

# Berean Baptist Church

ZC Application No. 22-34  
924 Madison Street, NW  
Square 2991, Lot 77

Map Amendment to rezone Property from RF-1 to RA-2

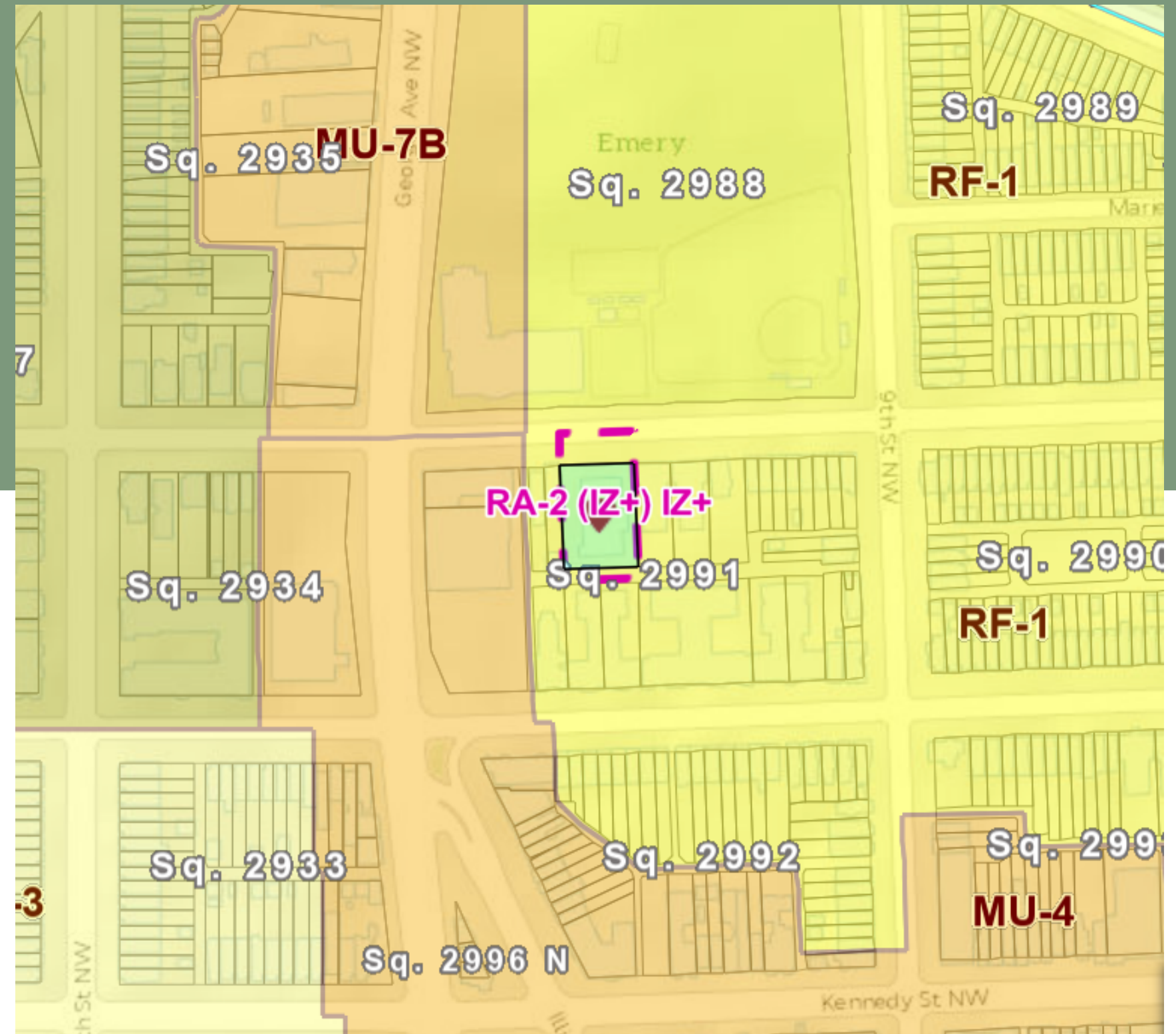
Zoning Commission  
Public Hearing

---

June 1, 2023

# Subject Property

- Berean Baptist Church owns the property
- Land area of approx. 14,000 sq. ft.
- Currently improved with Berean Baptist Church
- Current zone: RF-1
- Proposed zone: RA-2



# Subject Property Images



# Standard of Review

- Zoning Commission may approve a map amendment if the amendment is not inconsistent with the Comprehensive Plan and other adopted public policies and action programs related to the subject site. 11-X DCMR § 500.3.
- The proposed map amendment is not inconsistent with the Future Land Use Map and the Generalized Policy Map designation and the intent of the Comprehensive Plan.

