

# DC Zone Map shows the following existing areas zoned to MU10 (dated June 2024)

**DCOZ OFFICIAL Zoning Map**

Refined Search Zone Type Select Zone Type MU-10

**Zone MU-10**

**Zone Description:**  
Permits medium to high density mixed-use development with a balance of uses  
[Zone Definition](#)

**Development Standards:**

- Building Category**  
Residential
- Dwelling Units**
- Minimum Lot Width (ft)**
- Minimum Lot Area (sqft)**
- Maximum Lot Occupancy (%)**  
75
- Maximum Height (ft)**  
90
- Maximum Stories**
- Front Setback (ft)**
- Rear Yard Setback (ft)**  
12
- Floor Area Ratio**  
6
- Side Setback (ft)**
- Pervious Surface (%)**

Map labels: MU10 Area 1, MU10 Area 2, MU10 Area 3, MU10 Area 4, MU10 Area 5. Other labels: The National Mall, East Potomac Park, Arlington National Cemetery, United States National Arboretum, Zoning District: UNZONED.

Notably all of these MU10 zoned areas include numerous individual lots (properties), meaning the five contiguous MU10 areas consist of anywhere between 6 properties/lots (Navy Yard/SE Ward 6) up to as many as 30 lots (West End, Ward 2).

1617 U Street would be rezoned MU-10 with only 2 lots, thus anticipating a precedent setting change in the future inviting the city to align more nearby lots into the MU10 rezoning.

Also notably, within and around each MU10 zone area there has been substantial development activity over the past fifteen years or so (seen by the redlines = Planned Unit Developments). The five areas show numerous projects winning zoning relief to go denser with more expensive housing and commercial spaces.

[a closer examination on following pages]

# MU10 - Area 1 (West End, Ward 2)

Research census/area around: 1201 24TH ST NW WASHINGTON DC 20037

The screenshot displays the DCOZ Official Zoning Map interface in a Mozilla Firefox browser. The address 1201 24th St NW, Washington DC 20037 is entered in the search bar. The map shows the property highlighted in red, with a blue dot indicating its location. The surrounding area is divided into various zoning districts, including RA-2, RA-4, RA-5, RA-5/DC, MU-1/DC, MU-2/DC, MU-4/DC, MU-5A/DC, MU-6B/DC, MU-8B/DC, MU-9B/DC, MU-10, MU-10/DC, MU-13, MU-6B, MU-9B, R-3, R-3/GT, R-3/FB, R-4, and D-5. The property at 1201 24th St NW is zoned MU-10.

**DCOZ OFFICIAL Zoning Map**

Refined Search Zone Type: MU-10


Resources Measure Layers Basemaps Print Help

**Square, Suffix, Lot**  
0036 0859  
[Tax Record](#)

**Premises Address**  
[1201 24TH ST NW WASHINGTON DC 20037](#)

**Owner Name**  
BW HOSPITALITY LLC

**Owner Address**  
5847 SAN FELIPE ST STE 4650  
HOUSTON TX 77057-3277

**Imagery**  
  
[View 3D Zoning Map](#)  
[View Perspective Imagery](#)  
[Google Maps](#)  
[Bing Maps](#)

EMENT, Intermap, USGS, METI/NASA, EPA, USDA | DC GIS | DCOZ and DC GIS  
Powered by Esri



