

Inclusionary Zoning

OP Analysis of IZ Zone Application:

Historic Neighborhoods

Zoning Commission Public Hearings

October 19th, 2006

DC Office of Planning

ZONING COMMISSION
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 67
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Presentation Outline

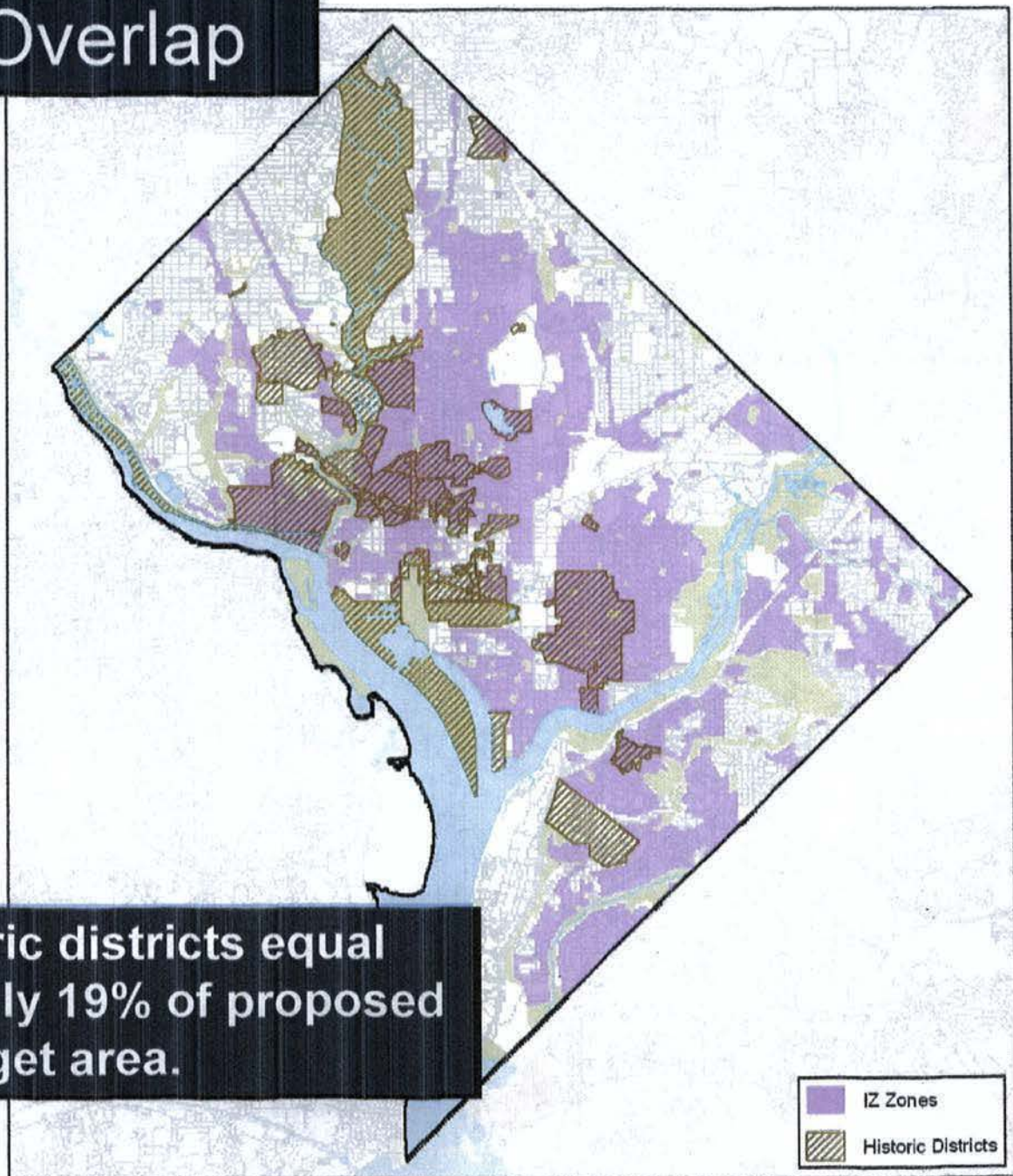
- IZ and Historic Districts Overlap
- Study Methodology
- IZ in Historic Row House Neighborhoods
- Review of Uptown Arts
- Location IZ Height Bonuses
- Uptown Arts Historic District In Depth
- Findings & Recommendations

IZ Historic District Overlap

Major Historic Districts

- Anacostia
- Capitol Hill
- Cleveland Park
- Dupont Circle
- Georgetown
- Greater 14th St
- Kalorama-Sheridan
- Mount Pleasant
- Shaw / LeDroit
- Takoma Park

Historic districts equal roughly 19% of proposed IZ target area.



