

GOOD HOPE ROAD LLC

**APPLICATION TO THE
ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
FOR A
ZONING MAP AMENDMENT**

1603 Marion Barry Avenue (Good Hope Road) SE
(Square 5765, Lot 1015)



February 2, 2024

Applicant

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I. INTRODUCTION

Good Hope Road LLC (the “**Applicant**”) submits this Statement in Support of an amendment to the Zoning Map of the District of Columbia (the “**Zoning Map**”) pursuant to 11-X DCMR § 501.1 and to 11-Z DCMR §§ 201.2(e) and 304 of the 2016 Zoning Regulations of the District of Columbia (the “**Zoning Regulations**”). More specifically, the Applicant is seeking to rezone the property located at 1603 Marion Barry Avenue SE (formerly Good Hope Road SE) (Square 5765, Lot 1015, the “**Property**”), from the MU-4 Zone District to the MU-7A Zone District (the “**Application**”). A building plat showing the Property is attached as **Exhibit A**.

As required pursuant to 11-X DCMR § 500.1, the proposed Zoning Map amendment is not inconsistent with the Comprehensive Plan (the “**Comp Plan**”), including the Property’s designation on the Comp Plan’s Future Land Use Map (“**FLUM**”) and Generalized Policy Map (“**GPM**”), and advances the objectives and recommendations of the Far Southeast/Southwest Planning Area. The proposed map amendment is also consistent with the purposes of 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**”), in that it will create conditions that are favorable to public health, safety, welfare, and convenience.

II. DESCRIPTION OF THE PROPERTY AND THE SURROUNDING AREA

The Property is located in the Anacostia neighborhood in Ward 8 and is bounded by Marion Barry Avenue SE (formerly Good Hope Road SE) to the north, 16th Street SE to the west, an alley and low density residential development to the south, and surface parking lots to the east (which will be the site of a residential apartment building). The Property contains approximately 10,248 square feet of land area. The Property is currently improved with a single-story commercial building that was previously occupied by a laundromat, is surrounded by a parking lot, and is currently vacant.

The area surrounding the Property includes retail, restaurants, churches, civic buildings, and residential development. Ketcham Elementary School is located one block west of the Property, and the Anacostia Library branch is located one block east of the Property. The Property is within the boundary of Advisory Neighborhood Commission (“**ANC**”) 8A05.

As shown on the Comp Plan maps attached as **Exhibit B**, the Property is designated Moderate Density Commercial on the FLUM and is within a Main Street Mixed Use Corridor on the GPM. As discussed below and in **Exhibit C**, the proposed Zoning Map amendment is not inconsistent with the Comp Plan when read as a whole, and with other adopted public policies and programs related to the Property, and when viewed through a racial equity lens.

The Property is located in the Anacostia Historic District, and the Applicant received concept design approval from the Historic Preservation Review Board (“HPRB”) on June 27, 2023 (HPA Case No. 23-441) for redevelopment of the Property with a six-story, plus penthouse, mixed-use building with multifamily residential use occupying the upper stories and retail use located on the ground floor and cellar level (“Project”). Copies of the HPRB’s concept approval and associated Historic Preservation Office staff report are attached as **Exhibit D**. The Project, as currently designed and approved by HPRB, would have a height of approximately 65 feet and FAR of approximately 4.48, consistent with the development standards of the requested MU-7A zoning.

III. EXISTING AND PROPOSED ZONING

The Applicant proposes to rezone the Property from MU-4 to MU-7A. 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 purposes of the MU zones are to, among other things: (i) provide for a varied mix of residential, employment, retail, service, and other related uses at appropriate densities and scale throughout the city; (ii) reflect a variety of building types, including shop-front buildings that may include a vertical mixture of residential and non-residential uses, or buildings containing all residential or non-residential uses; and (iii) ensure that infill development is compatible with the development pattern within the zone and surrounding areas. *Id.* § 101.3.

The discussion below details the specific purposes and distinctions between the existing and proposed zoning for the Property.

A. Existing MU-4 Zoning

As shown in **Exhibit B**, currently the Property is zoned MU-4. The Zoning Regulations describe the MU-4 Zone District as intended to permit moderate-density mixed-use development, provide for facilities for shopping and business, housing, and mixed uses, and be located in low- and moderate-density residential areas with access to main roadways and rapid transit stops, among other things. 11-G DCMR § 101.9. The maximum permitted density in the MU-4 Zone District is 2.5 FAR, or 3.0 FAR for an Inclusionary Zoning (“IZ”) development, of which a maximum 1.5 FAR may be devoted to non-residential use. *Id.* § 201.1. The maximum permitted height in the MU-4 Zone District is 50 feet, not including penthouse.

