMATA bus lines F19, and D50. There are bike lanes along 15th Street, SW which lead to separated bike lanes to Downtown and trails crossing the Potomac allowing regional connections to Arlington. The redevelopment of the site would allow for a new development in a highly accessible location and support equity in transportation accessibility.

Housing Element

- *H-1.1.1: Private Sector Support*
- *H-1.1.3: Balanced Growth*
- *H-1.1.4: Mixed-Use Development*
- *H-1.1.5: Housing Quality*
- *H-1.1.9: Housing for Families*
- *H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority*
- *H-1.2.2: Production Targets*
- *H-1.2.3: Mixed-Income Housing*
- *H-1.2.5: Moderate-Income Housing*
- *H-1.2.9: Advancing Diversity and Equity of Planning Areas*
- *H-1.2.11: Inclusive Mixed-Income Neighborhoods*
- *H-1.3.1: Housing for Larger Households*
- *H-1.3.2: Tenure Diversity*
- *H-1.4.2: Opportunities for Upward Mobility*

The proposed map amendment would not be inconsistent with the Housing Element of the Comprehensive Plan. The subject property has the potential to provide new housing if reused as a residential development. With standard IZ and IZ+, the potential units would deliver new mixed income housing in a transit rich area and advance the District's housing production and equity goals. The Planning Area is also below the housing target, therefore this would help specifically further the production target policy measure by bringing the planning area closer to the goal.

Environmental Protection Element

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

The proposed map amendment would not be inconsistent with the Environmental Protection Element of the Comprehensive Plan. The subject property would likely be required to provide improved stormwater infrastructure and any changes to the rooftop or a potential penthouse addition, if allowed through future historic preservation reviews would offer the potential for a green roof and reducing runoff compared to the existing conditions on the site. Any additional tree planting would also reduce the urban heat island effect in this highly urbanized location within the District.

Economic Development Element

- *ED-1.1.4: Promote Local Entrepreneurship*
- *ED-1.1.5: Build Capacity and Opportunities*
- *ED-2.2.4: Support Local Entrepreneurs*
- *ED-2.2.5: Business Mix*
- *ED-3.2.8: Certified Business Enterprise Programs*
- *ED-4.2.1: Linking Residents to Jobs*
- *ED-4.2.3: Focus on Economically Disadvantaged Populations*
- *ED-4.2.6: Entry-Level Opportunities*
- *ED-4.2.12: Local Hiring Incentives*

The proposed map amendment would not be inconsistent with the Economic Development Element of the Comprehensive Plan. The adaptive reuse of the building as a mixed-use development could support businesses, offer new housing, or shopping opportunities, and employ local labor during the construction phase and for whatever businesses occupy the building in the future.

Historic Preservation Element

- *HP-1.1.1: District of Columbia Historic Preservation Plan*
- *HP-1.1.5: Planning for Historic Federal Properties*
- *HP-1.2.3: Coordination with the Federal Government*
- *HP-2.2.6: Historic Open Space*
- *HP-2.5.1: Rehabilitation of Historic Structures*

- *HP-2.5.2: Adaptation of Historic Properties for Current Use*
- *HP-2.5.3: Compatible Development*

The proposed map amendment would not be inconsistent with the Historic Preservation Element of the Comprehensive Plan and futures the above policies. The map amendment would allow for the adaptive reuse of the historically significant Federal office building by allowing for a variety of matter-of-right uses that would make the project economically viable. Preserving the historic structure on the site, which would still need review and approval by various agencies would bring new and more vibrant uses to an important and highly visible site in the District.

Area Element:

Central Washington Area Element

- *CW-1.1.1: Promoting Mixed-Use Development*
- *CW-1.1.3: Incentives for Non-Office Uses*
- *CW-1.1.4: New Housing Development in Central Washington*
- *CW-1.1.5: Central Washington Housing Diversity*
- *CW-1.1.11: Reinforcing Central Washington's Characteristic Design Features*
- *CW-1.2.2: Preservation of Central Washington's Historic Resources*
- *CW 2.7.1 Enhancing Near Southwest*
- *CW-2.7.4: Restoring Maryland Avenue*

The proposed D-8 zone would allow the property to be redeveloped with a mix of uses including housing and affordable housing and would enhance the Near Southwest area. The preservation of any historic features would allow the building even if redeveloped would reuse of the subject property,

Potential Comprehensive Plan Inconsistencies:

As addressed above, the most significant inconsistency with the FLUM involves the subject property's designation as Parks, Recreation and Open Space (PROS), while the applicant is requesting a high-density mixed-use zone (D-8).

