

LWH 801 R LLC

**APPLICATION TO THE
ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
FOR A
ZONING MAP AMENDMENT**

**801-811 R Street NW
(Square 395, Lot 55)**

March 11, 2026

Applicant

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I. INTRODUCTION

LWH 801 R LLC (the “Applicant”) submits this Statement in Support of an amendment to the Zoning Map of the District of Columbia (the “Zoning Map”) pursuant to 11-X DCMR § 501.1 and to 11-Z DCMR §§ 201.2(e) & 304 of the 2016 Zoning Regulations of the District of Columbia (the “Zoning Regulations”). More specifically, the Applicant is seeking to rezone the property located at 801-811 R Street NW, more particularly known as Lot 55 in Square 395 (the “Property”), from RA-2 to MU-10 (the “Application”). A building plat showing the lot to be rezoned is attached as **Exhibit A**.

As required pursuant to 11-X DCMR § 500.1, the proposed Zoning Map amendment is not inconsistent with the Comprehensive Plan (the “Comp Plan”), including the Property’s designation on the Comp Plan’s Future Land Use Map (“FLUM”) and Generalized Policy Map (“GPM”), and advances the objectives and recommendations of the Near Northwest Planning Area. The proposed Map amendment is also consistent with the purposes of the Zoning Act in that it will create conditions that are favorable to public health, safety, welfare, and convenience.

II. DESCRIPTION OF THE PROPERTY AND THE SURROUNDING AREA

The Property is located in the northwest quadrant of Washington, D.C., within the boundary of Ward 2, and currently improved with multiple low-rise apartment buildings constructed circa 1963. The Applicant is pursuing the proposed Zoning Map amendment in anticipation of redeveloping the site with a new all-affordable residential project. In the interim, the Applicant intends to maintain the existing low-rise apartment buildings and facilitate relocation of the current tenants in accordance with a relocation plan that was developed with the existing tenants. The Applicant became the contract purchaser of the Property after it was put up for sale by the prior owner, and the existing tenants exercised their right to purchase the Property under the D.C. Tenant Opportunity to Purchase Act (“TOPA”). Once under contract, the tenant association transferred its rights to the Applicant to redevelop the site with an all-affordable building, including replacement units and right of return for current tenants.

As shown on the context / zoning map attached as **Exhibit B**, the Property is bounded by 9th Street NW to the west, private property to the north, 8th Street NW to the east, and R Street NW to the south. The Property consists of approximately 64,568 square feet of land area. The Shaw-Howard University Metrorail station is located approximately 170 feet to the east of the Property. The Property is within the boundary of Advisory Neighborhood Commission (“ANC”) 2G and Single Member District 2G01.

There is a mix of residential, public facility, and commercial uses and buildings in the area surrounding the Property. New Bethel Baptist Church is located immediately to the north. Immediately east of the Property is the Shaw-Howard University Metro Station and a Planned Unit Development (“PUD”) approved in 2023 pursuant to Z.C. Order No. 22-09 (the “Adjacent PUD”). The Adjacent PUD has an approved height of approximately 90 feet, a density of approximately 7.20 FAR, and approximately 317 apartment units. The Shaw (Watha T. Daniel) Neighborhood Library is located to the southeast of the Property across R Street. Immediately to the south across R Street is Foster House, an eight-story (approximately 90 feet tall) apartment building in the RA-4 Zone District. Row homes, Benjamin Banneker Academic High School, and Phyllis Wheatley YWCA are

located to the southwest of the Property. Immediately to the west across 9th Street are row dwellings, flats, and small multifamily residential buildings. Cleveland Elementary School is located approximately one block northwest of the Property.

The Property is designated for Mixed-Use (Medium Density Commercial / Medium Density Residential) on the Future Land Use Map (“FLUM”). In addition, the Property is located in a Neighborhood Enhancement Area on the Generalized Policy Map (“GPM”) and the Near Northwest Planning Area. As discussed below and in **Exhibit C**, when viewed through a racial equity lens, the proposed Zoning Map amendment is not inconsistent with the Comp Plan when read as a whole, including the FLUM and GPM.

