

**BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA**

611 L Street NW
Square 0449, Lot 0052

* * *

**Application for a Zoning Map Amendment from the
RA-2 Zone to the MU-10 Zone**

* * *

**Statement in Support of the Applicant
611 L STREET, LLC**

* * *

September 28, 2026

Respectfully submitted by:

Rich Tynes

611 L Street NW

Washington, DC 20001

202-438-3031

On Behalf of 611 L Street, LLC

ZONING COMMISSION
District of Columbia
CASE NO. _____
EXHIBIT NO. ____

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LIST OF EXHIBITS

- Exhibit A Plat of Property from the D.C. Surveyor's Office
- Exhibit B Excerpt of the Zoning Map Showing the Property's Existing RA-2 Zoning
- Exhibit C Relevant Portion of the Comprehensive Plan Future Land Use Map
(CMED/RMED)
- Exhibit D Relevant Portion of the Comprehensive Plan Generalized Policy Map (Central
Washington)
- Exhibit E Comprehensive Plan Consistency Statement (Subtitle Z § 304.7(d))
- Exhibit F Racial Equity Analysis (Subtitle Z § 304.7(f))
- Exhibit G Certificate of Service (Subtitle Z § 304.8)
- Exhibit H Form 100 – Zoning Commission Application Signature Form and Letter of
Authorization

I. INTRODUCTION

611 L Street, LLC (the “Applicant”), the owner of the property located at 611 L Street NW, Washington, DC 20001 (Square 0449, Lot 0052) (the “Property”), submits this Statement in Support of an amendment to the Zoning Map of the District of Columbia (the “Zoning Map”) pursuant to Subtitle X, Chapter 5 and Subtitle Z §§ 201.2(e) and 304 of the District of Columbia Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations (“DCMR”)) to which all subsequent citations refer unless otherwise specified. The Applicant seeks to rezone the Property from the RA-2 zone to the MU-10 zone. A copy of the Surveyor's plat showing the Property to be rezoned is attached as Exhibit A, and a portion of the Zoning Map showing the Property's existing RA-2 zone is attached as Exhibit B.

As required to be demonstrated pursuant to Subtitle X § 500.3, the requested Zoning Map amendment is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the Property, particularly when analyzed through a racial equity lens. The Property's designation on the Comprehensive Plan Future Land Use Map (“FLUM”) is Mixed-Use Moderate Density Commercial / Medium Density Residential (CMED/RMED). The Property's designation on the Comprehensive Plan Generalized Policy Map (“GPM”) is Central Washington. As explained herein, the proposal to rezone the Property from the RA-2 zone to the MU-10 zone is not inconsistent with the Property's designations on the FLUM and GPM and helps to advance numerous policies within the text of the Comprehensive Plan.

The Property's FLUM designation is a dual designation. It identifies the Property for both commercial and residential land use. The existing RA-2 zone is a residential apartment zone and implements only the residential component of that designation. The MU-10 zone, by contrast, is expressly intended to permit mixed-use development “with a balance of uses.” 11-G DCMR § 400.9(a). The requested rezoning aligns the Property's zone with the balanced designation the Comprehensive Plan has already assigned to it.

The proposed MU-10 zone will result in positive outcomes for the Property, the Central Washington Planning Area in which it is located, and the District overall. Approval of the requested Zoning Map amendment will specifically achieve the following:

- Establish zoning on the Property that is not inconsistent with the Comprehensive Plan, as required under the Home Rule Charter.
- Establish zoning on the Property that will allow medium- to high-density mixed-use development with a balance of residential and non-residential uses, consistent with the dual CMED/RMED FLUM designation and the Property's Central Washington GPM designation.
- Ensure that a substantial residential component is delivered on the Property. The MU-10 zone limits non-residential use to 3.0 FAR of a permitted 6.0 FAR, so that at least half of the permitted density is reserved for residential use. 11-G DCMR § 402.1.
- Permit an increase in allowable density at the Property that is currently not permitted under the RA-2 zone, and facilitate the future productive use of a site that is underutilized relative to its central location, transit access, and surrounding development context.
- Advance the goals and objectives of the Central Washington Area Element of the Comprehensive Plan by enabling mixed-use development compatible with surrounding uses and the established urban character of the neighborhood.
- Facilitate progress towards achieving racial equity by advancing Comprehensive Plan policies geared towards fostering an inclusive city, providing new housing and economic opportunities, and supporting mixed-use, walkable, and transit-accessible development near downtown Washington.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

A. The Property

The Property is located at 611 L Street NW in the northwest quadrant of Washington, D.C., within the boundary of Ward 2. The Property is situated within Square 0449 and contains approximately 1,620 square feet of land area (20.0 feet by 81.0 feet). The Property is currently improved with a two-story building. The first floor consists of a garage/warehouse space with a small office, a workshop, and two restrooms. The upper level consists of fully finished office space, including three small private offices, a large executive office, two reception offices, a file room, a small copy room, a kitchenette, and two restrooms. The Property is currently occupied by a commercial tenant.

