

Exhibit D

EVALUATION OF CONSISTENCY WITH THE DC COMPREHENSIVE PLAN

Pursuant to 11-X DCMR § 500.3, the Zoning Commission shall find that the proposed map amendment is not inconsistent with the Comprehensive Plan (“**Comp Plan**”) and with other adopted public policies and active programs related to the subject site. Through a racial equity lens, this Evaluation provides a thorough analysis of the map amendment’s consistency with the Property’s applicable designations under the Future Land Use Map (“**FLUM**”) and Generalized Policy Map (“**GPM**”), relevant policies of the Mid-City Area and other Citywide elements, and the Development Framework for a Cultural Destination District within Washington DC’s Greater Shaw / U Street,” which is the approved Small Area Plan known as the “**DUKE Plan**.” In addition, this Evaluation includes a summary of community outreach, and an analysis of outcomes that advance racial equity.

General Highlights:

- When analyzed through a racial equity lens, the map amendment creates favorable outcomes for all District residents, namely by allowing for the Property to be redeveloped with housing and affordable housing and neighborhood-serving amenities.
- The proposed MU-10 zone is not inconsistent with the Property’s FLUM and the GPM designations.
- The proposed map amendment advances numerous policies within the Mid-City Area Element and Citywide Elements, including particularly relevant policies under the Land Use, Transportation, Housing, Economic and Environmental Protection Elements.
- The outcomes of the map amendment will advance racial equity, as they will result in housing and affordable housing, as well as new neighborhood-serving amenities that could result in physical improvements that will enhance accessibility and the environment.

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I. INTRODUCTION

639 Florida Ave, LLC, 641 Florida Avenue, LLC, 645 Florida Avenue, LLC, and Homayoun Yeroushalmi (collectively, the “**Applicant**”), the respective owners of the properties located at 639, 641, 645 and 647 Florida Avenue, NW (Square 3078, Lots 19, 807, 810, and 33) (collectively known as the “**Property**”), submit this evaluation of the Comp Plan through a Racial Equity Lens in support of a proposed Zoning Map Amendment from the PDR-3 Zone to the MU-10 zone (the “**Application**”). As set forth below, the proposed map amendment is not inconsistent with the Comp Plan adopted by the D.C. Council pursuant to D.C. Law L23-0217 (Comprehensive Plan Amendment Act of 2017) and D.C. Law 24-0020 (Comprehensive Plan Amendment Act of 2020), including the GPM and FLUM (D.C. Resolution R24-0292) (collectively referred to herein as the “**Comp Plan**”). The Comp Plan guides the District’s development, both broadly and in detail, through maps and policies that address the physical development of the District. 10-A DCMR § 103.2. The Comp Plan also addresses social and economic issues that affect and are linked to the physical development of the city and the well-being of its citizens. The Comp Plan provides the “big picture” of how change will be managed in the years ahead and, thus, is intended to be interpreted broadly. 10-A DCMR § 103.5.

Pursuant to the Home Rule Charter, zoning shall not be inconsistent with the Comp Plan. D.C. Code §6-641.02. As stated in the Framework Element, “[i]n its decision-making, the [Commission] must make a finding of not inconsistent with the [Comp Plan]. To do so, the [Commission] must consider the many competing, and sometimes conflicting, policies of the [Comp Plan], along with the various uses, development standards, and requirements of the zone districts. It is the responsibility of the [Commission] to consider and balance those policies relevant and material to the individual case . . . and clearly explain its decision-making rationale.” 10-A DCMR § 224.8. To approve the map amendment, the Commission must consider and balance potential Comp Plan consistencies and inconsistencies to make an overall determination as to whether the request is “not inconsistent” with the Comp Plan when read as a whole.

As detailed herein, the proposed Zoning Map amendment is not inconsistent with the policies and goals of the Comp Plan when read as a whole. The following sections reflect the Applicant’s thorough evaluation of the map amendment’s overall consistency with the Comp Plan. Given the broad range of overlapping policy topics addressed in the Comp Plan, certain Citywide Elements may have little to no applicability to a zoning proposal. Such is the case for the proposed

map amendment. Nevertheless, in conducting its Comp Plan evaluation, the Applicant has thoroughly reviewed the goals and policies of each and every Comp Plan Element. For those Citywide Elements that are more directly applicable to the Applicant's request, a narrative is provided below explaining the basis for the Applicant's determination that the map amendment is not inconsistent with that particular element. Finally, in accordance with the guidance provided by the D.C. Court of Appeals (the "**Court**"), the Applicant's evaluation also includes a specific assessment of potential Comp Plan inconsistencies.

II. RACIAL EQUITY AND THE COMPREHENSIVE PLAN

A. Overview.

A primary focus of the Comp Plan, as reflected throughout its various policies, is achieving racial equity. The Framework Element of the Comp Plan defines racial equity as the moment when "race can no longer be used to predict life outcomes and outcomes for all groups are improved." 10-A DCMR § 213.7. Indeed, the importance of equity to District residents was made abundantly clear when the DC Office of Planning ("**OP**") conducted its DC Values survey in Spring 2019. In addition to equity, city residents also expressed concerns about rising costs and inequitable access to opportunities for housing, businesses, employment, and other necessities. Overall, livability, equity, and safety were considered the most critical values. 10-A DCMR §§ 107.17–107.22.

As stated in the Framework Element and as further discussed below, equity is both an outcome and a process. 10-A DCMR § 213.6. Equity exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. Equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. An important factor in advancing racial equity is to acknowledge that equity is not the same as equality. *Id.* "As an outcome, the District achieves racial equity when race no longer determines one's socioeconomic outcomes, when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts. As a process, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color." 10-A DCMR § 213.9.

Equity is conveyed through the Comp Plan, particularly in the context of zoning, where certain priorities stand out, including affordable housing, displacement, and access to opportunity. To help guide the Commission in applying a racial equity lens to its decision making, the Implementation Element reads, in relevant part, “[a]long with consideration of the defining language on equity and racial equity in the Framework Element, guidance in the citywide Elements on District-wide equity objectives, and the Area Elements should be used as a tool to help guide equity interests and needs of different areas in the District.” 10-A DCMR § 2501.6.

As related to zoning actions, racial equity is not a separate consideration from the normal legal standard of review. Rather, the Commission properly considers equity as an integral part of its analysis as to whether a proposed zoning action is “not inconsistent” with the Comp Plan. The scope of the racial equity review and the extent to which Comp Plan policies apply depend upon the nature of the proposed zoning action. In this case, the Commission shall evaluate the requested Zoning Map amendment through a racial equity lens to make its determination as to whether the requested rezoning is not inconsistent with the Comp Plan as a whole.

B. 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. The Applicant believes in inclusive, community engagement, and will work closely with the community and the affected Advisory Neighborhood Commission throughout the map amendment process.

C. 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 stated above, under the recently adopted Comp Plan, the Commission shall carry out its Comp Plan evaluation for the Application through a racial equity lens.

The following evaluation follows the Zoning Commission's Racial Equity Tool,¹ organized in four parts.

III. PART ONE: RACIAL EQUITY ANALYSIS SUBMISSIONS (GUIDANCE REGARDING THE COMPREHENSIVE PLAN).

As required by Part One of the Racial Equity Tool, the Applicant has conducted a thorough evaluation of the proposed Application's consistency with the Comp Plan, including the FLUM and GPM, the policies of all applicable Citywide and Area Elements, and all other applicable adopted public policies and active programs, such as Small Area Plans.²

A. Comprehensive Plan Overview and Application

As discussed below, the proposed Zoning Map amendment is not inconsistent with the Comp Plan, as adopted by the D.C. Council pursuant to D.C. Law L23-0217 (Comprehensive Plan Amendment Act of 2017) and D.C. Law 24-0020 (Comprehensive Plan Amendment Act of 2020), including the FLUM and the GPM (D.C. Resolution R24-0292), collectively referred to herein as the Comp Plan.

The Comp Plan guides the District's development, both broadly and in detail, through maps and policies that address the physical development of the District. 10-A DCMR § 103.2. The Comp Plan also addresses social and economic issues that affect and are linked to the physical development of the District and the well-being of its citizens. The Comp Plan provides a general overview of how change will be managed in the years ahead and, thus, is intended to be interpreted broadly. 10-A DCMR § 103.5.

Because the Comp Plan is the one plan that guides the District's development, it carries special importance in that it provides an overall direction and shapes all other physical plans the District may adopt. 10-A DCMR § 103.2. The Comp Plan includes detailed maps and policies for the physical development of the District and addresses social and economic issues that affect the District and its citizens. The Comp Plan allows the District to ensure its resources are used wisely and efficiently and that public investment is focused in areas where it is most needed. 10-A DCMR

¹ Available at: <https://dcoz.dc.gov/release/zc-racial-equity-analysis-tool-new>.

² Policies also found in the Office of Planning's Equity Crosswalk, available: https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/Comprehensive%20Plan%20Equity%20Crosswalk_10-2022.pdf are **bolded and underlined** within each element.

§100.13. Subsection 228.1(d) of the Comp Plan reads, in relevant part, the “zoning of any given area should be guided by the [FLUM] interpreted in conjunction with the text of the Comp Plan, including Citywide Elements and the Area Elements, as well as approved Small Area Plans.”