III. EXISTING AND PROPOSED ZONING

The Applicant proposes to rezone the Property from RA-2 to MU-10. The MU zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling residential development at varying densities, and are intended to, among other things:

- Reflect a variety of building types, including, but not limited to, shop-front buildings which may include a vertical mixture of residential and non-residential uses, buildings made up entirely of residential uses, and buildings made up entirely of non-residential uses;
- Encourage safe and efficient conditions for pedestrian and motor vehicle movement;
- Ensure that infill development is compatible with the prevailing development pattern within the zone and surrounding areas; and
- Ensure that buildings and developments around fixed rail stations, transit hubs, and streetcar lines are oriented to support active use of public transportation and safety of public spaces.

A. Existing RA-2 Zoning

As shown in **Exhibit D**, the Property is currently zoned RA-2, which is described in the Zoning Regulations as permitting areas developed with predominantly moderate-density residential use. 11-F DCMR § 101.5. The maximum permitted density in the RA-2 Zone for residential structures is 1.8 FAR (2.16 FAR w/ Inclusionary Zoning (“IZ”)). 11-F DCMR § 201.1, 201.4. The maximum permitted height in the RA-2 zone, not including the penthouse, is 50 feet. 11-F DCMR § 203.2.

The Property’s current zoning is inconsistent with the Comp Plan. The Comp Plan Framework Element describes the RA-2 zone as being consistent with the Moderate Density Residential FLUM designation (*See* 10-A DCMR § 227.10); whereas the FLUM includes the Property within an area that is designated for Medium Density Mixed Use development.

B. Proposed MU-10 Zoning

As shown in **Exhibit D**, the Applicant requests a Zoning Map amendment to rezone the Property to the MU-10 zone. The MU-10 zone is specifically intended for areas developed with predominantly medium- to high-density mixed-use development with a balance of uses conducive to a higher quality of life and environment for residents, businesses, employees, and institutions in areas where there is a mixture of uses and building densities. 11-G DCMR § 101.15. The maximum permitted density in the MU-10 zone is 6.0 FAR (7.2 FAR w/ IZ), of which no more than 3.0 FAR may be devoted to non-residential use. 11-G DCMR § 201.1. The maximum permitted height in the MU-10 zone, not including the penthouse, is 90 feet (100 feet w/ IZ). 11-G DCMR § 203.2.

The Applicant selected the MU-10 zone after consideration of applicable Comp Plan policies, the FLUM and GPM, the surrounding context, and meeting with the D.C. Office of Planning (“OP”). After consideration of the surrounding neighborhood context and the needs of the intended redevelopment program for the Property, the Applicant determined that development parameters permitted in the MU-10 zone provide the flexibility needed for the Applicant to balance Comp Plan policies that support preserving and increasing affordable housing and increasing density near Metrorail with considerations for the scale of the surrounding context. The MU-10 zone will allow the Applicant to sculpt the height and massing of the future residential development in response to the varied neighborhood context while maintaining considerable open space and preventing overcrowding of land. Accordingly, the MU-10 zone permits height and density that is not inconsistent with the FLUM and the GPM, while advancing numerous policies of the Comp Plan, as described in more detail in **Exhibit C**.

C. Comparison of Development Standards

The table below compares the matter-of-right development standards of the existing and proposed zoning for the Property:

	RA-2	MU-10
Height	50 ft.	90 ft. (100 ft. w/ IZ)
Penthouse Height	12 ft., except 15 ft. for penthouse mechanical space	20 ft.
Density (FAR)	1.8 FAR (2.16 FAR w/ IZ).	6.0 FAR (7.2 FAR w/ IZ) (3.0 FAR non-residential max)
Lot Occupancy	60%	75% (80% w/ IZ)
Rear Yard	A distance equal to 4 in. per 1 ft. of building height, but not less than 15 ft. min.	A distance equal to 2.5 in. per 1 ft. of building height, but not less than 12 ft. min.
Side Yard	No side yards are required; however, if a side yard is provided, it shall be a minimum of four feet (4 ft.) wide.	No side yards are required; however, if a side yard is provided, it shall be a minimum of 2 in. per 1 ft. of building height, but not less than 5 ft. min.
Green Area Ratio	0.4	0.2

Open Court (Width)	4 in. per 1 ft. of height of court but not less than 10 ft.
	2.5 in. per 1 ft. of height of court but not less than 6 ft.
Closed Court (Width)	4 in. per 1 ft. of height of court but not less than 15 ft.
	2.5 in. per 1 ft. of height of court but not less than 12 ft.
Closed Court (Area)	Twice the square of the required width of court dimension based on the height of the minimum court width; but not less than 350 sq. ft.
	Twice the square of the required width of court dimension based on the height of the minimum court width; but not less than 250 sq. ft.