The Property is located within the Mount Vernon Square Historic District, which was designated in 1999 and encompasses a significant concentration of late Victorian and early 20th century commercial and residential architecture. Any future development or redevelopment of the Property will be subject to review by the Historic Preservation Review Board (“HPRB”) to ensure compatibility with the historic character of the district. That review applies regardless of the zone in which the Property is located.

The Property is currently zoned RA-2. As discussed below, the RA-2 zone does not reflect the Property's central location, its mixed-use context, or its dual designation on the FLUM.

B. Surrounding Area

The Property is located in a highly urbanized, mixed-use area near the Mount Vernon Triangle neighborhood, in close proximity to Downtown, Shaw, NoMa, and the Convention Center area. The surrounding area features a diverse array of residential, commercial, institutional, hospitality, and service uses, with a building stock that ranges from historic rowhouses and low-rise commercial buildings to modern mid-rise mixed-use developments.

As shown on the Zoning Map (Exhibit B), the surrounding zoning context reflects the mixed-use character of the area. Properties to the west are zoned MU-6B, properties to the south across L Street NW are zoned MU-7B, and properties to the southeast are zoned D-4-R. The immediately adjacent property within Square 0449 is zoned MU-8A and is identified on the Official Zoning Map as subject to Zoning Commission Order No. 06-21B, a Planned Unit Development. The RA-2 zoning of the Property is notably lower in density and less reflective of the surrounding mixed-use context than the zoning of adjacent and nearby properties.

The Property benefits from exceptional access to transit, employment, retail, and public services. The Mount Vernon Square / 7th Street – Convention Center Metrorail Station (Green and Yellow Lines) is located approximately 0.1 miles to the west, and the Gallery Place – Chinatown Metrorail Station (Red, Green, and Yellow Lines) is located approximately 0.4 miles to the southwest. Multiple Metrobus routes and Capital Bikeshare stations are conveniently located in close proximity to the Property. The Property has a Walk Score of 94 out of 100 (Walker's Paradise), a Transit Score of 100 out of 100 (Rider's Paradise), and a Bike Score of 88 out of 100 (Very Bikeable), making it one of the most transit-accessible and walkable locations in the District. The

Mount Vernon Square neighborhood has a neighborhood Walk Score of 97, ranking it the 3rd most walkable neighborhood in Washington, DC.

The Property is located within Advisory Neighborhood Commission (“ANC”) 2G, Single Member District 2G06, represented by Commissioner Rachelle P. Nigro.

III. EXISTING AND PROPOSED ZONING

The Applicant proposes to rezone the Property from the RA-2 zone to the MU-10 zone. The MU zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling residential development at varying densities. 11-G DCMR § 101.1. The MU zones are designed to provide facilities for housing, shopping, and business needs, including residential, office, service, and employment centers. 11-G DCMR § 101.2. The following sections describe the purposes and development standards for the existing and proposed zones.

A. Existing RA-2 Zoning

As shown on the Zoning Map (Exhibit B), the Property is currently zoned RA-2. The RA-2 zone is described in the Zoning Regulations as permitting areas developed with predominantly moderate and medium-density rowhouses and apartments. The maximum permitted density in the RA-2 zone for residential structures is 1.8 FAR (2.16 FAR with 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 maximum lot occupancy is 60 percent.

In addition, the RA-2 zone establishes a minimum lot area of one thousand eight hundred square feet (1,800 sq. ft.). The Property contains approximately 1,620 square feet of land area and therefore does not satisfy the minimum lot area requirement of the zone in which it is presently located, as reflected in the Zoning Report issued for the Property by the Office of Zoning. The Property is a pre-existing lot of record that does not conform to the dimensional requirements of its own zone. This is a further indication that the RA-2 zone was not calibrated for a parcel of this size, configuration, or character.