# MU10 - Area 2 (FLA Ave/Howard/Shaw, Ward 1)

Research census/area around: 805 V ST NW WASHINGTON DC 20001

The screenshot shows the DCOZ Zoning Map interface in Mozilla Firefox. The browser address bar displays the URL: <https://maps.dcoz.dc.gov/zr16/#l=16&x=-8574195.715249961&y=4710073.518203262&mm>. The interface includes a search bar with "Zone Type" selected and "MU-10" entered. A sidebar on the left provides details for the location: "Square, Suffix, Lot: 2875 1109", "Tax Record", "Premises Address: 805 V ST NW WASHINGTON DC 20001", "Owner Name: ATLANTIC RESIDENTIAL A LLC", and "Owner Address: 4747 BETHESDA AVE STE 200 BETHESDA MD 20814-5282". An imagery view shows a street scene with a building labeled "IMBING". The main map area displays various zoning districts including RF-1, RA-2, RA-5, MU-10, MU-2, MU-4, ARTS-1, ARTS-2, ARTS-3, ARTS-4, PDR-2, PDR-3, and PUDs. A legend on the right lists map features such as Lots, Square, Pending Design Review, Design Review, Zone Boundary, Zone District, Pending Zones, and PUDs. A small inset map shows the location within Washington, DC. The bottom of the page includes attribution to USGS, METI/NASA, EPA, USDA, DC GIS, DCOZ, and DC GIS, and is powered by Esri.

# MU10 - Area 3 (RIA, Ward 5)

Research census/area around: 2225 5TH ST NE WASHINGTON DC 20002

The screenshot displays the DCOZ Official Zoning Map interface in a Mozilla Firefox browser. The address bar shows the URL: <https://maps.dcoz.dc.gov/zr16/#l=16&x=-8571310.94887212&y=4710534.261780883&mms>. The interface includes a search bar with "Zone Type" set to "MU-10" and a "Refined Search" dropdown. A sidebar on the left provides details for the selected area:

- Square, Suffix, Lot:** PAR 0131 0216
- Tax Record:** [Tax Record](#)
- Premises Address:** 2225 5TH ST NE WASHINGTON DC 20002
- Owner Name:** DISTRICT OF COLUMBIA
- Owner Address:** 1350 PENNSYLVANIA AVE NW # 317 WASHINGTON DC 20004-3003
- Imagery:**

Below the sidebar are links for "View 3D Zoning Map", "View Perspective Imagery", "Google Maps", and "Bing Maps". The main map area shows various zoning districts including RA-1, RF-1, RA-4, MU-7B, MU-10, MU-4, PDR-2, MU-5A, MU-6B, RA-4, MU-3A, R-2, and PDR-1. A legend on the right side of the map lists the following layers and their visibility status:

- Lots
- Square
- Pending Design Review
- Design Review
- Zone Boundary
- Zone District
- Pending Zones
- PUDs

The bottom of the page shows the URL <https://oblique.sanborn.com/dcocto/?l=38.919836750177254,-76.99909682364382> and the text "COZ and DC GIS" and "Powered by Esri".



# MU10 - Area 4 (Navy Yard/SE, Ward 6)

Research census/area around: 4TH ST SE WASHINGTON DC 20003

DCOZ — Mozilla Firefox

https://maps.dcoz.dc.gov/zr16/#l=16&x=-8571844.198789796&y=4703945.045669129&mm=...

DCOZ OFFICIAL Zoning Map

Refined Search Zone Type Select Zone Type MU-10

Resources Measure Layers Basemaps Print Help

Square, Suffix, Lot  
0770 0804  
[Tax Record](#)  
Premises Address  
**4TH ST SE WASHINGTON DC 20003**  
Owner Name  
ANFIELD DC LLC  
Owner Address  
1776 I ST NW STE 400  
WASHINGTON DC 20006-3700  
Imagery  
  
[View 3D Zoning Map](#)  
[View Perspective Imagery](#)  
[Google Maps](#)  
[Bing Maps](#)

Legend:

- Lots
- Square
- Pending Design Review
- Design Review
- Zone Boundary
- Zone District
- Pending Zones
- PUDs

