Map Amendment Case No. 26-06

401 14th Street, SW

Current Zone: Unzoned (former federal land)

Proposed Zone: D-8 (subject to IZ Plus)

Property: Square 231, Lot 803 & Parcel 316/16

Current Use: Vacant former federal office building (Liberty Loan Building)

Applicant: 401 14 St SW 2025, LLC

Counsel: Martin Sullivan, Sullivan & Barros LLP



ZONING COMMISSION
District of Columbia
CASE NO. 26-06
EXHIBIT NO. 25

The Subject Property

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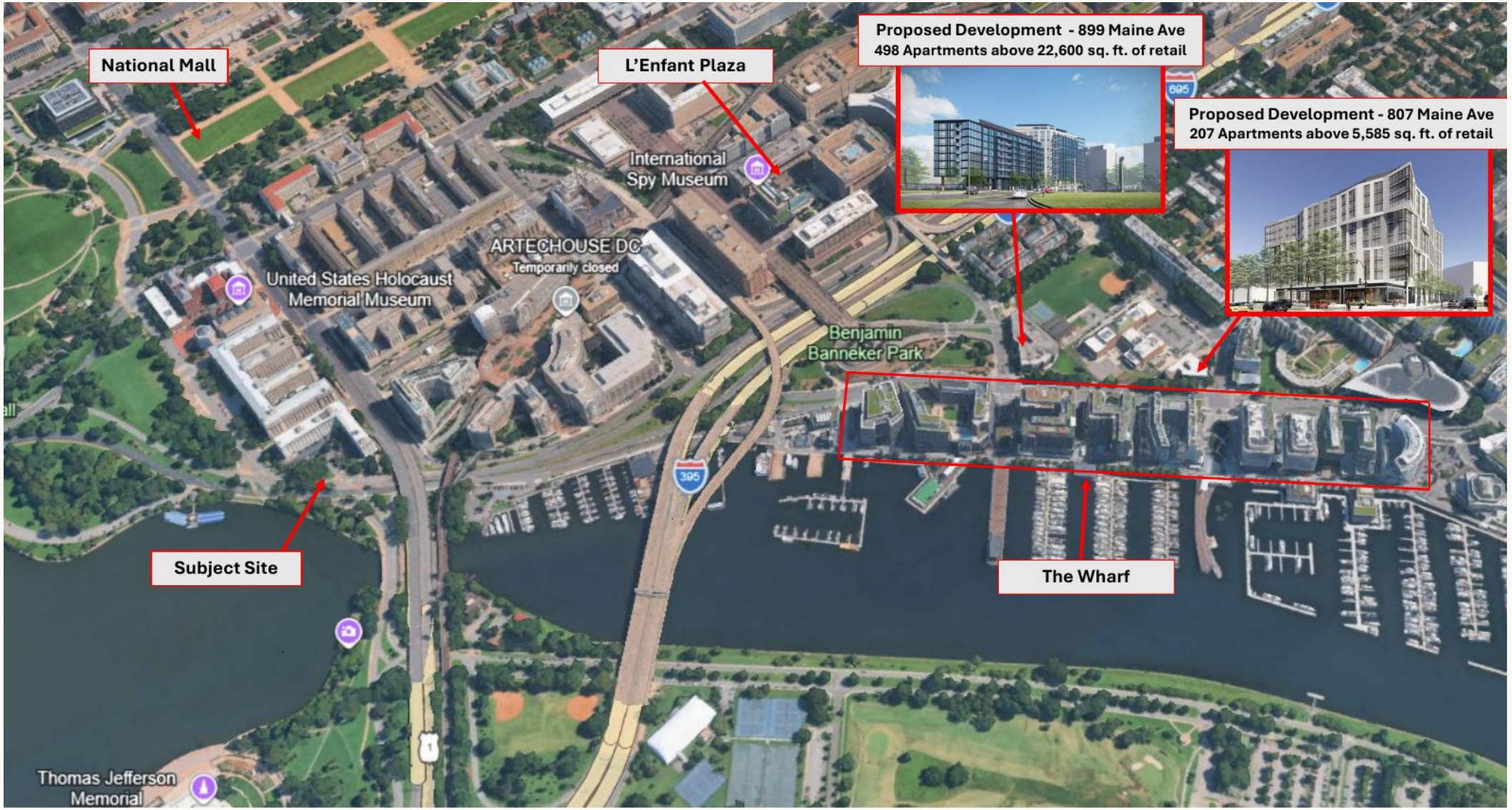
401 14th Street, SW – Former Liberty Loan Building



Relationship with Surrounding Uses and Zones

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Location & Surrounding Context

- On 14th Street, SW between the Tidal Basin and L'Enfant Plaza, just south of the National Mall, beside the Bureau of Engraving and Printing and the Holocaust Memorial Museum.
- Unzoned because of its historic federal ownership; GSA disposed of the Liberty Loan Building to private ownership.
- Abutting land to the east is zoned D-5 and D-8; The Wharf (MU-12) lies to the south.
- Walking distance of the Smithsonian and L'Enfant Plaza Metro stations, plus Metrobus, VRE and Amtrak.
- Within the 100- and 500-year floodplains and the jurisdiction of the Commission of Fine Arts.