The Property's current RA-2 zoning is inconsistent with its FLUM designation and does not reflect the mixed-use character of the surrounding area. The Comprehensive Plan Framework Element describes the RA-2 zone as being generally consistent with the Moderate Density Residential

FLUM designation, whereas the FLUM designates the Property as Moderate Density Commercial / Medium Density Residential (CMED/RMED), a dual designation contemplating both commercial and residential land use that is not served by a residential apartment zone.

B. Proposed MU-10 Zoning

The Applicant requests a Zoning Map amendment to rezone the Property to the MU-10 zone. The MU-10 zone is intended to permit 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,” and to be applied to areas where a mixture of uses and building densities is intended to carry out elements of the Comprehensive Plan, small area plans, or framework plans, including goals in employment, population, transportation, housing, public facilities, and environmental quality. 11-G DCMR §§ 400.9(a), 400.9(b).

The maximum permitted density in the MU-10 zone is 6.0 FAR (7.2 FAR with IZ), of which no more than 3.0 FAR may be devoted to non-residential use. 11-G DCMR § 402.1. The maximum permitted height in the MU-10 zone, not including the penthouse, is 90 feet (100 feet with IZ). 11-G DCMR § 403.1. The maximum lot occupancy for residential use in the MU-10 zone is 75 percent (80 percent with IZ). 11-G DCMR § 404.1. A rear yard is required for residential use, established no lower than the first level of residential use. 11-G DCMR § 405.7. The minimum required Green Area Ratio (“GAR”) for the MU-10 zone is 0.20. 11-G DCMR § 407.3. The plaza requirement of 11-G DCMR § 408.1 applies only to development on a lot greater than 10,000 square feet and therefore does not apply to the Property.

C. Why the MU-10 Zone Rather than the MU-8 Zone

The Applicant selected the MU-10 zone after consideration of applicable Comprehensive Plan policies, the FLUM and GPM designations, and the surrounding development context, including the MU-8A zoning of the immediately adjacent property. The MU-10 zone is the more appropriate zone for this Property for three reasons.

First, the stated intent of the MU-10 zone matches the Property's dual FLUM designation. The MU-8 zone is intended to permit mixed-use development “with a focus on employment” and to be located “where a large component of development will be office-retail and other non-residential uses.” 11-G DCMR §§ 400.7(a), 400.7(b). The MU-10 zone is intended to permit mixed-use

development “with a balance of uses.” 11-G DCMR § 400.9(a). The Property is designated CMED and RMED, commercial and residential together. A balanced designation is properly implemented by a zone whose stated purpose is balance, not by a zone whose stated purpose is a focus on employment.

Second, the MU-10 zone secures a residential component that the MU-8 zone does not. In the MU-8 zone, up to 4.0 FAR of a permitted 5.0 FAR may be devoted to non-residential use, leaving as little as 1.0 FAR for residential use. In the MU-10 zone, non-residential use is limited to 3.0 FAR of a permitted 6.0 FAR, so at least 3.0 FAR must be residential. 11-G DCMR § 402.1. Applied to the Property's lot area of approximately 1,620 square feet, the MU-10 zone reserves approximately 4,860 square feet of the permitted density for residential use, whereas the MU-8 zone would permit a building that is up to eighty percent non-residential. In a Comprehensive Plan area where the production of housing is a central objective, the MU-10 zone delivers the residential outcome and the MU-8 zone does not.

Third, the MU-10 zone imposes development standards that are more protective of neighboring properties than those of the MU-8 zone. The MU-8 zone establishes no maximum lot occupancy for residential use, while the MU-10 zone limits residential lot occupancy to 75 percent (80 percent with IZ). 11-G DCMR § 404.1. The MU-10 zone further requires a rear yard for residential use. 11-G DCMR § 405.7. The Applicant is requesting the zone that carries the greater constraint on the form of future development.

The Applicant acknowledges that the MU-10 zone permits a greater maximum height than the MU-8 zone, 90 feet as compared with 70 feet, and 100 feet where IZ applies. 11-G DCMR § 403.1. Two considerations bear on that difference. The Property is a small lot of approximately 1,620 square feet, which materially limits the scale of any building that can be constructed on it. In addition, the Property lies within the Mount Vernon Square Historic District, and any construction is subject to review by the HPRB regardless of the applicable zone. The zone establishes a ceiling; historic preservation review determines what is actually approved.