# Future Land Use Map and Generalized Policy Map Designations

## Moderate Density Residential

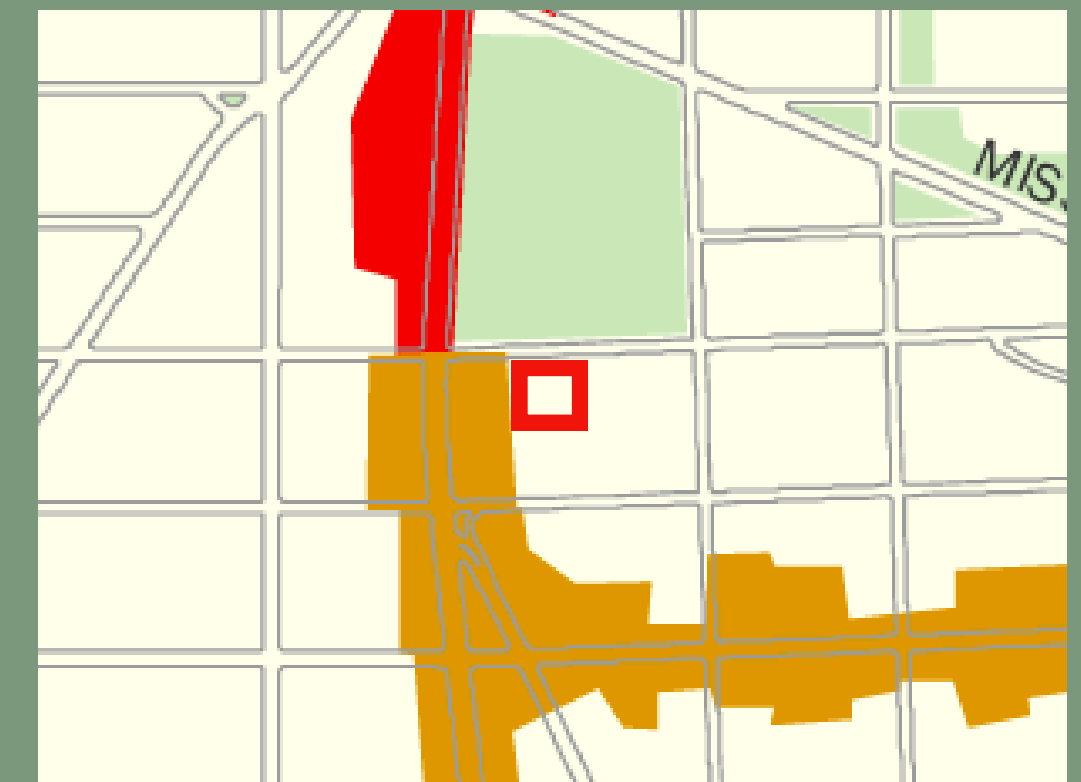
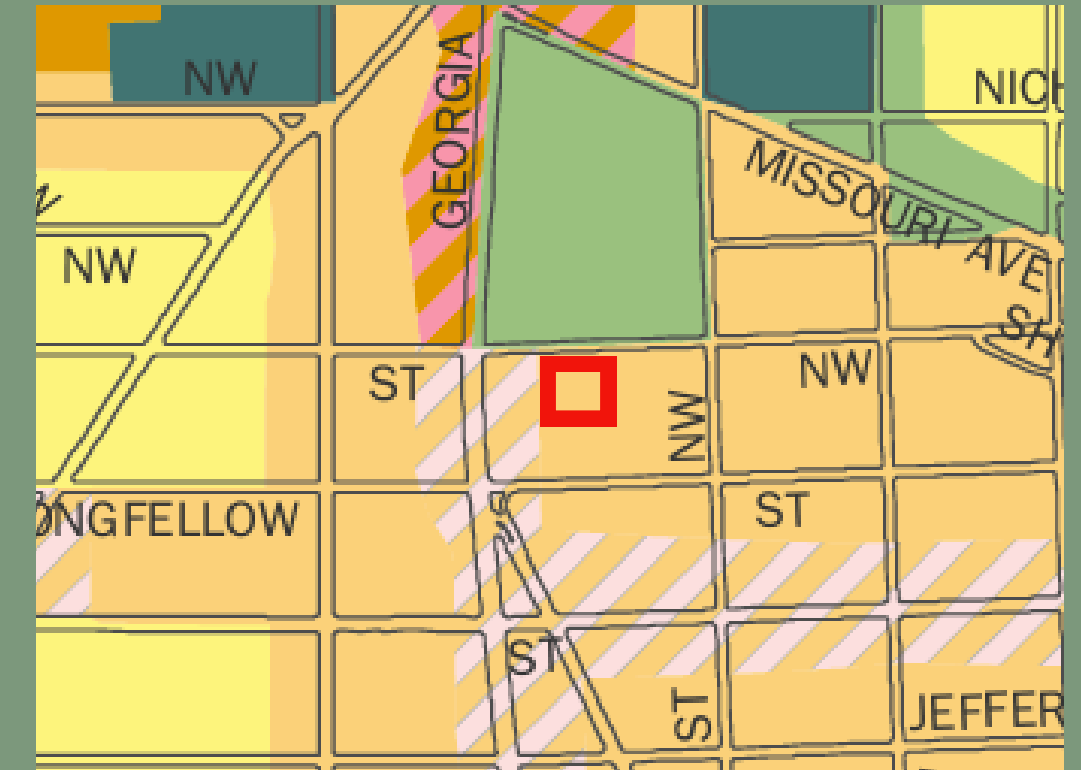
This designation is used to define neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). Density in Moderate Density Residential areas is typically calculated either as the number of dwelling units per minimum lot area, or as a FAR up to 1.8, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. **The R-3, RF, and RA-2 Zone Districts are consistent with the Moderate Density Residential category**, and other zones may also apply.