B. Future Land Use Map

The FLUM shows the general character and distribution of recommended and planned uses across the city, and, along with the GPM, is intended to provide generalized guidance on whether areas are designated for conservation, enhancement, or change. 10-A DCMR §§ 200.5, 224.4. The land use category descriptions on the FLUM describe the general character of development in each area, citing typical Floor Area Ratios as appropriate. However, the granting of density bonuses may result in densities that exceed those typical ranges stated in the land use category descriptions. 10-A DCMR § 228.1(c). By definition, the FLUM is to be interpreted broadly, and the land use categories identify desired objectives. 10-A DCMR § 228.1(a). Decisions on requests for rezoning shall be guided by the FLUM read in conjunction with the text of the Comp Plan (Citywide and Area Elements) as well as Small Area Plans pertaining to the area proposed for rezoning. 10-A DCMR § 2504.5.

As shown in Exhibit B and below, the FLUM designates the Property as **Medium Density Residential and Medium Density Commercial**.

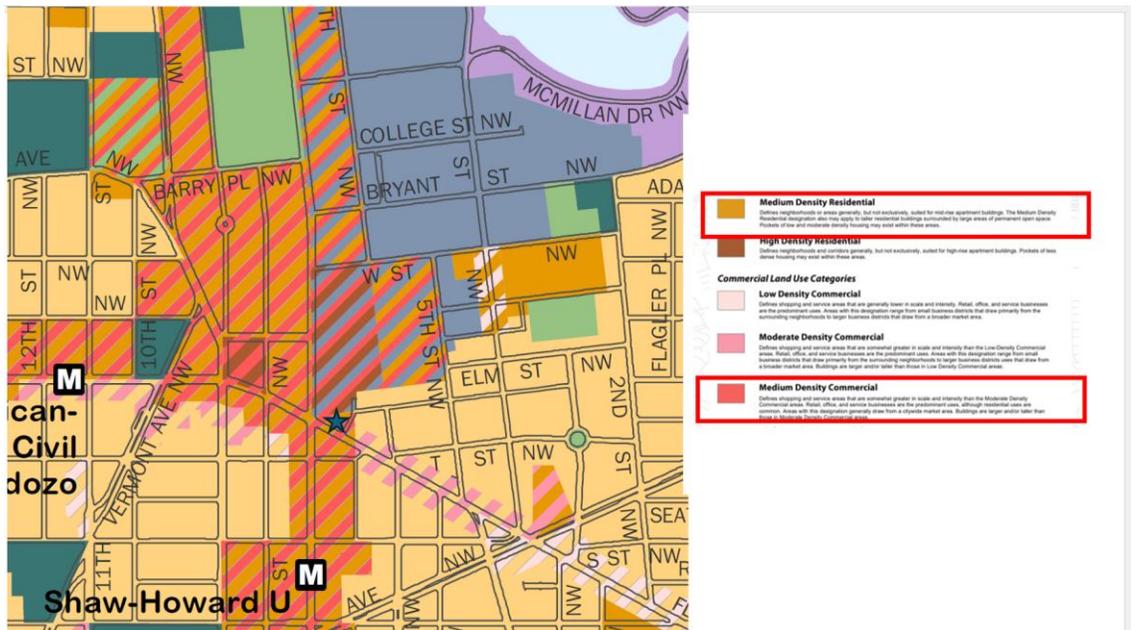


Figure 1: Future Land Use Map

The Framework Element describes these designations as follows:

The general density and intensity of development within a given Mixed-Use area is determined by the specific mix of uses shown.

Medium Density Residential: This designation is used to define neighborhoods or areas generally but not exclusively suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent Low Density Residential open space. Pockets of low and moderate density housing may exist within these areas. Density typically ranges from 1.8 to 4.0 FAR, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The RA-3 Zone District is consistent with the Medium Density Residential category, and other zones may also apply. 10-A DCMR 227.7

Medium Density Commercial: This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Moderate Density Commercial areas. Retail, office, and service businesses are the predominant uses, although residential uses are common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas. Density typically ranges between a FAR of 4.0 and 6.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-8 and **MU-10** Zone Districts are consistent with the Medium Density category, and other zones may also apply. 10-A DCMR 227.12

The MU-10 zone permits a maximum FAR consistent with the density ranges identified in the Medium Density Commercial designation on the FLUM and therefore falls squarely within the Comprehensive Plan's anticipated development intensity for this area. The MU-10 zone is particularly appropriate for this location because it provides the flexibility to accommodate a mix of residential, retail, and institutional-supporting uses at a scale consistent with the surrounding Howard University campus, nearby MU-9 and MU-10 districts, and the evolving Florida Avenue corridor. The existing PDR-3 zoning does not permit the mix of residential and commercial uses envisioned by the Property's Mixed-Use FLUM designation and the Main Street Mixed-Use Corridor designation on the GPM (noted below). As a result, the current zoning framework does not fully implement the Comprehensive Plan's vision for this corridor. The MU-10 zone more

closely aligns zoning with the Comprehensive Plan by permitting residential density, mixed-use development, and neighborhood-serving retail in a transit-accessible corridor.

C. Generalized Policy Map

The purpose of the GPM is to categorize how different parts of the District may change between 2005 and 2025. It highlights areas where more detailed policies are necessary, both within the Comp Plan and in follow-up plans, to manage this change. 10-A DCMR § 225.1. The GPM is intended to “guide land use decision-making in conjunction with the Comp Plan text, the FLUM, and other Comp Plan maps. Boundaries on the map are to be interpreted in concert with these other sources as well as the context of each location.” 10-A DCMR § 225.2.

As shown in Exhibit B and below, the Property is designated as **Main Street Mixed-Use Corridor**.

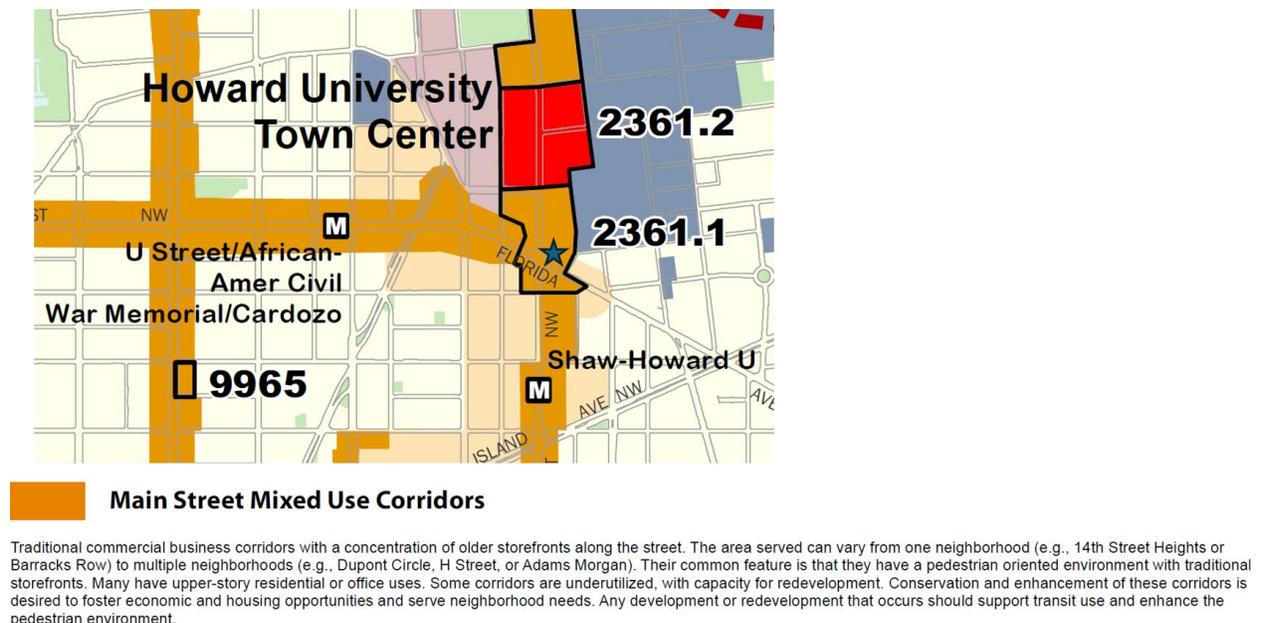


Figure 2: Generalized Policy Map

Per 10-A DCMR § 225:

- These are traditional commercial business corridors with a concentration of older storefronts along the street. The area served can vary from one neighborhood (e.g., 14th Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). Their common feature is that they have a pedestrian-oriented environment with traditional storefronts. Many have upper-story residential or office uses. Some corridors are underutilized, with capacity for redevelopment. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities

and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment. 10-A DCMR § 225.14

The proposed map amendment is consistent with the Property's designation as a Main Street Mixed-Use Corridor. This designation anticipates a mix of residential, retail, service, and office uses in a pedestrian-oriented environment and specifically recognizes that some corridors contain underutilized properties with capacity for redevelopment. See 10-A DCMR § 225.14. The MU-10 zone district permits a mix of residential and commercial uses at a scale and intensity appropriate for a Main Street corridor and supports transit use, street-level activity, and an enhanced pedestrian environment. Accordingly, the proposed rezoning aligns with the development pattern envisioned for Main Street Mixed-Use Corridors.

D. Small Area Plan: DUKE Plan

The Comp Plan requires zoning to be “interpreted in conjunction with . . . approved Small Area Plans pertaining to the area proposed for rezoning.” 10-A DCMR § 2504.5 See Policy IM1.3.3, titled “Consultation of Comprehensive Plan in Zoning Decisions”. The Comp Plan also states that small area policies appear in “separately bound Small Area Plans for particular neighborhoods and business districts.” 10-A DCMR § 104.2. As specified in the city's municipal code, Small Area Plans provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the Comp Plan. See D.C. Code § 1-306.03(c)(4).