D. Comparison of Development Standards

The table below compares the matter-of-right development standards of the existing zone, the proposed zone, and the MU-8 zone:

Standard	RA-2 (Existing)	MU-10 (Proposed)	MU-8 (For Comparison)
Height	50 ft.	90 ft. (100 ft. w/ IZ)	70 ft.
Density (FAR)	1.8 FAR (2.16 FAR w/ IZ)	6.0 FAR (7.2 FAR w/ IZ)	5.0 FAR (6.0 FAR w/ IZ)
Maximum Non-Residential FAR	n/a	3.0	4.0
Minimum Residential FAR Implied	n/a	3.0	1.0
Lot Occupancy (Residential)	60%	75% (80% w/ IZ)	No limit
Rear Yard	15 ft. min.	Required for residential use (§ 405.7)	Not required below the § 405.4 plane
Green Area Ratio	0.4	0.20	0.25

Source: 11-G DCMR §§ 402.1, 403.1, 404.1, 405.6, 405.7, 407.2, 407.3; 11-F DCMR §§ 201.1, 201.4, 203.2.

IV. COMPREHENSIVE PLAN FLUM AND GPM DESIGNATIONS

As shown on the FLUM excerpt attached hereto as Exhibit C, the Property is designated Mixed-Use Moderate Density Commercial / Medium Density Residential (CMED/RMED).

The Moderate Density Commercial (CMED) designation is used to define shopping and service areas that are somewhat greater in scale and intensity than low-density commercial areas. Buildings are larger and/or taller than those in low-density commercial areas. Density typically ranges between a FAR of 2.5 and 4.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. 10-A DCMR § 227.11.

The Medium Density Residential (RMED) designation is used to define neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings. 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. 10-A DCMR § 227.7.

The FLUM expressly provides that some zone districts may be compatible with more than one Comprehensive Plan Future Land Use Map designation, and that the FLUM is a generalized guide that does not follow parcel boundaries and does not itself specify allowable uses or development standards. The proposed Zoning Map amendment to the MU-10 zone is not inconsistent with the Property's FLUM designations because it would allow for densities and a mix of uses that are consistent with and advance the purposes of both the CMED and the RMED designations, rather than only one of them.

As shown on the GPM excerpt attached hereto as Exhibit D, the Property is designated as Central Washington. The proposed Zoning Map amendment to the MU-10 zone is not inconsistent with the Property's GPM designation because it will allow for future mixed-use development that advances the planning and policy goals associated with that designation.

V. STANDARDS APPLICABLE TO A ZONING MAP AMENDMENT APPLICATION

The requested Zoning Map amendment is submitted as a contested case pursuant to Subtitle Z § 201.2(e). 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 a number of criteria that must be applied by the Zoning Commission in adopting and amending the Zoning Regulations and the Zoning Map. The Zoning Act states that 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.” D.C. Code § 6-641.01. The Zoning Act further provides as follows:

Zoning 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.

D.C. Code § 6-641.02.

In all cases, the Commission must find that a Zoning Map amendment is not inconsistent with the Comprehensive Plan and with other adopted policies and active programs related to the subject site. 11-X DCMR § 500.3.

VI. EVALUATION OF PROPOSED ZONING MAP AMENDMENT

A. Comprehensive Plan

As described in detail in the attached Comprehensive Plan Consistency Statement (Exhibit E), the proposed Zoning Map amendment is not inconsistent with the Comprehensive Plan, as adopted by the D.C. Council pursuant to D.C. Law No. 23-217, effective August 27, 2020 (Comprehensive Plan Framework Amendment Act of 2019) and D.C. Law No. 24-20, effective August 21, 2021 (Comprehensive Plan Amendment Act of 2021), which includes the FLUM and the GPM.

The Property is designated CMED/RMED on the FLUM and is located within Central Washington on the GPM. The proposed MU-10 zone is not inconsistent with these designations, as it allows for the type of medium- to high-density mixed-use development that is contemplated by the CMED and RMED FLUM categories taken together. The rezoning will bring the Property's zoning into closer alignment with the Comprehensive Plan's intended future land use direction for this site and corridor.

The Central Washington Area Element of the Comprehensive Plan (10-A DCMR § 1600 et seq.) specifically addresses the Mount Vernon Triangle and Mount Vernon Square areas, describing them as part of downtown Washington's broader mixed-use environment. The Element supports increased residential and mixed-use development in the area, notes the presence of excellent transit access including multiple Metrorail stations, and encourages the continued evolution of the area toward a vital, pedestrian-friendly, mixed-use neighborhood. The Mount Vernon Triangle Small Area Plan further establishes a policy and urban design agenda for guiding redevelopment of the Mount Vernon Triangle area toward a livable, majority residential, mixed-use neighborhood. The MU-10 zone's reservation of at least half of permitted density for residential use directly serves that majority-residential objective.

