

ANC6A Economic Development & Zoning Committee

7:00– 9:00 pm, April, 19, 2023

Virtual Meeting via Zoom

For those attending via Zoom: use this link:

<https://us06web.zoom.us/j/87143456679>

Call-in Number: 1 301 715 8592

Webinar ID (access code): 871 4345 6679

One tap mobile: +13126266799,,87143456679#

Public Meeting – All are welcome

7:00 pm Welcome/Introductions

7:01 pm Community Comments

1. Resolution of previously heard BZA/HPRB cases (Brad Greenfield)

Old Business

2. Racial Equity Tool. Discussion of the revised DC Zoning Commission Racial Equity Tool, and how it will be used on zoning projects within ANC 6A.
3. 721 H Street NE (ZC 23-05): Proposed map amendment to rezone the property from NC-16 to NC-17.
4. 1371-1375 H Street NE: Informational presentation on a residential development concept for the address range 1371-1375 H Street NE.

New Business

5. 424 10th Street NE (BZA #20907): Request for a Special Exception pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the lot occupancy requirements of Subtitle E § 304.1 to construct a two-story rear addition, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.
6. 1112 8th Street NE (BZA #20911): Request for a Special Exception pursuant to Subtitle E § 5203 and Subtitle X § 901.2 from the building height requirements of Subtitle E § 303.1 to construct a third story addition to an existing, attached, two-story with cellar, flat in the RF-1 zone.

For more information, please contact Brad Greenfield at brad.greenfield@gmail.com or 202-262-9365.

Brad Greenfield, Chair
Economic Development and Zoning Committee, ANC 6A

Zoning Commission Case No. 23-05

721 H Street, NE (Lot 69 in Sq. 890)

Application for a Zoning Map Amendment from the NC-16 Zone District
to the NC-17 Zone District

Supplemental Presentation on Racial Equity Analysis
ANC 6A Economic Development & Zoning Committee
April 19, 2023

Holland & Knight

Subject Property and Current Zoning



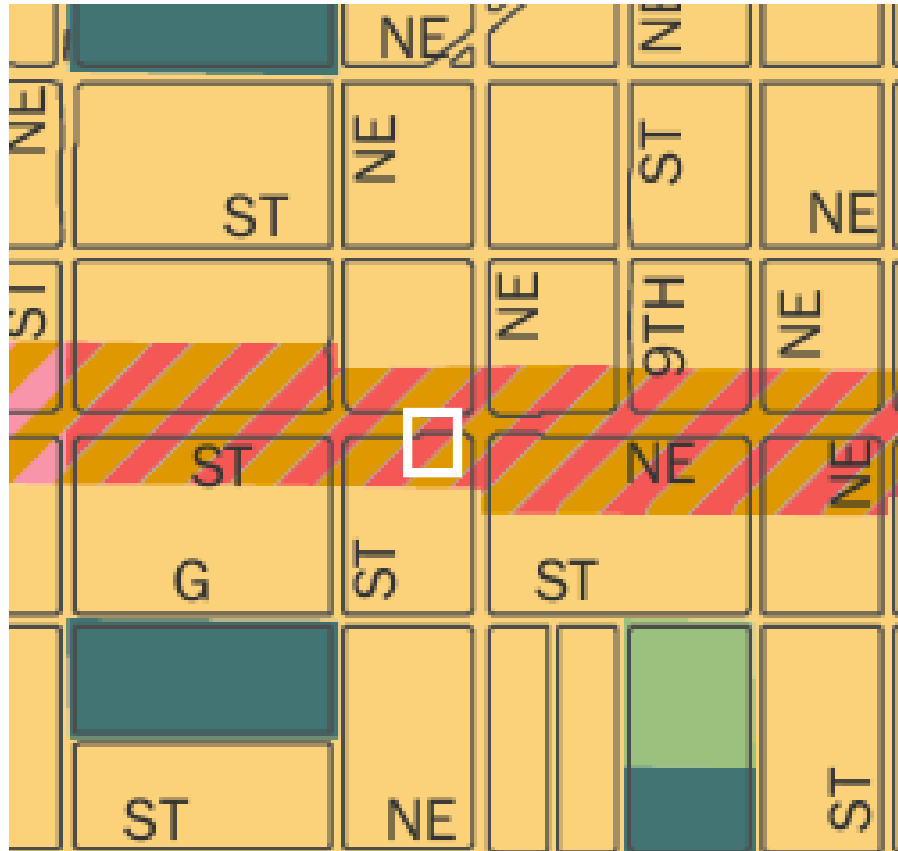
What is Racial Equity?