Historic District Methodology

- Reviewed the changes to minimum lot sizes in R-3 and R-4 in historic row house neighborhoods.
- Reviewed bonus density granted in the Uptown Arts Overlay and the Greater 14th Street Historic District.
- Identified where IZ zones receiving height changes overlapped with historic districts

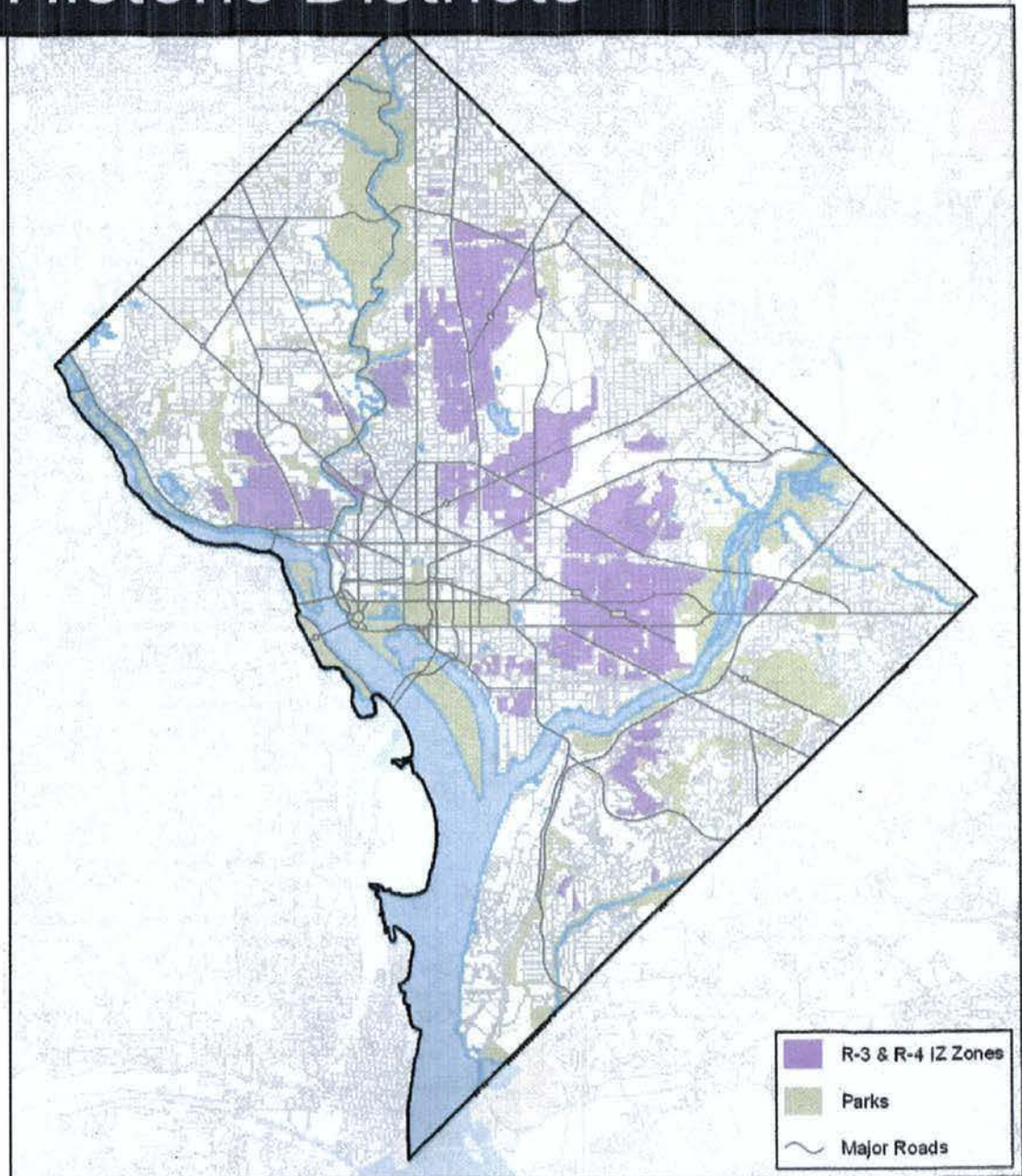