The proposed rezoning also advances policies embodied in the various elements of the Comprehensive Plan, including policies supporting housing production and affordability, mixed-use development near transit, efficient use of land in central locations, neighborhood vitality and

economic opportunity, and racial equity as both a process and an outcome. The Property is located in one of the most transit-accessible, walkable, and centrally located parts of the District, and is well-suited for the type of development permitted under the MU-10 zone.

One potential Comprehensive Plan inconsistency worth acknowledging is that the MU-10 zone's maximum density of 6.0 FAR (7.2 FAR with IZ) exceeds the density range typically associated with the Moderate Density Commercial FLUM designation (2.5 to 4.0 FAR). However, the FLUM and the Comprehensive Plan Framework Element both recognize that greater density is possible when complying with Inclusionary Zoning or when approved through a PUD, and that the FLUM is a generalized guide not intended to set precise density limits. 10-A DCMR §§ 227.11, 225.19. The FLUM further states that a zone district may be compatible with more than one FLUM designation. The policies supporting increased density near transit, housing production, and mixed-use development in Central Washington outweigh any potential inconsistency with the FLUM density range, and any future development remains subject to historic preservation review.

RA-2 zoning no longer represents the best fit for the Property. The FLUM designation is CMED/RMED, which contemplates both commercial and residential land use, yet RA-2 is a residential apartment zone that does not implement the commercial component of that designation or reflect the surrounding mixed-use context. By contrast, MU-10 provides a mixed-use zoning framework that implements both components of the designation, reflects the Property's central location, and allows the Property to support housing, commercial activity, neighborhood-serving services, adaptive reuse, reinvestment, and improved urban form, all subject to applicable District requirements. The requested rezoning would not create an isolated zoning condition; rather, it would bring the Property into closer alignment with the existing and planned character of the surrounding area, which already includes a mixture of residential, commercial, institutional, hospitality, service, and employment uses.

B. Health, Safety, and General Welfare

The proposed Zoning Map amendment will protect the health, safety, and general welfare of the District of Columbia. The requested rezoning to MU-10 will allow the Property to be put to a more productive use consistent with its central location and transit access, contributing to the ongoing vitality of the neighborhood and allowing for uses that are not inconsistent with the Comprehensive Plan, including the FLUM and GPM. The Zoning Map amendment will enable future development

or redevelopment of the Property at a density that is consistent with its applicable designations and the surrounding context, and will provide opportunities for new housing, neighborhood-serving retail and service uses, and other compatible uses that will contribute to the general welfare of the city.

C. No Adverse Consequences

The proposed Zoning Map amendment will not result in adverse consequences to neighboring properties. The requested rezoning will result in positive outcomes by facilitating an appropriate and more productive use of the Property. The MU-10 zone will ensure a density and mix of uses that is compatible with the surrounding area, consistent with the Comprehensive Plan, and reflective of the urban character of this central, transit-accessible location. The MU-10 zone's residential lot occupancy limit and rear yard requirement operate to protect adjoining properties, and no comparable limits apply in the adjacent MU-8A zone. The Zoning Map amendment will not generate negative external effects and will instead promote the efficient use of land in a manner consistent with the District's planning and development goals.

D. Proposed MU-10 Zone Would Create Favorable Conditions

The proposed Zoning Map amendment is not inconsistent with the mixed-use designation of the Property on the FLUM and with the written elements of the Comprehensive Plan overall. The Zoning Map amendment will bring the Property's zone designation into greater conformity with the FLUM and the Comprehensive Plan overall. The requested rezoning to the MU-10 zone can accommodate an appropriate mix of residential and commercial density on a site that is presently developed with a small two-story building. These increases will together create opportunities to better utilize the Property and facilitate future development or redevelopment that will reinforce the vitality of this central neighborhood.

In addition, as set forth in the Comprehensive Plan Consistency Statement (Exhibit E), the proposed rezoning will advance numerous policies embodied in the various elements of the Comprehensive Plan. It is also favorable when considering the District's racial equity objectives. The Zoning Map amendment will promote the efficient use of land, foster sustainability, and facilitate additional connections to services, amenities, and employment opportunities in one of the most accessible and opportunity-rich locations in the District. Accordingly, the Zoning Map

amendment will help to foster an inclusive city and expand access for persons of all socioeconomic levels.

