

# East Dupont Remapping and Text Zoning Consistency Proposal

Case ZC # 07-34  
April 28, 2008

ZONING COMMISSION  
CASE No. 07-34  
EXHIBIT No. 31

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District of Columbia  
CASE NO.07-34  
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## Co-sponsors

- Advisory Neighborhood Commission 2B, Ramon Estrada, Chair
- Dupont Circle Citizens Association, Robert L. Halligan, President
- Dupont Circle Conservancy, Richard Busch, President
- Residential Action Coalition, Kathryn A. Eckles, President

## Endorsements, continued

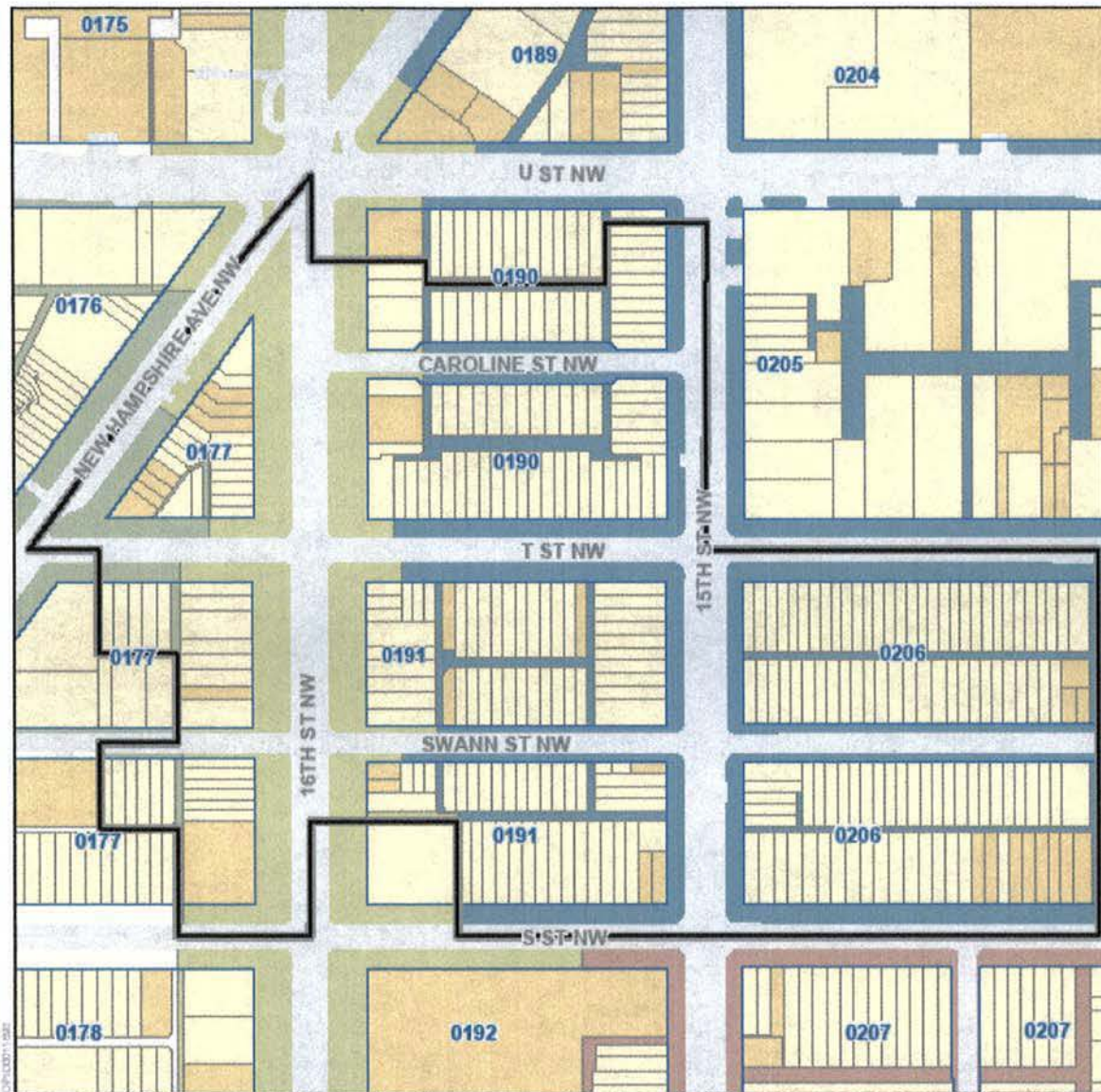
- Caroline Street Residents Association, Daniel C. Gamber, Chair

# Zoning Reduction Goals

- Bring Existing Zoning into Conformance with Actual Use
- Bring Existing Zoning into Conformance with 2006 DC Comprehensive Plan
- Retain Row House Character of Overall Neighborhood
- Preserve Open Green Space, Trees, Light, and Air