IZ Lot Changes and Historic Districts

R-3

Lot Width 20' to 16'
Lot Size 2,000sf to
1,600sf

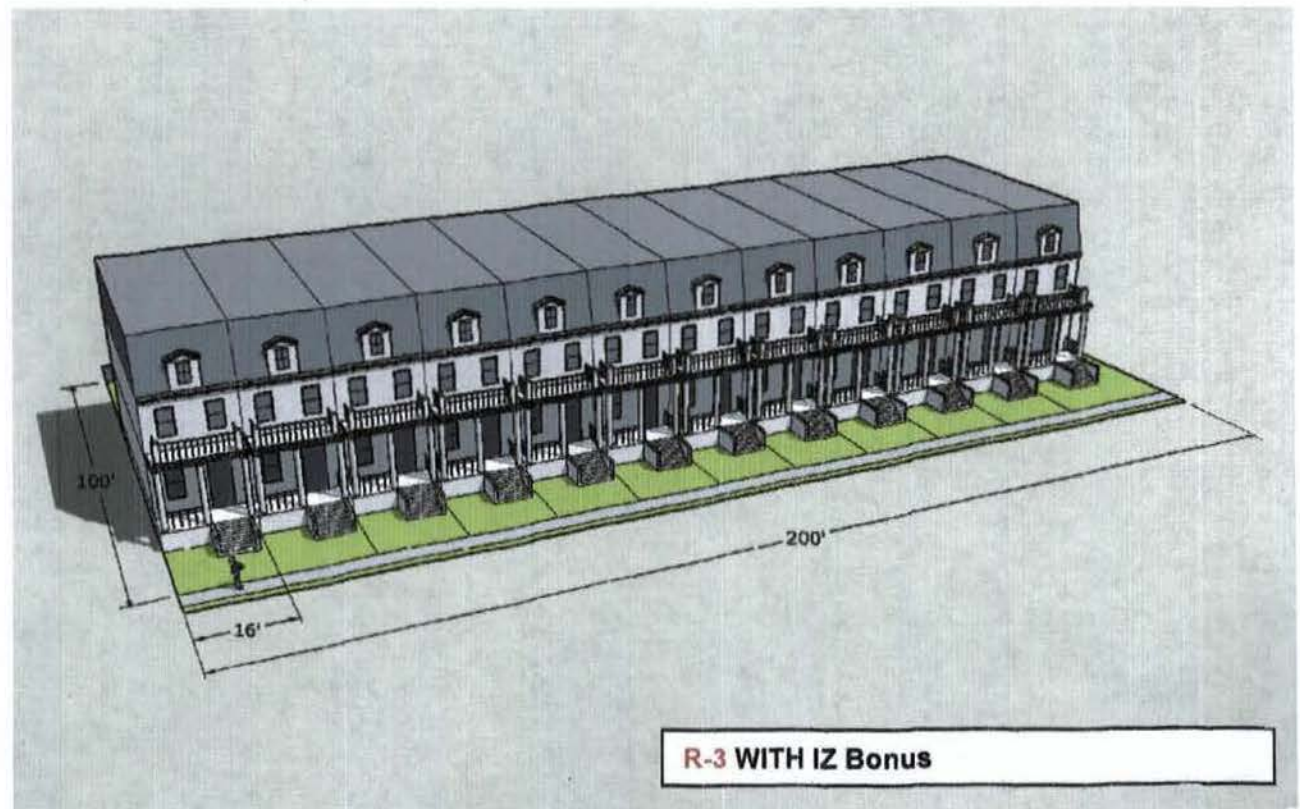
R-4

Lot Width 18' to 15'
Lot Size 1,800sf to
1,500sf



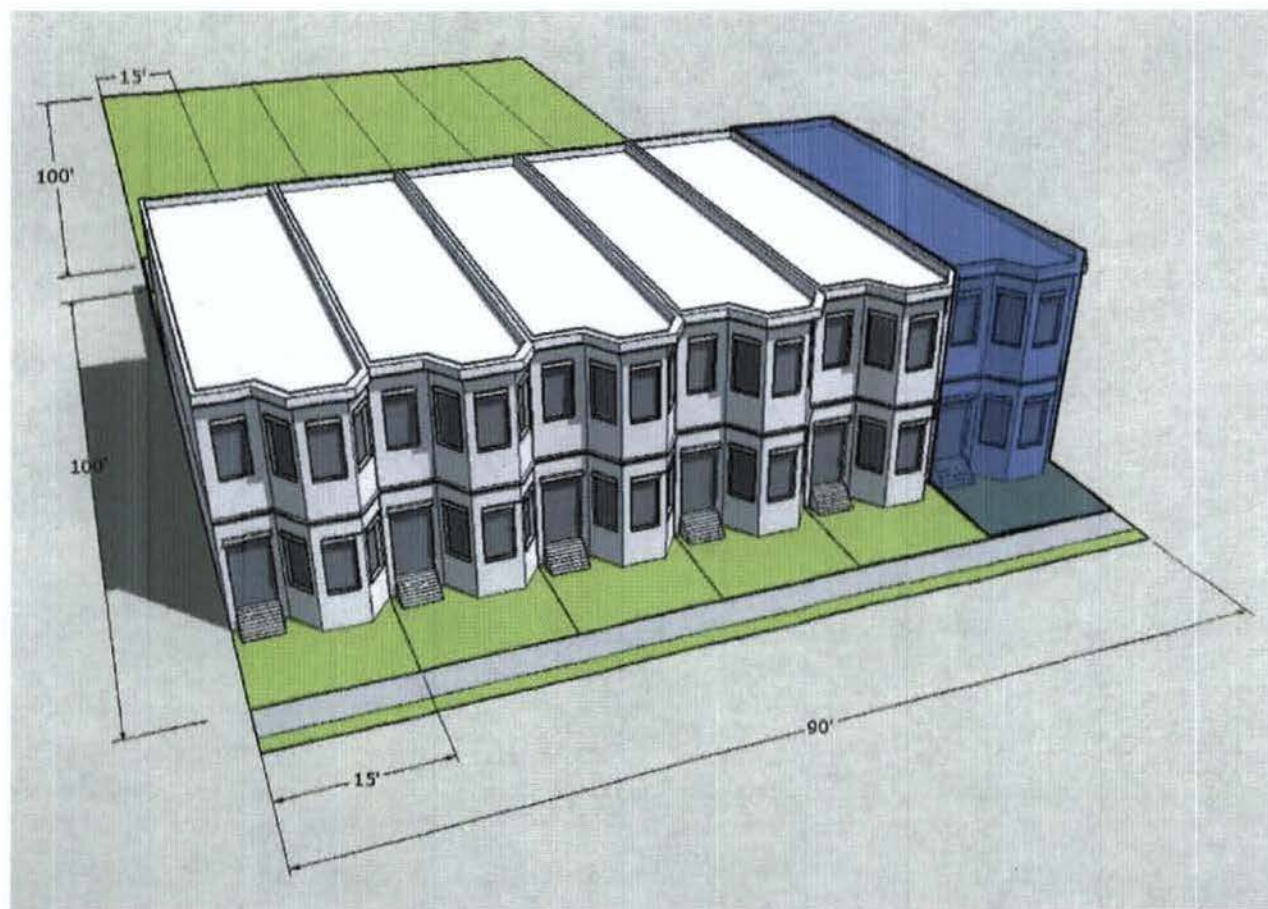
Lot Changes in R-3

Example: IZ would permit 2 additional row houses on a parcel zoned for 10.



