

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION TO AMEND THE ZONING MAP
2026 JACKSON STREET, NE (SQUARE 4220, LOT 802)

I. INTRODUCTION.

THE NEW MACEDONIA BAPTIST CHURCH (the “**Applicant**”), owner of the property located at 2026 Jackson Street, NE (Square 4220, Lot 802)(the “**Subject Property**”) submits this statement in support of an application (the “**Application**”) to amend the Zoning Map of the District of Columbia (the “**Zoning Map**”) to rezone the Subject Property from R-1-B to MU-4. A zoning map showing the current zoning of the Subject Property has been included with this Application.

As described herein, the proposed zoning of the Subject Property is consistent with the Comprehensive Plan Future Land Use Map (the “FLUM”), has been included with this Application. The Subject Property is currently zoned R-1-B, is designated as Moderate-Density Commercial and Moderate-Density Residential on the FLUM. It is located in the Brookland-Edgewood Neighborhood and is adjacent to Rhode Island Avenue, NE, which is designated as a Main Street Mixed-Use Corridor by the Comprehensive Plan Generalized Policy Map. With the hope of spurring moderate mixed-use development of the unimproved Subject Property, the Applicant is asking that the Zoning Commission adopt a Zoning Map Amendment to change the zoning from R-1-B to MU-4. The requested Map Amendment to rezone the Subject Property to MU-4 would be consistent with the Comprehensive Plan and FLUM designation for the Subject Property. Mixed-use development would be more appropriate for the site than a single-family dwelling due to its proximity to Rhode Island Avenue and a Main Street Mixed-Use Corridor.

II. DESCRIPTION OF THE SUBJECT PROPERTY AND SURROUNDING AREA.

The Subject Property is located in the R-1-B Zone. It is a corner lot which also abuts Rhode Island Avenue, NE and the MU-4 Zone. It is currently unimproved. The Subject Property is bounded by Jackson Street, NE to the south and 22nd Street, NE to the east. Abutting the Subject Property to the north is a church. Abutting the Subject Property to the west is a detached single-family dwelling. Jackson Street and 22nd Street serve as the boundaries between the R-1-B and MU-4 Zone. To the south/southwest, across Jackson Street, are commercial properties fronting on Rhode Island Avenue. To the north/northeast, across 22nd Street there are more commercial properties fronting on Rhode Island. The Zoning Map more clearly shows the boundaries of the Subject Property. Photographs of the Subject Property and surrounding area have been included with this Application. As shown on the FLUM, the Subject Property is designated Moderate Density Commercial and Residential. While not directly located in the Main Street Main Corridor Area, the Subject Property is approximately 35 feet from the boundary, as demonstrated by the Comprehensive Plan Generalized Policy Map.

III. DEVELOPMENT CAPACITY.

The Subject Property is currently zoned R-1-B. The current R-1-B zone development standards include:

- Use: limited non-residential uses; residential use is limited to detached single-family dwellings
- Maximum Height: 40 feet, 3 stories
- Maximum Lot Occupancy: 40%
- Maximum FAR: N/A

The proposed MU-4 zone development standards include:

- Maximum Height: 50 feet
- Maximum Lot Occupancy: 60% for residential; (75% with Inclusionary Zoning) 100% for commercial (subject to rear yard requirements)
- Maximum FAR: 2.5; 3.0 with Inclusionary Zoning

The expectation is that the underutilized lot would become more attractive for mixed-use development with retail uses on the ground floor and new residential multifamily use above. The Map Amendment allows the minimum amount of density necessary to attract such investment.

IV. COMPREHENSIVE PLAN POLICIES.

The Subject Property is designated as Moderate-Density Commercial and Moderate-Density Residential on the Comprehensive Plan Future Land Use Map. Pursuant to Z § 304.7(d), an Applicant for a Map Amendment must provide a “detailed description of the Map Amendment’s consistency with the Comprehensive Plan and any other adopted public policies and active programs related to the subject site.” The Subject Property is categorized within the “Upper Northeast Area Element” in the Comprehensive Plan (10A-DCMR, Chapter 24). There are a number of Comprehensive Plan policies which encourage infill development on vacant sites adjacent which complements surrounding uses. Rezoning the site and permitting development consistent with the MU-4 zone would help achieve the applicable policies, allow for the development of an underutilized site adjacent to a Main-Street Mixed-Use Corridor, and further the Comprehensive Plan Map designations of moderate-density commercial and residential uses.

Guiding Principles:

Upper Northeast Area Element: *“Encourage compatible residential infill development throughout Upper Northeast neighborhoods, especially in Brentwood, Ivy City, and Trinidad, where numerous scattered vacant residentially-zoned properties exist. New and rehabilitated housing in these areas should meet the needs of a diverse community that includes renters and owners; seniors, young adults, and families; and persons of low and very low income as well as those of moderate and higher incomes.”(10A DCMR § 2408.3)*

The proposal encourages compatible residential infill development and is consistent with the designation on the FLUM. Any proposed development on the site is subject to IZ+ and will foster a diverse community of renters or owners.

Framework Element:

- *“Other sites, including failed housing projects and ailing business districts, also present opportunities. There are also hundreds of small “infill” sites scattered throughout the city, especially in the northeast and southeast quadrants. Together, these areas hold the potential for thousands of new units of housing and millions of square feet of office and retail space.” (10A DCMR § 205.5).*
- *“The service area for Main Streets 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. 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.” (10A DCMR § 223.14)*

The proposal will provide infill development on an underutilized site and has the potential to provide new housing and commercial uses. It is also adjacent to a Main Street Mixed-Use Corridor. As noted in the Comprehensive Plan, the common feature Main Streets is a pedestrian-oriented environment which fosters economic and housing opportunities and serves neighborhood needs. The proposal for the Subject Property will allow for a complementary use adjacent to a Main Street. Any lower-level retail would foster economic opportunities and serve the neighborhood, while residential use would provide additional foot traffic and patronage to the existing buildings within the Main Street corridor adjacent to the site.

Land Use Element: *“Encourage infill development on vacant land within Washington DC particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.” (10A DCMR § 308.6)*

The proposed Map Amendment will encourage infill development on a vacant property which currently detracts from both commercial and residential streets, as it is

also visible from Rhode Island Avenue, NE. The proposed rezoning will complement the established character of the adjacent area, which is also zoned MU-4.

Transportation Element: *“Discourage certain uses, like drive-through businesses or stores with large surface parking lots, and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break-up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas.” (10A DCMR § 404.6)*

The proposed Map amendment will replace the existing surface parking area and increase pedestrian safety adjacent to a key boulevard and Main Street corridor.

Housing Element: *“Strongly encourage the development of new housing on surplus, vacant and underused land in all parts of Washington DC. Encourage dedicating a sufficient supply of land that is planned and zoned to enable the District to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing.” (10A § 503.5).*

The proposed Map Amendment will encourage new housing on vacant land which will help meet the needs for higher-density housing in the area.

V. **CONCLUSION.**

The Applicant is submitting this Application to amend the Zoning Map for the Subject Properties from R-1-B to MU-4 as is consistent with the Comprehensive Plan, the FLUM, and the policies noted above. The Applicant respectfully requests that a hearing be scheduled at the earliest date possible.

Respectfully Submitted,

Martin P Sullivan

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