

Waterfront Worksheet

Case No. 08-06-11
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1. PUD development

OPTION ONE (OP Recommendation)

- Allow additional height, but not density, in W-1, W-2, and W-3 through a PUD process.

OPTION TWO

- Allow additional height and density in W-1, W-2, and W-3 zones through a PUD process.

OPTION THREE

- Do not allow additional height or density in W zones through a PUD.

2. Waterfront-Specific Criteria for PUDs

OPTION ONE (OP Recommendation)

- Establish waterfront-specific criteria for PUDs related to public access, connectivity, mixed use, visual access, open space, environmental considerations, and surface parking.

OPTION TWO

- Do not establish waterfront-specific criteria for PUDs.

3. Surface Parking

OPTION ONE (OP Recommendation)

- Allow surface parking by special exception only in W zones.

OPTION TWO

- Do not change existing surface parking permissions.

4. Light Industrial Uses

ZONING COMMISSION
District of Columbia

CASE NO. 08-06-11

EXHIBIT NO. 10
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OPTION ONE (OP Recommendation)

- Update performance standards for light industrial special exception review.

OPTION TWO

- Do not change existing light industrial standards in W zones.

5. Visual Access for Matter-of-Right Development

OPTION ONE (OP Recommendation)

- Establish visual access to the water for matter-of-right projects generally based on surrounding relevant street grid. Where existing street grid does not exist, limit building width to a maximum of 500 feet.

OPTION TWO

- Adopt Option One with a different linear standard than 500 feet.

OPTION THREE

- Do not limit building width in the W zones.

6. Setback from the Waterfront

OPTION ONE (OP Recommendation)

- Establish a minimum setback from waterfront of 75 feet for matter-of-right projects, of which a minimum of 25 feet are reserved for approved trail connections.

OPTION TWO

- Establish a minimum setback for matter-of-right projects other than in Option One.

OPTION THREE

- Do not establish a minimum setback requirement.