IV. STANDARDS APPLICABLE TO APPLICATION FOR ZONING MAP AMENDMENT

The requested Zoning Map amendment is submitted as a contested case pursuant to 11 -Z DCMR § 201.2I. Pursuant to the Zoning Act of 1938, approved June 20, 1938, as amended ((52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.* (2012 Repl.)) (the “Zoning Act”). There are several criteria that must be applied by the Commission in adopting and amending the Zoning Regulations and the Zoning Map. The Zoning Act states the Zoning Regulations are designed to “promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and orderly development as the national capital . . .” The Zoning Act further provides:

“[z]oning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan for the national capital, and zoning regulations shall be designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein.” D.C. Code § 6-641.02.

Furthermore, in all cases, the Commission shall find that the Map amendment is not inconsistent with the Comp Plan and with other adopted public policies and active programs related to the subject site. 11-X DCMR § 500.3.

**V. EVALUATION OF PROPOSED MAP AMENDMENT WITH
STATUTORY STANDARDS**

A. Comprehensive Plan / Racial Equity Impact Evaluation

1. Racial Equity and the Comprehensive Plan

Equity, and particularly racial equity, is a primary focus of the Comp Plan, especially in the context of zoning where certain priorities stand out, including affordable housing, avoiding displacement of existing residents, and creating and increasing access to opportunity. The Framework Element states that equity is both an outcome and a process, and exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. 10A DCMR § 213.6.

The Comp Plan emphasizes that considerations of equity, and particularly racial equity, must be part of a District agency’s evaluation and implementation of Comp Plan policies and actions. To do this, the Implementation Element calls for agencies to prepare and implement tools that will assist in evaluating and implementing the Comp Plan through a “racial equity lens.” The Commission considers racial equity as an integral part of its analysis as to whether a proposed zoning action is “not inconsistent” with the Comp Plan. 10A DCMR § 2501.8.

The focus of the racial equity lens component of a Comp Plan evaluation can depend upon the type of zoning action being proposed, the location of the zoning action, and the extent to which the zoning action can address localized and citywide equitable development issues. To assist the Commission in applying a racial equity lens to its Comp Plan determinations, the Commission has developed a Racial Equity Tool that applicants are expected to utilize throughout the process of a proposed zoning action. The Racial Equity Tool emphasizes community outreach, and is intended to facilitate proactive and meaningful engagement with the community most likely to be affected by the proposed zoning action to: (i) gain insight on negative conditions that may exist in the community, particularly those that are a result of past and present discrimination, (ii) develop an understanding of community priorities, and (iii) solicit input on potential positive and negative outcomes of the proposed zoning action.

Preparation of the following Comp Plan evaluation was guided by the Commission’s Racial Equity Tool and was also informed by the D.C. Office of Planning’s Equity Crosswalk (effective August 21, 2021) (the “**Equity Crosswalk**”), which highlights Comp Plan policies and actions that explicitly address racial equity. Finally, the planning guidance and data pertaining to the Near Northwest (“**NNW**”) Planning Area contained in **Table 1** below were considered in the preparation of the Applicant’s Comp Plan evaluation:

**Table 1:
Planning Guidance and Goals**

- Housing Equity Report (October 2019) housing goals for the NNW Planning Area:
 - Total housing production goal (market rate and affordable): 1,850 units *
 - Affordable housing production goal: 1,250 units (only 418 units have been produced or newly covenanted since 2019)*
- Comprehensive Plan policies supporting increased density and housing affordability near Metrorail, preservation and expansion of affordable housing, maintaining / conserving existing lower-scale residential areas by allowing increased density on land that is already zoned for multi-family residential use.
- NNW planning and development priorities / concerns: Protection of economic diversity, retention and production of affordable housing, encroachment of commercial uses in residential areas, scale of development and mix of building types, land use conflicts.