E. Racial Equity

Consistent with the Zoning Commission's Racial Equity Tool, the Applicant has evaluated the proposed Zoning Map amendment through a racial equity lens. A full Racial Equity Analysis is submitted concurrently pursuant to Subtitle Z § 304.7(f). Because this application is a map amendment only, and does not approve a specific building, tenant, demolition plan, construction plan, or redevelopment program, the analysis focuses on the racial equity implications of changing the zoning framework from RA-2 to MU-10.

With respect to direct displacement, the proposed zoning action is not expected to cause direct displacement of residents. The map amendment does not approve demolition, construction, redevelopment, or removal of any residential tenant, and to the Applicant's knowledge the Property is not currently occupied by residential tenants who would be displaced by the rezoning itself. With respect to indirect displacement, the potential is limited because the zoning action applies to a single property in an already urbanized, mixed-use, central location, and the proposed rezoning does not remove existing affordable housing, does not eliminate existing residential units, and does not approve any specific high-impact development program. Any future development would remain subject to all applicable District requirements, including Inclusionary Zoning where applicable.

The proposed rezoning may advance racial equity by supporting future housing opportunity, neighborhood-serving retail and services, job creation, and access to opportunity in a central, transit-accessible location near employment centers and urban amenities. The MU-10 zone's reservation of at least half of permitted density for residential use, together with the applicability of Inclusionary Zoning, supports the production of housing, including affordable housing, in a high-opportunity location. Because the Property is located within the Mount Vernon Square Historic District, any future physical changes would remain subject to applicable historic preservation review. The Applicant understands that the Office of Planning may provide additional disaggregated demographic analysis as part of its report to the Commission, and the Applicant will review and respond to any such data and to community input during the review process. When

viewed through a racial equity lens, the proposed map amendment is not inconsistent with the Comprehensive Plan.

VII. COMMUNITY OUTREACH AND ANC COORDINATION

The Property is located within the boundary of Advisory Neighborhood Commission 2G (“ANC 2G”), Single Member District 2G06, which is the “affected ANC” for the proposed Zoning Map amendment. The Applicant has engaged proactively with ANC 2G leadership and members throughout the process of preparing this application.

Pursuant to Subtitle Z § 304.4, the Applicant provided written Notice of Intent to amend the Zoning Map to the owners of all property within 200 feet of the Property. The Notice of Intent is dated July 7, 2026 and was mailed by United States Postal Service certified mail on July 9, 2026, more than forty-five (45) days prior to the filing of this application. The Notice of Intent and accompanying certificate of service and certified mail receipts are filed with this application.

The Applicant has made the following outreach efforts regarding the subject Zoning Map amendment application:

- July 31, 2026 – Telephone conference with Commissioner Rachelle P. Nigro (SMD 2G06) regarding the proposed map amendment and overall project goals.
- July 31, 2026 – Telephone conference with Robert Goldberg, Chair of the ANC 2G Zoning, Planning, and Historic Preservation Committee, regarding the proposed rezoning request, surrounding corridor conditions, and Comprehensive Plan consistency.
- September 2, 2026 – Presentation and discussion with the ANC 2G Zoning, Planning, and Historic Preservation Committee regarding the proposed map amendment, the proposed MU-10 zoning, surrounding development patterns, and overall project goals.
- September 10, 2026 – Presentation and discussion before ANC 2G at its September public meeting regarding the proposed map amendment, Comprehensive Plan consistency, surrounding development conditions, and community considerations.

Discussions and presentations focused on the proposed rezoning of 611 L Street NW from RA-2 to MU-10, surrounding development patterns and corridor conditions, Comprehensive Plan

consistency, and potential future redevelopment of the Property. No material changes to the proposed map amendment resulted from these meetings. A List of Meetings Held with the Community, Office of Planning, and ANC(s) is filed with this application.

The Applicant will continue to work closely with ANC 2G as it moves forward with the application and will provide further updates on its community engagement efforts prior to the public hearing.

VIII. CONCLUSION

For the reasons explained herein, the Applicant submits that the proposed rezoning from the RA-2 zone to the MU-10 zone meets all of the requirements for a Zoning Map amendment application and is not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs related to the Property, particularly when analyzed through a racial equity lens. The MU-10 zone implements both components of the Property's dual CMED/RMED designation, secures a substantial residential component on the Property, and applies development standards that are protective of adjoining properties. Accordingly, the Applicant respectfully requests that the Commission set down the application for a public hearing and ultimately grant the requested Zoning Map amendment.

Respectfully submitted,

Rich Tynes
On Behalf of: 611 L Street, LLC
Phone: 202-438-3031
Date: September 28, 2026