Map Labels: PDR-1, RF-1/CAP, RA-2/CAP, MU-4/CHC, MU-4, NMU-7B/ES, SEFC-1A, MU-10, SEFC-1B, CG-3, CG-4, CG-5, PDR-4, SEFC-2, SEFC-3, SEFC-4, Navy Yard Park, Virginia Ave SE, New York Ave SE, I St SE, N St SE, S St SE, E St SE, W St SE, M St SE, O St SE, P St SE, Q St SE, R St SE, S St SE, T St SE, U St SE, V St SE, W St SE, X St SE, Y St SE, Z St SE, AA St SE, AB St SE, AC St SE, AD St SE, AE St SE, AF St SE, AG St SE, AH St SE, AI St SE, AJ St SE, AK St SE, AL St SE, AM St SE, AN St SE, AO St SE, AP St SE, AQ St SE, AR St SE, AS St SE, AT St SE, AU St SE, AV St SE, AW St SE, AX St SE, AY St SE, AZ St SE, BA St SE, BB St SE, BC St SE, BD St SE, BE St SE, BF St SE, BG St SE, BH St SE, BI St SE, BJ St SE, BK St SE, BL St SE, BM St SE, BN St SE, BO St SE, BP St SE, BQ St SE, BR St SE, BS St SE, BT St SE, BU St SE, BV St SE, BW St SE, BX St SE, BY St SE, BZ St SE, CA St SE, CB St SE, CC St SE, CD St SE, CE St SE, CF St SE, CG St SE, CH St SE, CI St SE, CJ St SE, CK St SE, CL St SE, CM St SE, CN St SE, CO St SE, CP St SE, CQ St SE, CR St SE, CS St SE, CT St SE, CU St SE, CV St SE, CW St SE, CX St SE, CY St SE, CZ St SE, DA St SE, DB St SE, DC St SE, DD St SE, DE St SE, DF St SE, DG St SE, DH St SE, DI St SE, DJ St SE, DK St SE, DL St SE, DM St SE, DN St SE, DO St SE, DP St SE, DQ St SE, DR St SE, DS St SE, DT St SE, DU St SE, DV St SE, DW St SE, DX St SE, DY St SE, DZ St SE, EA St SE, EB St SE, EC St SE, ED St SE, EE St SE, EF St SE, EG St SE, EH St SE, EI St SE, EJ St SE, EK St SE, EL St SE, EM St SE, EN St SE, EO St SE, EP St SE, EQ St SE, ER St SE, ES St SE, ET St SE, EU St SE, EV St SE, EW St SE, EX St SE, EY St SE, EZ St SE, FA St SE, FB St SE, FC St SE, FD St SE, FE St SE, FF St SE, FG St SE, FH St SE, FI St SE, FJ St SE, FK St SE, FL St SE, FM St SE, FN St SE, FO St SE, FP St SE, FQ St SE, FR St SE, FS St SE, FT St SE, FU St SE, FV St SE, FW St SE, FX St SE, FY St SE, FZ St SE, GA St SE, GB St SE, GC St SE, GD St SE, GE St SE, GF St SE, GG St SE, GH St SE, GI St SE, GJ St SE, GK St SE, GL St SE, GM St SE, GN St SE, GO St SE, GP St SE, GQ St SE, GR St SE, GS St SE, GT St SE, GU St SE, GV St SE, GW St SE, GX St SE, GY St SE, GZ St SE, HA St SE, HB St SE, HC St SE, HD St SE, HE St SE, HF St SE, HG St SE, HH St SE, HI St SE, HJ St SE, HK St SE, HL St SE, HM St SE, HN St SE, HO St SE, HP St SE, HQ St SE, HR St SE, HS St SE, HT St SE, HU St SE, HV St SE, HW St SE, HX St SE, HY St SE, HZ St SE, IA St SE, IB St SE, IC St SE, ID St SE, IE St SE, IF St SE, IG St SE, IH St SE, II St SE, IJ St SE, IK St SE, IL St SE, IM St SE, IN St SE, IO St SE, IP St SE, IQ St SE, IR St SE, IS St SE, IT St SE, IU St SE, IV St SE, IW St SE, IX St SE, IY St SE, IZ St SE, JA St SE, JB St SE, JC St SE, JD St SE, JE St SE, JF St SE, JG St SE, JH St SE, JI St SE, JJ St SE, JK St SE, JL St SE, JM St SE, JN St SE, JO St SE, JP St SE, JQ St SE, JR St SE, JS St SE, JT St SE, JU St SE, JV St SE, JW St SE, JX St SE, JY St SE, JZ St SE, KA St SE, KB St SE, KC St SE, KD St SE, KE St 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SE, OC