B. Proposed MU-7A Zoning

The Applicant requests a Zoning Map amendment to rezone the Property to the MU-7A Zone District. The MU-7 zones are intended to permit medium-density, mixed-use development and to be located on arterial streets, in uptown and regional centers, and at rapid transit stops. 11-G DCMR § 101.12. The maximum permitted density in the MU-7A Zone District is 4.0 FAR, or 4.8 FAR for an IZ development, of which up to 1.0 FAR may be devoted to nonresidential use. *Id.* § 201.1. The maximum permitted height in the MU-7A Zone District, not including the penthouse, is 65 feet. *Id.* § 203.2.

C. Comparison of Development Standards

The following table compares the matter-of-right development standards of the existing and proposed zoning for the Property:

	Existing	Proposed
Zone	MU-4	MU-7A
Representative Uses	MU-Use Group E Residential, Office, Retail, Lodging, Service, Daytime Care, Eating and Drinking Establishment	MU-Use Group F Residential, Office, Retail, Lodging, Service, Daytime Care, Eating and Drinking Establishment
Height	50 ft.	65 ft.
Penthouse Height	12 ft. (habitable) 15 ft. (mechanical)	12 ft. (habitable) 18 ft., 6 in. (mechanical)
Density (FAR)	2.5 (3.0 with IZ) 1.5 for non-residential	4.0 (4.8 with IZ) 1.0 for non-residential
Lot Occupancy	60% or 75% with IZ	75% or 80% with IZ
Rear Yard	15 ft.	2.5 inches per 1 ft. of height (12 ft. minimum)
Side Yard	N/A If provided, 2 in. per 1 ft. of height (5 ft. minimum)	N/A If provided, 2 in. per 1 ft. of height (5 ft. minimum)
Green Area Ratio	0.3	0.25

IV. STANDARDS APPLICABLE TO APPLICATION FOR ZONING MAP AMENDMENT

The requested Zoning Map amendment is submitted as a contested case pursuant to 11-Z DCMR § 201.2(e). There are a number of criteria that must be applied by the Commission in adopting and amending the Zoning Regulations and the Zoning Map. The Zoning Act states 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” The Zoning Act further provides:

“[z]oning 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.” D.C. Code § 6-641.02.

Furthermore, in all cases, the Commission shall find that the Zoning Map amendment is not inconsistent with the Comp Plan and with other adopted public policies and active programs related to the subject site. 11-X DCMR § 500.3.

V. EVALUATION OF PROPOSED MAP AMENDMENT WITH STATUTORY STANDARDS

A. Comprehensive Plan / Racial Equity Impact Evaluation

1. Racial Equity and the Comprehensive Plan

Equity, and particularly racial equity is a primary focus of the Comp Plan, especially in the context of zoning where certain priorities stand out, including affordable housing, avoiding displacement of existing residents, and creating and increasing access to opportunity. The Framework Element states that equity is both an outcome and a process, and exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. 10A DCMR § 213.6.

The Comp Plan emphasizes that considerations of equity, and particularly racial equity, must be part of a District agency’s evaluation and implementation of Comp Plan policies and actions. To do this, the Implementation Element calls for agencies to prepare and implement tools that will assist in evaluating and implementing the Comp Plan through a “racial equity lens.” The Commission considers racial equity as an integral part of its analysis as to whether a proposed zoning action is “not inconsistent” with the Comp Plan. 10A DCMR § 2501.8.

The focus of the racial equity lens component of a Comp Plan evaluation can depend upon the type of zoning action being proposed, the location of the zoning action, and the extent to which the zoning action can address localized and citywide equitable development issues. To assist the Commission in applying a racial equity lens to its Comp Plan determinations, the Commission has developed a Racial Equity Tool (most recently published on February 3, 2023) that applicants are expected to utilize throughout the process of a proposed zoning action before the Commission. The Racial Equity Tool emphasizes community outreach, and is intended to facilitate proactive and meaningful engagement with the community most likely to

be affected by the proposed zoning action to: (i) gain insight on negative conditions that may exist in the community, particularly those that are a result of past and present discrimination, (ii) develop an understanding of community priorities, and (iii) solicit input on potential positive and negative outcomes of the proposed zoning action.