227.6

## Neighborhood Conservation Area

Neighborhood Conservation areas have little vacant or underutilized land. They are generally residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will typically be modest in scale and will consist primarily of infill housing, public facilities, and institutional uses. Major changes in density over current (2017) conditions are not expected but some new development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by Comprehensive Plan policies and the Future Land Use Map. 225.4

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs.



# Comparison of Existing and Proposed Zoning

	Existing RF-1	Proposed RA-2
Uses	Residential zone providing for areas predominantly developed with row dwellings	Moderate- or high-density residential zone suitable for multiple dwelling unit development
FAR (Overall)	Two dwelling units max.	1.8 (2.16 w/ IZ)
Height	Varies based on use. Residential, 35 ft. (3 stories)	50 ft. (no limit on stories)
Penthouse Height	12 ft. and 1 story	12 ft. and 1 story; except 15 ft. and second story permitted for penthouse mechanical space
Lot Occupancy	Varies based on use and building typology. Between 40%-60%	60%
Rear Yard	20 ft. min.	4 inches per 1 ft. of height; 15 feet min.
Side Yard	None required	None required; no less than 4 ft. if provided
Green Area Ratio	None required	0.4

# Equity and the Comprehensive Plan

- The District seeks to create and support an equitable and inclusive city. Like resilience, equity is both an outcome and a process. **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.** 10-A § DCMR 213.6.
  - 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
  - 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. 10-A § DCMR 213.9
- Zoning Commission shall “evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.” 10-A § DCMR 2501.8

# Zoning Commission Racial Equity Tool

**Part I: Guidance regarding the Comprehensive Plan**

**Part II: Community Guidance and Engagement**

**Part III: Disaggregated Data regarding Race and Ethnicity**

**Part IV: Evaluate the Zoning Action through a Racial Equity Lens**

# Part I: Guidance regarding the Comprehensive Plan

**Bold** indicates policy is identified in OP's Equity Crosswalk as advancing racial equity.

## Land Use Element

- LU-1.4.6: Development Along Corridors
- LU-1.5.1: Infill Development
- **LU-2.1.2: Neighborhood Revitalization**
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods
- LU-2.3.6: Places of Worship and Other Religious Facilities