The Property is subject to the policies and recommendations of the “Development Framework for a Cultural Destination District within Washington DC's Greater Shaw / U Street,” which is the approved Small Area Plan known as the “DUKE Plan.” The DUKE Plan provides direction to the community, private sector, and public agencies in revitalizing the neighborhood to achieve a cohesive and inclusive district that meets the community and District government development goals. See DUKE Plan at pg. 4. The Plan calls for “land use adjustments that can be implemented through amendments to the zoning map, planned unit developments, and amendments to the zoning text,” provides guidance to the Zoning Commission in evaluating zoning actions within the area. *Id.* at 37. Because the DUKE Plan was adopted by the D.C. Council in 2005—prior to the most recent Comprehensive Plan update—many of its policies are now reflected in the Mid-City Area Element and other subarea policies.

The Property lies within Howard Theatre District sub-district. *See* DUKE Plan at 13 and 14. The Howard Theatre District is envisioned as “a vibrant center focused upon a revived Howard Theatre,” with surrounding properties programmed to support a complete destination, including restaurants, outdoor dining, music venues, cultural uses, and neighborhood-serving retail. *Id.* at 14. The DUKE Plan further includes a recommendation for the area near Florida Avenue and Georgia Avenue, calling for a mixed-use development. The DUKE Plan identifies the Shaw/Howard University and U Street Metro stations as anchors for transit-oriented redevelopment and encourages maximizing development potential near these stations. The Property’s proximity to these transit resources makes it well suited for additional housing and mixed-use development consistent with these planning objectives. The proposed map amendment would further this recommendation by applying MU-10 zoning to the Property, allowing a mixed-use development—uses not permitted under the existing PDR-3 zoning. *Id.* Overall, the proposed map amendment is not inconsistent with the policies and recommendations of the DUKE Plan that are relevant to the Property.

E. Mid-City Area Element

The Property is located within the Mid-City Area Element of the Comprehensive Plan. See 10-A DCMR § 2000. The Mid-City Planning Area encompasses approximately 3.1 square miles in the geographic center of Washington, DC, extending from Rock Creek Park to the CSX rail corridor and from Florida Avenue and U Street NW to Spring Road and Rock Creek Church Road NW. Although geographically compact, Mid-City is the District’s most populous and densely developed planning area, characterized by a rich historic urban fabric formed largely in the late 19th and early 20th centuries.

The area includes a diverse mix of rowhouse neighborhoods, major apartment corridors, and prominent institutional uses, including Howard University and Howard University Hospital. Mid-City also serves as a major cultural and economic hub, with historic Black and Latino business corridors, vibrant nightlife, and walkable neighborhood centers. The Planning Area is well served by transit, including Metrorail, bus routes, major arterials, and trails, supporting its role as a dense, mixed-use, and highly connected part of the District. See 10-A DCMR §§ 2000.1-4.

Area Element Evaluation

The proposed map amendment advances several major planning objectives outlined in the Mid-City Area Element. The proposed rezoning to MU-10 will increase development potential and support revitalization along this area and nearby corridors, consistent with the following policies and goals of the Comprehensive Plan:

MC--1.1 Guiding Growth and Neighborhood Conservation

- **MC-1.1.2: Directing Growth.** Stimulate high-quality, transit-oriented development around the Columbia Heights, Shaw/Howard University, and U St./African American Civil War Memorial/Cardozo Metro station areas, as well as along the Georgia Avenue NW corridor and the North Capitol Street NW/Florida Avenue NW business district. Opportunities for new mixed-income housing developments that provide a greater mix of affordability as a result of a rezoning effort, neighborhood retail, local-serving offices, and community services should be supported in these areas, as shown on the Comprehensive Plan Policy Map and Future Land Use Map.

MC-2.3 Focus Area: U Street NW/Uptown

- **MC-2.3.1: Uptown Destination District.** Encourage the growth and vibrancy of U Street NW between 6th Street NW and 12th Street NW and Georgia Avenue NW/7th Street NW between Rhode Island Avenue NW and Barry Place NW as a mixed-use center with restored theaters, arts and jazz establishments, restaurants, shops, and housing serving a range of incomes and household types.
- **MC-2.3.2: Uptown Subareas.** Create a distinct and memorable identity for different subareas in the Uptown District based on existing assets such as the Lincoln Theater, Howard University, the African American Civil War Memorial, and the Howard Theater.

The proposed MU-10 zone will allow for the redevelopment of the site in a manner that is consistent with the Mid-City Area Element by facilitating high-quality, transit-oriented, mixed-use development in a designated growth area. The increased development potential permitted under MU-10 zoning supports reinvestment along Georgia Avenue NW and nearby corridors, encourages a mix of residential and commercial uses, and advances opportunities for mixed-income housing, neighborhood-serving retail, and local employment.

The proposed map amendment represents a logical extension of the zoning framework adopted by the Zoning Commission in Z.C. Case No. 21-04, which rezoned nearby Howard University and hospital properties from legacy PDR and RA districts to MU-9 and MU-10 to facilitate mixed-use development consistent with the Comprehensive Plan.

The proposed map amendment also supports ongoing revitalization of the Georgia Avenue and Florida Avenue corridors, areas identified in the Mid-City Area Element as appropriate for reinvestment and mixed-use development. Rezoning the Property will help address underutilized parcels along the corridor and encourage active ground-floor uses that strengthen the pedestrian environment and economic vitality of the neighborhood.

Further, the proposed rezoning supports the continued evolution of the U Street NW/Uptown Focus Area as a vibrant mixed-use destination, consistent with Policies MC-2.3.1 and MC-2.3.2, by enabling development that reinforces the area's cultural assets, walkable urban character, and role as a regional arts, entertainment, and commercial center. Accordingly, the proposed map amendment furthers the objectives of the Mid-City Area Element and is consistent with the Comprehensive Plan.

F. Land Use Element

The Land Use Element is the cornerstone of the Comp Plan. It establishes the basic policies guiding the physical form of the District, and provides direction on a range of development, preservation, and land use compatibility issues. The element describes the range of considerations involved in accommodating an array of land uses within Washington, D.C. 10-A DCMR § 300.1. Through its policies and actions, the Land Use Element addresses the numerous, challenging land use issues that are present in the District, including, among others:

- Providing adequate housing, particularly affordable housing;
- Enhancing neighborhood commercial districts and centers;
- Balancing competing demands for finite land resources;
- Directing growth and new development to achieve economic vitality and creating jobs while minimizing adverse impacts on residential areas and open spaces;
- Promoting transit-accessible, sustainable development; and
- Siting challenging land uses.

[10-A DCMR § 300.2]

More than any other part of the Comp Plan, the Land Use Element lays out the policies through which growth and change occur. The Land Use Element integrates and balances competing policies of all the other District Elements. 10-A DCMR § 300.3. The Implementation Element

further recognizes the “overlapping nature” of the Comp Plan elements, stating that “an element may be tempered by one or more of the other elements,” and further states, “because the Land Use Element integrates the policies of all other District Elements, it should be given greater weight than the other elements.” 10-A DCMR § 2504.6.

Upon evaluation of the Land Use Element policies and actions, the Applicant finds that the proposed rezoning to MU-10 will not be inconsistent with the Land Use Element overall, and specifically with the policies listed below:

LU-1.4: Transit-Oriented and Corridor Development

- LU- 1.4.1: Station Areas as Neighborhood Centers
- 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
- LU- 1.4.5: Design to Encourage Transit Use
- LU- 1.4.6: Development Along Corridors
- LU- 1.4.7: Parking Near Metro Stations

LU-2.1: A District of Neighborhoods

- **LU-2.1.1: Variety of Neighborhood Types**
- **LU-2.1.2: Neighborhood Revitalization**
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.4: Rehabilitation before Demolition
- LU-2.1.10: Multi-Family Neighborhoods

LU-2.2: Maintaining Community Standards

- LU-2.2.4: Neighborhood Beautification

LU- 3.2 Taking a Hard Look at the District’s Industrial Lands

- LU-3.2.6: Rezoning of Industrial Areas

The proposed rezoning helps promote the above-referenced policies by transitioning the Property from the PDR-3 zone, which is intended for industrial uses that are no longer well-suited to this location, to the MU-10 zone, which permits a broader mix of residential and commercial uses in a transit-accessible corridor. This change supports transit-oriented development near Metrorail and along major corridors, encourages housing production, including opportunities for affordable housing, enhances neighborhood-serving commercial activity, and promotes development patterns that reinforce existing community character and urban design standards.

Additionally, the proposed rezoning is consistent with the Land Use Element's direction to periodically reevaluate and rezone industrial land where such uses are no longer viable or compatible with surrounding uses, as reflected in Policy LU-3.2.6. By enabling mixed-use redevelopment on a site that is well served by transit and surrounded by non-industrial uses, the map amendment balances the District's land use needs, advances neighborhood revitalization, and furthers the integrated objectives of the Land Use Element.

G. Transportation Element

The Transportation Element provides policies and actions that are devoted to maintaining and improving the District's transportation system and enhancing the travel choices available to District residents, visitors, and workers. These transportation-related policies are integrally related to other Comp Plan policies that address land use, urban design, and environmental protection. The close interplay between these policy areas is necessary to improve safety, mobility, and accessibility in the District. 10-A DCMR § 400.1.