Preparation of the following Comp Plan evaluation was guided by the Commission’s Racial Equity Tool and was also informed by the D.C. Office of Planning’s (“OP”) Equity Crosswalk (effective August 21, 2021) (the “**Equity Crosswalk**”), which highlights Comp Plan policies and actions that explicitly address racial equity. Finally, the planning guidance and data pertaining to the Far Southeast / Southwest (“**FSS**”) Planning Area contained in **Table 1** below were considered in the preparation of the Applicant’s Comp Plan evaluation:

Table 1: Planning Guidance and Goals
<ul style="list-style-type: none"> · Housing Equity Report (October 2019) housing goals for the FSS Planning Area: <ul style="list-style-type: none"> · Total housing production goal: 2,040 units · Affordable housing production goal: 1,120 units (2,090 affordable units have been constructed or newly covenanted since 2019)* · Comprehensive Plan policies: housing and affordable housing production, equitable distribution of affordable housing, high-quality housing options, environmental sustainability, climate resilience. improving neighborhood-serving amenities / retail services in underserved areas. · FSS planning and development priorities / concerns: Need for increased high-quality housing options, greater neighborhood-serving retail and service uses, greater investment in public facilities, crime reduction.
* Source: https://open.dc.gov/36000by2025/

2. Evaluation of Comprehensive Plan Consistency

Per Part I (Racial Equity Analysis Submissions – Guidance Regarding the Comprehensive Plan) of the Racial Equity Tool, the Applicant has conducted a thorough evaluation of the proposed Zoning Map amendment’s consistency with the Comp Plan, including the policies of all applicable Citywide and Area Elements, the FLUM, GPM, and any other applicable adopted public policies and active programs. The Applicant’s full Comp Plan evaluation can be found in **Exhibit C**, including a discussion of the proposal’s consistency with the FLUM and GPM.

Overall, when viewed through a racial equity lens, the Applicant finds the proposal to be not inconsistent with the Comp Plan. Adopted by the D.C. Council as part of the 2021 amendments to the Comprehensive Plan, the Property is within a designated **Main Street Mixed Use Corridor** on the GPM (**Figure 1** on the following page). As shown in **Figure 2** on the following page, the Property is located along a section of Marion Barry Avenue, SE that is designated for **Moderate Density Commercial** development on the FLUM.



Figure 1: Excerpt of GPM showing Property located within a designated Main Street Mixed Use Corridor.



Figure 2: Excerpt of FLUM showing Property designated as Moderate Density Commercial

The proposed map amendment to rezone the Property to the MU-7A zone is not inconsistent with both the GPM and FLUM. Regarding the GPM, the proposed rezoning will facilitate redevelopment of the Property with a new mixed-use project containing ground-floor commercial uses and residential uses above. The Property is currently improved with a fenced off, vacant, single-story building and surface parking lot, which is physically and programmatically inconsistent with what is envisioned for a Main Street Mixed Use Corridor, and the larger framework of Comp Plan policies and objectives. The Applicant’s future development, which has received concept approval from the HPRB, will replace the existing single story vacant building and surface parking with a building and use mix that will greatly contribute to the revitalization of the Marion Barry Avenue SE commercial business corridor, and that is responsive to the surrounding context and needs of the community. The Applicant’s project will provide ground floor commercial uses, including a commitment to restore a laundromat use in response to community input. The future building will be constructed to the street lot lines along Marion Barry

Avenue and 16th Street, which will activate the pedestrian realm at the ground level and strengthen the urban design quality of the corridor. The upper floors of the future development will contain new housing that will further activate the corridor and improve safety through “eyes on the street.”

Regarding the FLUM, the proposed Zoning Map amendment to MU-7A will address the inconsistency between the site’s FLUM designation and its current zoning category of MU-4. While the MU-4 is expressly identified in the Framework Element as being consistent with the Low Density Commercial designation, the proposed MU-7A zone is expressly identified in the Framework Element as being consistent with the Moderate Density Commercial designation. Consistent with the Framework Element, the 4.0 FAR (4.8 FAR w/ Inclusionary Zoning) that is permitted as a matter-of-right in the MU-7A zone is consistent with the typical density range for areas designated Moderate Density Commercial on the FLUM. Redevelopment of the Property in accordance with MU-7A matter-of-right parameters, and in accordance with the HPRB’s approved concept, will yield a context-sensitive development that provides neighborhood-serving commercial uses and new housing, and that is compatible with the Anacostia Historic District. Redevelopment of the Property with a mixed-use project that strengthens the retail mix and urban design quality of the Marion Barry Avenue SE corridor will also help advance the District’s commercial revitalization goals for a designated Great Streets corridor. Together, the higher-

quality commercial space and increased residential density gained through the Zoning Map amendment, and business-owner assistance provided through the Great Streets program will help support existing small businesses, attract new businesses, increase the District's tax base, create new job opportunities for District residents, and help transform the Marion Barry Avenue corridor into a thriving and inviting main street mixed use neighborhood center.