* Source: <https://open.dc.gov/36000by2025/>

2. Evaluation of Comprehensive Plan Consistency

Per **Part I (Racial Equity Analysis Submissions – Guidance Regarding the Comprehensive Plan)** of the Racial Equity Tool, the Applicant has conducted a thorough evaluation of the proposed Zoning Map amendment’s consistency with the Comp Plan, including the policies of all applicable Citywide and Area Elements, the Future Land Use Map (“**FLUM**”), Generalized Policy Map (“**GPM**”), and any other applicable adopted public policies and active programs. The Applicant’s full Comp Plan evaluation can be found in **Exhibit C**, including a detailed discussion of the Zoning Map amendment’s consistency with the FLUM and GPM.

Overall, and when viewed through a racial equity lens, the Applicant asserts that the proposed MU-10 zone for the Property is not inconsistent with the Comp Plan, including the GPM and the FLUM. As adopted by the D.C. Council as part of the 2021 amendments to the Comprehensive Plan, the Property is located within a Neighborhood Enhancement Area (“**NEA**”) on the GPM (**Figure 1**). Further, as shown in **Figure 2**, the Property is designated as Mixed-Use Medium Density Commercial / Medium Density Residential on the FLUM. A summary of the Comp Plan policies advanced by and potential inconsistencies with the proposed Zoning Map amendment is below in **Table 2**.

Table 2: Summary of Comp Plan Policies Advanced by the Proposed Zoning Map Amendment	
Policies in bold underlined text denote policies that are specifically referenced in the OP Equity Crosswalk as being explicitly focused on advancing equity.	
	Near Northwest Area Element
	NNW-1.1.8 , NNW-2.1.1, NNW-2.1.2
	Land Use Element
	LU-1.4.2, LU-1.4.3, LU-1.4.4, LU-2.1.1 , LU-2.1.3
	Housing Element
	H-1.1.1, H-1.1.3, H-1.2.1, H-1.2.2 , H-1.2.3 , H-1.2.11, H-2.1.1 , H-2.1.2 , H-2.1.4 , H-2.1.5 , H-2.1.6 , H-2.1.9
	Environmental Protection Element
	E-1.1.2 , E-4.2.1
	Urban Design Element
	UD-2.1.6
Evaluation / Balancing of Potential Comp Plan Inconsistencies	
Policies in bold underlined text denote policies that are specifically referenced in the OP Equity Crosswalk as being explicitly focused on advancing equity.	
Potential Inconsistency	Competing / Outweighing Policies and Considerations
<ul style="list-style-type: none"> · UD-2.2.4: Transitions in Building Intensity · UD-2.2.5: Infill Development 	<p><u>Near Northwest Planning Area Element</u></p> <ul style="list-style-type: none"> · <u>NNW-1.1.8: Affordable Housing</u> · NNW-2.1.1: Affordable Housing · NNW-2.1.2: Reinforce Existing Development Patterns <p><u>Land Use Element</u></p> <ul style="list-style-type: none"> · LU-1.4.2: Development Around Metrorail Stations · LU-1.4.3: Housing Around Metrorail Stations · LU-1.4.4: Affordable Rental and For-Sale Multi-Family Housing Near Metrorail Stations <p><u>Housing Element</u></p> <ul style="list-style-type: none"> · <u>H-2.1.1: Redeveloping Existing Income-restricted Affordable Housing</u> · <u>H-2.1.2: Preserving Affordable Rental Housing</u>

3. Racial Equity as a Process

The Framework Element states that racial equity is a process, and that as the District grows and changes, it must do so in a way that builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes. 10-A DCMR § 213.7. As a process, racial equity is employed when those most impacted by structural racism are meaningfully involved in the creation and implementation of the policies and practices that impact their lives. The Commission’s Racial Equity Tool emphasizes community outreach and engagement, which are expected to begin at the inception of any proposed zoning action. All submissions to the Commission shall be accompanied by a discussion of efforts made by an applicant to meaningfully engage the community early in the zoning process.