The overarching goal for transportation in the District is to “[c]reate a safe, sustainable, equitable, efficient, and multimodal transportation system that meets the access and mobility needs of District residents, the regional workforce, and visitors; supports local and regional economic prosperity; and enhance the quality of life for District residents.” 10-A DCMR § 401.1.

Upon evaluation of the Transportation Element policies and actions, the Applicant finds that the proposed rezoning to MU-10 will not be inconsistent with the Transportation Element overall, and specifically with the policies listed below:

T-1.1 Land Use: Transportation Coordination

- T-1.1.4: Transit-Oriented Development

T-1.2 Transforming Corridors

- T-1.2.1: Major Thoroughfare Improvements
- T-1.2.2: Targeted Investment

T-1.3 Regional Smart Growth

- T-1.3.1: Transit-Accessible Employment

The proposed rezoning also advances the Transportation Element by reinforcing the coordination of land use and transportation planning. By transitioning the Property from PDR-3 to

MU-10, the map amendment facilitates transit-oriented, mixed-use development in a location that is well served by Metrorail, bus service, and major corridors. The increased density and mix of uses permitted under MU-10 support corridor transformation efforts and targeted public investment by encouraging active ground-floor uses, improved streetscapes, and walkable urban design along a major thoroughfare.

Further, the proposed rezoning promotes regional smart growth principles by concentrating additional housing and employment opportunities in a transit-accessible area. By directing growth to an established corridor with existing infrastructure and multimodal access, the map amendment reduces reliance on automobiles, supports transit ridership, and advances the District's broader transportation and sustainability objectives.

H. Housing Element

The Housing Element describes the importance of housing to neighborhood quality in the District, and the importance of providing housing opportunities for all segments of the population throughout the District. 10-A DCMR § 500.1. The District continues to face significant demand for more housing, and—in particular—affordable housing across a range of income levels. Other critical housing issues that the District is facing include furthering fair housing opportunities, especially in high-cost areas; fostering housing production to improve affordability; promoting more housing near transit; maintaining healthy homes for residents; and providing housing integrated with supportive services for older adults, vulnerable populations, and residents with disabilities. 10-A DCMR § 500.2.

The overarching goal of the Housing Element is to develop and maintain new residential units to achieve a total of 36,000 new units by 2025, 12,000 of which are dedicated affordable, that provide a safe, decent, accessible, and affordable supply of housing for all current and future residents of the District. 10-A DCMR § 501.1. A multi-pronged strategy is needed to facilitate production, address regulatory and administrative constraints, and deliver a substantial number of the new units that are affordable to District residents, particularly to moderate and lower income residents. 10-A DCMR § 502.5.

Accordingly, the proposed map amendment serves a multitude of the District's housing goals and advances several policies of the Housing Element, particularly those enumerated below:

H-1.1 Expanding Housing Supply

- Policy H-1.1.1: Private Sector Support
- Policy H-1.1.3: Balanced Growth
- Policy H-1.1.4: Mixed-Use Development
- Policy H-1.1.5: Housing Quality
- Policy H-1.1.9: Housing for Families

H-1.2 Ensuring Housing Affordability

- Policy H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- Policy H-1.2.2: Production Targets**
- Policy H-1.2.3: Affordable and Mixed-Income Housing**
- Policy H-1.2.5: Moderate-Income Housing
- Policy H-1.2.9: Advancing Diversity and Equity of Planning Areas**
- Policy H-1.2.11: Inclusive Mixed-Income Neighborhoods

H-1.3 Diversity of Housing Types

- Policy H-1.3.1: Housing for Larger Households
- Policy H-1.3.2: Tenure Diversity

H-1.4: Housing and Neighborhood Revitalization

- Policy H-1.4.2: Opportunities for Upward Mobility

The proposed rezoning will help meet the housing needs of present and future District residents at a desirable location near existing neighborhood services and employment opportunities, and a Metrorail station that is consistent with District land use and housing policies and objectives. The map amendment will provide for an increase in permitted density for residential use, thereby expanding the District's housing and, if deemed appropriate, affordable housing supply. New housing is desirable at this location given its underutilized status.

Additionally, any future redevelopment of the Property that consists of affordable housing will be designed and constructed according to the same high-quality architectural design standards used for market rate units. Moreover, the inclusion of additional housing has the potential to diversify the neighborhood by introducing various types such as family-sized housing and for-sale housing. These additions will complement the area's existing neighborhood services and employment opportunities.

I. Environmental Protection Element

The Environmental Protection Element addresses the protection, conservation, and management of Washington, DC's land, air, water, energy, and biological resources. This Element provides policies and actions for addressing important issues such as climate change, drinking water safety, the restoration of the tree canopy, energy conservation, air quality, watershed protection, pollution prevention, waste management, the remediation of contaminated sites, and environmental justice. The biological, chemical, and hydrologic integrity of the environment are key indicators of the quality of life in the District. Furthermore, environmental sustainability is linked to resilience, population health, and community prosperity. Good environmental management and pollution prevention are essential to sustain all living things and to safeguard the welfare of future generations. 10-A DCMR § 600.1.

The overarching goal for the Environmental Protection Element is to protect, restore, and enhance the natural and human-made environment in Washington, DC, taking steps to improve environmental quality and resilience, adapt to and mitigate climate change, prevent and reduce pollution, improve human health, increase access to clean and renewable energy, conserve the value and functions of the District's natural resources and ecosystem, and educate the public on ways to secure a sustainable future. 10-A DCMR § 601.1.

Accordingly, the proposed Zoning Map amendment is not inconsistent with the Environmental Protection Element and advances the specific policies listed below:

E-1.1 Preparing for and Responding to Natural Hazards

- Policy E-1.1.2: Urban Heat Island Mitigation

E-2.1 Conserving and Expanding Washington, DC's Urban Forests

Policy E-2.1.2: Tree Requirements in New Development

Policy E-2.1.3: Sustainable Landscaping Practices

E-3.2 Conserving Energy and Reducing GHG Emissions

- Policy E-3.2.3: Renewable Energy
- Policy E-3.2.7: Energy-Efficient Building and Site Planning

E-4 Promoting Environmental Sustainability

- Policy E-4.1.1: Maximizing Permeable Surfaces
- Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- Policy E-4.2.1: Support for Green Building

In accordance with the overarching goal for the Environmental Protection Element, future redevelopment of the Property, enabled by the Application, could incorporate energy efficient systems to reduce energy use – certainly more so than what is currently there—and potentially provide alternative energy sources to contribute to the District’s energy efficiency goals. Redevelopment of the Property could also yield new landscaping and environmentally friendly enhancements to the abutting streetscape. Moreover, any future development will be required to comply with the Green Building Act and will be consistent with the Sustainable DC Plan.

J. Economic Development Element

The Economic Development Element addresses the future of Washington, DC’s economy, and the creation of economic opportunity for current and future District residents. It includes strategies to sustain the District’s major industries, diversify the economy, accommodate job growth, maintain small businesses and neighborhood commercial districts, and increase access to employment for District residents. 10-A DCMR 700.1

The overarching goal for economic development in the District is to drive inclusive economic expansion and resilience by growing the economy and reducing employment disparities across race, geography, and educational attainment status. 10-A DCMR 701.1

Accordingly, the proposed Zoning Map amendment is not inconsistent with the Economic Development Element and advances the specific policies listed below:

ED-1.1: Diversifying the Economic Base

ED-1.1.4: Promote Local Entrepreneurship

ED-1.1.5: Build Capacity and Opportunities

ED-2.2: The Retail Economy

ED-2.2.3: Neighborhood Shopping

ED-2.2.4: Support Local Entrepreneurs

ED-2.2.5: Business Mix

ED-2.2.6: Grocery Stores and Supermarkets

ED-3.2: Small and Locally Owned Businesses

ED-3.2.8: Certified Business Enterprise Programs

ED-4.2: Increasing Workforce Development Skills

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

In accordance with the overarching goal for the Economic Development Element, the Map Amendment has the potential to drive inclusive economic expansion. Overall, the proposal to rezone the Property to MU-10 will not be inconsistent with the policies and actions of the Economic Development Element, and particularly those listed below.

Specifically, the additional business opportunities would promote local entrepreneurship and potentially minority-owned and women-owned businesses. It would increase the mix of potential businesses in the neighborhood, including grocery stores or supermarkets, or offices. Finally, bringing additional business to the area would link more residents to jobs, including entry-level opportunities and local hiring.

IV. Analysis of Potential Inconsistencies with the Comprehensive Plan

Notwithstanding the numerous policies across the Comp Plan's various elements that the proposed Zoning Map amendment would advance, an analysis of potential inconsistencies with the Comp Plan is also necessary to demonstrate that the MU-10 zone is "not inconsistent with the Comp Plan[.]" 11-X DCMR § 500.3. As established by DCCA, it is not sufficient to simply identify the policies that would be advanced when evaluating a proposal for consistency with the Comp Plan. Rather, because of the overlap within and between the elements the evaluation must also recognize where there may be potential inconsistencies.³

In the event there are inconsistencies, an explanation must be provided as to why said inconsistencies are outweighed by the advancement of other policies and considerations. A "roadmap" of sorts for evaluating a proposal's consistency with the Comp Plan can be found in the Court's initial review of the McMillan PUD:

The Comprehensive Plan is a "broad framework intended to guide the future land use planning decisions for the District." *Wisconsin-Newark Neighborhood Coal. v.*

³ Since first being adopted by the D.C. Council, the Comprehensive Plan has always recognized that there is intentional overlap between its individual components (elements), and that it is intended to be a policy framework that is to be interpreted broadly and provide guidance to all executive and legislative decision making. Indeed, the first Comprehensive Plan adopted in 1984 stated "[t]he primary dynamic of the District elements of the Plan are the overlapping of its elements' goals. This overlapping is intentional." (Section 102, District of Columbia Comprehensive Plan Act of 1984). The current Implementation Element reflects the same language: "[r]ecognize the overlapping nature of the Comprehensive Plan elements as they are interpreted and applied. An element may be tempered by one or more of the other elements." 10-A DCMR § 2504.6.