Note, while the Framework Element identifies MU-7 as being consistent with the Moderate Density Commercial FLUM designation, the 2016 Zoning Regulations (“**ZR16**”) describe MU-7 as permitting “medium-density mixed-use development” (see 11-G DCMR § 101.12). This discrepancy, which also existed in the 2006 Comp Plan and the 1958 Zoning Regulations, has been addressed by the Commission in recent map amendment applications. Specifically, in Z.C. Order No. 22-19, the Commission acknowledged the provision in ZR16 stating that the MU-7 zones are medium density zones, and further acknowledged that the ZR16 language is inconsistent with the Framework Element description of the Moderate Density Commercial FLUM designation. Notwithstanding this, noting the directive of Section 2 of the Zoning Act that the zoning regulations shall not be inconsistent with the Comp Plan, the Commission concluded that the language of the Framework Element description of the Moderate Density Commercial FLUM category (including the MU-7 zone) should be controlling. See Z.C. Order No. 22-19 at Conclusion of Law ¶ 4.

Table 2 below identifies the specific Comp Plan policies that will be advanced by the proposed Zoning Map amendment, including specific policies identified in the Equity Crosswalk. The proposal will help address the planning and development priorities set forth in the FSS Area Element, namely the desire for more mixed-income housing (FSS-1.1.4); the goal to direct growth toward transit, including priority bus corridors (FSS-1.1.1); and the need for more neighborhood-serving commercial uses (FSS-1.1.6). As shown in **Table 2** and discussed in the Applicant's full Comp Plan evaluation in **Exhibit C**, the proposed rezoning also will advance numerous Citywide Element policies. Most notably, the benefits of rezoning the Property to unlock the amended Comp Plan FLUM potential by allowing true moderate-density development are made evident by the numerous policies that will be advanced within the Land Use, Housing, and Economic Development Elements. From a land use perspective, the proposed rezoning will facilitate a redevelopment of the Property that will significantly contribute to the revitalization of the Marion Barry Avenue corridor, a designated Main Street Mixed Use corridor on the GPM (LU-1.4.6, LU-1.5.1, LU-2.4.2, and LU-2.4.6). From a housing perspective, the proposed Zoning Map amendment will help the District achieve its housing goals by facilitating mixed-income housing on an underutilized site located along a transit corridor and in proximity to other assets with the historic Anacostia neighborhood (H-1.1.4, H-1.2.2, H-1.2.3, and H-1.2.11). Finally, from an economic development perspective the proposed rezoning to MU-7A will facilitate the development of retail and service uses / amenities that Anacostia and other Ward 8 neighborhoods have long desired (ED-2.2.3 and ED-3.1.1).

In accordance with guidance provided by the D.C. Court of Appeals, the Applicant conducted a thorough Comp Plan evaluation using a racial equity lens and, as detailed in the full Comp Plan evaluation contained in **Exhibit C**, the proposal is not inconsistent with the Comp Plan when read as a whole. In conducting its evaluation, the Applicant was careful to identify any instances where the proposal may be viewed as being inconsistent with certain Comp Plan policies. Upon review, the Applicant did not identify any instances where the proposal to rezone the Property to the MU-7A zone was categorically inconsistent with applicable Comp Plan policies.

Table 2: Summary of Comp Plan Policies Advanced by the Proposed Zoning Map Amendment	
Policies in bold underlined text denote policies that are specifically referenced in the OP Equity Crosswalk as being explicitly focused on advancing equity.	
	Far Southeast/Southwest Area Element
FSS-1.1.1, FSS-1.1.4, FSS-1.1.6	
	Land Use Element
LU-1.4.6, LU-1.5.1, LU-2.1.1 , LU-2.1.3, LU-2.4.2, LU-2.4.6	
	Transportation Element
T-1.1.4, T-1.1.5, T-1.1.7 , T-1.2.3, T-2.4.1	
	Housing Element
H-1.1.1, H-1.1.2, H-1.1.3, H-1.1.4, H-1.2.1, H-1.2.2 , H-1.2.3 , H-1.2.11, H-1.3.2	
	Environmental Protection Element
E-1.1.2 , E-2.1.2, E-2.1.3, E-4.2.1	
	Economic Development Element
ED-2.2.3, ED-2.2.4, ED-3.1.1, ED-4.3.B	
	Urban Design Element
UD-1.4.1, UD-2.1.1, UD-2.1.6, UD-2.2.1, UD-2.2.3, UD-2.2.4, UD-2.2.5	
	Historic Preservation Element
HP-1.6.3, HP-2.4.A, HP-2.5.3, HP-2.5.4	
Table 3: Evaluation / Balancing of Potential Comp Plan Inconsistencies	
Policies in bold underlined text denote policies that are specifically referenced in the OP Equity Crosswalk as being explicitly focused on advancing equity.	
Potential Inconsistency	Competing / Outweighing Policies and Considerations
No inconsistencies identified	

3. Racial Equity as a Process

The Framework Element states that racial equity is a process, and that as the District grows and changes, it must do so in a way that builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes. 10-A DCMR § 213.7. As a process, racial equity is employed when those most impacted by structural racism are meaningfully involved in the creation and implementation of the policies and practices that impact their lives. The Commission’s Racial Equity Tool places a heavy emphasis on community outreach and engagement, which are expected to begin at the inception of any

proposed zoning action. All submissions to the Commission shall be accompanied by a discussion of efforts taken by an applicant to meaningfully engage the community early in the zoning process.