As an unzoned federally owned property being transferred to private ownership, the site needs District zoning in order to be developed. In this case, the FLUM designation does not take into consideration the sites previous and existing uses, or the potential future use potential and planning context as other sections of the Comprehensive Plan include the subject property within areas where non-PROS uses would be most likely to occur. Despite this inconsistency, OP believes the D-8 zone to be the most appropriate zone for the site.

There are several other potential inconsistencies with policies within the Comprehensive Plan outlined below:

- *Policy ED-1.2.1: Sustaining the Federal Workforce*
- *Policy ED-1.2.2: Federal Workforce Growth*
- *Policy ED-1.2.4: Retaining Federal Employment*

These policies focus on sustaining, growing, and retaining the federal workforce within the District, which is still a District priority, however in light of current federal downsizing these policies are

less relevant and feasible to achieve. On balance, with other policies the map amendment would further, the proposed D-8 zone would not be inconsistent with the Comprehensive Plan.

Racial Equity Tool, Part 2 – Applicants / Petitioner Community Outreach and Engagement
As outlined in the Applicant's Pre-Hearing statement in Exhibit 12, the applicant engaged with ANC 2A on April 29, May 13, May 22, June 29, August 18, and August 27. The applicant also reached out to ANC 6D on June 29, August 18, and August 28, 2026. While it appears no formal community meetings were held regarding the project given how few residents live adjacent to the subject property, but the applicant remained in communication with all affected ANCs. As of the writing of this report there are letters in support of the map amendment from ANC 2A.

Racial Equity Tool Part 3 – Central Washington 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. The data source of the 2012-2016 and 2019-2023 American Community Survey 5-year Estimates by Planning Area available via the OP State Data Center (ACS Data). Part 3 also asks if the planning area is on track to meet affordable housing goals.

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

- The Central Washington Planning Area increased in population between the two reporting periods.
- The Central Washington Planning Area saw an increase in median income that closely mirrored the District Average for the reporting periods.
- The Central Washington Planning area saw a slight decrease in owner-occupied households compared to the District average.
- The rate of cost burdened and households below the poverty line both decreased within the Central Washington Planning Area between the time periods.

Please refer to the OP Set down Report in Exhibit 9 for the full disaggregated racial equity data and analysis.

Progress Toward Meeting the Mayor's 2025 Housing Equity Goals
As shown in the figure below, the Deputy Mayor for Planning and Economic Development's (DMPED) 36,000 by 2025 Dashboard highlights that the Central Washington Planning Area has not met the Mayor's 2025 affordable housing goal and is at 88.7% of the target goal. Through the proposed map amendment, the potential for more residential uses would further this goal, meeting both housing production and housing affordability goals for the District as a whole. OP notes that the housing equity goals are designed to achieve a minimum of 15% in a planning area, and that they are minimums only.



Racial Equity Tool Part 4 – Zoning Commission Evaluation Factors

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The subject property has been under Federal ownership and has been recently sold as part of a disposition program focused on vacant, underutilized, or obsolete buildings. There are no residential uses on the property and no immediate plans to redevelop the property. Therefore, the zoning action would not result in the 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 no indirect displacement is anticipated at this time.
Housing	Will the action result in changes to: • Market Rate Housing • Affordable Housing • Replacement Housing	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: • Access to public transit • Transportation improvements	The subject property is accessible to a number of metrobus routes and two Metro stations (Smithsonian, L'Enfant Plaza), and separated bike lanes. Regardless of what future use occupies the subject property, the zoning action will directly result in greater access to public transit and non-vehicular transit options such as bike and walking given the downtown location of the site.

Factor	Question	OP Response
Physical	Will the action result in changes to the physical environment such as: • Public Space Improvements • Streetscape Improvements	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/ 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 high-density 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.

b. OTHER RELEVANT PLANNING DOCUMENTS

Given the property is currently unzoned and was under federal ownership the site does not fall within the boundaries of any OP small area plan or neighborhood plan.