District of Columbia Zoning Comm'n, 33 A.3d 382, 394 (D.C. 2011) (internal quotation marks omitted). “[E]ven if a proposal conflicts with one or more individual policies associated with the Comprehensive Plan, this does not, in and of itself, preclude the Commission from concluding that the action would be consistent with the Comprehensive Plan as a whole.” *Durant v. District of Columbia Zoning Comm'n*, 65 A.3d 1161, 1168 (D.C. 2013). The Comprehensive Plan reflects numerous “occasionally competing policies and goals,” and, “[e]xcept where specifically provided, the Plan is not binding.” *Id.* at 1167, 1168 (internal quotation marks omitted). Thus “the Commission may balance competing priorities in determining whether a PUD is consistent with the Comprehensive Plan as a whole.” *D.C. Library Renaissance Project/West End Library Advisory Grp. v. District of Columbia Zoning Comm'n*, 73 A.3d 107, 126 (D.C. 2013). “[I]f the Commission approves a PUD that is inconsistent with one or more policies reflected in the Comprehensive Plan, the Commission must recognize these policies and explain [why] they are outweighed by other, competing considerations.” *Friends of McMillan Park v. District of Columbia Zoning Comm'n*, 149 A.3d 1027, 1035 (D.C. 2016) (brackets and internal quotation marks omitted).

Potential Inconsistencies?

Although the proposed map amendment advances numerous Comprehensive Plan policies, the primary potential inconsistency relates to the conversion of land currently zoned PDR-3 to MU-10 and the corresponding reduction of land reserved exclusively for production, distribution, and repair uses. The Land Use Element emphasizes the importance of retaining space for industrial and maker-oriented activities, and cautions against the unnecessary loss of viable PDR areas. To the extent the rezoning reduces land devoted solely to such uses, it could be viewed as creating tension with policies supporting industrial retention.

That potential inconsistency, however, is limited. The MU-10 zone continues to permit a range of arts and creative spaces, and most uses permitted already in the PDR zone. The primary PDR uses that would be eliminated are higher-intensity industrial activities that are no longer consistent with the surrounding mixed-use, transit-oriented character of the area. In this location, MU-10 zoning more accurately reflects existing development patterns and advances corridor revitalization, housing production, and transit-oriented development goals. On balance, any reduction in exclusively industrial zoning is outweighed by the broader policies advanced, and MU-10 represents a more appropriate planning fit for the Property than the existing PDR-3 designation.

V. PART TWO: APPLICANT’S COMMUNITY OUTREACH AND ENGAGEMENT

As required by Part Two the Racial Equity Tool, the Applicant will conduct outreach to the affected Advisory Neighborhood Commission (“ANC”), community groups, and individuals in the neighborhood. The Applicant’s team mailed the Notice of Intent to File on January 27, 2026. The Applicant emailed the ANC, including the chair, SMD, on March 3, 2026. The ANC chair responded immediately and connected the Applicant and team with the Zoning Committee Chair for the ANC.

Following that introduction, the ANC Zoning Committee Chair invited the Applicant to attend the ANC Zoning Committee’s April 20, 2026 meeting, which the Applicant plans to attend in order to present the request and answer questions from the community.

During this same period, Applicant’s counsel exchanged several emails and had a phone call with the President of the LeDroit Park Civic Association. In addition, the SMD reached out to Applicant’s counsel with questions and after exchanging emails, Applicant’s counsel and the SMD also spoke by phone to discuss the project.

On February 3, 2026, the Applicant received feedback from an owner and resident of the building located at 615 Florida Avenue, requesting additional information about the potential redevelopment associated with a Map Amendment. The Applicant responded to the neighbor’s questions, noting that the change in zone had the potential to result in a multi-family building. The neighbor noted ‘no objection’ to such a project.

Through these discussions, the Applicant has been in contact with several key community stakeholders and has received generally positive feedback. The Applicant understands the importance of ANC and community input and remains committed to maintaining an open line of communication as the application proceeds.

Given the nature of a map amendment—where no specific development is yet proposed—and the extended timeline before a Zoning Commission hearing, the Applicant is confident that it will be able to fully present the request to the affected community with ample time for dialogue, feedback, and refinement.

In addition to discussing outreach, Part Two of the Racial Equity Tool also requires the Applicant to consider the affected community and address various questions as they pertain to the proposed zoning action, to the extent possible. The Applicant’s responses are provided below.

A. Community(ies)

The Congress for the New Urbanism (“CNU”) defines a “community” as, “a group of people living in the same place or having a particular characteristic in common.” Many places have different communities inhabiting them, such as elderly, or arts, or ethnic community living and/or working in close proximity to one another. Even the internet can be considered a place inhabited by many diverse communities. The scale, parameters, and character of a community-scaled planning effort can be difficult to define. See CNU.org, Public Square.

What community is impacted by the zoning action?

The Property is located within the Mid-City Planning Area and specifically within the Greater Shaw/U Street neighborhood, along the Florida Avenue NW and Georgia Avenue NW corridors. The site sits at the intersection of two major commercial and transit corridors and is within walking distance of the U Street/African American Civil War Memorial/Cardozo Metrorail station. The surrounding area includes Howard University Hospital and related institutional uses to the north, established mixed-use and retail uses along Florida Avenue and Georgia Avenue, and residential neighborhoods extending east and west of the Property.

Accordingly, the community most directly impacted by the proposed zoning action includes residents, institutions, and businesses within the Greater Shaw/U Street area, particularly those along the Florida Avenue and Georgia Avenue corridors within ANC 1B.

What specific factors define the impacted community?

Site Characteristics: The Property is located in the northwest quadrant of Washington, DC, within the Greater Shaw/U Street neighborhood and along the Florida Avenue and Georgia Avenue corridors. The surrounding area is characterized by a dense, mixed-use urban fabric that includes multi-family residential buildings, rowhouses, institutional uses associated with Howard University and Howard University Hospital, and active ground-floor retail and restaurant uses. Unlike lower-density residential neighborhoods elsewhere in the District, this area reflects a walkable, transit-oriented environment with significant pedestrian activity and established commercial corridors. Florida Avenue and Georgia Avenue function as major thoroughfares, supporting retail, cultural destinations, and neighborhood-serving businesses. The U Street/African American Civil War Memorial/Cardozo Metrorail station, located within walking

distance of the Property, provides strong transit connectivity, supplemented by multiple bus routes serving the corridor.

Prominent neighborhood anchors include Howard University, Howard University Hospital, the Howard Theatre, the Lincoln Theatre, and the African American Civil War Memorial. The area is widely recognized as a historic cultural and entertainment district, with a strong arts and music legacy and a concentration of restaurants, nightlife venues, and local-serving retail.

Demographic Information: The Greater Shaw/U Street area reflects a diverse and evolving population. Historically a center of Black culture and business in Washington, DC, the neighborhood remains home to a significant Black population while also experiencing demographic shifts over the past two decades, including an increase in young professionals and mixed-income households. (See *Greater U Street Historic District Nomination Form, National Register of Historic Places; 10-A DCMR § 2000.3; U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates, Tables DP05 & DP03; Census Reporter.org*) The median age trends slightly younger than the District overall, with a mix of renters and homeowners and a substantial proportion of residents living in multi-family buildings (78% vs. 67% rate in the District). (See *U.S. Census Bureau, ACS 5-Year Estimates, Tables DP05 & DP04; Censusreporter.org.*)

While household incomes in portions of the neighborhood have increased in recent years, economic diversity remains a defining characteristic, with both market-rate and income-restricted housing present in the broader planning area. (See *10-A DCMR § 2000.2; DC Office of Planning, Mid-City Area Element; U.S. Census Bureau, ACS Table DP03.*) Educational attainment levels vary, reflecting the area's mix of long-term residents, university-affiliated populations, and newer households. (See *U.S. Census Bureau, ACS Table DP02; 10-A DCMR § 2000.2; Censusreporter.org*) Community identity continues to be shaped by long-standing cultural institutions, neighborhood associations, faith-based organizations, and advocacy groups committed to preserving the area's historic character while accommodating growth. (See *DUKE Plan, Howard Theatre District sections; 10-A DCMR §§ 2000.3–2000.4.*)

Planning documents, including the Mid-City Area Element and the DUKE Plan, consistently emphasize the neighborhood's cultural significance, transit accessibility, and role as a mixed-use destination district. (See *10-A DCMR §§ 2000.1–2000.4; DUKE Plan at pp. 13–20, 30.*) Community engagement in recent planning efforts has reflected strong interest in managing growth

in a way that supports housing affordability, maintains small business opportunities, and reinforces the area's historic and cultural legacy. (See *DUKE Plan at 37; DC Comprehensive Plan Framework Element §§ 100.3, 102.5.*)

Who would potentially be burdened as a result of the zoning action?