# Zoning Reduction Goals

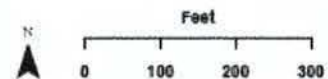
- **Preserve Scale and Character of Historic Districts within which the Zoning Reduction Area Lies**
  - Greater Fourteenth Street Historic District
  - Greater U Street Historic District
  - Sixteenth Street Historic District
  - Strivers' Section Historic District



## East Dupont Circle

### Legend

- East Dupont Circle
- Property Squares
- Roads
- Tax Lots
- Record Lots
- Parcels
- Historic Districts**
  - Greater Fourteenth Street Historic District
  - Greater U Street Historic District
  - Sixteenth Street Historic District
  - Slivers' Section Historic District

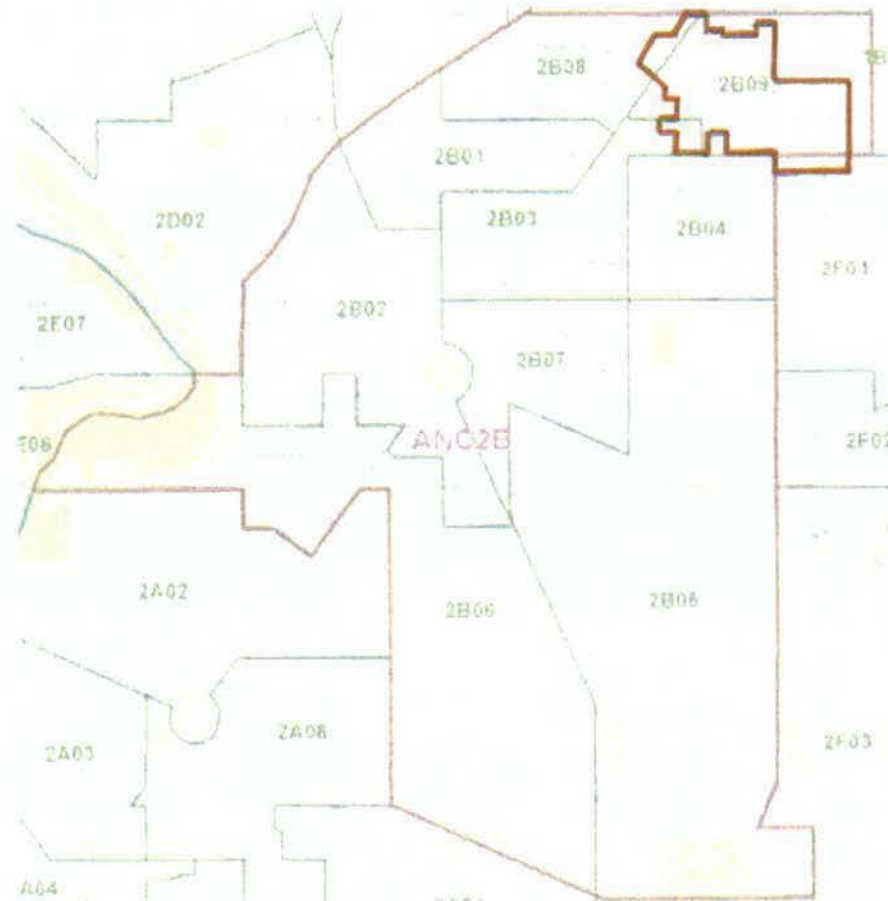


\*\*\* Government of the  
District of Columbia  
Adrian M. Fenty, Mayor

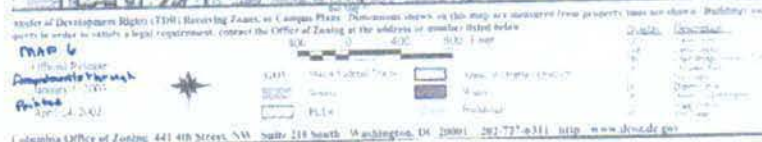
Office of Planning ~ June 13, 2007

This map was created for planning  
purposes from a variety of sources.  
It is neither a survey nor a legal document.  
Information provided by other agencies  
should be verified with them where appropriate.

