

Statement in Support of Zoning Map Amendment Application

I. Introduction

Andy and Debbie Wilson LLC (the “Applicant”), owner of 1327 Girard Street NW, with the support of the owners of 1337 and 1339 Girard Street NW, respectfully submits this Statement in Support of an amendment to the Official Zoning Map of the District of Columbia pursuant to Subtitle X, Chapter 5 and Subtitle Z of the District of Columbia Zoning Regulations.

The Applicant seeks approval of a Zoning Map Amendment to rezone Lot 803 (1327 Girard), Lot 71 (1337 Girard), and Lot 72 (1339 Girard) in Square 2855 (collectively, the “Property”) from the RF-1 Zone to the RA-4 Zone. The purpose of the requested rezoning is to facilitate redevelopment 1327 Girard Street NW, which has been vacant since approximately 2012. The Applicant seeks to develop the property with a multifamily residential building while ensuring a consistent zoning pattern along this portion of Girard Street.

As demonstrated below and throughout the documentation submitted with the Applicant’s application, the proposed map amendment is not inconsistent with the Comprehensive Plan, including the Future Land Use Map (“FLUM”), Generalized Policy Map (“GPM”), applicable Citywide and Area Elements, and relevant Small Area Plans. The requested rezoning will create favorable conditions for the provision of additional housing near high-capacity transit, will further District housing goals, and will promote the public health, safety, convenience, prosperity, and general welfare.

II. Description of the Property and the Surrounding Area

The Property consists of approximately 14,664 square feet of land area and is comprised of Lots 803, 71, and 72 in Square 2855. The lots are addressed as 1327, 1337, and 1339 Girard Street NW. The westernmost lot, 1327 Girard Street NW, is currently vacant. The two adjoining lots are improved with existing rowhouse structures containing apartment units.

The Property is located in the Columbia Heights neighborhood within the Mid-City Planning Area. The surrounding area contains a mixture of residential building types, including rowhouses, large apartment buildings, and smaller multifamily residential structures. The Property is situated within walking distance of the Columbia Heights Metrorail Station and is located near the 14th Street NW corridor, one of the District’s most significant mixed-use and transit-oriented corridors.

Immediately west of the Property are parcels already zoned RA-4 and improved with multifamily residential buildings. To the east and south are lower-scale residential areas characterized primarily by rowhouse development. The Property therefore occupies a transition area between established multifamily development and traditional rowhouse neighborhoods.

The requested rezoning would extend the existing RA-4 zoning pattern on the Property’s block of Girard Street eastward to the Applicant’s vacant lot, and ensure there is no gap between

two areas of RA-4-Zoned land by and eliminate an isolated pocket of RF-1 zoning located between existing RA-4-zoned properties and the Applicant's vacant lot.

III. Future Land Use Map, Generalized Policy Map, and Small Area Plans

A. Future Land Use Map

The Property is designated Moderate Density Residential and Medium Density Residential on the Future Land Use Map.

The Moderate Density Residential designation contemplates a mixture of rowhouses, low-rise apartment buildings, and other residential building types. The Medium Density Residential designation contemplates neighborhoods generally suited for apartment buildings and multifamily residential development.

The proposed RA-4 Zone is consistent with these designations. The RA-4 Zone permits residential development at a density that falls within the range contemplated by the Medium Density Residential designation and provides an appropriate transition between the existing RA-4-zoned apartment buildings to the west and the lower-density residential development nearby.

Analysis of the proposed map amendment's consistency with the Future Land Use Map is given in greater detail in the Applicant's Evaluation of Comprehensive Plan Consistency and Racial Equity Analysis ("Consistency and Equity Evaluation").

B. Generalized Policy Map

The Property is located within a Neighborhood Conservation Area on the Generalized Policy Map and is adjacent to a Main Street Mixed-Use Corridor.

The Neighborhood Conservation Area designation does not prohibit growth or redevelopment. Rather, it anticipates modest infill development that is compatible with neighborhood character while addressing District-wide housing needs. The proposed rezoning will facilitate context-sensitive infill development on a vacant parcel and is therefore consistent with the intent of the GPM. Analysis of the proposed map amendment's consistency with the Generalized Policy Map is given in greater detail in the Applicant's Consistency and Equity Evaluation.

C. Small Area Plans

The Property is located within the boundaries of the Columbia Heights Neighborhood Investment Fund Plan and the Columbia Heights Public Realm Framework Plan.

The proposed map amendment is consistent with the goals of the Investment Fund Plan, particularly its emphasis on expanding housing opportunities and utilizing underutilized sites to support residential development. The proposal is likewise consistent with the Public Realm Framework Plan. The future redevelopment of the Property will maintain and enhance the pedestrian environment and streetscape while supporting the transit-oriented development

pattern envisioned for the Columbia Heights neighborhood. Analysis of the proposed map amendment's consistency with the Small Area Plans is given in greater detail in the Applicant's Consistency and Equity Evaluation.

IV. Existing and Proposed Zoning

A. Existing RF-1 Zoning

The Property is currently zoned RF-1. The purpose of the RF-1 Zone is to provide for areas predominately developed with residential row buildings on small lots within which no more than two principal dwelling units are permitted. See 11-E DCMR § 101.4. While the existing zoning permits residential development, it does not fully implement the Medium Density Residential designation assigned to portions of the Property on the FLUM and does not reflect the multifamily residential character that exists immediately west of the site.