- Racial equity is defined as the moment when “race can no longer be used to predict life outcomes and **outcomes for all groups are improved.**” 10A DCMR § 213.8
- 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. 10A DCMR § 213.9
- 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. 10A DCMR § 213.9
- The District’s policies and investments **should reflect a commitment to eliminating racial inequities.** Addressing issues of equity in transportation, housing, employment, income, asset building, geographical change, and socioeconomic outcomes through a racial equity lens will allow the District to address systemic and underlying drivers of racial inequities. 10A DCMR § 213.10

Comprehensive Plan through a Racial Equity Lens

- Recent updates to the Comprehensive Plan require the Zoning Commission to evaluate all zoning actions through a racial equity lens as a part of its overall Comprehensive Plan consistency analysis.
- The direction to consider equity “as part of its Comprehensive Plan consistency analysis” suggests that equity analysis is intended to be based on Comprehensive Plan policies, and **part of the Commission’s consideration of whether a zoning action is “not inconsistent” with the Comprehensive Plan**, rather than a separate determination about the zoning action’s equitable impact. Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning, where the provision of affordable housing, avoiding displacement of existing residents, and creating access to opportunity are priorities.
- [Zoning Commission Racial Equity Analysis Tool](#)

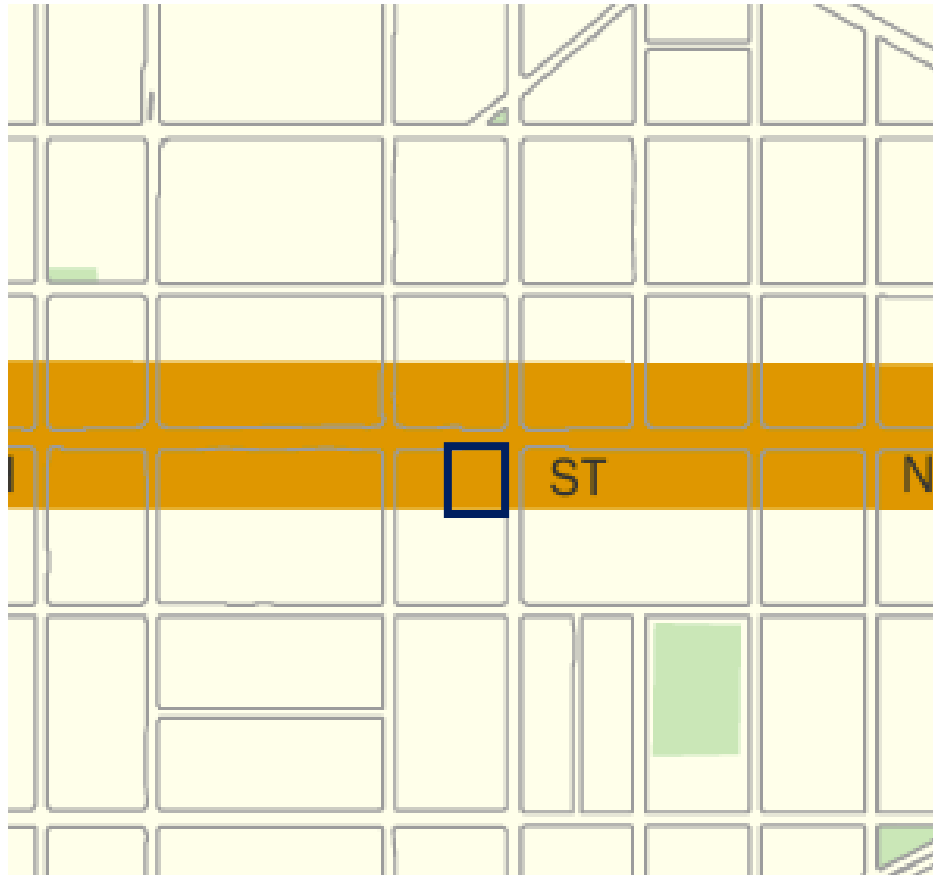
Future Land Use Map (FLUM)



Mixed Use (Medium Density Residential / Medium Density Commercial)

- The Medium Density Commercial designation is used to define shopping and service areas that include retail, office, and service businesses, although residential uses are also common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas and **have a density that ranges between a FAR of 4.0 and 6.0**, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development.
- MU-8 and MU-10 zones are consistent with the Medium Density category, and other zones may also apply.
- The proposed NC-17 zone permits a **maximum FAR of 3.5, or 4.2 for a development that uses IZ bonus density**. The density of the proposed zone is consistent with the land use designation.

Generalized Policy Map (GPM)



Main Street Mixed Use Corridor

- These are **traditional commercial business corridors** with a concentration of older storefronts along the street. The area served 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.** Some corridors are underutilized, with capacity for redevelopment. 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.

Zoning Commission Racial Equity Tool – Part One

Identify Comprehensive Plan Citywide and Area Elements, Small Area Plans, and Studies that advance racial equity.