Map Amendment Overview

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The Request

- Zone the Property, currently unzoned, to D-8.
- No building permit or certificate of occupancy can issue for privately owned land until it is zoned (Subtitle A § 209.1).
- D-8 is designed to transition federal land south of the National Mall into a mixed-use area with public and private ownership.
- The Applicant consulted OP in selecting D-8.
- No specific development is proposed; adaptive reuse of the Liberty Loan Building is anticipated.
- The Property will be subject to IZ Plus.

Agency & Community Input

- **Office of Planning:** Setdown report (July 20, 2026) found the amendment not inconsistent with the Comp Plan and recommended IZ Plus. (Exhibits 9, 24A)
- **ANC 2A:** The Applicant met with ANC 2A on October 21st and the ANC voted in support. (Exhibit 19 and 20)
- **ANC 6D (across 14th Street):** The Applicant met with ANC 6D on September 22nd and again on October 19th. As reported, a resolution in support failed to pass, by a 3-3 vote.
- **DDOT:** Has no objection to the approval of the map amendment. (Exhibit 21)
- **OAG**: Recommends approval of the map amendment. (Exhibit 18)

Unzoned vs. D-8

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Standard	Unzoned	D-8
Height	N/A	130 ft.
FAR	N/A	6.5 non-residential; unlimited residential
Lot Occupancy	N/A	100%
Penthouse	N/A	20 ft. + 1 story mechanical
GAR	N/A	0.20
Permitted Uses	No permits or C of O while privately owned	MU Use Group F
Inclusionary Zoning	N/A	IZ Plus

Inclusionary Zoning Plus

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The Property will be subject to IZ Plus.

Initial Request

The Applicant's prehearing statement (Ex. 12) asked to apply standard IZ rather than IZ Plus, citing historic, floodplain and site constraints.

Agency & ANC Input

OP recommended IZ Plus. ANC 6D opposed the IZ exemption request.

Resolution

On Sept. 23, 2026, the Applicant withdrew the request.

Future Land Use Map Consistency

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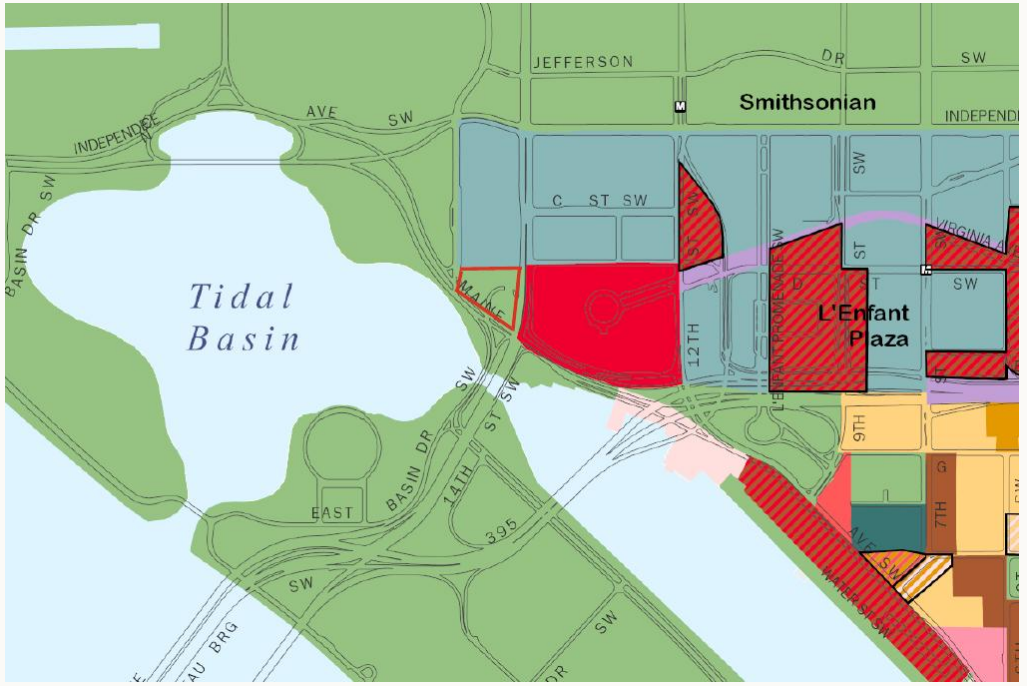
FLU Map