# Area in Relation to Overall Advisory Neighborhood Commissions



## Area Outlined in Red



## Existing Zoning

- Sixteenth Street, NW Corridor – R-5-D
  - Maximum Height – 90 feet
  - Floor Area Ratio (FAR) – 3.5
  - Lot Occupancy – 75%

Remaining Area – R-5-B

Maximum Height – 50 feet

FAR – 1.8

Lot Occupancy – 60%

## Proposed Zoning

- Sixteenth Street, NW, between S and U streets – R-5-B
  - Maximum Height – 50 feet
  - FAR – 1.8
  - Lot Occupancy – 60%

Fifteenth Street, NW, and lettered and named side streets in survey area – R-4

Maximum Height – 40 feet (3 stories)

No FAR Requirement

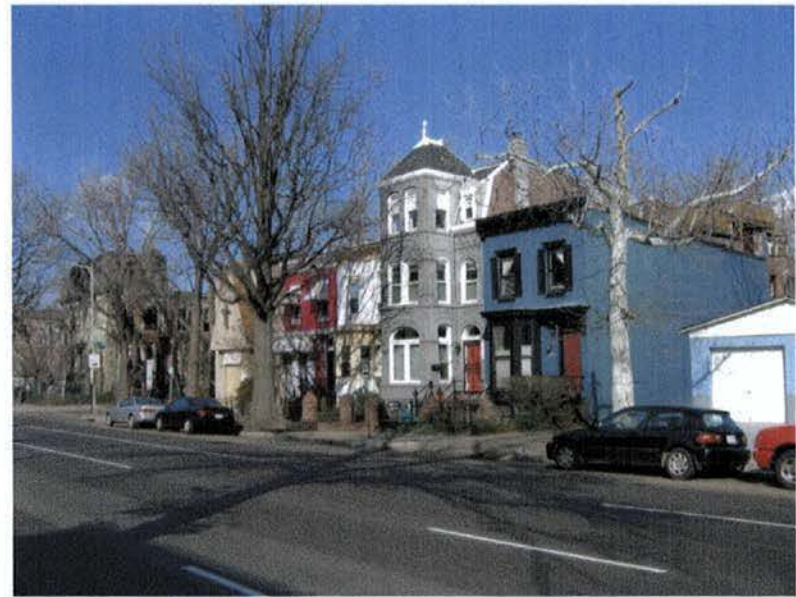
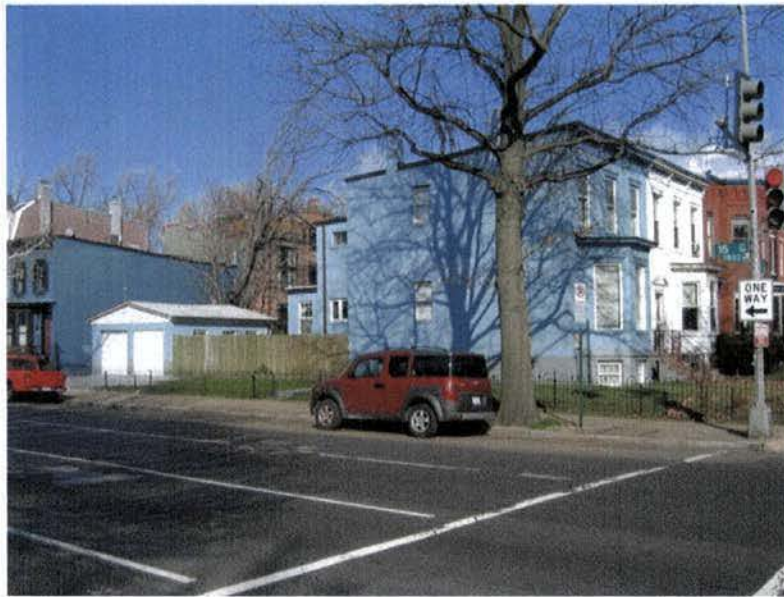
Lot Occupancy remains at 60%

## Proposed Zoning continued

- **Extend existing Dupont Circle Overlay north of S Street over entire proposed rezoning area**

# Photographic Presentation of Existing Residential Use by Street

# 15<sup>th</sup> Street, NW 1800 Blk., East Side



# 15<sup>th</sup> Street, NW, 1800 Blk., East Side



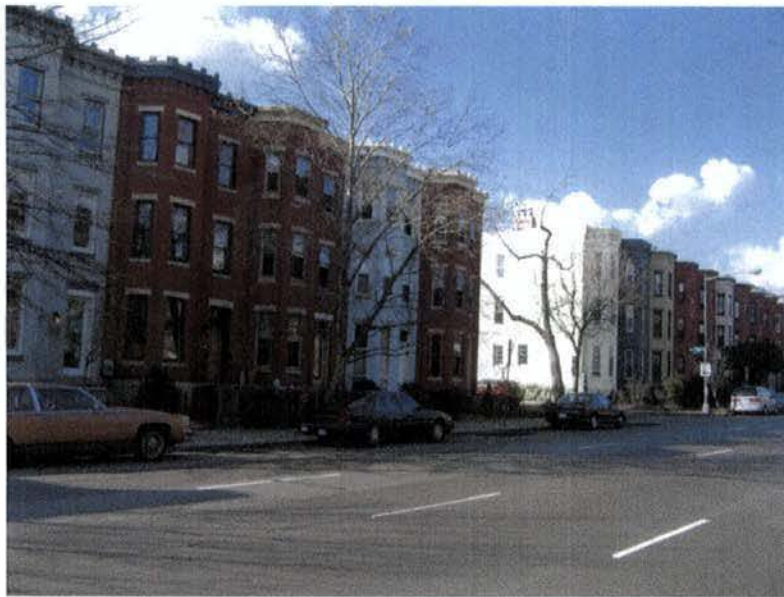
# 15<sup>th</sup> Street, NW, 1800 Blk., West Side