The information contained in **Table 4** addresses the questions set forth in **Part II (Community Outreach and Engagement)** of the Racial Equity Tool. The responses were informed by the Applicant’s research on the community that could potentially be impacted by the zoning action. More importantly, the responses were informed by the community engagement conducted by the Applicant beginning in the Summer of 2022, including extensive outreach related to the project formation and subsequent HPRB submission and proceeding, and continuing through December 2023 prior to filing this Application.

Table 4: Community Outreach and Engagement
Description of affected community (including defining characteristics).
<p>Affected Advisory Neighborhood Commission (“ANC”): For purposes of the proposed Zoning Map amendment, ANC 8A, the ANC within which the Property is located, is considered the “affected ANC.” The Applicant has engaged extensively with the ANC prior to filing the application, including meeting in-person and via telephone with the Single Member District representative for ANC 8A05, who is also the ANC Chair, and other members of the ANC and the community multiple times beginning in the Summer of 2022 with regular meetings and communications continuing through December 2023. The Applicant presented to the full ANC 8A at its regular monthly public meetings on March 7, 2023, July 18, 2023, and again most recently on December 5, 2023, in addition to presentations to the ANC at its executive meetings on September 9, 2022, February 21, 2023, and May 30, 2023.</p> <p>Community Organizations and Surrounding Residents: The Applicant has also conducted extensive outreach with the surrounding community and neighborhood organizations. The Applicant began reaching out to, and meeting with, nearby residents and business owners in the Summer of 2022 and continued such efforts through the Winter of 2022/2023 and Spring 2023. This outreach included hosting an in-person community event at the Property on December 3, 2022, conducting an outreach event hosted at the Property in coordination with Suited for Change and Whitman-Walker Health on January 28, 2023, and hosting multiple in-person, virtual, and telephone meetings with nearby residents and March and April of 2023. Attached as Exhibit H are over 120 letters of support from community members and area residents, indicative of the Applicant’s extensive outreach with the community and broad-based support for the Project and related entitlements, including the requested Zoning Map amendment.</p> <p>In addition, in coordination with the Applicant’s close work with ANC 8A, the Applicant also met with representatives of the Anacostia Business Improvement District (“BID”), beginning in the Fall of 2022, and the Historic Anacostia Preservation Society (“HAPS”).</p> <p>The Applicant looks forward to continuing this community dialogue.</p>
Characteristics of the affected community that influenced outreach plan / efforts.
<p>The Applicant devoted significant efforts to ensuring that its outreach with the surrounding area and community stakeholders was both broad and deep — that the Applicant not only “cast a wide net” by reaching out multiple times to surrounding residents and business owners</p>

<p>and area organizations, but also provided the opportunity for extended discussions and feedback meeting with stakeholders and residents on multiple occasions.</p>
<p>Outreach methods utilized (including specific efforts employed to meet community needs and circumstances).</p>
<p>The Applicant’s efforts to engage with the affected community have been through in-person and virtual meetings, phone calls, hosted community events, and attendance at ANC 8A’s executive and regular monthly public meetings.</p>
<p>Community outreach timeframe / dates of major meetings and points of engagement</p>
<p>As discussed above, the Applicant’s community outreach efforts started in the Summer of 2022, with regular meetings, events, and communications continuing through to the current filing. The Applicant presented the Project, including discussing the concept of a Zoning Map amendment, to the full ANC 8A at its regular monthly public meetings on March 7, 2023, July 18, 2023, and again most recently on December 5, 2023, with the most recent meeting focused solely on the proposed Zoning Map amendment application.</p>
<p>Members of the affected community that would potentially benefit from the proposed zoning action.</p>
<p>Residents of the affected community that are in need of housing would benefit from the proposed zoning action. The affected community will also benefit from any additional neighborhood-serving commercial uses that may result from the proposed rezoning and the active use of a currently vacant, yet prominent, site.</p>
<p>Members of the affected community that would potentially be burdened by the proposed zoning action.</p>
<p>Adjacent property owners may experience short-term construction-related impacts during redevelopment of the Property. The owners of the properties to the east and west may also experience impacts to light at certain times of day during certain seasons due to redevelopment of the Property in accordance with the proposed MU-7A zone. Such impacts are expected to be minor given the separation provided on the west by 16th Street, and the separation provided on the east by existing setbacks on the adjacent property. Residents within the affected community may also experience impacts to traffic, but such impacts are expected to be minor given the Property’s location on a major neighborhood thoroughfare designed and not significantly greater than those created by mixed-use development that would already be permitted on site.</p>
<p>Community input on existing conditions and current challenges that have resulted from past or present discrimination, and current ongoing efforts in the affected community to address these conditions.</p>
<p>To date, the Applicant has received feedback relating to the theme of disinvestment in this neighborhood and the difficulties associated with providing neighborhood-serving and locally-based commercial ventures. The Applicant will continue to solicit specific feedback on this topic as engagement with the community continues through the zoning process.</p>
<p>Potential positive outcomes of the proposed zoning action identified by the affected community.</p>
<p>Additional multi-family housing near Metrorail and new retail and commercial uses can complement existing commercial, retail, and eating and drinking uses, places of worship, civic buildings, and residential development in the surrounding area. The development that would be unlocked by the Zoning Map amendment will allow for a significant investment on a vacant site.</p>
<p>Potential negative outcomes of the proposed zoning action identified by the affected community.</p>