## Transportation Element

- T-2.4.1: Pedestrian Network

## Environmental Protection Element

- **Policy E-1.1.2: Urban Heat Island Mitigation**
- Policy E-2.1.2: Tree Requirements in New Development
- Policy E-2.1.3: Sustainable Landscaping Practices
- Policy E-3.2.7: Energy-Efficiency Building and Site Planning
- 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

## Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.3: Balanced Growth
- H-1.1.5: Housing Quality
- H-1.1.9: Housing for Families
- H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- **H-1.2.2: Production Targets**
- **H-1.2.3: Affordable and Mixed-Income Housing**
- H-1.2.5: Moderate-Income Housing
- H-1.2.6: Build Nonprofit Sector Capacity
- **H-1.2.9: Advancing Diversity and Equity of Planning Areas**
- H-1.2.1: Inclusive Mixed-Income Neighborhoods
- H-4.3.2: Housing Choice for Older Adults
- H-4.3.3: Neighborhood-Based Housing for Older Adults

## Rock Creek East

- RCE-1.1.1: Strengthening Lower Density Neighborhoods
- RCE-1.1.2: Design Compatibility
- RCE-1.1.6: Development of New Housing
- RCE-1.1.15: Sustainable Development

# Part II: Community Guidance and Engagement

## Community(ies)

### Data for Census Tract 21.01

- Majority Black or African American population is higher than District-wide percent of **44.7%**
- Population skews older and younger than District-wide
- Median Household Income is lower than District-wide average of **\$160,515**
- Median home value is lower than District-wide average of **\$635,900**
- Median rent is lower than District-wide average of **\$1,681**



# Part II: Community Guidance and Engagement

## Past and Present Racial Discrimination / Harm to Community

- Brightwood was rural enclave for Black landowners.
- Displacement occurred as developers demolished Black neighborhoods to construct housing for whites only beginning in the 1930s.
- Surrounded by neighborhoods with racial covenants, although subject property did not have one.
- White flight in the 1950s resulted in lack of investment.

### Berean Baptist Marks Opening

*The Washington Post, Times Herald (1959-1973); Jun 1, 1968; ProQuest Historical Newspapers: The Washington Post pg. D9*

## Berean Baptist Marks Opening

Berean Baptist Church, 924 Madison st. nw., will dedicate its new \$289,000 building, designed by a Negro architect and erected by a Negro construction firm, at 3:30 p.m. Sunday.

The Rev. R. Lavelle Tucker, pastor of the First Baptist Church (National Baptist Convention, U.S.A., Inc.) and president of the Potomac River Baptist Association, will preach the dedicatory sermon, and the Rev. Colbert Pearson, the church's pastor, will conduct the dedication.

A week of dedication services will follow, with different preachers and choirs each night.

The new building, of "semi-modern" design, is the second Negro church in Metropolitan Washington to be constructed with air-conditioning throughout. Three or four other Negro churches have added air-conditioning.

The church, which seats 592, is distinguished by three stained-glass windows on the facade, an elevated "promenade" along the west side, and a 40-foot pylon of prestressed concrete.

Contrasting with the bone-white interior walls are laminated wooden arches supporting the ceiling and California red oak pews and chancel furniture. The ground-floor contains an assembly hall and seven classrooms.

Architect David R. Byrd designed the building. The construction firm of James C. Jones, Inc., erected it.

Berean Baptist Church formerly was located at 2033 11th st. nw.

Last Sunday, St. Paul's Lutheran Church, Falls Church, dedicated a \$190,000 educational building containing classrooms, meeting rooms and administrative space. A sanctuary was erected five years ago, and an all-purpose assembly building is planned.

Ground was broken recently for the new Upper Room Baptist Church at 60 Burns st. ne., which will cost more than \$400,000 and seat 750. Founded 11 years ago by the Rev. Willie B. Allen, who has continued as pastor, the church now has a membership of 1500 and is the second Negro church to hold membership in the District Baptist Convention.



**AFTER 50 YEARS**—Three area residents who were confirmed at Christ Lutheran Church here in 1918 (from left) Mrs. Alvin Hipsley, Louis Anthony Benson and Minnie Peter, are among those helping the congregation to celebrate its 75th anniversary this year.