While the proposed zoning action has the potential to bring reinvestment, additional housing, and expanded neighborhood-serving uses, it is important to acknowledge that portions of the Greater Shaw/U Street community include long-term residents, renters, and households with varying income levels who may be sensitive to market pressures associated with new development. The neighborhood has experienced demographic and economic change over the past two decades, and concerns about housing affordability, displacement, and the preservation of cultural identity have been central themes in prior planning efforts, including the Mid-City Area Element and the DUKE Plan. As such, thoughtful implementation of redevelopment is necessary to ensure that growth does not disproportionately burden existing residents.

Potential burdens could include upward pressure on rents, increases in property assessments for homeowners near the Property, and impacts to small, locally owned businesses if commercial rents rise. However, the proposed MU-10 zoning would also require compliance with Inclusionary Zoning, thereby generating new affordable housing units in a transit-accessible, high-opportunity area. In addition, District programs administered by the Office of Tax and Revenue provide relief mechanisms for eligible homeowners experiencing increased assessments, including the Assessment Cap Credit, Senior Assessment Cap Credit, Homestead Deduction, Individual Income Property Tax Credit, Lower Income Homeownership Tax Abatement, Lower Income Long-Term Homeowners Tax Credit, and Low-Income Senior Citizen Property Tax Deferral. See DC Office of Tax and Revenue, Real Property Tax Relief and Credits Programs.

With careful planning, continued community engagement, and adherence to District affordability and anti-displacement policies, the proposed zoning action can help balance reinvestment with equity goals—supporting inclusive growth that strengthens the neighborhood's historic and cultural fabric while expanding access to housing and neighborhood-serving amenities.

The Comp Plan verifies the success of these programs, providing that “[t]he District has taken enormous strides toward strengthening its affordable housing infrastructure. The city has

some of the strongest tenant protection provisions in the country; the highest level, per capita, for affordable housing investment; the lowest residential real property tax rate in the region; and provides additional discounts for seniors and renters. It has innovative programs such as tax abatements to stimulate the development of workforce housing. From 2015 to 2018, the District of Columbia has successfully delivered, through subsidy or inclusionary zoning, 5,352 new or preserved affordable housing units.” See 10-A DCMR § 206.11.

Within the community, who would potentially benefit as a result of the zoning action?

The broader Greater Shaw/U Street community would benefit from redevelopment that enables additional residential density, including new affordable housing through the Inclusionary Zoning program, in a highly transit-accessible location. Increasing housing supply along a designated Main Street Mixed-Use Corridor supports District-wide housing goals while expanding opportunities for residents of varying income levels to live near employment centers, transit, and neighborhood amenities.

The proposed MU-10 zoning would also facilitate enhanced neighborhood-serving retail, active ground-floor uses, and improved public realm conditions along Florida Avenue. Such reinvestment has the potential to strengthen the corridor’s vitality, support small businesses, and reinforce the area’s historic role as a mixed-use cultural destination district. By aligning zoning with the Comprehensive Plan’s vision for transit-oriented, mixed-use development, the map amendment can promote inclusive growth that benefits both existing residents and future community members.

B. Past and Present Racial Discrimination/Harm to Community

Are there negative conditions in the community that are the result of past or present discrimination?

Yes. In addition to the impacts of mid-century urban renewal and the post-1968 downturn, the Greater Shaw/U Street area was once a vibrant and economically self-sufficient Black community with a strong local business district, civic leadership, and deep neighborhood networks. Before urban renewal and decades of disinvestment, Shaw was known as a center of Black entrepreneurship and middle-class stability, with thriving retail corridors, churches, and community organizations that anchored neighborhood identity and economic life. See Jane T.

Peterson & Lynne B. Sagalyn, *Long Time Coming: Rediscovering a Black Neighborhood's Strengths*, Shelterforce (July 23, 2007), https://shelterforce.org/2007/07/23/long_time_coming/.

However, the Shaw School Urban Renewal Area, established in the 1960s, resulted in widespread demolition and the displacement of predominantly Black residents, disrupting these strong community networks and eroding locally owned businesses. Although intended as revitalization, urban renewal removed housing stock and concentrated poverty in adjacent areas, contributing to long-term instability. See DC Office of Planning, *Shaw School Urban Renewal Area* documentation; National Capital Planning Commission historical planning records; 10-A DCMR § 2000.2.

Following the 1968 uprisings, the U Street corridor experienced prolonged vacancy and economic decline, with limited reinvestment for many years. The National Park Service's nomination of the Greater U Street Historic District documents this period, noting the slow pace of recovery and the deficit of capital that hindered Black-owned businesses and residential stability. See National Park Service, *Greater U Street Historic District Nomination Form*, National Register of Historic Places, <https://planning.dc.gov/publication/u-street-historic-district>.

The Mid-City Area Element of the Comprehensive Plan recognizes both the area's historic cultural significance and the need to balance reinvestment with protection against displacement. See 10-A DCMR §§ 2000.1–2000.4.

Today, although the Greater Shaw/U Street corridor has seen considerable reinvestment over the past two decades, concerns about housing affordability, cultural displacement, and the retention of legacy small businesses reflect the continuing legacy of these historical policies. The DUKE Plan underscores the importance of managing growth in a way that reinforces the corridor's cultural identity and supports inclusive opportunity. See DC Office of Planning, *Development Framework for a Cultural Destination District within Washington, DC's Greater Shaw/U Street (DUKE Plan)* at 13–20, 37; U.S. Census Bureau, American Community Survey 5-Year Estimates (income and housing tenure data), <https://data.census.gov>.

Accordingly, any zoning action along Florida Avenue NW must be evaluated within this documented historical context. A racial equity analysis should recognize the neighborhood's legacy as a historically strong Black community, the harm caused by displacement and disinvestment, and the importance of ensuring that current and future reinvestment supports

housing affordability, cultural preservation, and shared community benefit rather than further displacement.

Are there current efforts or ongoing efforts in the community that are addressing past discrimination described above?

District-wide efforts include:

Districtwide Racial Equity Action Plan (REAP): In February 2025, Mayor Muriel Bowser announced the launch of the Districtwide Racial Equity Action Plan, a three-year roadmap outlining steps the District will take to reduce racial inequities and improve life for all Washingtonians. The plan emphasizes policy decisions and programs evaluated through a racial equity lens, aiming to close racial equity gaps and measure progress toward a more equitable D.C. mayor.dc.gov

Office of Racial Equity (ORE): Established in 2021, the Mayor's Office of Racial Equity focuses on developing an infrastructure to ensure policy decisions and District programs are evaluated through a racial equity lens. ORE collaborates with District agencies, residents, and external stakeholders to make meaningful progress toward a more racially equitable city. ore.dc.gov

Mapping Segregation in Washington D.C.: Prologue DC's "Mapping Segregation" project documents the historic segregation of D.C.'s housing, schools, and public spaces. By making this history accessible, the project educates the public and informs current discussions on racial equity, including in neighborhoods like Petworth. mappingsegregationdc.org

Black Homeownership Strike Force (“BHSF”): [The Black Homeownership Strike Force](#) (“BHSF”) acknowledges that DC’s history of redlining and racist real estate practices blocked Black households from attaining the “American Dream.” Black Homeownership Strike Force, p.5. The patterns established by redlining decades ago are visible today, as Black households are concentrated in the eastern wards of the city, particularly to the east of the Anacostia River. Id. at 7. The BHSF establishes a goal of gaining 20,000 net new Black homeowners by 2030 by implementing the following recommendations:

- Provide estate planning resources and legal services to assist with the transfer of ownership to homeowners and their heirs.
- Pass legislation to protect homeowners from unwanted solicitation regarding the sale or potential purchase of their homes.
- Establish a Homeowner Assistance Fund to aid Black homeowners at risk of foreclosure due to their inability to pay their mortgage and related housing fees.
- Provide homeownership units to Black owner occupant homebuyers with a mixed income requirement with an average income restriction of 80 percent MFI.
- Leverage the \$10 million Black Homeownership Fund to create a public-private fund where 1/3 of the units are affordable, 1/3 of the units are market rate and sold to Black owner-occupant homebuyers.
- Broaden awareness of programs to support homeownership.
- Increase the effectiveness of all homeownership programs to increase the ability of Black homebuyers using District programs to compete for homes in the current market.

Upward Mobility Action Plan (“UMAP”): This program also addresses disparities long entrenched through discriminatory policies, such as redlining and segregation and exacerbated by the COVID 19 pandemic. The UMAP introduces an approach to boosting mobility from poverty in the District by aligning systems and programs for housing, financial wellbeing, and workforce development / adult education. See *Id.* at IV. In particular, community-based organizations that partnered with the District in this effort noted that homeownership remains the strongest pathway to prosperity. See *Id.* at II. The UMAP recommends a systemic approach to boost upward mobility by 1) improving residents’ experience of District programs; 2) aligning programs that help residents achieve stability and then mobility toward prosperity; 3) measuring progress for upward mobility; and 4) evaluating program effectiveness to improve resident outcomes. See *Id.* at 19–21.

These efforts work in combination with other existing programs within the District that provide resources for housing, including the Inclusionary Zoning Affordable Housing Lottery, Home Purchase Assistance Program, Housing Choice Voucher Program, Foreclosure Prevention Resources, Employer Assisted Housing Program, Tenant Opportunity to Purchase Act, District Opportunity to Purchase Act, Public Housing, and Housing Assistance Payment Program, among others available through Housing DC.