It is possible that the development that would result from the Zoning Map amendment would lead to a potential increase in traffic on Marion Barry Avenue SE and along neighborhood streets, and potential impact on public parking.
Changes / modifications made to the proposed zoning action that incorporate / respond to input received from the affected community.
The proposal seeks a Zoning Map amendment to rezone the Property to MU-7A. As such, there is no specific development project proposed as part of this Application. However, the Applicant has pursued historic preservation approval for a mixed-use development consistent with the requested MU-7A zoning. Based on input received to date, the community appears to be generally supportive of the Project, including the additional housing and ground-floor retail and commercial use offered by the Project. In the Applicant’s extensive discussions with area residents and community stakeholders, there have been several issues raised by the community: that the Applicant work to limit environmental impacts and address potential contamination on the Property; that the Project not over-allocate the residential component of the Project to affordable housing given the Property’s location within an area that some residents see as overburdened with affordable housing relative to other parts of the District; that the Project design be compatible with the surrounding Anacostia Historic District; that the Applicant consider community priorities to provide additional homeownership opportunities in lieu of additional rental housing; and that the ground-floor retail and commercial area be made available to a community serving user. The Applicant has worked closely with the community throughout the Project’s planning and design and has incorporated the above feedback into its development plan for the Property.
Input received from the affected community not incorporated into the proposed zoning action.
N/A
Efforts taken to mitigate potential negative outcomes identified by the affected community.
Since the proposal only seeks a Zoning Map amendment, there is no specific development plan under review for this Application to which potential mitigation measures can be applied.

4. Racial Equity as an Outcome

The Framework Element states that “equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. Equity is not the same as equality” 10-A DCMR 213.6. As an outcome, racial equity is achieved when race no longer determines one’s socioeconomic outcomes, and when everyone has what they need to thrive no matter where they live or their socioeconomic status. 10-A DCMR § 213.9

Table 5 below correlates the proposed Zoning Map amendment with several equitable development indicators. Among others, the indicators address those that are specifically included in **Part IV (Criteria to Evaluate a zoning Action through a Racial Equity Lens)** of the Commission’s Racial Equity Tool.

As demonstrated in **Table 5**, the outcomes of the proposal have the potential to positively impact racial equity through substantial improvements in housing, retail and service amenities, and employment opportunities. The proposed Zoning Map amendment will increase

housing (both affordable and market-rate) and retail opportunities without anticipated displacement of current residents or businesses.

Table 5: Evaluation of Equitable Development Indicators						
Key:	Positive Outcome	●	Negative Outcome	●	Neutral Outcome	●
Indicator	Aspect(s) of Zoning Action Relating to Racial Equity					Potential Racial Equity Outcome
Displacement						
Physical (Direct)	<ul style="list-style-type: none"> · No direct displacement as no residents currently reside on the Property. · No direct commercial displacement as no businesses currently operate on the Property 					●
Economic (Indirect)	<ul style="list-style-type: none"> · Indirect displacement of tenants or residents is not expected to occur in the area surrounding the Project. · Additional housing (market-rate and/or affordable) provided by future redevelopment of the Property can help reduce continued pressure on existing housing stock. · Potential for indirect displacement can be mitigated by the affordable housing that will be provided on the Property in accordance with IZ. 					●
Cultural (Indirect)	<ul style="list-style-type: none"> · Increased housing (market rate and/or affordable) on the Property will help existing residents remain in the neighborhood. · Increased commercial uses on the Property will provide desired diversity of retail and service offerings in the area, with the potential for uses that will provide residents opportunities to gather (including re-establishment of a laundromat use). 					●