VIII. SUMMARY OF PLANNING CONTEXT ANALYSIS

As discussed above, the proposed map amendment would zone the unzoned property to a zone that is consistent with the Comprehensive Plan's land use recommendations for the subject property. The proposed D-8 zone would allow the site maximum development flexibility to adaptively reuse the vacant property recently sold by the GSA as part of the federal assets identified for accelerated disposition that would allow the site to be used for a variety of potential uses. OP therefore recommends the Zoning Commission **approve** the proposed map amendment.

IX. COMMENTS FROM DISTRICT AGENCIES

At Exhibit 18, is a letter in support from The Office of the Attorney General. At Exhibit 21 is a DDOT report stating no objection to the proposed map amendment.

X. COMMENTS FROM ADVISORY NEIGHBORHOOD COMMISSION

At Exhibits 19 and 20 are letters from ANC 2A.

XI. COMMENTS FROM THE COMMUNITY

As of the writing of this report there are no comments from community members.

ATTACHMENTS
Attachment I – Comprehensive Plan Policies

Attachment I – Comprehensive Plan Policies

Land Use Element

LU-1.2.1: Sustaining a Strong District Center
Provide for the continued vitality of Central Washington as a thriving business, government, retail, financial, hospitality, cultural, and residential center. Promote continued reinvestment in central District buildings, infrastructure, and public spaces; continued preservation and restoration of historic resources; and continued efforts to create safe, attractive, and pedestrian-friendly environments, while minimizing displacement of residents and community-focused businesses. 305.6

LU-1.2.2: CEA
Continue the joint federal/District designation of a CEA within Washington, DC. The CEA shall include existing core federal facilities, such as the U.S. Capitol Building, the White House, and the Supreme Court, as well as most of the legislative, judicial, and executive administrative headquarters of the U.S. government. Additionally, the CEA shall include the greatest concentration of the District's private office development, and higher-density mixed land uses, including commercial/retail, hotel, residential, and entertainment uses. Given federally imposed height limits, the scarcity of vacant land in the core of the District, and the importance of protecting historic resources, the CEA may include additional land necessary to support economic growth and federal expansion. The CEA may be used to guide the District's economic development initiatives and may be incorporated in its planning and building standards (e.g., parking requirements) to reinforce urban character. The CEA is also important because it is part of the point system used by the General Services Administration (GSA) to establish federal leases. The boundaries of the CEA are shown in Map 3.4. 305.7

LU-1.2.3: Appropriate Uses in the CEA
Ensure that land within the CEA is used in a manner which reflects the area's national importance, its historic and cultural significance, and its role as the center of the metropolitan region. Federal siting guidelines and District zoning regulations should promote the use of this area with high value land uses that enhance its image as the seat of the national government and the center of Washington, DC and that make the most efficient possible use of its transportation facilities. An improved balance in the mix of uses will help to achieve Washington, DC's aspiration for an even larger living downtown. 305.8

LU-1.2.4: Urban Mixed-Use Neighborhoods
Encourage new mixed-use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the following areas:

- *Mount Vernon Triangle;*
- *NoMa;*
- *Downtown East and Pennsylvania Avenue;*
- *Buzzard Point/National Park/Audi Field;*
- *Near Southeast/Navy Yard;*
- *Capitol Crossing (neighborhood between Capitol Hill and Gallery Place);*
- *Union Station air rights; and*
- *Near Southwest/Wharf/L'Enfant Plaza Metro Area.*

The location of these areas is shown in the Central Washington, and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should require that they are developed as attractive pedestrian-oriented neighborhoods, with highquality architecture and public spaces. Housing, especially affordable and deeply affordable housing, is particularly encouraged and must be a vital component of the future land use mix. As areas continue to redevelop, community engagement and actions shall be undertaken to retain existing residents, particularly communities of color and vulnerable populations, and enable them to share in the benefits of area redevelopment while addressing adverse short- and long-term impacts. 305.11

LU-1.2.5: CEA Historic Resources
Preserve the scale and character of the CEA's historic resources, including historic landmarks and districts and the features of the Plan of the City of Washington. Development must be sensitive to the area's historic character and should enhance important reminders of Washington, DC's past. 305.12

LU-1.2.8: New Waterfront Development
New and renovating waterfront development shall actively address flood risk and incorporate adaptive siting and design measures. 305.16

