Summary of Framework for East M Street Target Area as Discussed by Zoning Commission at November 8, 2004 Meeting

New Zones

Squares 1048S, 1067, 1048, 1024, and 1080* to be zoned W-1. Square 1080 is owned by D.C.

Squares 1000, 1001S, and 1025E to be zoned W-2.

Squares 1025* and 1025S advertised in the alternative either W-2 or W-3.

Squares 1079SE, 1080E, 1080S, and 1067S are all either NPS or RR land.

*Zoning Commission, at November 8, 2004 meeting, did not specify new zone districts for Squares 1025 and 1080. We put them in the zones thought most appropriate.

Amendments to Chapter 24 re: PUD's

Amend Chapter 24 (PUD's) as follows:

Add PUD incentive in W-2 to change overall density permitted from 4 to 5 FAR. And, currently, no more than 2 FAR may be non-residential. Change this to allow no more than 4 to be non-residential

W-1 would not change – already has PUD incentive which allows increase from 40 foot to 60 foot height and allows increase in density from 2.5 to 3 FAR.

W-3 would not change.

Height Measurement

Measure from Water Street all buildings on Squares 1025, 1025S, 1025E, 1048S, 1067S, and 1080.

IMPORTANT QUESTIONS

1. Is the amendment to Chapter 24 to apply throughout the District, or only in the East M Street Target Area?
2. Is the Capitol Gateway Overlay to be applied? If so, with what, if any, changes to its text?
3. If the Capitol Gateway Overlay is not to be applied, is a new Overlay to be devised?
4. Does the Zoning Commission want special exception and/or design review? If so, over the entire East M Street Target Area, or only over certain areas within the Target Area?

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5. The 1910 Height Act states, at § 7, that "the height of buildings shall be measured from the level of the sidewalk opposite the middle of the front of the building to the highest point of the roof." If a building has more than one front, the front which will permit the greater height is to be used. D.C. Official Code § 6-601.07 (2001). This may prevent the measurement of height of all buildings in the named Squares from being taken from Water Street.

East M Street Target Area - land Owership Attachment II