St SE, OD St SE, OE St SE, OF St SE, OG St SE, OH St SE, OI St SE, OJ St SE, OK St SE, OL St SE, OM St SE, ON St SE, OO St SE, OP St SE, OQ St SE, OR St SE, OS St SE, OT St SE, OU St SE, OV St SE, OW St SE, OX St SE, OY St SE, OZ St SE, PA St SE, PB St SE, PC St SE, PD St SE, PE St SE, PF St SE, PG St SE, PH St SE, PI St SE, PJ St SE, PK St SE, PL St SE, PM St SE, PN St SE, PO St SE, PP St SE, PQ St SE, PR St SE, PS St SE, PT St SE, PU St SE, PV St SE, PW St SE, PX St SE, PY St SE, PZ St SE, QA St SE, QB St SE, QC St SE, QD St SE, QE St SE, QF St SE, QG St SE, QH St SE, QI St SE, QJ St SE, QK St SE, QL St SE, QM St SE, QN St SE, QO St SE, QP St SE, QQ St SE, QR St SE, QS St SE, QT St SE, QU St SE, QV St SE, QW St SE, QX St SE, QY St SE, QZ St SE, RA St SE, RB St SE, RC St SE, RD St SE, RE St SE, RF St SE, RG St SE, RH St SE, RI St SE, RJ St SE, RK St SE, RL St SE, RM St SE, RN St SE, RO St SE, RP St SE, RQ St SE, RR St SE, RS St SE, RT St SE, RU St SE, RV St SE, RW St SE, RX St SE, RY St SE, RZ St SE, SA St SE, SB St SE, SC St SE, SD St SE, SE St SE, SF St SE, SG St SE, SH St SE, SI St SE, SJ St SE, SK St SE, SL St SE, SM St SE, SN St SE, SO St SE, SP St SE, SQ St SE, SR St SE, SS St SE, ST St SE, SU St SE, SV St SE, SW St SE, SX St SE, SY St SE, SZ St SE, TA St SE, TB St SE, TC St SE, TD St SE, TE St SE, TF St SE, TG St SE, TH St SE, TI St SE, TJ St SE, TK St SE, TL St SE, TM St SE, TN St SE, TO St SE, TP St SE, TQ St SE, TR St SE, TS St SE, TU St SE, TV St SE, TW St SE, TX St SE, TY St SE, TZ St SE, UA St SE, UB St SE, UC St SE, UD St SE, UE St SE, UF St SE, UG St SE, UH St SE, UI St SE, UJ St SE, UK St SE, UL St SE, UM St SE, UN St SE, UO St SE, UP St SE, UQ St SE, UR St SE, US St SE, UT St SE, UY St SE, UZ St SE, VA St SE, VB St SE, VC St SE, VD St SE, VE St SE, VF St SE, VG St SE, VH St SE, VI St SE, VJ St SE, VK St SE, VL St SE, VM St SE, VN St SE, VO St SE, VP St SE, VQ St SE, VR St SE, VS St SE, VT St SE, VU St SE, VV St SE, VW St SE, VX St SE, VY St SE, VZ St SE, WA St SE, WB St SE, WC St SE, WD St SE, WE St SE, WF St SE, WG St SE, WH St SE, WI St SE, WJ St SE, WK St SE, WL St SE, WM St SE, WN St SE, WO St SE, WP St SE, WQ St SE, WR St SE, WS St SE, WT St SE, WU St SE, WV St SE, WX St SE, WY St SE, WZ St SE, XA St SE, XB St SE, XC St SE, XD St SE, XE St SE, XF St SE, XG St SE, XH St SE, XI St SE, XJ St SE, XK St SE, XL St SE, XM St SE, XN St SE, XO St SE, XP St SE, XQ St SE, XR St SE, XS St SE, XT St SE, XU St SE, XV St SE, XW St SE, XX St SE, XY St SE, XZ St SE, YA St SE, YB St SE, YC St SE, YD St SE, YE St SE, YF St SE, YG St SE, YH St SE, YI St SE, YJ St SE, YK St SE, YL St SE, YM St SE, YN St SE, YO St SE, YP St SE, YQ St SE, YR St SE, YS St SE, YT St SE, YU St SE, YV St SE, YW St SE, YX St SE, YY St SE, YZ St SE, ZA St SE, ZB St SE, ZC St SE, ZD St SE, ZE St SE, ZF St SE, ZG St SE, ZH St SE, ZI St SE, ZJ St SE, ZK St SE, ZL St SE, ZM St SE, ZN St SE, ZO St SE, ZP St SE, ZQ St SE, ZR St SE, ZS St SE, ZT St SE, ZU St SE, ZV St SE, ZW St SE, ZX St SE, ZY St SE, ZZ St SE