The Information contained in **Table 3** addresses the questions set forth in **Part II (Community Outreach and Engagement)** of the Racial Equity Tool. The responses were informed by the Applicant’s research on the community that could potentially be impacted by the zoning action. More importantly, the responses were informed by the community engagement conducted by the Applicant.

Table 3: Community Outreach and Engagement
Description of affected community (including defining characteristics).
Affected Advisory Neighborhood Commission (“ANC”): For purposes of the proposed Zoning Map amendment, ANC 2G, the ANC within which the Property is located, is considered the “affected ANC.” The Applicant engaged with ANC 2G prior to filing the application and met with the 2G01 Single Member District (“SMD”) representative on several occasions. On June 6, 2024 the Applicant met with the ANC’s Zoning, Planning, and Historic Preservation Committee, and on June 13, 2024 and February 12, 2026, the Applicant met with the full ANC to discuss the application and proposed development on the Property.
Community Organizations: None identified.
Other Community Engagement / Meetings: The Applicant has corresponded with several neighboring residents about the application and proposed development. The Applicant will continue to engage with the community as the application proceeds.
Characteristics of the affected community that influenced outreach plan / efforts.
ANC 2G is a well-organized ANC that holds regular, duly noticed monthly meetings. As such, the Applicant has looked to the ANC as its primary venue for engagement with the affected community. Further, the Property is in close proximity to Benjamin Banneker Academic High School, Phyllis Wheatley YWCA, and Shaw (Watha T. Daniel) Neighborhood Library. Given the proximity of these locations to the Property, the Applicant will consider using these facilities as a venue for future community engagement meetings.
Outreach methods utilized (including specific efforts employed to meet community needs and circumstances).
The Applicant’s efforts to engage with the affected community thus far have been primarily through email correspondence and attendance at in-person ANC 2G meetings and neighborhood association meetings.

<p>Community outreach timeframe / dates of major meetings and points of engagement</p>
<p>The Applicant first engaged the existing residents at the Property in March 2024, and its broader community outreach efforts started in May 2024. Thus far, the Applicant has had multiple meetings with individual representatives from ANC 2G. The Applicant presented the proposed rezoning to ANC 2G at its regular public meeting on June 13, 2024 and more recently at its February 12, 2026 regular public meeting.</p>
<p>Members of the affected community that would potentially benefit from the proposed zoning action.</p>
<p>Residents of the affected community and District residents generally that need housing, and in particular affordable housing, would benefit from the proposed zoning action. In addition, the proposed rezoning would facilitate the redevelopment of the Property, including replacement new and modern units for existing residents. The proposed Zoning Map amendment will be subject to IZ Plus. Based upon the density gained through the rezoning, a residential redevelopment of the Property would most likely have an IZ Plus set aside requirement of 18%. However, the intended development will be all-affordable subject to mandatory set aside requirements that will exceed even the maximum set aside that would be required under IZ Plus.</p>
<p>Members of the affected community that would potentially be burdened by the proposed zoning action.</p>
<p>The adjacent property owner (church) may experience short-term construction-related impacts during redevelopment of the Property. Property owners surrounding the Property may also experience impacts to light at certain times of day during certain seasons due to redevelopment of the Property in accordance with the proposed MU-10 zone. However, such impacts are expected to be minor given the considerable separation provided on the east by 8th Street NW (100 feet wide) and on the west by 9th Street NW (85 feet wide). While no separation is provided to the north of the Property, this adjacent property is improved with a church that is removed from the shared property line by approximately 22 feet. Residents within the affected community may also experience impacts related to traffic and parking, but such impacts are expected to be minor given the Property’s proximity to Metrorail and Metrobus, and its walking distance to many service and retail establishments.</p>
<p>Community input on existing conditions and current challenges that have resulted from past or present discrimination, and current ongoing efforts in the affected community to address these conditions.</p>
<p>To date, the Applicant has not received any specific input on this topic, but it will continue to solicit specific feedback as engagement with the community continues through the Zoning Map amendment process.</p> <p>In preparing the subject application, the Applicant referred to the Near Northwest Area Element, Census data, and other online resources to gain a general understanding of the development history of Near Northwest and existing conditions. Note, the following information merely represents the Applicant’s understanding of potential factors that may have led to the current racial and socio-economic conditions in the Near Northwest area. This information may evolve based on input received from the affected community during the process.</p> <p>The increase in population resulting from the Civil War facilitated residential development in Foggy Bottom, Shaw, and Mount Vernon Square. By the mid- to late- 19th century, these areas</p>

were home to a mix of professional and moderate-income residents. A number of alley dwellings were built in these areas, often housing Washington, DC's low-income residents.

