ADVISORY NEIGHBORHOOD COMMISSION 1E
GOVERNMENT OF THE DISTRICT OF COLUMBIA
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RESOLUTION #: 1E-2026-126
INTRODUCED: October 10, 2026
SPONSOR(S): Josh Jacobson (1E06), Brown (1E04), Footer (1E07)
LATEST ACTION: ADOPTED (10/28/2026)

RESOLUTION

Resolution Supporting Map Amendment Along Georgia Ave in 1E to Allow Parcels Densities as Envisioned in the 2021 FLUM

On October 10, 2026, Commissioner Josh Jacobson (1E06), along Commissioners Brown (1E04) and Footer (1E07), introduced the following resolution for consideration by Advisory Neighborhood Commission 1E:

WHEREAS, the Comprehensive Plan Amendment Act of 2020 (D.C. Law 24-20) adopted the Future Land Use Map (FLUM) that is in effect until the DC 2050 Comprehensive Plan process is completed; and

WHEREAS, the 2021 FLUM envisions Georgia Avenue in ANC 1E as a mix of uses ranging from Low, Moderate, and Medium Density Commercial along with Medium Density Residential; and

WHEREAS, Medium Density Residential is suited for mid-rise apartment buildings typically 1.8 to 4.0 FAR; and

WHEREAS, most of Georgia Avenue in 1E remains zoned for MU-4 or NMU-4/GA (2.5 FAR, 3.0 with IZ) with densities below what is envisioned by the 2021 FLUM; and

WHEREAS, in a striped mixed-use area, "the general density and intensity of development ... is determined by the specific mix of uses shown," and the FLUM marks the emphasized use "by showing it at a slightly higher density than the other use in the mix" (10-A DCMR § 227.21), which means that where Georgia Avenue's residential stripe sits above the commercial stripe, the FLUM calls for housing above ground-floor retail at mid-rise scale; and

WHEREAS, in Zoning Commission Case 24-01, the Zoning Commission rezoned Howard University's Georgia Avenue NW frontage south of Euclid Street to MU-9B and MU-10 with IZ+ and this work would extend this effort through the rest of ANC 1E; and

WHEREAS, the Mid-City Area Element plans for "increases in density on Georgia Avenue, NW" and for growth "along the Georgia Ave NW corridor"; and

WHEREAS, while the FLUM is seen as the maximum allowed use for a parcel and allows parcels being at lower densities, proactively increasing the density could allow for faster housing buildout in the future; and

WHEREAS, Georgia Avenue serves one of the highest ridership Metrobus routes in the region, and DDOT is actively working on a bus priority project for Georgia Avenue that will include dedicated bus lanes; and

WHEREAS, a Zoning Map amendment must be "not inconsistent with the Comprehensive Plan" (D.C. Code § 6-641.02; 11-X DCMR § 500.3), and in areas with striped mixed-use, "the general density and intensity of development... is determined by the specific mix of uses shown" (§ 227.21); and

WHEREAS, in Zoning Commission Case 25-15 (2026), the Commission rezoned a site designated Medium Density Residential and Moderate Density Commercial from MU-4 to MU-7B, and the Office of Planning found MU-7B "more in line with these designations than the existing MU-4 zone"; and

WHEREAS, in Zoning Commission Case 23-11 (2024), the Commission rezoned 7709 Georgia Ave NW from MU-4 to MU-10 on the same Medium Density Residential and Medium Density Commercial designation found on the blocks near the Petworth Metro in ANC 1E, finding MU-10 within that category's density range; and

WHEREAS, NMU-7B/GA applies a maximum of 4.0 FAR (4.8 with IZ), of which no more than 2.5 FAR may be non-residential and this is similar to what is envisioned in MU-7B; and

WHEREAS, a public agency (including an ANC) can file a map amendment covering many properties under multiple owners as a rulemaking (11-Z DCMR § 201.7(b)(1)), and ANCs are exempt from fees for such petitions (11-Z DCMR § 1603.2(a)); and

WHEREAS, the Office of Planning (OP) previously filed similar corridor cases, including Case 23-25 (Connecticut Avenue and Chevy Chase), but has not announced a similar Georgia Avenue case; and, NOW, THEREFORE, BE IT

RESOLVED that ANC 1E supports a Zoning Map Amendment for parcels on Georgia Ave NW between Barry Place NW and New Hampshire Ave NW, as follows:

1) Parcels with MU-4 zoning under Low Density Commercial and Medium Density Residential: rezone from MU-4 to MU-7B; and
2) Parcels with MU-4 zoning under Moderate Density Commercial, Medium Density Residential, and Institutional: rezone from MU-4 to MU-7B; and
3) Parcels with MU-4 zoning under Moderate Density Commercial and Medium Density Residential: rezone from MU-4 to MU-7B; and
4) Parcels with NMU-4/GA under Moderate Density Commercial and Medium Density Residential: rezone from NMU-4/GA to NMU-7B/GA; and
5) Parcels with NMU-7B/GA zoning under Medium Density Commerical and Medium Density Residential: rezone from NMU-7B/GA to MU-10; and
6) Parcels in approved PUDs keep their existing entitlements; and

RESOLVED that ANC 1E requests the Office of Planning to respond in writing within 90 days regarding the feasibility of the Office of Planning proceeding with a map amendment as described above within a year of this resolution's passage; and

RESOLVED that ANC 1E shall announce a Request for Proposals from firms with experience in Zoning Map Amendments to understand feasibility of ANC 1E performing this work themselves; and

BE IT FINALLY RESOLVED, That Commissioner Josh Jacobson (1E06) is authorized to represent ANC 1E on all matters related to this resolution.

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CERTIFIED, that Advisory Neighborhood Commission 1E, at a properly noticed regular meeting on October 28, 2026, with a quorum present, adopted this resolution by a vote of 5 yeas, 0 nays, and 1 abstention (Commissioner Howard, 1E01).

Josh Jacobson

COMMISSIONER JOSH JACOBSON
CHAIR, ANC 1E

COMMISSIONER BRAD HOWARD
SECRETARY, ANC 1E

Figure 1: Map of Impacted Parcels