LU-1.2.E: Development on Former Federal Sites
When sites in the CEA shift from federal to private or local use, employ planning and zoning approaches that provide for the integration of the sites into the surrounding fabric. Replace the monumental scale needed for major federal buildings with a scale suitable to the local context by reconstructing historic rights-of-way, dividing superblocks into smaller parcels, and encouraging vibrant contemporary architectural expression. Encourage mixed-use, mixed-income, development with residential, retail, and cultural uses visible from the street and open outside of core business hours, as well as offices, to help support a living downtown. 305.22

LU-1.2.F: Reuse of Existing Buildings
Evaluate opportunities to encourage appropriate use repositioning of existing buildings (for example, from office to mixed housing and retail) to provide varied office and retail space, more housing and especially affordable housing, and a mix of uses that support District goals. 305.23

LU- 1.4.6: Development Along Corridors
Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design development adjacent to Metrorail stations and corridors to respect the character, scale, and integrity of adjacent neighborhoods, using approaches such as building design, transitions, or buffers, while balancing against the District's broader need for housing. 307.14

LU-2.1.1: Variety of Neighborhood Types
Maintain a variety of neighborhoods, ranging from low-density to high density. The positive elements that create the identity and design character of each neighborhood should be preserved and enhanced while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability, racial equity, and opportunity. 310.7

LU-2.1.2: Neighborhood Revitalization
Facilitate neighborhood revitalization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need, especially where projects advance equitable development and racial equity, as described in Section 213 of the Framework Element, and create opportunities for disadvantaged persons and for deeply affordable housing. Engage and partner in these efforts with the persons intended to be served by revitalization, especially residents. Use social, economic, and physical indicators, such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate, as key indicators of need. 310.9

LU-2.1.10: Multi-Family Neighborhoods
Maintain the multi-family residential character of the District's medium- and high-density residential areas. Limit the encroachment of large-scale, incompatible commercial uses into these areas. Make these areas more attractive, pedestrian-friendly, and transit accessible, and explore opportunities for compatible commercial development which provides jobs for nearby residents. 310.17

LU-2.1.12: Reuse of Public Buildings
Rehabilitate vacant or outdated public and semi-public buildings for continued use including residential uses, particularly if located within residential areas. Reuse plans should be compatible with their surroundings and co-location of uses considered to meet broader District-wide goals. Reuse of public buildings should implement Small Area and Framework Plans where possible. 310.19

Transportation Element
T-1.1.4: Transit-Oriented Development
Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. Encourage development projects to build or upgrade the pedestrian and bicycle infrastructure leading to the nearest transit stop to create last-mile connections. Pedestrian movements and safety should be prioritized around transit stations. 403.10

T-1.2.1: Major Thoroughfare Improvements
Beautify and stabilize gateways and major thoroughfares by implementing coordinated multimodal transportation, economic development, and urban design improvements. 404.4

T-1.2.2: Targeted Investment
Target planning and public investment toward the specific corridors with the greatest potential to foster neighborhood improvements, create equitable outcomes that reduce barriers and transportation burdens, and enhance connectivity across Washington, DC and corridors that serve as gateways to the District, welcoming visitors, residents, and workers. 404.5

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. 405.7

Housing Element

H-1.1.1: Private Sector Support

Encourage or require the private sector to provide both new market rate and affordable housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.3

H-1.1.3: Balanced Growth

Strongly encourage the development of new housing, including affordable housing, on surplus, vacant, and underused land in all parts of Washington, DC. Ensure that a sufficient supply of land is planned and zoned to enable the District to meet its long-term housing needs, including the need for low- and moderate- density single-family homes, as well as the need for higher-density housing. 503.5

H-1.1.4: Mixed-Use Development

Promote moderate to high-density, mixed-use development that includes affordable housing on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed-use corridors and high-capacity surface transit corridors, and around Metrorail stations. 503.6

H-1.1.5: Housing Quality

Require the design of affordable and accessible housing to meet or exceed the high-quality architectural standards achieved by market-rate housing. Such housing should be built with high-quality materials and systems that minimize long-term operation, repair, and capital replacement costs. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance, should be generally compatible with the design character of the surrounding neighborhood, and should address the need for open space and recreational amenities. 503.7