The ethnicity of residents living in Near Northwest has always been diverse. Until the 1930s, about one-third of Georgetown's population was Black. An active, free Black population also lived in the Dupont Circle area prior to the Civil War and led to some of the District's earliest education initiatives. During the mid- 20th century, parts of Logan Circle and the Strivers Section of Dupont Circle were home to prominent Blacks, and the Shaw neighborhood became a vibrant center of Black culture.

With approximately 54 percent of the population in Near Northwest between the ages of 18 and 34, young professionals make up a much higher percentage of the population in this area than they do in Washington, DC, where only 34.6 percent of the population falls in that age range. This difference is likely due to the presence of several university campuses in the area. The population under the age of 18 is significantly lower than the District-wide total of 17.5 percent. The population over 65 is also lower than the District-wide total. Between 2000 and 2017, the ethnic demographics of the area shifted. The white population increased from 62.7 percent in 2000 to 69.4 percent in 2017. By contrast, the Black population decreased from 23.2 percent in 2000 to 13.7 percent in 2017. The absolute number of Black residents also decreased by close to 5,000 people, a decrease of approximately 31 percent.

The Asian and Hispanic/Latino populations grew in the area, with both populations increasing in percentage and in the total number of residents. Compared to the rest of the District, Near Northwest has a higher percentage of whites, Asians, and Hispanics/Latinos, and a lower percentage of Black residents. About one in five of the area's residents were born in another country, which is significantly higher than the District-wide total, and increased from 2000. In 2017, almost 15.3 percent of the area's residents lived in group quarters. Much of this population was associated with dormitories on university campuses. Several dormitories have been built since 2000, and in 2017, an estimated 12,171 people in Near Northwest resided in group quarters.

Potential positive outcomes of the proposed zoning action identified by the affected community.

Additional multi-family affordable housing with modern amenities, including replacement housing for existing residents, near Metrorail that can complement existing commercial, arts and institutional uses.

Potential negative outcomes of the proposed zoning action identified by the affected community.

The zoning action has the potential to result in development that casts shadows on surrounding properties and result in building height contrast when compared to buildings across 9th Street to the west.

Changes / modifications made to the proposed zoning action that incorporate / respond to input received from the affected community.

The proposal seeks a Zoning Map amendment to rezone the Property to MU-10. While the proposed rezoning is evaluated independent of a specific development, as explained above, the rezoning will facilitate the Applicant's planned redevelopment of the Property which it is carrying out in accordance with a TOPA agreement with existing tenants.

Based on input received to date, the ANC appears to be generally supportive of increased housing, particularly affordable housing, as well as the height and density that is permitted under the proposed MU-10 zone. The ANC also has an interest in ensuring that the height of future development on the Property be compatible with neighboring buildings by concentrating the building’s height and massing on the east side of the Property and by providing more open space on 9th Street. The permitted height and lot occupancy of the proposed MU-10 zone gives the Applicant the flexibility to accommodate the ANC’s preference. The proposed MU-10 zone has the potential to address the housing interests of the community to a greater degree than existing zoning, and at a height and massing that is generally compatible with neighboring buildings.

Input received from the affected community not incorporated into the proposed zoning action.

None at this time.

Efforts taken to mitigate potential negative outcomes identified by the affected community.

Since the proposal only seeks a Zoning Map amendment, there are not any specific mitigations that can be incorporated into this application. However, the Applicant has solicited and incorporated feedback into the design of the intended development – which is facilitated only by the requested Zoning Map amendment – to concentrate height and density away from 9th Street and on the east side of the Property.