# Part II: Community Guidance and Engagement

## Community Participation / Outreach Efforts

### ANC 4B Meetings

- The Applicant presented the Application to ANC 4B on **September 28, 2022**.
- The Applicant presented the Application to ANC 4B's Housing Justice Committee on **October 5, 2022**.
- The Applicant again presented the Application to ANC 4B on **October 24, 2022**.
- ANC 4B has submitted Resolution #4B-22-1008 supporting the application for a map amendment. (Exhibit 11)



### ANC 4D Meetings

- The Applicant presented the Application to ANC 4D on **February 15, 2023**.
- The Applicant presented the Application to the ANC 4D Executive Committee on **March 1, 2023**.
- The Applicant will present the Application to ANC 4D on **March 15, 2023**.
- ANC 4D has submitted a Resolution supporting the application for a map amendment. (Exhibit 20)

### Open House / Public Meetings

- The Applicant hosted an open-house at the Property on Sunday, **December 18, 2022**. Fifteen community members attended the open house as the Applicant discussed the Application. The open-house was productive and no immediate concerns were expressed by the attendees.
- Communications included meetings with adjacent neighbor
- Congregational meeting on **March 27, 2022**, to discuss application and proposed project

# Part II: Community Guidance and Engagement

## Community Priorities / Impact on Zoning Action

### **Comprehensive Plan priorities include:**

- Preservation and enhancement of existing established neighborhoods;
- Provide a variety of housing choices, including affordable housing;
- Avoid displacement;
- Upgrade and expand neighborhood-serving commercial facilities;
- Mitigation of environmental impacts related to commercial uses; and
- Improvements to public transportation circulation.

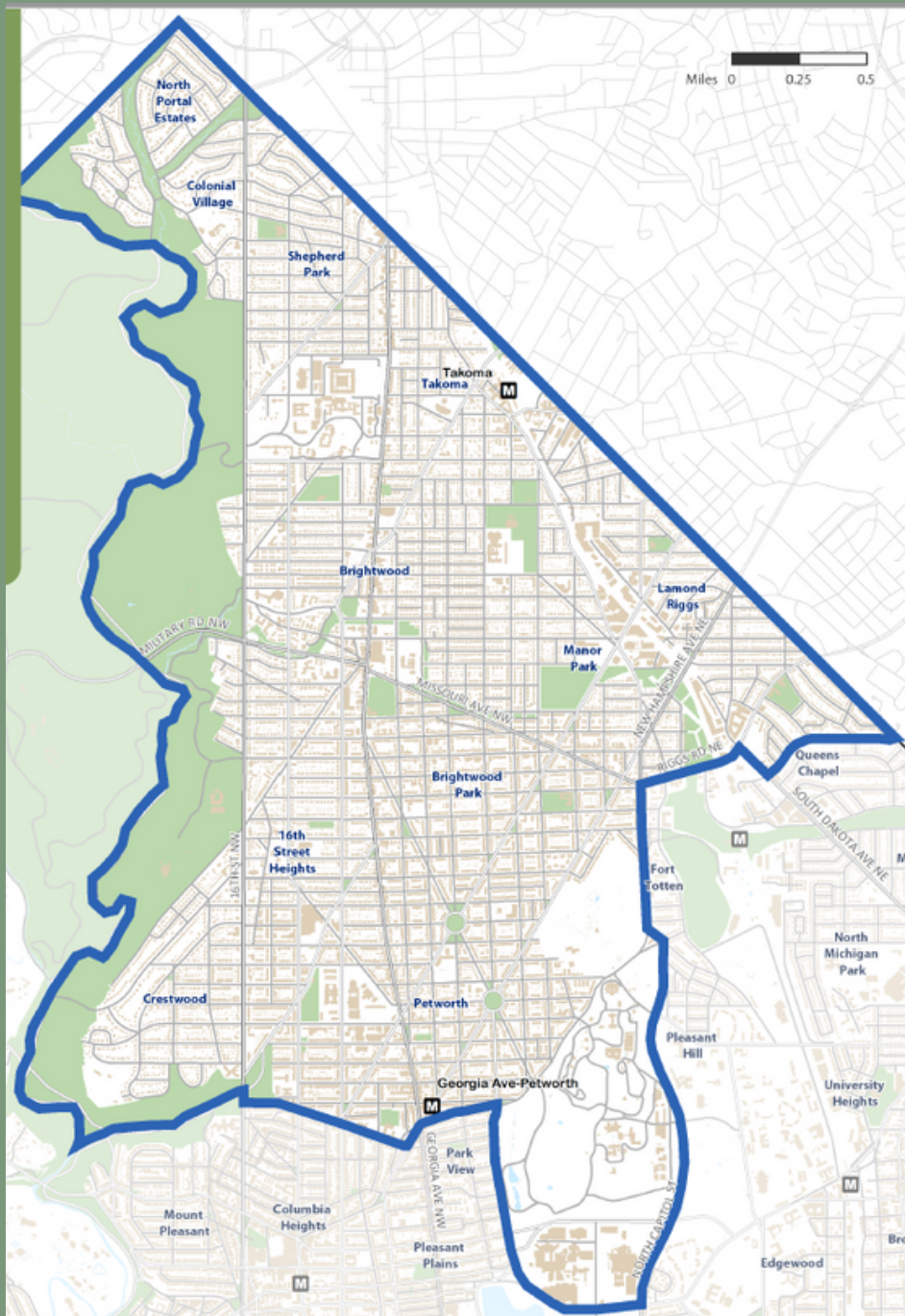
### **Mayoral priorities for Ward 4 as demonstrated through budget proposal:**