Housing		
Availability of Housing	<ul style="list-style-type: none"> Proposed MU-7A zone will permit construction of new housing in excess of what can be constructed under existing zoning, including new and greater affordable housing in accordance with IZ requirements. 	●
Preservation of Affordable Housing	<ul style="list-style-type: none"> The Property currently does not contain any affordable housing. However, the construction of the additional density made available by the Zoning Map amendment would alleviate pressures on existing housing stock in the neighborhood and thereby help to preserve the affordability of nearby housing. 	●
Replacement Housing	<ul style="list-style-type: none"> No housing currently on the Property to replace, nor are there plans for the Property to provide replacement housing for other off-site developments. 	●
Housing Burden	<ul style="list-style-type: none"> Increased housing supply in FSS Planning Area will help temper increases in housing costs. New housing on the Property will be constructed to modern energy and efficiency standards that are capable of reducing utility costs. 	●
Larger Unit Size	<ul style="list-style-type: none"> Ability to construct a greater amount of housing on the Property compared to existing zoning will increase the potential for new larger units to be provided in any future development. 	●
Employment		
Entrepreneurial Opportunities	<ul style="list-style-type: none"> Currently no entrepreneurial opportunities on the Property. Increased amount of commercial space included in future mixed-use development on the Property will provide opportunities for entrepreneurs to establish new businesses or expand existing businesses. 	●
Job Creation	<ul style="list-style-type: none"> Mixed use development on the Property will bring new residential and commercial jobs to a site that currently does not provide any job opportunities. 	●
Job Training	<ul style="list-style-type: none"> Proposed Zoning Map amendment does not include a dedicated plan for job training. 	●

Access to Employment	<ul style="list-style-type: none"> · Future mixed-use development will provide access to new residential and commercial jobs on the Property. · Additional housing directly on a priority bus route along Marion Barry Avenue and within 0.4 miles of a DC Circulator stop will increase access to potential off-site job opportunities. 	●
Transportation / Infrastructure		
Public space / Streetscape Improvements	<ul style="list-style-type: none"> · Redevelopment of the Property facilitated by proposed Zoning Map amendment will trigger DDOT requirements to reconstruct adjacent streetscape to current DDOT standards. 	●
Infrastructure Improvements	<ul style="list-style-type: none"> · Redevelopment of the Property will require stormwater infrastructure to manage runoff in accordance with current District stormwater regulations. · Improvements in pedestrian infrastructure around the Property. · Potential improvements to utility capacity needed to accommodate redevelopment of the Property. 	●
Access to Transit	<ul style="list-style-type: none"> · Property is immediately adjacent to a priority bus route along Marion Barry Avenue and within 0.4 miles of a DC Circulator stop. 	●
Pedestrian Safety	<ul style="list-style-type: none"> · Removal of curb cut near intersection of Good Hope Road and 16th Street. · Reconstruction of adjacent public sidewalks. · Improved pedestrian circulation and streetscape around the Property. · Improved urban design adjacent to sidewalk by potential construction of building to property line. 	●
Education / Health / Wellness		
Schools	<ul style="list-style-type: none"> · Proposed Zoning Map amendment will not provide improvements to schools. · Residential development resulting from the rezoning may increase enrollment at nearby public schools. 	●
Healthcare	<ul style="list-style-type: none"> · Proposed Zoning Map amendment will not provide improvements to healthcare. · Proposed MU-7A zone permits medical care and healthcare facility uses as a matter-of-right. · Residential development resulting from the rezoning may increase utilization of nearby healthcare facilities. 	●

Open Space / Recreational	<ul style="list-style-type: none"> Proposed Zoning Map amendment will not provide improvements to open space and recreational uses. Residential development resulting from the rezoning may increase utilization of nearby open space and recreational uses. 	●
Environmental		
Environmental Changes	<ul style="list-style-type: none"> New mixed-use development on the Property will improve the environmental conditions of the Property through compliance with GAR requirements, DC Green Building Act requirements, and DOEE stormwater regulations. Reduced urban heat island effect through removal of existing surface parking lot. Increased on-site landscaping and street trees. Improved on-site storm water management. 	●
Sustainable Design	<ul style="list-style-type: none"> Transit-oriented development and improved pedestrian connectivity and walkability. Sustainable development carried out in accordance with DC Green Building Act and DOEE stormwater requirements. 	●
Resilient Design	<ul style="list-style-type: none"> Sustainable development carried out in accordance with DC Green Building Act and DOEE stormwater requirements. 	●
Remediation	<ul style="list-style-type: none"> Any remediation that is required will be carried out in accordance with DOEE requirements. 	●
Access to Opportunity		
Neighborhood Retail and Service Uses	<ul style="list-style-type: none"> Proposed rezoning will facilitate mixed-use development that can help address the lack of neighborhood-serving retail, commercial, and service uses in historic Anacostia, including re-establishment of the laundromat use in response to community input. 	●
Residential Amenities	<ul style="list-style-type: none"> High-quality amenities will be available to all residents in any future residential development on the Property. 	●
Arts & Culture	<ul style="list-style-type: none"> Proposed MU-7A zone permits uses falling within the Arts, Design, and Creation use category as a matter of right. 	●