Lot Size Changes in the R-4

Example: IZ would permit 1 additional row house on a parcel zoned for 5



Lot Sizes in Georgetown (R-3)

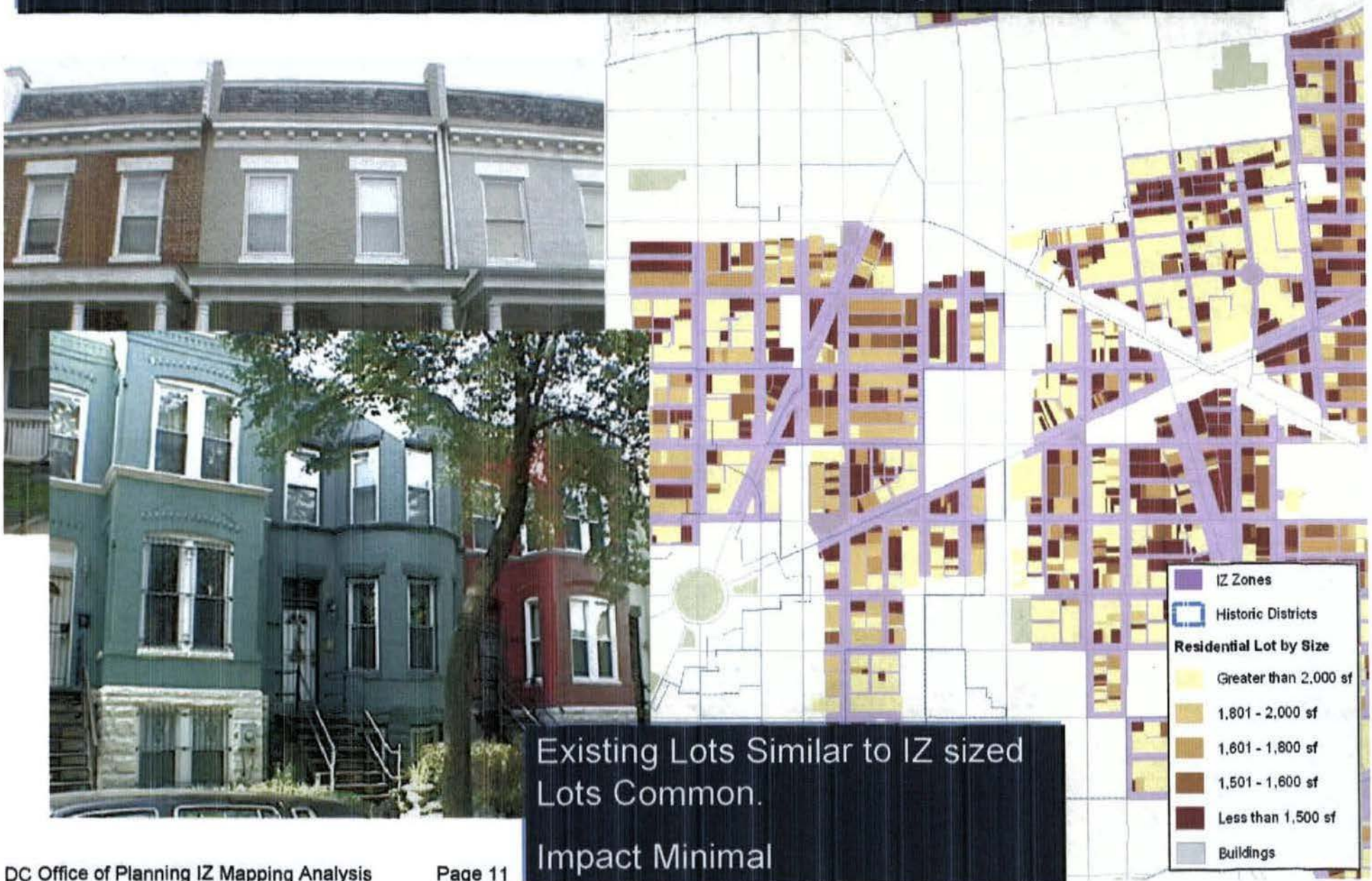
Existing Lots Similar to IZ sized
Lots Common. Impact Moderate



Lot Sizes in Historic Anacostia (R-3)



Lot Sizes in Shaw/LeDroit Park (R-4)