4. Racial Equity as an Outcome

The Framework Element states that “equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. Equity is not the same as equality” 10-A DCMR 213.6. As an outcome, racial equity is achieved when race no longer determines one’s socioeconomic outcomes, and when everyone has what they need to thrive no matter where they live or their socioeconomic status. 10-A DCMR § 213.9

Table 4 below correlates the proposed Zoning Map amendment with several equitable development indicators. Among others, the indicators address those that are specifically included in Part IV (Criteria to Evaluate a zoning Action through a Racial Equity Lens) of the Commission’s Racial Equity Tool.

As demonstrated in **Table 4**, the outcomes of the proposal have the potential to positively impact racial equity by facilitating the Applicant’s planned redevelopment of the Property which will preserve existing affordable housing on the site, construct new affordable housing, and generally increase affordable housing in proximity to Metrorail.

Table 4: Evaluation of Equitable Development Indicators						
Key:	Positive Outcome		Negative Outcome		Neutral Outcome	
Indicator	Aspect(s) of Zoning Action Relating to Racial Equity					Potential Racial Equity Outcome
Displacement						
Physical (Direct)	<ul style="list-style-type: none"> Temporary displacement of existing tenants during construction, with guaranteed right to return to comparable unit types and rents. No direct commercial displacement as no businesses currently operate on the Property 					
Economic (Indirect)	<ul style="list-style-type: none"> Indirect displacement of tenants or residents is not expected in the area surrounding the Project. Additional housing provided by future redevelopment of the Property can help reduce continued pressure on existing housing stock. Potential for indirect displacement can be mitigated by the increased affordable housing that will be provided on the Property. 					
Cultural (Indirect)	<ul style="list-style-type: none"> Increased housing on the Property will help existing residents in Near Northwest remain in the neighborhood. 					
Housing						
Availability of Housing	<ul style="list-style-type: none"> Proposed MU-10 zone will permit construction of new housing in excess of what can be constructed under existing zoning, including new and greater affordable housing. 					
Preservation of Affordable Housing	<ul style="list-style-type: none"> The proposed rezoning will facilitate the Applicant's planned redevelopment of the Property in accordance with the District's TOPA program, which will replace 1:1 and expand affordable housing on the site and provide existing tenants a guaranteed right to return. Also, the construction of the additional density made available by the Zoning Map amendment will help alleviate pressure on existing housing stock in the neighborhood and thereby help to preserve the affordability of nearby housing. 					

Replacement Housing	<ul style="list-style-type: none"> Existing affordable housing on the Property will be replaced 1:1, and existing tenants will be provided with a guaranteed right to return after construction. Temporary relocation of existing tenants during construction will be conducted in accordance with an approved tenant relocation plan. 	●
Housing Burden	<ul style="list-style-type: none"> Increased affordable housing supply in NNW Planning Area will help temper increases in housing costs. New housing on the Property will be constructed to modern energy and efficiency standards that are capable of reducing utility costs. Rezoning will facilitate increased housing supply and new public transit which can help alleviate transportation costs for that currently drive to get to work and/or carry out daily tasks. 	●
Larger Unit Size	<ul style="list-style-type: none"> Ability to construct a greater amount of housing on the Property compared to existing zoning will increase the potential for new larger units to be provided in any future development. 	●
Employment		
Entrepreneurial Opportunities	<ul style="list-style-type: none"> The proposed rezoning will allow for retail and service uses that present entrepreneurial opportunities. 	●
Job Creation	<ul style="list-style-type: none"> Redevelopment of the Property will bring new construction jobs. 	●
Job Training	<ul style="list-style-type: none"> Proposed Zoning Map amendment does not include a dedicated plan for job training. 	●
Access to Employment	<ul style="list-style-type: none"> 1:1 replacement of existing affordable housing and new affordable housing in proximity to Metrorail will increase access to potential off-site job opportunities. 	●
Transportation / Infrastructure		
Public space / Streetscape Improvements	<ul style="list-style-type: none"> Redevelopment of the Property facilitated by proposed Zoning Map amendment will trigger DDOT requirements to reconstruct adjacent streetscape to current DDOT standards, including the removal / minimization of curb cuts. 	●
Infrastructure Improvements	<ul style="list-style-type: none"> Redevelopment of the Property will require stormwater infrastructure to manage runoff in accordance with current District stormwater regulations. Improvements in pedestrian infrastructure around the Property. 	●