- The FLUM designates the Property Parks, Recreation, and Open Space (PROS), reflecting its historic federal ownership.
- Federal parklands are generally unzoned; the FLUM is interpreted broadly and read with the Comp Plan text.
- OP: the FLUM is "soft-edged"; adjacent privately owned land is designated High Density Commercial and mixed high-density residential/commercial.
- OP: the site's inclusion in Central Washington Policy Focus Area 2.7 implies development is anticipated, not PROS uses only.
- The Commission has rezoned PROS-designated former federal land in similar circumstances (Z.C. Case Nos. 19-08 and 20-22).



Future Land Use Map showing PROS designation

Generalized Policy Map Consistency

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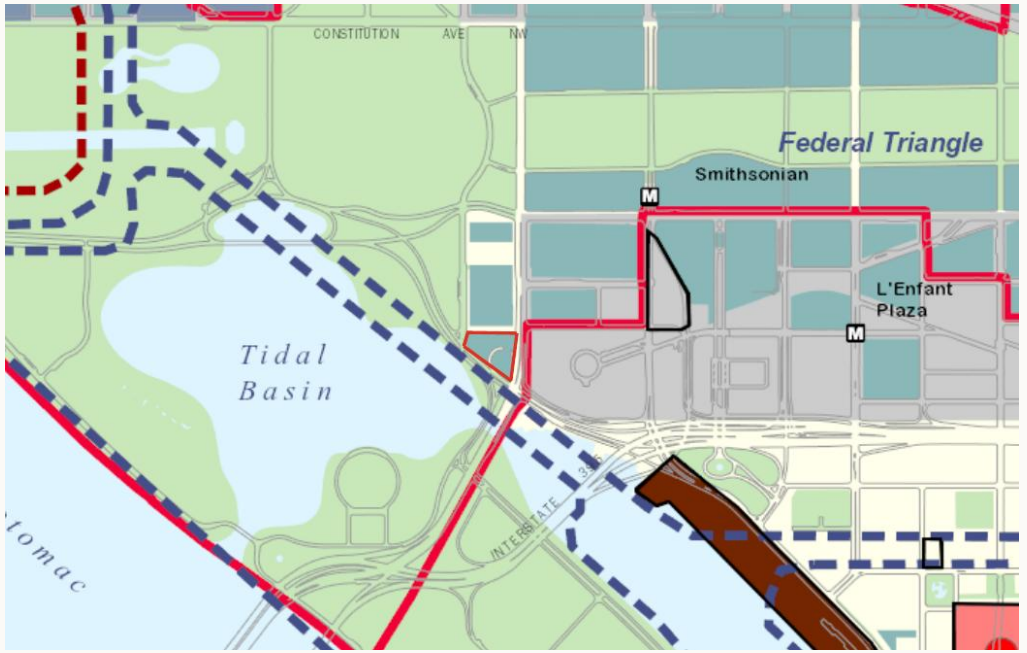
Federal Lands & Resilience Focus Area

- **Federal Lands:** acknowledges the District's limited jurisdiction; it does not exempt land from the Comp Plan or require its use to stay static.
- **Resilience Focus Area:** future development must address the 100- and 500-year floodplains through siting and design.
- **Neighborhood Conservation Area:** not identified by OP as an inconsistency; a disposed federal parcel differs from the residential neighborhoods the designation protects.
- **OP:** zoning the site aligns with the intent of the GPM and allows adaptive reuse that adds vitality to the area.



Generalized Policy Map showing Federal Lands designation

Comp Plan – Central Washington Area Element

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Central Washington Area Element

- **Mixed-Use Development (CW-1.1.1) & Non-Office Uses (CW-1.1.3):** D-8 permits residential, retail, cultural, and institutional uses on a single-use federal site.
- **New Housing (CW-1.1.4) & Housing Diversity (CW-1.1.5):** High-density housing in Near Southwest, including affordable units under IZ Plus.
- **Enhancing Near Southwest (CW-2.7.1):** Redevelop the SW Federal Center as a mixed-use community, including residential uses as federal properties transfer.
- **Restoring Maryland Avenue (CW-2.7.4):** Strengthen the urban fabric, connectivity and links to transit.
- **Related Plans:** The SW Ecodistrict Plan (2013) and Monumental Core Framework Plan (2009) call for housing, mixed use and reconnecting the federal precinct to Southwest.