Capitol Hill Area Element

- CH-1.1.1: Conserving Residential Uses
- CH-1.1.3: Upgrading Commercial Districts
- CH-1.1.4: Directing Growth
- CH-1.1.6: Inappropriate Commercial Uses
- CH-2.1.1: H Street NE Revitalization
- CH-2.1.2: Clustering of Retail
- CH-2.1.3: Physical Improvements
- CH-2.1.4: H Street NE Transit and Streetscape Improvements

Land Use Element

- LU-1.4.6: Development Along Corridors
- LU-1.4.8: Transit-Oriented Development Boundaries
- LU-1.5.1: Infill Development
- LU-2.1.1: Variety of Neighborhood Types
- LU-2.1.2: Neighborhood Revitalization
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.7: Row House Neighborhood Character
- LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate Density Neighborhoods
- LU-2.1.10: Multi-Family Neighborhoods
- LU-2.3.2: Mitigation of Commercial

Development Impacts

- LU-2.3.4: Transitional and Buffer Zone Districts
- LU-2.4.5: Encouraging Nodal Development
- LU-2.4.6: Scale and Design of New Commercial Uses

Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.3: Balanced Growth
- H-1.1.4: Mixed-Use Development
- H-1.1.5: Housing Quality
- H-1.1.8: Production of Housing in High-Cost Areas
- 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-1.2.9: Advancing Diversity and Equity of Planning Areas
- H-1.2.11: Inclusive Mixed-Income Neighborhoods
- H-1.3.1: Housing for Larger Households

Transportation Element

- T-1.1.4: Transit-Oriented Development
- T-1.1.7: Equitable Transportation Access
- T-1.2.1: Major Thoroughfare Improvements
- T-1.2.3: Discouraging Auto-Oriented Uses
- T-2.4.1: Pedestrian Network
- T-2.4.2: Pedestrian Safety

Environmental Protection Element

- E-1.1.2: Urban Heat Island Mitigation
- E-2.1.2: Tree Requirements in New Development
- E-2.1.3: Sustainable Landscaping Practices
- E-2.1.6: Urban Tree Canopy Goals
- E-3.2.3: Renewable Energy
- E-3.2.7: Energy-Efficiency Building and Site Planning
- E-4.1.1: Maximizing Permeable Surfaces
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-4.2.1: Support for Green Building
- E-5.1.5: Improving Air Quality Through Transportation Efficiency
- E-6.1.3: Control of Runoff

Zoning Commission Racial Equity Tool – Part One

Identify Comprehensive Plan Citywide and Area Elements, Small Area Plans, and Studies that advance racial equity.

The H Street NE Strategic Development Plan

(applicable Small Area Plan)

- Plan inspires District actions to encourage growth and success of existing businesses through technical or financial assistance, code enforcement, and clean-and-safe program development.
- Continue efforts to encourage the development of a quality, two to three story building at 8th Street and H Street.
- Finding tenants for upper story space should be among assistance provided.

See Plan at p. 50.

Zoning Commission Racial Equity Tool – Part Two

Provide a detailed discussion on community outreach and engagement efforts.

- **Community(ies)**
 - Identify who will be burdened and who will benefit from the land use decision.
- **Past and Present Racial Discrimination / Harm to the Community**
 - H Street NE Corridor was not restricted by covenants. Corridor east of Union Station was majority white in the 1940s and transitioned to majority nonwhite by the 1950s.
 - There were several alley dwellings along the Corridor in the 1920s through 1940s that were largely inhabited by black residents as a result of racially restrictive covenants elsewhere in the District, the eviction of black communities from their land, and federal housing policies that gave white Washingtonians access to better housing.
 - Slum clearance in 1940s displaced black residents and did not offer replacement housing.
 - 1968 riots caused significant damage to neighborhood and displacement of residents.
 - By the late 1960s, an estimated 7,545 families had been displaced by urban renewal projects in Washington, 74% of which were families of color.
- **Community Participation / Outreach Efforts**
- **Community Priorities and Impact on Zoning Action**
 - *Policy CH-2.1.1: H Street NE Revitalization*
 - *Policy CH-2.1.2: Clustering of Retail*
 - *Policy CH-2.1.3: Physical Improvements*
 - *Policy CH-2.1.4: H Street NE Transit and Streetscape Improvements*

Dialogue with ANC 6A and other stakeholders helps Applicant learn more about community priorities and potential impacts of proposed rezoning.

Zoning Commission Racial Equity Tool – Part Three

Provide disaggregated data regarding race and ethnicity.