- **\$76M** to rehabilitate DC Housing Authority's portfolio.
- Invest **\$484.7M** in Ward 4 schools for modernization and to increase capacity.
- **\$644.5M** to transportation and environment improvements

### **Priorities noted by the community during engagement:**

- Provide sufficient on-site parking

# Part III: Disaggregated Data Regarding Race and Ethnicity



## Rock Creek East Planning Area Data

- Total population of **82,862** residents
- Median Household Income is **\$87,593**, 3.6% less than District overall
- Unemployment rate is about the same as District-wide rate
- Median age (**38.9**) and foreign-born population (**23.3%**) is higher compared to District-wide
- Predominantly Black (**53.4%**) but has been decreasing since 2000 when the Black population was **77.5%**
- White population more than doubled between 2000 and 2017.
- Hispanic population (**23.1%**) is more than double District-wide (**11.1%**)
- **57%** owner households and **43%** renter households

# Part IV: Evaluate a Zoning Action through a Racial Equity Lens

Indicator	Outcome / Applicable Benefit	Positive / Negative / Neutral
<b>Direct Displacement</b>	<ul style="list-style-type: none"> <li>• No physical displacement.</li> <li>• Increase in non-residential density.</li> <li>• Increased residential density provides opportunities for more residents.</li> </ul>	+
<b>Indirect Displacement</b>	<ul style="list-style-type: none"> <li>• Should not lead to indirect displacement, as development will be affordable and will have positive effects on the community.</li> </ul>	+
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Increased housing and increased IZ+ set aside.</li> <li>• Increasing housing supply reduces cost of housing in the long term.</li> </ul>	+
<b>Physical</b>	<ul style="list-style-type: none"> <li>• Improved stormwater infrastructure and roadway circulation on Property.</li> </ul>	+
<b>Access to Opportunity</b>	<ul style="list-style-type: none"> <li>• Transit accessible, including Metro and bus.</li> <li>• Access to regional employment opportunities.</li> <li>• Access to recreation facilities, open space, neighborhood-serving retail.</li> </ul>	+
<b>Community</b>	<ul style="list-style-type: none"> <li>• Will provide required on-site parking.</li> </ul>	+

# Potential Inconsistencies

## Potential Inconsistencies

- LU-2.1.5: Support Low Density Neighborhoods
- T-1.1.8: Minimize Off-Street Parking
- H-1.6.5: Net-Zero, Energy Efficient Housing

## Outweighing Policies / Considerations

- FLUM and GPM
- LU-1.4.6: Development Along Corridors
- LU-1.5.1: Infill Development
- LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods
- T-1.1.7: Equitable Transportation Access
- H-1.1: Expanding Housing Supply
- H-1.2.2: Production Targets
- H-1.2.3: Affordable and Mixed-Income Housing
- H-1.2.6: Built Nonprofit Sector Capacity
- E-2.1.2: Tree Requirements in New Development
- Housing Equity Report
- DC Comeback Plan

# Conclusion

**Not inconsistent with the Comprehensive Plan when evaluated through a racial equity lens.**

**Any potential inconsistencies with individual Comprehensive Plan policies are outweighed by:**

- **Consistency with the FLUM and GPM.**
- **Consistency with other competing Comprehensive Plan priorities relating to Land Use, Transportation, Housing, and Environmental Protection.**