Other Citywide Elements

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Land Use: Integrates a former federal site into the Central Employment Area and supports mixed-use reuse of former federal sites (LU-1.2.1 – LU-1.2.3, LU-1.2.E).

Transportation: About one-half mile from the Smithsonian and L'Enfant Plaza Metro stations, with Metrobus, VRE and Amtrak nearby; supports transit-oriented development (T-1.1.4, T-1.3.1).

Housing: Allows housing on a site where none is possible today, including affordable units under IZ Plus (H-1.1.4, H-1.2.3).

Environmental Protection: Redevelopment must meet floodplain, stormwater, green building and GAR standards (E-4.1.1, E-4.2.1).

Historic Preservation: Adaptive reuse of the Liberty Loan Building remains subject to CFA review, the SHPO preservation covenant and HPO guidelines (HP-1.2.3, HP-2.5.2).

Potential Inconsistencies: The FLUM's PROS designation and certain federal workforce policies noted by OP. These are outweighed by policies favoring mixed-use reuse of former federal sites; on balance, the amendment is not inconsistent with the Comp Plan.

Racial Equity Tool

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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 9 – OP Setdown Report
Part 4: Zoning Commission Evaluation	Slide 14

Part 1: Guidance Regarding the Comprehensive Plan

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Central Washington Area Element

- Promoting Mixed-Use Development (CW-1.1.1)
- Incentives for Non-Office Uses (CW-1.1.3)
- New Housing Development (CW-1.1.4)
- **Central Washington Housing Diversity (CW-1.1.5)**
- Enhancing Near Southwest (CW-2.7.1)
- Restoring Maryland Avenue (CW-2.7.4)

Transportation Element

- Transit-Oriented Development (T-1.1.4)
- Transit-Accessible Employment (T-1.3.1)

Land Use Element

- Sustaining a Strong District Center (LU-1.2.1)
- Central Employment Area (LU-1.2.2, 1.2.3)
- Urban Mixed-Use Neighborhoods (LU-1.2.4)
- New Waterfront Development (LU-1.2.8)
- Development on Former Federal Sites (LU-1.2.E)
- Development Along Corridors (LU-1.4.6)
- **Neighborhood Revitalization (LU-2.1.2)**

Historic Preservation Element

- Planning for Historic Federal Properties (HP-1.1.5)
- Adaptation of Historic Properties (HP-2.5.2)

Housing Element

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

Economic Development Element

- Certified Business Enterprise Programs (ED-3.2.8)
- Focus on Economically Disadvantaged Populations (ED-4.2.3)

Environmental Protection Element

- Energy-Efficient Building (E-3.2.7)
- Green Roofs to Reduce Runoff (E-4.1.2)
- Support for Green Building (E-4.2.1)

Part 2: Community Outreach and Engagement

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Outreach: Notice of Intent mailed to ANC 2A and owners within 200 feet; initial outreach to ANC 2A before filing and to ANC 6D (across the street) in June; attended ANC 6D meetings (Sept. 22, Oct. 19) and the ANC 2A meeting (Oct. 21).

Responsiveness: The Applicant withdrew its IZ Plus exemption request after discussions with OP and ANC 6D.

ANC Input: ANC 2A letter in support (Ex. 19, 20). (neighboring) ANC 6D: Took no position.

Map Amendment Impacts: No displacement (vacant federal building, no residents or tenants); allows new housing, including IZ Plus affordable units; supports transit-oriented growth.

Outreach Timeline – 2026

Apr. 1	Notice of Intent mailed
Apr. 29	Initial email outreach to ANC 2A
May 22	Application filed
June 29	Email outreach to ANC 6D
July 30	Case set down for hearing
Sept. 22	Attended ANC 6D meeting
Sept. 23	IZ Plus exemption withdrawn
Oct. 19	Attended ANC 6D meeting
Oct. 21	Attended ANC 2A meeting
Nov. 2	Public hearing

Part 4: Zoning Commission Evaluation

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

Factor	Evaluation
Direct Displacement	None: vacant former federal office building with no residents or tenants
Indirect Displacement	New housing, including IZ Plus affordable units; nearest homes are separated by Maine Avenue and I-395
Housing	Permits housing where none is possible today, with IZ Plus affordable set-asides
Transportation	Walking distance of the Smithsonian and L'Enfant Plaza Metro stations; Metrobus, VRE and Amtrak
Physical / Built Environment	Streetscape improvements on 14th Street, SW, subject to CFA and historic preservation review
Jobs / Economic Opportunity	Ground-floor retail plus construction and building-operations jobs in a transit-rich location
Community	Outreach to ANC 2A and 6D; IZ Plus exemption request withdrawn after OP and ANC 6D input. ANC 2A support.