H-1.1.9: Housing for Families

Encourage and prioritize the development of family-sized units and/or family-sized housing options which generally have three or more bedrooms, in areas proximate to transit, employment centers, schools, public facilities, and recreation to ensure that the District's most well-resourced locations remain accessible to families, particularly in areas that received increased residential density as a result of underlying changes to the Future Land Use Map. Family-sized units and/or family-sized housing options include housing typologies that can accommodate households of three or more persons and may include a variety of housing types including townhomes, fourplexes and multi-family buildings. To address the mismatch between meeting the needs of larger households and the financial feasibility of developing family-sized housing, support family-sized housing options through production incentives and requirements that address market rate challenges for private development that may include zoning, subsidies or tax strategies, or direct subsidy and regulatory requirements for publicly owned sites. 503.11

H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority

The production and preservation of affordable housing for low- and moderate-income households is a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout all District neighborhoods. 504.8

H-1.2.2: Production Targets
Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in Washington, DC from 2018 to 2030, or approximately 20,000 units, should be affordable to persons earning 80 percent or less of the area-wide MFI. In aggregate, the supply of affordable units shall serve low-income households in proportions roughly equivalent to the proportions shown in Figure 5.8: 30 percent at 60 to 80 percent MFI, 30 percent at 30 to 60 percent MFI, and 40 percent at below 30 percent MFI. Set future housing production targets for market rate and affordable housing based on where gaps in supply by income occur and to reflect District goals. These targets shall acknowledge and address racial income disparities, including racially adjusted MFIs, in the District, use racially disaggregated data, and evaluate actual production of market rate and affordable housing at moderate, low, very-low, and extremely-low income levels. 504.9

H-1.2.3: Affordable and Mixed-Income Housing
Focus investment strategies and affordable housing programs to distribute mixed-income housing more equitably across the entire District by developing goals and tools for affordable housing and establishing a minimum percent affordable by Planning Area to create housing options in high-cost areas, avoid further concentrations of affordable housing, and meet fair housing requirements. 504.10

H-1.2.5: Moderate-Income Housing
In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of those earning moderate incomes with wages insufficient to afford market rate housing in the District. 504.13

H-1.2.9: Advancing Diversity and Equity of Planning Areas
Proactively plan and facilitate affordable housing opportunities and make targeted investments that increase demographic diversity and equity across Washington, DC. Achieve a minimum of 15 percent affordable units within each Planning Area by 2050. Provide protected classes (see H-3.2 Housing Access) with a fair opportunity to live in a choice of homes and neighborhoods, including their current homes and neighborhoods. 504.17

H-1.2.11: Inclusive Mixed-Income Neighborhoods
Support mixed-income housing by encouraging affordable housing in high-cost areas and market rate housing in low-income areas. Identify and implement measures that build in long-term affordability, preferably permanent or for the life of the project, to minimize displacement and achieve a balance of housing opportunities across the District. 504.19

H-1.3.1: Housing for Larger Households
Increase the supply of larger family-sized housing units for both ownership and rental by encouraging new and retaining existing single-family homes, duplexes, row houses, and three- and four-bedroom market rate and affordable apartments across Washington, DC. The effort should focus on both affordability of the units and the unit and building design features that support families, as well as the opportunity to locate near neighborhood amenities, such as parks, transit, schools, and retail. 505.8

H-1.3.2: Tenure Diversity
Encourage the production of both renter- and owner-occupied housing, including housing that is affordable at low-income levels, throughout the District. 505.9

H-1.4.2: Opportunities for Upward Mobility
Provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility. Specifically, explore mechanisms for residents of District-owned and District-assisted housing to become homeowners. At the same time, work to replace units purchased with new District-owned and District-assisted housing stock. 506.7

Environmental Protection Element
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. 603.6

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. 605.6

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. 605.7

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. 612.5

E-3.2.7: Energy-Efficient Building and Site Planning
Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. Encourage new development to exceed minimum code requirements and contribute to energy efficiency and clean energy goals. 612.9

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. 615.3

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. 615.4

E-4.2.1: Support for Green Building

Broaden the requirements for the use of green building methods in new construction and rehabilitation projects to include all building typologies, and develop green building standards for minimum performance or continued improvement of energy use through improved operation and maintenance activities. 616.3