B. Health, Safety, and General Welfare

The proposed Zoning Map amendment will further the public health, safety, and general welfare of the District of Columbia. The requested rezoning to the MU-7A Zone District will allow the Property to be put to more productive use, thus contributing to the revitalization of this important Anacostia neighborhood corridor and Ward 8 overall. The Zoning Map amendment will protect the health and safety of District residents by allowing for future redevelopment of the Property with a height and density that is not inconsistent with the Comp Plan, including the FLUM and GPM.

B. No Adverse Consequences

The proposed Zoning Map amendment will not result in adverse consequences. Instead, the requested rezoning will contribute to several positive and important benefits as it will facilitate the redevelopment of a significantly underutilized site with new mixed-use development that can bring new housing (market rate and affordable) and long sought after neighborhood-serving amenities. Redevelopment of the Property will replace the existing dated laundromat building and surface parking with a high-quality mixed-use development that will help address some of the critical planning and development objectives of the FSS Area. The Zoning Map amendment will not generate any significant negative external impacts, but will instead promote the efficient use of high value land along a commercial corridor in a manner that will enhance the Anacostia neighborhood, Ward 8, and the city's image as a whole.

C. Proposed MU-7A Zone Would Create Favorable Conditions

As described above, the proposed Zoning Map amendment would address the existing inconsistency between the Moderate Density Commercial FLUM designation and the Property's current zone and would be consistent with the Moderate Density Commercial FLUM designation of the Property, which was adopted by the D.C. Council in 2021, and be consistent with the Main Street Mixed Use Corridor GPM designation of the Property. The proposed Zoning Map amendment will positively impact the surrounding Planning Area by supporting additional development on a highly underutilized site on an important commercial corridor in the Anacostia neighborhood. As detailed in **Exhibit C**, the requested rezoning will advance numerous policies embodied in the various elements of the Comp Plan. Overall, the rezoning will promote the efficient use of high value land in a manner that will, among other things, support a substantial amount of new housing and ground-floor commercial uses.

VI. COMMUNITY OUTREACH AND ANC COORDINATION

As noted above, the Property lies within the boundaries of ANC 8A. The Applicant met with ANC 8A, HAPS, and numerous community stakeholders and neighbors throughout the HPRB review of the proposed project. The Applicant has presented this Zoning Map amendment to the ANC and will continue to work with the ANC during this process and as part of the construction and operation itself. As discussed above in **Table 4**, the Applicant has engaged extensively with the ANC prior to filing the application, including meeting individually and in groups with the Single Member District representative for ANC 8A05, who is also the ANC Chair, and other

members of the ANC and the community multiple times beginning in the Summer of 2022 and continuing through December 2023. The Applicant presented to the full ANC 8A at its regular monthly public meetings on March 7, 2023, July 18, 2023, and again most recently on December 5, 2023, in addition to presentations to the ANC at several executive meetings.

The Applicant has also conducted extensive outreach with the surrounding community and neighborhood organizations, meeting with nearby residents and business owners beginning as early as the Summer of 2022 and hosting multiple in-person community events at the Property regarding the Project. Attached as **Exhibit H** are over 120 letters of support from community members and area residents, which reflect the Applicant's extensive outreach and broad-based support for the Project and related entitlements, including the requested Zoning Map amendment. In addition, the Applicant has met with representatives of the Anacostia BID regarding the Project. The Applicant looks forward to continuing to work with all community stakeholders and area residents as this Application, and ultimately the Project, move forward.

VII. CONCLUSION

For all of the reasons stated herein, the Applicant submits that the proposed rezoning of the Property from MU-4 and MU-7A is not inconsistent with the Comp Plan and will further the objectives set forth in the Zoning Act. Accordingly, the Applicant respectfully requests that the Commission schedule a public hearing on this application and grant the requested Zoning Map amendment.

Respectfully submitted,

/s/ Jeffrey C. Utz

/s/ Lawrence Ferris