C-3-A Projects in Arts/Historic District

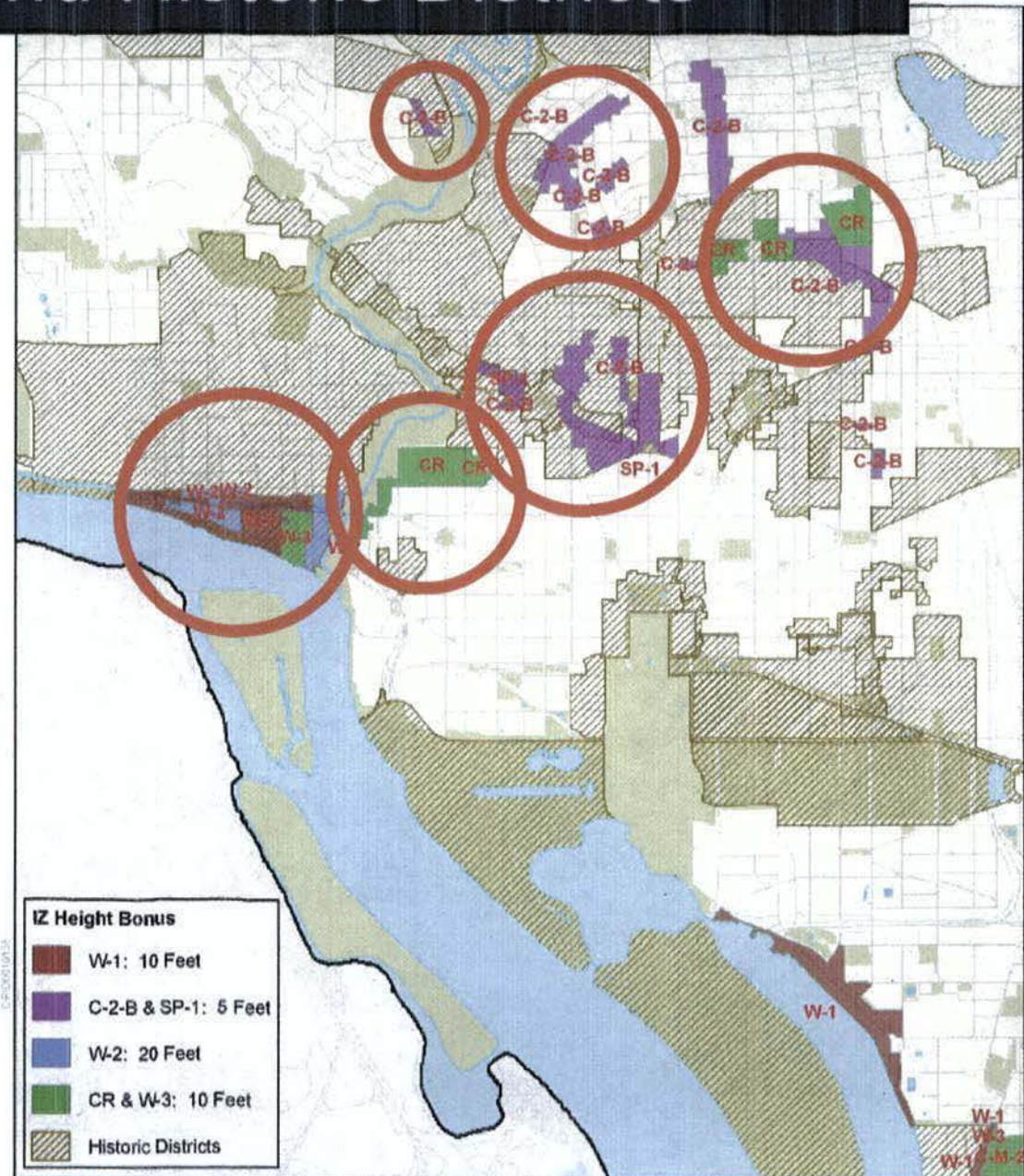
- Four out of Six Projects Permitted Seven Stories to 75 Feet.
- Bonus Varied -23% to 24%
- Those with Height Bonus Averaged 15.3% Bonus Density

NAME	ADDRESS	ZONE	Base FAR	Total FAR	% Bonus	# of Stories
Rainbow Lofts	1445 Church St, NW	ARTS/C-3-A	4	3.08	-23%	NA
Matrix, The	1529 14th Street, NW	ARTS/C-3-A	4	4.23	6%	6
Saxon Court	1440 Church St, NW	ARTS/C-3-A	4	4.40	10%	7
Q14	1600 14th St, NW	ARTS/C-3-A	4	4.50	12%	7
The Metro / Desoto	1444 Church Street, NW	ARTS/C-3-A	4	4.97	24%	7
Metropole, The	1515 15th Street, NW	ARTS/C-3-A	4	NA	NA	7

NA – Data Not Available

IZ Height Bonuses and Historic Districts

- Woodley Park
- Kalorama Triangle & Washington Heights
- Greater U Street
- Dupont Circle
- Rock Creek Parkway
- Georgetown / C & O Canal