Economic Development Element

ED-1.1.4: Promote Local Entrepreneurship
Support District residents, including women-owned businesses and equity impacts enterprises (small, resident-owned Black and Brown business) seeking entrepreneurship opportunities through layered programs, including technical assistance, promotion of District products and services, and market development. 703.15

ED-1.1.5: Build Capacity and Opportunities
Focus on building capacity and opportunities to participate in core and growth industries for minority- and women-owned businesses. Ensure under-represented entrepreneurs have access to business opportunities created through public sector spending, anchor institution spending, and corporate supply chains. Provide layered support through technical assistance, product promotion, and market development. 703.16

ED-2.2.4: Support Local Entrepreneurs
Support the efforts of local entrepreneurs who enhance the District's economy by manufacturing and retailing goods within Washington, DC, which increases the local employment and tax revenue generated by consumer retail spending. 708.9

ED-2.2.5: Business Mix
Reinforce existing and encourage new retail districts by attracting a mix of businesses, including local companies, regional chains, and nationally recognized retailers. 708.10

ED-3.2.8: Certified Business Enterprise Programs
Expand opportunities for local, small, and disadvantaged business enterprises through programs, incentives, contracting requirements, and other activities. 714.13

ED-4.2.1: Linking Residents to Jobs
Promote measures that increase the number of District jobs held by District residents. According to the Census Bureau's Longitudinal Employer-Household Dynamics Program, 67 percent of the jobs in the District were held by nonresidents in 2016. While recognizing that some imbalance is inevitable due to the relatively large number of jobs and small number of residents in Washington, DC, the District should work to increase the percentage of resident workers through its job training and placement programs. 717.9

ED-4.2.3: Focus on Economically Disadvantaged Populations
Focus workforce development efforts on economically disadvantaged communities, including communities of color, and particularly those with many unemployed or marginally employed residents. Assistance should also be focused on groups most in need, including persons with limited work skills, the LGBTQ+ community, persons with disabilities, single mothers, youth leaving foster care, returning citizens, and persons with limited English proficiency. 717.11

ED-4.2.6: Entry-Level Opportunities ED-4.2.12: Local Hiring Incentives

Support the creation of entry-level career opportunities, particularly for lower income youth and adults, and persons with disabilities. Recognize the need for complementary efforts to provide affordable child care options, transportation, counseling, and other supportive services. 717.14

Historic Preservation Element
HP-1.1.1: District of Columbia Historic Preservation Plan

HP-1.1.5: Planning for Historic Federal Properties
Coordinate with federal agencies and citizen groups so that local planning initiatives and preservation goals are considered in federal project design and historic preservation planning. 1003.8

HP-1.2.3: Coordination with the Federal Government
Coordinate District historic preservation plans and programs with those of the federal government through processes established under the National Historic Preservation Act and through close coordination with federal landholders and key agencies, including the NCPC, CFA, NPS, and others involved in the stewardship of historic properties. 1004.8

HP-2.2.6: Historic Open Space
Retain landscaped yards, gardens, estate grounds, and other significant green space associated with historic landmarks whenever possible. If development is permitted, retain sufficient open space to protect the setting of the historic landmark and the integrity of the historic property. In historic districts, strive to maintain shared open space in the interior of blocks while balancing the need to accommodate reasonable expansion of residential buildings. 1011.8

HP-2.5.1: Rehabilitation of Historic Structures
Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation as suitable for the particular historic environment. 1014.7

HP-2.5.2: Adaptation of Historic Properties for Current Use
Maintain historic properties in their original use when possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property. Recognize the value and necessary function of special-purpose structures, such as utility buildings, and allow structural modifications and other alterations compatible with historic character when needed for the property to continue functioning in its original use. 1014.8

HP-2.5.3: Compatible Development
Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, respect the established form of development as evidenced by lot coverage limitations, height limits, open space requirements, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, building additions, and exterior changes are in scale with and respect their historic context through sensitive siting and design, and the appropriate use of materials and architectural detail. 1014.9

Area Element:

Central Washington Area Element

CW-1.1.1: Promoting Mixed-Use Development
Expand the mix of land uses in Central Washington to attract a broader variety of activities and sustain the area as the hub of the metropolitan area. Central Washington should be strengthened as a dynamic employment center, a high-quality regional retail center, an internationally renowned cultural center, a world-class visitor and convention destination, a vibrant urban neighborhood, and the focus of the regional transportation network. New office and retail space, hotels, arts and entertainment uses, housing, and open space should be encouraged through strategic incentives and preservation so that the area remains attractive, exciting, and economically productive. 1608.2