The District’s *Development Framework for a Cultural Destination District within Washington, DC’s Greater Shaw/U Street* (“DUKE Plan”) provides guidance for reinvestment that

reinforces the area's role as a center of Black culture, arts, and entrepreneurship. The DUKE Plan promotes mixed-use redevelopment, support for locally owned businesses, preservation of cultural assets, and transit-oriented growth, while emphasizing community engagement in future zoning actions. See DC Office of Planning, *DUKE Plan* at 13–20, 37, available at <https://planning.dc.gov/publication/development-framework-cultural-destination-district-greater-shaw-u-street>. In addition, the designation of the Greater U Street Historic District continues to recognize and protect the corridor's historic resources tied to African American heritage. See National Park Service, *Greater U Street Historic District Nomination Form*, available at <https://planning.dc.gov/publication/u-street-historic-district>.

District-wide housing policies also play a central role in addressing displacement pressures in transit-rich areas such as Florida Avenue and U Street. The Inclusionary Zoning (“IZ”) program requires new residential development in zones such as MU-10 to set aside affordable housing units, ensuring that reinvestment contributes to mixed-income communities rather than exclusively market-rate growth. See 11-C DCMR Chapter 10; DC Office of Planning, Inclusionary Zoning Program Overview, <https://planning.dc.gov/page/inclusionary-zoning-iz-affordable-housing-program>. The Mid-City Area Element further acknowledges the neighborhood's history of disinvestment and calls for revitalization that balances density with housing affordability and neighborhood stability. See 10-A DCMR §§ 2000.1–2000.4. Additionally, District small business assistance programs and corridor-focused initiatives, including the Great Streets program and services offered by the Department of Small and Local Business Development (DSLBD), aim to retain legacy businesses and strengthen Black-owned enterprises along the U Street and Georgia Avenue corridors. See <https://greatstreets.dc.gov>; <https://dslbd.dc.gov>.

Together, these ongoing efforts reflect an intentional policy framework designed to ensure that continued growth along Florida Avenue NW advances inclusive development, housing affordability, and cultural preservation in recognition of the area's historic inequities.

C. Community Participation/ Outreach Efforts

The planning policies applicable to the Greater Shaw/U Street neighborhood stem from extensive public engagement conducted during the 2021 Comprehensive Plan update process, as well as prior small area planning efforts, including the *Development Framework for a Cultural*

Destination District within Washington, DC's Greater Shaw/U Street (“DUKE Plan”). Residents, business owners, and community stakeholders consistently identified priorities focused on balancing reinvestment with affordability, preserving the corridor’s historic Black cultural identity, supporting legacy small businesses, and directing density to transit-accessible corridors in a manner that minimizes displacement. *See* 10-A DCMR §§ 2000.1–2000.4; DUKE Plan at 13–20, 37.

Community input emphasized the importance of preserving housing affordability in a neighborhood that has experienced rapid market change over the past two decades. Residents expressed concerns about rising housing costs, the loss of naturally occurring affordable housing, and the displacement of long-term residents and culturally significant institutions. The Mid-City Area Element recognizes these concerns and calls for strategies that expand housing opportunities while protecting neighborhood stability. *See* 10-A DCMR § 2008 (U Street / Georgia Avenue corridor policies).

Participants in prior planning processes also highlighted the need to support small and minority-owned businesses, particularly legacy Black-owned establishments that contribute to the corridor’s cultural identity. The DUKE Plan specifically calls for reinforcing U Street and surrounding corridors as a vibrant mixed-use destination district with active ground-floor retail, arts uses, and neighborhood-serving commercial activity, while encouraging inclusive economic development. *See* DUKE Plan at 13–20.

The proposed map amendment responds to these identified priorities by aligning zoning along Florida Avenue with the Comprehensive Plan’s designation of the area as a Main Street Mixed-Use Corridor and transit-accessible growth area. By enabling mixed-use redevelopment subject to Inclusionary Zoning requirements, the MU-10 designation has the potential to expand housing supply—including affordable units—support active ground-floor commercial uses, and reinforce the corridor’s role as a vibrant cultural and neighborhood-serving destination, consistent with community-identified goals.

What unique factors about the affected community and/or communities influenced your outreach plan / efforts?

This corridor is not only a transit-accessible mixed-use area, but also a nationally recognized historic Black cultural district with a legacy of both displacement and revitalization. As reflected in the Mid-City Area Element and the DUKE Plan, residents and stakeholders have consistently emphasized the importance of managing growth in a way that protects housing affordability, preserves cultural identity, and supports legacy businesses. *See* 10-A DCMR §§ 2000.1–2000.4; DUKE Plan at 13–20, 37. Recognizing this context, the Applicant’s outreach approach prioritizes early, transparent communication with Advisory Neighborhood Commission (“ANC”) 1B, including the SMD Commissioner for 1B01 and ANC leadership. The Shaw/U Street community has experienced decades of both disinvestment and rapid reinvestment, which has contributed to sensitivity around zoning changes that may be perceived as accelerating displacement. Although this application is a map amendment and not tied to a specific development proposal, the Applicant understands that zoning actions can raise concerns regarding density, affordability, and neighborhood change. Accordingly, outreach has been initiated to explain the purpose of the amendment, the procedural steps involved, and how any future redevelopment would be subject to Inclusionary Zoning and other District requirements.

Additionally, given the corridor’s strong network of civic associations, cultural preservation advocates, and small business stakeholders, the Applicant intends to remain available for dialogue beyond the minimum notice requirements. The Applicant has already received inquiries from a neighbor and immediately responded, for example. This approach reflects the guidance in the Comprehensive Plan encouraging meaningful community engagement in areas experiencing change and ensures that communication is proactive, localized, and responsive to the unique history and priorities of the Greater Shaw/U Street neighborhood.

How were your outreach efforts proactive in terms of meeting community needs and circumstances? And what was the overall timeframe and frequency of your outreach?

Recognizing the importance of early community engagement, the Applicant initiated outreach prior to filing by contacting the Advisory Neighborhood Commission (“ANC”) 1B Chair, the Single Member District (“SMD”) Commissioner, and the Committee on Zoning Preservation and Development. The Applicant provided an overview of the proposed map amendment, clarified that it is not tied to a specific development proposal at this time, and explained the zoning process

and anticipated timeline. This early communication was intended to ensure transparency and provide an opportunity for questions and feedback at the outset.

Outreach has been structured to reflect the active civic environment of the Greater Shaw/U Street area, where residents and stakeholders are closely engaged in corridor planning and neighborhood change. The Applicant has engaged ANC 1B leadership and remains available to present at an ANC meeting or meet with interested community stakeholders as the application moves forward. These efforts reflect a commitment to clear communication and responsiveness throughout the zoning process.

D. Community Input and Impact on Zoning Action

- *Has the community identified negative outcomes that could result from the zoning action, i.e., specific things the community doesn't want to change/happen as a result of the zoning action?*
- *Has the community identified positive outcomes that could result from the zoning action, i.e., specific things the community wants to change as a result of the zoning action?*
- *What input from the community was shared but not incorporated into the zoning action? Why?*

Engagement with the ANC is still in its early stages, but the Applicant will provide an update to this section as it works more closely with the ANC and stakeholders.

Will members of the community be displaced (either directly or indirectly) as a result of the zoning action?

There will be no direct or indirect displacement as a result of the proposed map amendment.

The current uses are as follows:

- 647 Florida Ave: Three-story building with first floor retail. Second and third floors are currently unoccupied.
- 645 Florida Ave (also known as 643/645): Three-story building with all three stories currently used as a bar/tavern nightclub.
- 641 Florida Ave: Three-story building. The first floor is used as a hair salon. Second and third floors are used as a bar/tavern.
- 639 Florida Ave: Three-story building with all three stories used as a restaurant and bar.

These uses will remain, as there are no immediate plans to redevelop the site. The site does not include any residential units nor affordable housing. However, there are neighborhood serving businesses. The Applicant would wait until the existing leases have expired before proceeding with

any redevelopment and be open to providing current tenants with the opportunity to return to the property if they wish.

While no project is currently proposed, the upzoning could pave the way for new investment that aligns with community priorities—such as mixed-use development, increased housing supply (including affordable units), and retail that supports neighborhood vitality. This process is being approached with intentional transparency and early outreach to ensure that, should a future project move forward, it reflects the goals of inclusive growth without displacement.

Did community outreach inform/change your zoning action? If so, how does it incorporate or respond directly to the community input received?

As noted above, the Applicant is in its early stages of ANC engagement. It does not have a specific project in mind and the amendment is based on the FLU Map. The criteria of 11-X DCMR § 500.3 does not require the Zoning Commission to assess the merits of a potential design, only the map amendment’s consistency with the Comp Plan.

If the zoning action could potentially create negative outcomes, how will they be mitigated?

The zoning action should not create negative outcomes, but if any are raised, the Applicant will address these in a subsequent filing outlining community outreach and responses closer to the set down date.

VI. PART THREE: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY

The Zoning Commission expects disaggregated race and ethnicity data from the **Office of Planning** in every racial equity analysis submission that analyzes a zoning action through a racial equity lens. The Applicant will provide any additional information as requested by the Zoning Commission.

VII. PART FOUR: ZONING COMMISSION EVALUATION

Part Four of the Zoning Commission’s Racial Equity Tool provides the criteria with which the Zoning Commission shall evaluate a proposed action through a racial equity lens. This evaluation is guided by the following questions:

•What Comprehensive Plan policies related to racial equity will potentially be advanced by approval of the zoning action?