Washington

Earth

USGS, METI/NASA, EPA, USDA | DC GIS | DCOZ and DC GIS

Powered by Esri

# MU10 - Area 5 (Fort Totten, Ward 5)

Research census/area around: 5210 3RD ST NE WASHINGTON DC 20011

The screenshot displays the DCO Zoning Map web application interface. The browser address bar shows the URL: <https://maps.dcoz.dc.gov/zr16/#l=16&x=-8571774.21015012&y=4715185.074677979&mms=>

**Navigation and Tools:** Resources, Measure, Layers, Basemaps, Print, Help

**Search and Filter:** Refined Search: Zone Type; Select Zone Type: MU-10/FT

**Map Legend:**

- Lots
- Square
- Pending Design Review
- Design Review
- Zone Boundary
- Zone District
- Pending Zones
- PUDs

**Map Information Panel:**

**Square, Suffix, Lot**  
3766 0803  
[Tax Record](#)

**Premises Address**  
5210 3RD ST NE WASHINGTON DC 20011

**Owner Name**  
W M A T A

**Owner Address**  
750 BERING DR STE 300  
HOUSTON TX 77057-2132

**Imagery**

[View 3D Zoning Map](#)  
[View Perspective Imagery](#)  
[Google Maps](#)  
[Bing Maps](#)

**Main Map:** Zoning District: MU-4. Other districts shown include R-1B, PDR-1, R-2, MU-7B/FT, RA-1, MU-10/FT, PDR-1/FT, and PDR-4/FT. Landmarks include Fort Circle Park and Fort Totten.

**Map Controls:** Earth, Washington, Powered by Esri

**USING THE MAPS ABOVE, REFERENCE THE ASSOCIATED CENSUS TRACK STUDY & TESTIMONY BY DR. TONYA GOLASH-BOZA BELOW.**

*Dr. Tanya Golash-Boza* is the Executive Director of the University of California Washington Center and a native Washingtonian. She holds a PhD in Sociology from the University of North Carolina at Chapel Hill. She is the founder of the Racism, Capitalism, and the Law (RCL) Lab and a Professor of Sociology at the University of California, Merced. She has spent her scholarly career working to understand why racial and economic disparities exist, how racism intersects with capitalism, and how our legal system upholds these inequities. She is the author of over 50 academic articles and six books. Her latest book, based on research funded by the National Science Foundation, is *Before Gentrification: The Creation of DC's Racial Wealth Gap* (University of California Press, 2023).



**Dr. Tanya Golash-Boza** is the Executive Director of the University of California Washington Center and a native Washingtonian. She holds a PhD in Sociology from the University of North Carolina at Chapel Hill. She is the founder of the Racism, Capitalism, and the Law (RCL) Lab and a Professor of Sociology at the University of California, Merced. She has spent her scholarly career working to understand why racial and economic disparities exist, how racism intersects with capitalism, and how our legal system upholds these inequities. She is the author of over 50 academic articles and six books. Her latest book, based on research funded by the National Science Foundation, is *Before Gentrification: The Creation of DC's Racial Wealth Gap* (University of California Press, 2023).

## Testimony

The proposal to upzone a 2-acre public property at 1617 U Street and 1620 V Street from MU-4 to MU-10 is likely to contribute to more displacement of Black people from Washington, DC – a city that was 70% Black in 1970 and is closer to 40% Black today. I will use social scientific and historical data to assess the potential impact of this upzoning on the Black community in this area.