CW-1.1.3: Incentives for Non-Office Uses
Take action to attract non-office uses within the area to create a vibrant collection of central neighborhoods. Continue using zoning and other regulatory mechanisms to incentivize mixed-use development, including housing, ground floor retail, educational uses, and arts facilities in locations consistent with the Comprehensive Plan. 1608.4

CW-1.1.4: New Housing Development in Central Washington
Continue to encourage the development of new high-density housing in Central Washington, particularly in NoMa and east Mount Vernon Square, including Mount Vernon Triangle, Northwest One, and the L'Enfant Plaza/ Near Southwest areas. Ground floor retail space and similar uses should be strongly encouraged within these areas to create street life and provide neighborhood services for residents. A strong downtown residential community can create pedestrian traffic, meet local housing needs, support local businesses in the evenings and on weekends, and increase neighborhood safety and security. 1608.5

CW-1.1.5: Central Washington Housing Diversity
It is important to keep Central Washington a mixed-income community and avoid the displacement of lower-income residents. Preserve Central Washington's existing low- to moderate-income housing, including public housing, housing (both contracts and vouchers), and other subsidized units. The District has taken a proactive approach to preserving affordable units at the Museum Square, Golden Rule, and other Central Washington Area redevelopment sites. The District should continue to expand the number of affordable units through land disposition with affordability requirements and through the use of zoning and other regulatory incentives. 1608.6

CW-1.1.11: Reinforcing Central Washington's Characteristic Design Features
Reinforce the physical qualities that set Central Washington apart from all other major American city centers. Balance the symbolic monumentality of the national civic center with a respectful, but distinct and impressive, expression of local life. Blend historic, traditional, and contemporary architecture to express the vitality of a diverse and growing District that is as proud of its neighborhood amenities, architectural heritage, and character as it is of its position as the seat of the national government. 1608.12

CW-1.2.2: Preservation of Central Washington's Historic Resources
Preserve and enhance Central Washington's historic resources by continuing the current practices of:

- *Preserving the area's historic buildings and districts;*
- *Requiring that renovation and new construction is sensitive to the character of historic buildings and districts;*

• Applying design incentives and requirements to encourage preservation, adaptive reuse, and appropriate relationships between historic development and new construction;
• Encouraging the adaptive reuse of historic and architecturally significant buildings; and
• Preserving the original pattern of streets and alleys from L'Enfant's 1791 plan for the City of Washington, especially alleys that provide for offstreet loading, deliveries, and garage access.

Historic resources should be recognized as essential to downtown's economic vitality and competitive edge, particularly for retail, tourism, and entertainment activities. 1609.2

CW 2.7.1 Enhancing Near Southwest
Work collaboratively with NCPC redevelop SW Federal Center as a mixed use community anchored with national civic and cultural uses. Plans for the area should identify streetscape and signage improvements, pedestrian circulation changes, measures to mitigate the scale of the area's monolithic buildings, guidelines for new (or replacement) buildings within the area, and the potential for new residential uses if federal properties transfer from federal use. 1617.6

CW-2.7.4: Restoring Maryland Avenue
Support Maryland Avenue SW redevelopment as an urban boulevard and L'Enfant Metro station expansion for intermodal transit, allowing Maryland Avenue SW to be partially restored as a connecting diagonal street. Develop Maryland Avenue SW as an important corridor that respects L'Enfant's 1791 plan for the City of Washington's intent for reciprocal views between historic landmarks and pedestrian movement. The Maryland Avenue Southwest Small Area Plan provided detailed guidance for the reconstruction of Maryland Avenue as a 160-foot-wide boulevard and for improvements to 9th, 10th, 11th, and 12th Streets SW (and underpasses) along D, 4th, 6th, and 7th Streets SW. The reconstructed streets should reconnect the grid at grade with Maryland Avenue where possible. New buildings should be sited to add definition to the street, framing its edges and highlighting the view to the U.S. Capitol. The plan also calls for optimization of building height, recognizing the area's urban context, central location, and proximity to transit. 1617.9