Race and Ethnicity	Census Tract 83.02 Population	Percent of Population
American Indian and Alaska Native	7	0.2%
Asian	126	4.1%
Black or African American	443	14.6%
Hispanic or Latino	190	6.3%
Native Hawaiian and Pacific Islander	2	0.07%
Not Hispanic or Latino	2,086	68.9%
Some Other Race	54	1.8%
Two or More Races	255	8.4%
White	2,139	70.7%

Source: 2016—2020 ACS 5-Year Narrative Profile, Census Tract 83.02, District Of Columbia



7.5%
Foreign born



3,026
Population



12.4%
65 years and over



1,221
Total Households



89.5%
Bachelors degree



20.9%
Under 18 years



\$172,847
Median Household Income



\$1,001,100
Median Home Value



\$3,840
Median Rent



40.1%
Owner households



36.6%
Renter households



1.0%
Poverty rate

Zoning Commission Racial Equity Tool – Part Three

Provide disaggregated data regarding race and ethnicity.

- **OP filed a report recommending the application be set down**, noting that the proposal would be appropriate for IZ Plus.
- OP provides disaggregated data for the Capitol Hill Planning Area.
 - Median household income in the planning area is **\$138,736**, much higher than the Districtwide median household income of **\$93,547**.
 - Unemployment rate of **4.7%** is lower than the Districtwide rate of **7.1%**.
 - There has been a reduction in the households that are cost burdened, from **28.6%** to **25.8%**.
 - Population has increased, but white population has remained steady at **60%**.
 - Noticeable shift in population is within those who identify as other than white.
 - The Black population shows a decline in both numbers and percentage and people who identify as Asian, some other race, or two or more races have significantly increased.
 - The planning area has fewer residents who are either Black or Hispanic compared to the Districtwide average.
 - The percent of owner households in the planning area (**55%**) is now higher than the percent of renter households (**45%**) in the previous period (2010-2016), when renter and homeowner households were balanced in the planning area.
 - **18%** of Capitol Hill's housing units were in buildings with more than 20 units, compared to **35%** Districtwide.

Zoning Commission Racial Equity Tool – Part Four

Evaluate the zoning action through a racial equity lens, considering the policies related to racial equity, the anticipated positive and negative impacts and/or outcomes of the zoning action.

THEME	POTENTIAL OUTCOMES OF PROPOSED REZONING TO NC-17
Direct Displacement	<ul style="list-style-type: none"> No physical displacement of residents
Indirect Displacement	<ul style="list-style-type: none"> No displacement due to housing cost increases, as project will comply with IZ+ Proximity to public transportation decreases living costs
Housing <i>Market rate, Affordable, Replacement</i>	<ul style="list-style-type: none"> Increase in amount of housing permitted on Property All density gained will be devoted to residential use Increased IZ set aside through IZ+ at 60% MFI for rental or 80% MFI for ownership units 50% MFI for IZ set aside generated by penthouse habitable space New construction provides greater energy efficiency, potentially lowering the cost of energy per household
Physical <i>Public space, Infrastructure, Arts and culture, Environmental, Streetscape</i>	<ul style="list-style-type: none"> Located one-mile from Union Station Metro, along Streetcar route, and along H Street / Benning Road Priority Corridor Network Reconstruction of streetscape to DDOT standards, including street trees and sidewalks Potential environmental improvements: stormwater infrastructure, efficient energy systems, EV charging stations, electric bike outlets
Access to Opportunity <i>Job training/creation, Healthcare, New retail/services</i>	<ul style="list-style-type: none"> Creation of new employment opportunities Proximity to public transit increases access to employment and employment centers Access to health services at Union Station, Providence Hospital, Washington Hospital Center Proximity to recreation at Sherwood Recreation Center, Kingman and Heritage Islands Access to educational opportunities at in-boundary schools Access to amenities in the building Proximity to neighborhood-serving retail, grocery stores
Community	<ul style="list-style-type: none"> Meetings with ANC to learn about community priorities and/or concerns

Inclusionary Zoning +

Existing NC-16 Zoning

- Land Area: 8,548 sq. ft.
- Max. FAR, residential = 2.5; 3.0 w/ IZ
- Max. FAR, other uses = 1.5

Total MOR GFA	21,370 sq. ft.
Total GFA w/ IZ	25,644 sq. ft.
Residential GFA w/ IZ	12,822 sq. ft.
10% Residential GFA	1,282 sq. ft.
75% Bonus Density	3,206 sq. ft.
Regular IZ Set-Aside Req.	3,206 sq. ft. (Bonus Density)

*Scenarios assume 1.5 non-residential FAR.

IZ Plus for Rezoning from NC-16 to NC-17

- Land Area: 8,548 sq. ft.
- Max. FAR, residential = 3.5; 4.2 w/ IZ
- Max. FAR, other uses = 1.5

Total GFA w/ IZ NC-16	25,644 sq. ft.
Total GFA w/ IZ NC-17	35,902 sq. ft.
95% utilized bonus density based on NC-17	5,685 sq. ft.
% increase in total FAR utilized	40% increase / 14% set aside
IZ Plus Set-Aside Req.	5,685 sq. ft. (95% bonus density utilized)

Questions?