The policies related to racial equity as identified in the Equity Crosswalk have been **bolded** in Part One of the Racial Equity Analysis and include:

- LU-2.1.1: Variety of Neighborhood Types
- LU-2.1.2: Neighborhood Revitalization
- H-1.2.2: Production Targets
- H-1.2.3: Affordable and Mixed-Income Housing
- H-1.2.9: Advancing Diversity and Equity of Planning Areas
- ED-1.1.4: Promote Local Entrepreneurship
- ED-3.2.8: Certified Business Enterprise Programs
- ED-4.2.3: Focus on Economically Disadvantaged Populations

•What Comprehensive Plan policies related to racial equity will potentially not be advanced by approval of the zoning action?

The other policies identified on the Equity Crosswalk would be policies related to racial equity that will potentially not be advanced because of the zoning action as they are not applicable or relevant for this particular Map Amendment either given the existing/proposed zoning, or the location.

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action?

Theme	Question	Anticipated Positive/Negative or Neutral Impacts
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The map amendment does not involve or impact any existing housing or residents. The site is currently vacant so there will be no displacement. The rezoning creates the potential for future mixed-income housing, including affordable units under Inclusionary Zoning Plus (IZ+), which can promote

		<p>housing stability for long-term residents.</p> <p>Mixed: If redevelopment occurs, the existing business may need to relocate in the future, although they would be given the opportunity to finish a lease and return to the building. This could provide opportunities to relocate to modernized retail spaces and this is the anticipated goal of the FLU Map and Comp Plan.</p>
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	<p>Positive: The amendment will require Inclusionary Zoning Plus (IZ+), increasing the likelihood of affordable housing to help mitigate displacement pressures. The introduction of mixed-use development can create job opportunities for local residents, increasing economic stability and reducing displacement risks.</p> <p>Negative (but mitigable): Rising property values could increase tax burdens on nearby residents, but DC offers tax relief programs to assist with this issue as discussed thoroughly above.</p> <p>Mixed: If redevelopment occurs, the existing business may need to relocate in the future, though this could provide opportunities for modernized retail spaces and this is the anticipated goal of the FLU Map and Comp Plan.</p>

<p>Housing</p>	<p>Will the action result in changes to:</p> <ul style="list-style-type: none"> - Market Rate Housing - Affordable Housing - Replacement Housing 	<p>Positive: The site currently has no residential units, so no housing is being lost. The rezoning enables the creation of housing that is not currently possible under existing zoning, including affordable and family-sized units. IZ+ will help ensure long-term affordability. New density may support public investments in schools, transit, and infrastructure.</p> <p>Neutral/No Impact: There is no existing housing on site, so there would be no replacement housing.</p>
<p>Physical</p>	<p>Will the action result in changes to the physical environment such as:</p> <ul style="list-style-type: none"> - Public Space Improvements - Infrastructure Improvements <ul style="list-style-type: none"> - Arts and Culture - Environmental Changes - Streetscape Improvements 	<p>Positive: Future redevelopment could lead to public space enhancements, improved streetscapes, and better pedestrian infrastructure. The mixed-use designation could encourage arts and culture spaces, fostering a vibrant and inclusive community.</p>
<p>Access to Opportunity</p>	<p>Is there a change in access to opportunity?</p> <ul style="list-style-type: none"> - Job Training/Creation - Healthcare - Addition of Retail/Access to New Services 	<p>Positive: A mixed-use development could support new businesses and services—such as small grocers, health clinics, or childcare—within walking distance. These amenities would expand daily access to essential services in an area that has historically lacked high-quality neighborhood retail. Job creation in construction, operations, or retail could benefit local workers.</p>

Community	<p>How did community outreach and engagement inform/change the zoning action?</p> <p><i>(e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.)?</i></p>	<p>The Applicant initiated outreach before filing, engaging the ANC Chair and SMD Commissioner to explain the process and begin a dialogue. The Applicant is following the Commissioner's lead in structuring additional outreach. While no specific design is yet proposed, this early engagement reflects a commitment to transparency and responsive, community-led development. Future conversations will allow the community to shape what ultimately gets built.</p>
Other Themes	See below	

While not listed directly in the Racial Equity tool, the Applicant has identified other themes related to racial equity in which the zoning action would create an overall positive impact:

- **Transportation and Mobility**

- *Question:* How will the zoning action affect transportation infrastructure, transit access, and pedestrian safety?
- *Potential Impact:* The subject Property is located along Florida Avenue NW, approximately one-quarter mile from the U Street/African American Civil War Memorial/Cardozo Metrorail station and within close proximity to multiple WMATA bus routes, including the 70 and 79 lines along Georgia Avenue NW. The proposed rezoning from PDR-3 to MU-10 supports transit-oriented development in a designated Main Street Mixed-Use Corridor, consistent with Comprehensive Plan transportation policies. While the zoning change itself does not directly fund infrastructure improvements, enabling mixed-use redevelopment in a transit-accessible location encourages walkability, reduces reliance on automobiles, and supports higher transit ridership. Future redevelopment could include streetscape enhancements, improved lighting, upgraded sidewalks, and safer pedestrian crossings along Florida Avenue, contributing to an improved public realm and multimodal safety. Increased residential density in this location may also strengthen the justification for continued transit service investment along this corridor.

- **Small Business and Commercial Stability**

- *Question:* How will the zoning action impact existing small businesses and access to commercial opportunities?
- *Potential Impact:* The proposed MU-10 zoning would permit a broader range of neighborhood-serving retail, restaurant, service, and office uses compared to the existing PDR-3 designation, which is intended for higher-intensity production and industrial activities. Aligning the zoning with the surrounding mixed-use corridor may enhance commercial continuity along Florida Avenue and Georgia Avenue and support increased foot traffic from future residents and visitors. Increased residential density in close proximity to existing businesses has the potential to strengthen the customer base for legacy and locally owned establishments. While zoning alone does not guarantee small business retention, the more flexible mixed-use designation may create additional opportunities for small-scale and minority-owned enterprises consistent with the DUKE Plan’s vision for a vibrant, culturally significant corridor.

• **Public Services and Infrastructure Capacity**

- *Question:* Will the zoning action affect the demand for public services (schools, emergency services, utilities, etc.)?
- *Potential Impact:* Any future redevelopment enabled by the MU-10 zone could incrementally increase demand for public services, including schools, emergency services, and utilities. However, the Property is located within an established, transit-served urban corridor with existing infrastructure capacity. Additional residential and commercial development could contribute to the District’s tax base, supporting continued investment in public services and neighborhood amenities. The extent of impact would depend on the scale of any future development proposal, which would be subject to additional review processes as applicable.

• **Environmental Sustainability and Resilience**

- *Question:* How will the zoning action impact environmental factors such as stormwater management, air quality, and green space?
- *Potential Impact:* The proposed rezoning supports compact, mixed-use development in a transit-rich area, which aligns with District sustainability goals by encouraging walking, cycling, and transit use over automobile dependence. Future development under MU-10 zoning would be required to comply with current stormwater management regulations, green building standards, and energy efficiency requirements. Redevelopment could incorporate green roofs, tree planting, and other site improvements that enhance stormwater retention and reduce urban heat island effects. By directing density to a corridor already designated for growth, the map amendment promotes efficient land use and environmental sustainability consistent with the Comprehensive Plan.

• **Crime Prevention and Public Safety**

- *Question:* Could the zoning action impact safety, lighting, and perceptions of crime in the neighborhood?
- *Potential Impact:* The transition from PDR-3 to MU-10 may facilitate more active ground-floor uses and additional residential presence along Florida Avenue. Mixed-use development can contribute to increased pedestrian activity and “eyes on the street,” which may enhance perceptions of safety and natural surveillance in the public realm. Improvements to lighting, storefront activation, and streetscape design that often accompany redevelopment may further support pedestrian comfort and visibility. While crime trends are influenced by many factors beyond zoning, encouraging active, mixed-use frontage along a major corridor can contribute positively to overall public safety conditions.

VIII. CONCLUSION

In light of the foregoing analysis, the Applicant submits that the proposed map amendment advances numerous Comprehensive Plan policies related to racial equity, transit-oriented growth, and corridor revitalization. Rezoning the Property from PDR-3 to MU-10 will better align the zoning with the Property’s Medium Density Residential and Medium Density Commercial designations on the Future Land Use Map and its designation as a Main Street Mixed-Use Corridor on the Generalized Policy Map. The MU-10 zone will permit residential development—including housing subject to Inclusionary Zoning requirements—while continuing to allow a range of commercial and maker-oriented uses appropriate to a mixed-use corridor.

At the same time, the rezoning would eliminate the potential for higher-intensity production and industrial uses that are inconsistent with the surrounding transit-accessible, mixed-use character of Florida Avenue and Georgia Avenue. By directing growth to an established corridor with strong transit access and existing infrastructure, the proposed map amendment promotes inclusive development, expands housing opportunities, and reinforces neighborhood-serving commercial activity in a manner that is consistent with the Comprehensive Plan when read as a whole.

Accordingly, the proposed rezoning represents a logical and appropriate evolution of the Florida Avenue corridor. The requested MU-10 zoning aligns the Property with the Comprehensive Plan’s vision for mixed-use, transit-oriented development, advances the policies of the Mid-City

Area Element and the DUKE Plan, and supports the continued revitalization of the surrounding neighborhood. Accordingly, the Applicant respectfully requests that the Zoning Commission approve the proposed map amendment.

Respectfully Submitted,

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