Access to Transit	<ul style="list-style-type: none"> Property is immediately adjacent to Metrorail, and priority bus routes along Rhode Island Avenue, R Street, and 7th Street. 	●
Pedestrian Safety	<ul style="list-style-type: none"> Elimination of curb cut near intersection of R Street and 9th Street. Reconstruction of adjacent public sidewalks. Improved pedestrian circulation and streetscape around the Property. Improved urban design adjacent to sidewalk by potential construction of building to property line. 	●
Education / Health / Wellness		
Schools	<ul style="list-style-type: none"> Proposed Zoning Map amendment will not provide improvements to schools. Residential development resulting from the rezoning may increase enrollment at nearby public schools. 	●
Healthcare	<ul style="list-style-type: none"> Proposed Zoning Map amendment will not provide improvements to healthcare. Rezoning may increase utilization of nearby healthcare facilities. 	●
Open Space / Recreational	<ul style="list-style-type: none"> Proposed Zoning Map amendment will not provide improvements to open space and recreational uses. Residential development resulting from the rezoning may increase utilization of nearby open space and recreational uses. 	●
Environmental		
Environmental Changes	<ul style="list-style-type: none"> Redevelopment of the Property will improve the environmental conditions of the Property through compliance with GAR requirements, DC Green Building Act requirements, and DOEE stormwater regulations. Reduced urban heat island effect through removal of existing surface parking lot. Improved on-site storm water management. 	●
Sustainable Design	<ul style="list-style-type: none"> Transit-oriented development and improved pedestrian connectivity and walkability. Sustainable development carried out in accordance with DC Green Building Act and DOEE stormwater requirements. 	●
Resilient Design	<ul style="list-style-type: none"> Sustainable development carried out in accordance with DC Green Building Act and DOEE stormwater requirements. 	●
Remediation	<ul style="list-style-type: none"> Any remediation that is required will be carried out in accordance with DOEE requirements. 	●

Access to Opportunity		
Neighborhood Retail and Service Uses	· Proposed rezoning will not necessarily increase the amount of retail and service uses in the area but it will allow for it to be provided at the Property. Increased housing on the Property will increase access to nearby retail and service uses.	
Residential Amenities	· High-quality amenities will be available to all residents in any future residential development on the Property.	
Arts & Culture	· Rezoning is not expected to increase access to arts and culture.	

B. Health, Safety, and General Welfare

The proposed Zoning Map amendment will further the public health, safety, and general welfare of the District of Columbia. The requested rezoning to the MU-10 zone will allow the Property to be put to a more intensive residential use, thereby contributing to the production of additional housing units on the Property. The Map amendment will protect the health and safety of District residents by allowing for future redevelopment of the Property with a height and density that is not inconsistent with the Comp Plan, including the FLUM and GPM.

C. No Adverse Consequences

The proposed Zoning Map amendment will not result in adverse consequences. Conversely, the requested rezoning will contribute to several positive and important benefits as it will facilitate the redevelopment of a significantly underutilized site in close proximity to Metrorail in a manner that result in a much more efficient use of land and will preserve and expand affordable housing. Redevelopment will improve the Property’s current condition, thereby enhancing the quality of the entire community. Further, the Map amendment will promote the efficient use of land in a manner that will enhance the built environment in the District.

D. Proposed MU-10 Zone Would Create Favorable Conditions

As described above, the proposed Zoning Map amendment will bring the zoning of the Property into greater consistency with the FLUM designation of the Property that was adopted by the Council in 2021. In addition, the proposed Zoning Map amendment will allow for redevelopment of the Property with new replacement and additional affordable housing units. The proposed Zoning Map amendment will positively impact the surrounding Planning Area by supporting additional development on an underutilized site that is close to Metrorail. As detailed above, the requested rezoning is not inconsistent with the Property’s Mixed Use (Medium Density Commercial / Medium Density Residential) FLUM designation, and it will advance numerous policies embodied in the various elements of the Comp Plan as described in detail in **Exhibit C**. Overall, the rezoning will promote the efficient use of high value land in a manner that will, among other things, support a substantial amount of new affordable housing and increased access to economic opportunity.