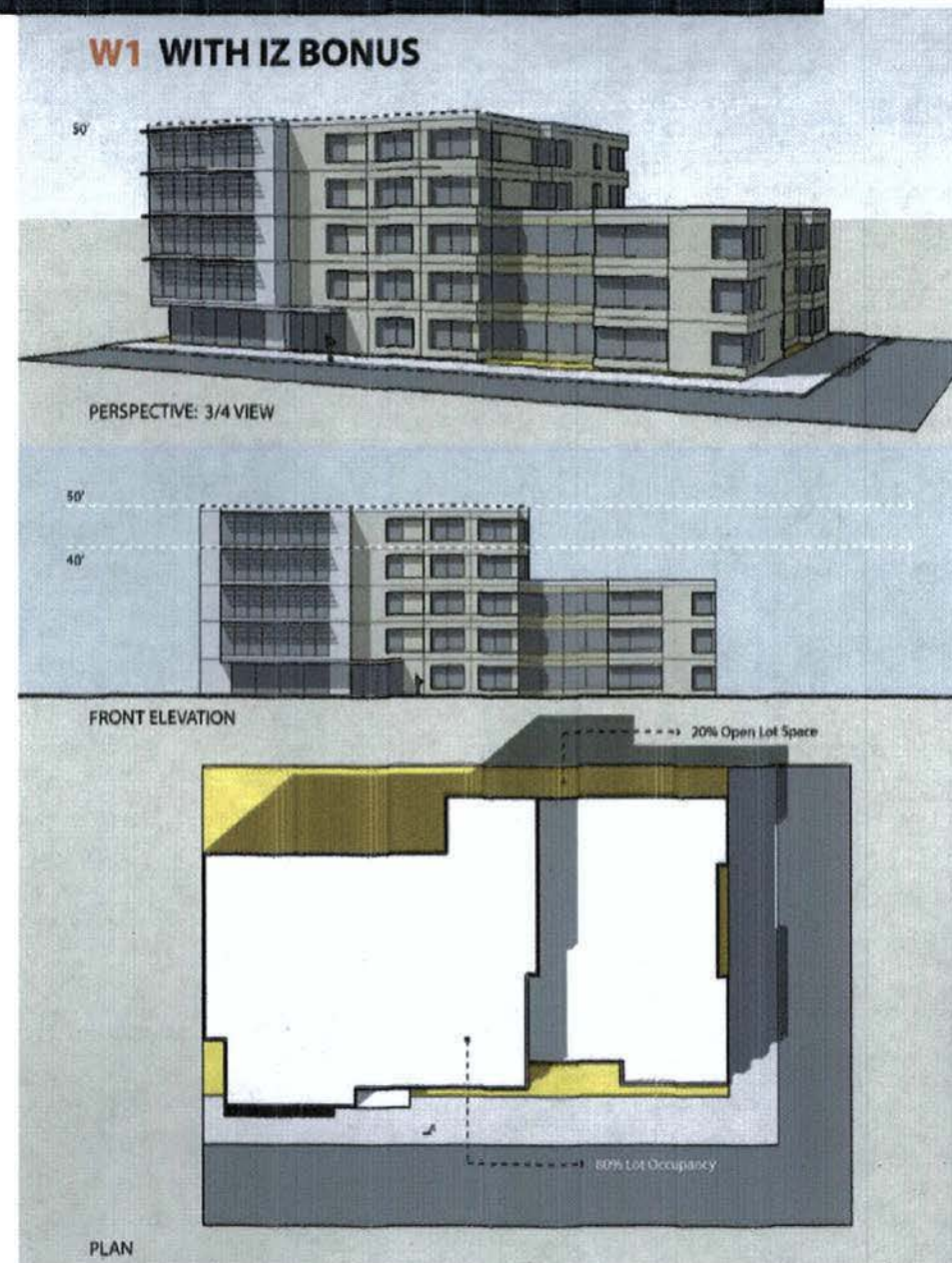


Height Changes in W-1

W-1 Zoning Envelope Changes

- No Changes Lot Occupancy
- No Change in relationship to street
- No Change in rear or side yard requirements
- 10 Feet in height relative to adjacent buildings.

Impact to Neighborhood Form:
Minor to Moderate



Height Changes in the C-2-B Zone

C-2-B Zoning Envelope Changes

- No Change in relationship to street.
- No Change in rear or side yard requirements
- No Change to lot occupancy
- Change from 65' to 70' in Height

Impact to Neighborhood Form:
Minor

Change from 65' to 70'
in Height

C2B WITH IZ BONUS

70'

PERSPECTIVE: 3/4 VIEW

70'

65'