The first thing to note about this area is that the census tract where 1617 U Street sits is only [3 percent Black](#). In 1990, one thousand Black people lived in this area, as compared to only about 100 Black people today. Black people have already been pushed out of this area due to previous actions by the public and private sectors. Any actions taken should focus on repairing – not continuing – this harm.

What would be the effects of upzoning on Black displacement from this area? We can look at the five other areas of the city that have this MU-10 designation to assess the potential impacts. This area could face a similar fate as the area in the West End near 24<sup>th</sup> and M, which had a few hundred Black residents 15 years ago yet has [no Black residents](#) today. An area in Navy Yard was also upzoned in this way. This area was nearly all Black before the public housing was demolished, and is only [10% Black](#) today. Three other areas have this MU-10 designation and have seen a steady decline in their Black populations. The area near LeDroit Park at 8<sup>th</sup> and V Streets NW – which was nearly all Black 20 years ago is only [53% Black](#) today. The area just east of Eckington – which was nearly all Black 20 years ago is [48% Black](#) today. The area near Fort Totten was nearly all Black prior to being upzoned and is [78% Black today](#).

There is a clear and consistent pattern of Black displacement from other areas which have been rezoned at MU-10. With a similar upzoning in this area, we have every reason to expect the same to happen in the area near 1617 U Street.

The lot under consideration is currently public land and the intention is to sell this land to a private developer, which will result in a continuation of past harms. Just a few blocks north of this lot lies Meridian Hill – also known as Malcolm X Park. Just over a century ago, Meridian Hill was a settlement of Black homeowners. Edmond Scott, who worked at the Bureau of Printing and Engraving, became one of the first residents on his block when he purchased a home at 1508 Euclid Street in 1884. The block would become nearly all Black by 1910, with most of his neighbors owning the homes they lived in. In 1912, the federal government used



[eminent domain](#) to condemn and destroy the homes of the 37 families that lived in the block to build Meridian Hill Park. These Black homeowners lost their land in Meridian Hill and this exact pattern happened in several sites across the city.

The local and federal governments have a history of expropriating Black homes and turning them into public land. A serious consideration of repairing past harms must take this history into account. If the government could take land from Black people and transform it into public land, there is no reason it can't take this lot of public land and transform it into a place where Black people can live and thrive. The best way forward in this case is to transform this lot into social housing. This is a rare opportunity for the DC government to create deeply affordable housing and to begin to reverse this decades-long trend of Black displacement from DC.

Social housing would mean that at least 60% of the units would have two bedrooms or more; at least 30% would be designated for households earning less than 30% of Area Median Income (Extremely low income), and another 30% for households earning less than 50% of Area Median Income (Very low income). For example, a household with two parents and three children earning \$46,950 would be able to afford to live in this building. [One-quarter](#) of all households in DC earn less than \$50,000. [Half](#) of Black households in DC earn less than \$54,401 whereas half of White households earn more than \$161,812. Rampant racial inequality in DC means that social housing would mostly benefit Black people.

The creation of an IZ building with 30% “affordable” housing and 70% market-rate housing would not meet the needs of low-income Black families in DC. A family with a head of household who earns \$25 an hour has an annual household income of \$52,000 a year. This includes people who work at Target, Starbucks, CVS, Safeway, and even the DC government. The city relies on these workers to provide essential services and these low-paid workers - the majority of whom are Black - deserve to be able to afford to live in the city where they work. IZ housing designed for people who make 60% of AMI would be out of reach even for a single person working fulltime at CVS, and much less for a family. The city needs these workers, and these workers need housing.

Social housing, in contrast to IZ, would allow for the deep affordability the city needs.

As submitted on behalf of the Black Neighbors of 1617 U Street, on November 18, 2023, by:

A handwritten signature in black ink that reads "Lanya Yolash Boza". The signature is written in a cursive, flowing style.

\* Embedded hyper-links include source material