

## Exhibit A-1 One Page Summary of Zoning Map Amendment Application

### Basic Information

Applicant: Michael W. Williams  
 Application: Amendment to the Zoning Map  
 Property: 934 Eastern Avenue NE (Square 5203, Lot 0851)

### Proposal

- Rezone the Property from the existing R-3 zone to the RA-1 zone
- No companion BZA case is currently proposed; redevelopment plans are not yet finalized
- Proposed Uses
- Residential development consistent with RA-1 standards, including low- to moderate-density multifamily housing with Inclusionary Zoning (IZ) units
- Map Amendment Evaluation Criteria
- Comprehensive Plan and Other Adopted Public Policies
- Future Land Use Map = Moderate Density Residential: the application is not inconsistent
- Generalized Policy Map = Neighborhood Conservation Area: the application is not inconsistent
- Small Area Plan = Not applicable
- Racial Equity Lens = Provides equitable housing access, no displacement, aligns with Equity Crosswalk objectives
- Why a Map Amendment, and not a PUD
- The Applicant is not seeking maximum density or height beyond matter-of-right development
  - The RA-1 zone supports context-sensitive infill consistent with Comprehensive Plan guidance
  - A PUD is unnecessary given the alignment with FLUM, GPM, and surrounding zoning patterns

### Comparison of Development Standards

Standard	Existing Zone (R-3)	Proposed Zone (RA-1)
Max. Height	40 ft.	40 ft.
FAR	0.9 (residential only)	.9 (1.08 w/ IZ)
Lot Occupancy	60%	60% (residential)
Rear Yard	20 ft.	15 ft.
Side Yard	None required, 8 ft. if provided	None required
Green Area Ratio (GAR)	0.4	0.3
Permitted Uses	Single- and two-family dwellings	Multifamily residential, IZ required

### Community Engagement

- The Applicant has notified ANC 7C and plans to engage with stakeholders in SMD 7C06
- Additional outreach planned prior to setdown and hearing phases

### Conclusion

The Map Amendment is not inconsistent with the Comprehensive Plan, supports racial equity and housing goals, and allows for a more appropriate use of one of the largest lots in the square. The proposal will contribute to neighborhood stability and housing access without adverse impacts.