B. Proposed RA-4 Zoning

The RA-4 Zone is intended to permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for the district. The zone provides for areas developed with predominately medium to high density residential. See 11-F DCMR § 101.3 and 101.7. Therefore, the zone provides an appropriate transition between lower-density residential neighborhoods and more intensive multifamily development. The requested RA-4 designation is consistent with the Property's location adjacent to existing RA-4-zoned land, its proximity to the Columbia Heights Metrorail Station, and the Comprehensive Plan's emphasis on increasing housing opportunities in transit-accessible locations.

V. Standards Applicable to the Zoning Map Amendment Application

The requested Zoning Map amendment is submitted as a contested case pursuant to 11-Z DCMR §201.2(e). The Zoning Commission is authorized to amend the Zoning Map pursuant to the Zoning Act of 1938 and the 2016 Zoning Regulations, but when doing so, there are a number of criteria that the Zoning Commission must apply.

The Zoning Act states that "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. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein." See D.C. Code §6-641.02. Accordingly, in evaluating a map amendment

application, the Commission must determine whether the proposed amendment is not inconsistent with the Comprehensive Plan and whether the amendment will promote the public health, safety, convenience, order, prosperity, and general welfare of the District of Columbia.

The Commission may also consider whether the proposed zoning creates favorable conditions and whether it advances District planning objectives.

VI. Evaluation of Proposed Map Amendment and Compliance with Statutory Standards

A. Comprehensive Plan

As discussed in detail in the Applicant's Consistency and Equity Evaluation, The proposed map amendment is not inconsistent with the Comprehensive Plan when read as a whole, including the Future Land Use Map and the Generalized Policy Map.

The proposal advances numerous policies within the Mid-City Area Element by directing housing growth to a location near the Columbia Heights Metrorail Station and by supporting continued neighborhood diversity and housing opportunity.

The proposal is consistent with the Land Use Element because it promotes transit-oriented development, supports growth in an appropriate location, encourages additional housing production, and efficiently utilizes a vacant parcel in an established urban neighborhood.

The proposal is consistent with the Transportation Element because it places additional residents within walking distance of Metrorail, Metrobus service, employment opportunities, and neighborhood-serving commercial uses.

The proposal is consistent with the Housing Element because it will increase the District's housing supply and facilitate future Inclusionary Zoning units in a high-opportunity neighborhood where additional housing is needed.

The proposal is also consistent with the Environmental Protection and Historic Preservation Elements because future development can occur while preserving the pedestrian environment, maintaining neighborhood character, and incorporating sustainable site design practices.

B. Health, Safety, and General Welfare

The proposed map amendment promotes the public health, safety, and general welfare by facilitating redevelopment of a vacant property with productive residential use.

The introduction of additional residents will increase activity along the street, improve natural surveillance ("eyes on the street"), support nearby businesses, and strengthen the vitality of the surrounding neighborhood. The proposal will also place new housing within convenient walking distance of transit and community amenities.

C. No Adverse Consequences

The requested map amendment is not expected to create adverse impacts on the surrounding neighborhood.

The proposal concerns residential development in an area already characterized by a mixture of multifamily and rowhouse residential uses. The requested zoning is consistent with existing zoning on the same block and does not introduce an incompatible land use.

The redevelopment of a vacant parcel will eliminate existing vacant-lot conditions while allowing future site design and building architecture to respond appropriately to surrounding development.

D. Proposed Zoning Creates Favorable Conditions

The proposed RA-4 Zone will create favorable conditions for the provision of additional housing in a highly transit-accessible location.

The rezoning will permit development that better reflects the Property's location, surrounding zoning pattern, and Comprehensive Plan designations. It will support housing production, affordability objectives through Inclusionary Zoning, and continued investment in the Columbia Heights neighborhood.

VII. Community Outreach and Coordination

The Applicant has undertaken extensive community outreach regarding the proposed map amendment.

The Applicant presented the project before Advisory Neighborhood Commission (ANC) 1A at public meetings on May 21, 2025, and July 16, 2025. The Applicant also met with ANC 1A's Housing and Zoning Committee on April 3, 2025, June 5, 2025, and February 5, 2026. In addition, the Applicant coordinated with ANC commissioners to meet with a group of interested neighbors on March 2, 2026.

Community feedback directly influenced the evolution of the proposal. An earlier concept contemplated development under the existing zoning at a substantially lower density. Following discussions with ANC representatives and neighborhood stakeholders, the Applicant revised the proposal to better reflect the Property's proximity to transit and surrounding multifamily development. Subsequent community discussions also resulted in modifications to the building concept to address concerns regarding scale and neighborhood compatibility. Greater details regarding the Applicant's community outreach, including issues raised during discussion both in favor of rezoning and developing the property and opposed to rezoning, are given in the Applicant's Consistency and Equity Evaluation, specifically in Part III, Subsection B. The Applicant remains committed to continued coordination with ANC 1A, nearby residents, the Office of Planning, and other stakeholders throughout the review process.

VIII. Conclusion

For the reasons set forth above, the Applicant respectfully submits that the proposed amendment of the Official Zoning Map from RF-1 to RA-4 satisfies the standards applicable to a zoning map amendment and is not inconsistent with the Comprehensive Plan.

The proposed rezoning will facilitate additional housing in a transit-accessible location, advance District housing and land use policies, create favorable conditions for development, and promote the public health, safety, convenience, prosperity, and general welfare.

Accordingly, the Applicant respectfully requests that the Zoning Commission set this application for public hearing and ultimately approve the requested Zoning Map Amendment.