FRONT ELEVATION

PLAN

20% Open Lot Space

80% Lot Occupancy

Height Changes to SP-1

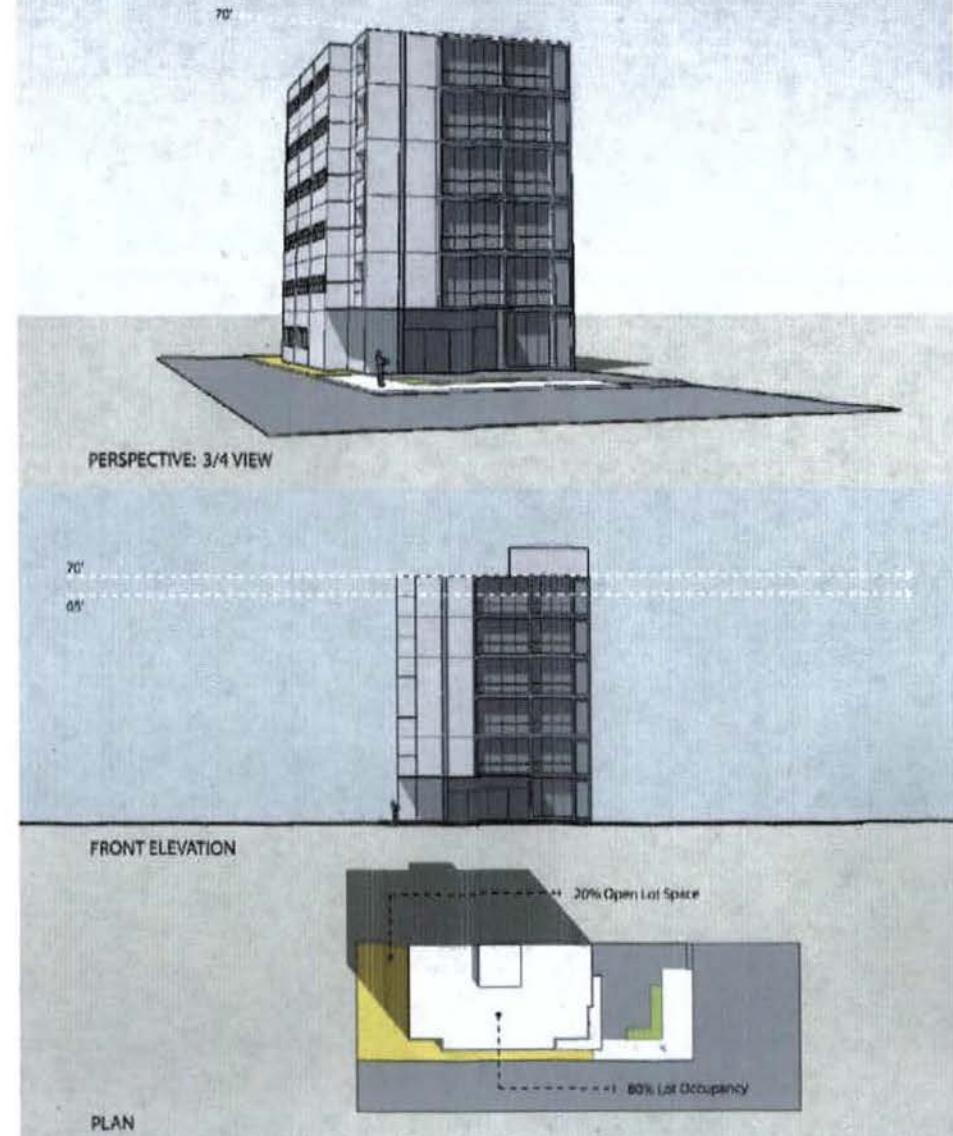
SP-1 Zoning Envelope Changes

- No Change in relationship to street.
- No Change in rear or side yard requirements
- No Change to lot occupancy
- Change from 65' to 70' in height

Impact to Neighborhood Form:

Minor

SP1 WITH IZ BONUS



Height Changes in the W-2 Zone

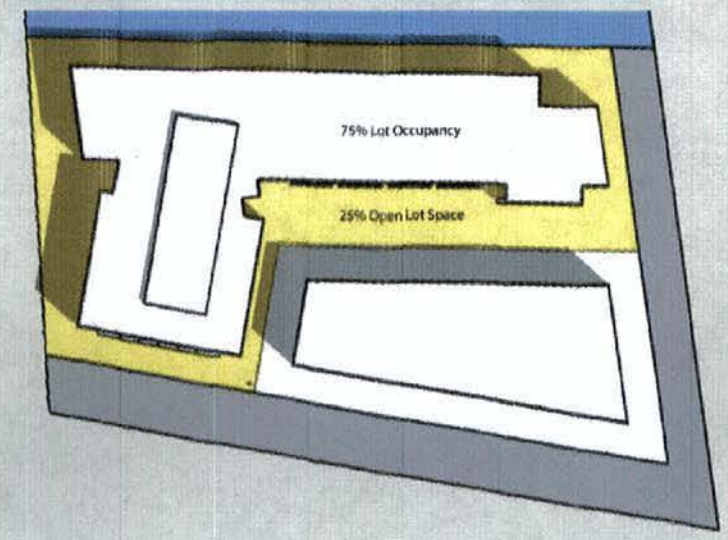
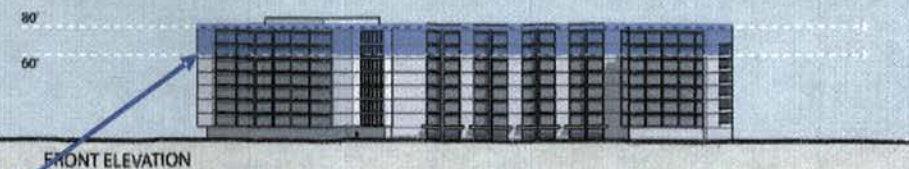
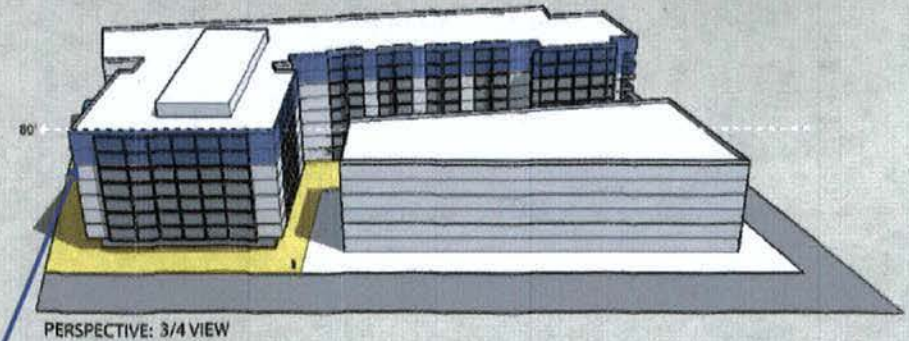
W-2 Zoning Envelope Changes

- No Change in Lot Occupancy
- No Change in relationship to street.
- No Change in rear or side yard requirements

Impact to Neighborhood Form:
Significant in Historic Districts

Change from 60' to 80'
in Height

W2 WITH IZ BONUS



Height Changes to W-3 & CR

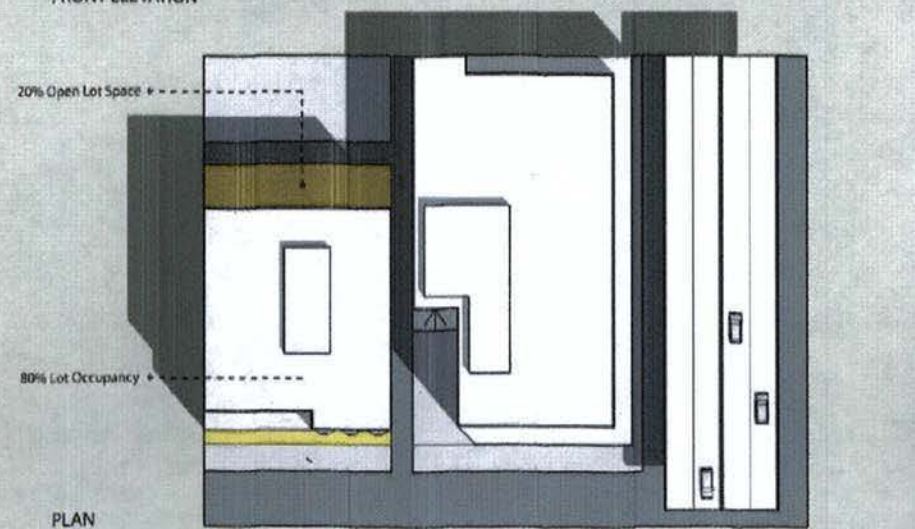
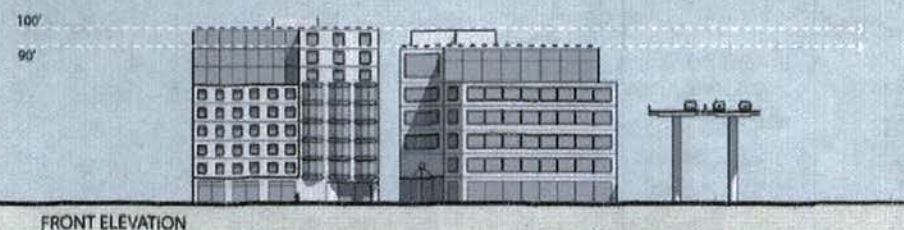
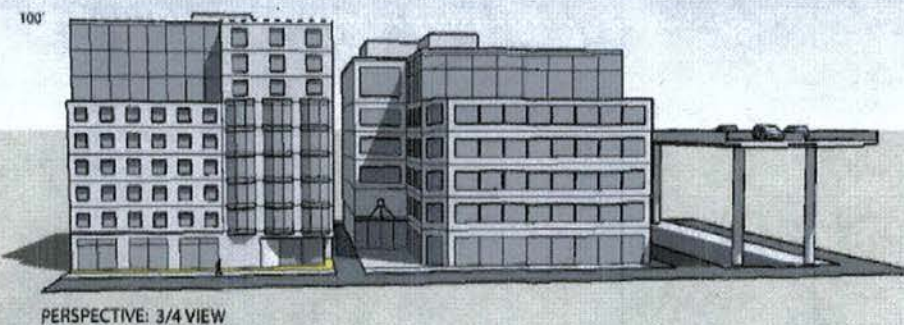
W-3 & CR Zoning Envelope Changes

- No Change in relationship to street.
- No Change in rear or side yard requirements
- No Change to lot occupancy
- Height Changes from 90' to 100'

Impact to Neighborhood Form:

Moderate

W3, CR WITH IZ BONUS



14th and P Street



14th and Q Street

Q14

7 Stories

12% Bonus



The Matrix

The Matrix

6 Stories

6% Bonus



14th and R Street

The Mission

Under Review



1400 Block of Church Street

Saxon Court

7 Stories

10% Bonus

Metro/DeSoto

7 Stories

24% Bonus



Findings

- Reducing lot sizes in the R-3 of Anacostia Historic District represents a significant change over the predominant neighborhood form.
- 20 foot change in W-2 zoning height represents a significant impact on historic form.
- Where higher density zoning is consistent with historic form a 10 foot change in zoning height can be accommodated through HPRB design review.

Final Recommended IZ Target Zones and Excluded Areas

Subtractive Approach

1. Assume Widest Possible Areas
2. Subtract
 - M & GOV Zones
 - R-1 & R-2
 - DD & TDR
 - R-5-E
 - Conflicting Overlays (Naval Observatory)
 - Historic Areas (Georgetown & Historic Anacostia)