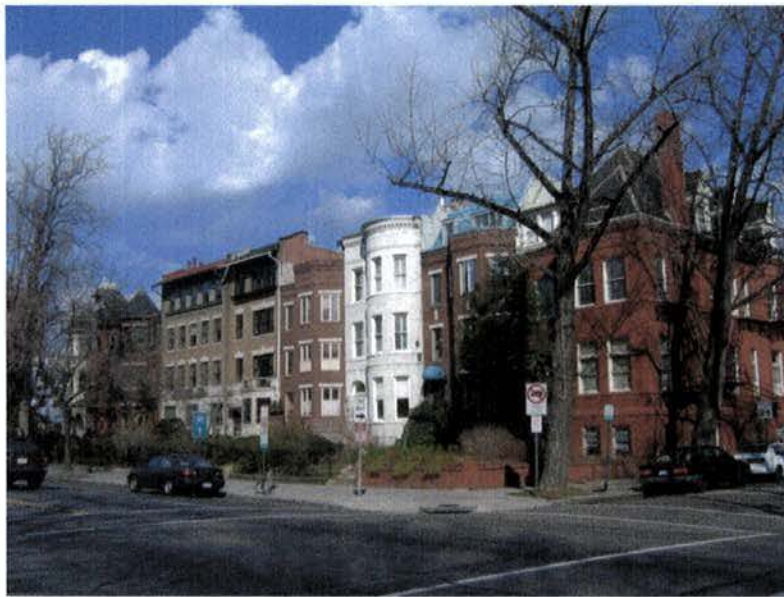
# 15<sup>th</sup> Street, NW, 1800 Blk., West Side



# 15<sup>th</sup> Street, NW, 1900 Blk., West Side



# 16<sup>th</sup> Street, NW, 1800 Blk., East Side



# 16<sup>TH</sup> Street, NW, 1900 Blk., East Side



# 16<sup>th</sup> Street, NW, 1900 Blk., East Side



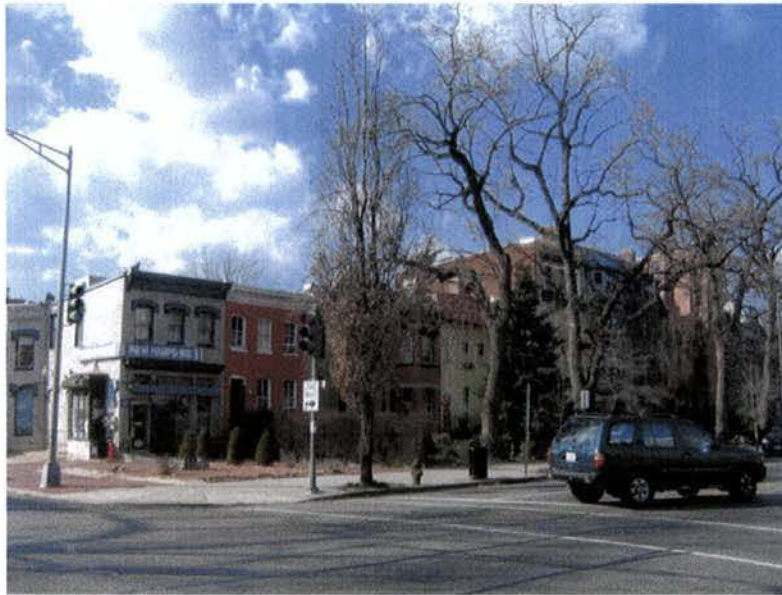
# 16 Street, NW, 1800 Blk., West Side



# 16<sup>th</sup> Street, NW, 1800 Blk., West Side



# 16<sup>th</sup> Street, NW, 1900 Blk., West Side



# S Street, NW, 1400 Blk., North Side



# S St, NW, 1400 Blk., South Side



# S Street, NW, 1500 Blk., North Side



# Swann St. NW, 1400 Blk., North Side



# Swann St., NW, 1400 Blk., South Side



# Swann Street, NW, 1400 Blk., South Side



# Swann St., NW, 1500 Blk., North Side



# Swann St., NW, 1500 Blk., South Side



# T Street, NW, 1400 Blk., South Side



# T Street, NW, 1500 Blk., North Side



# T Street, NW, 1500 Blk., South Side



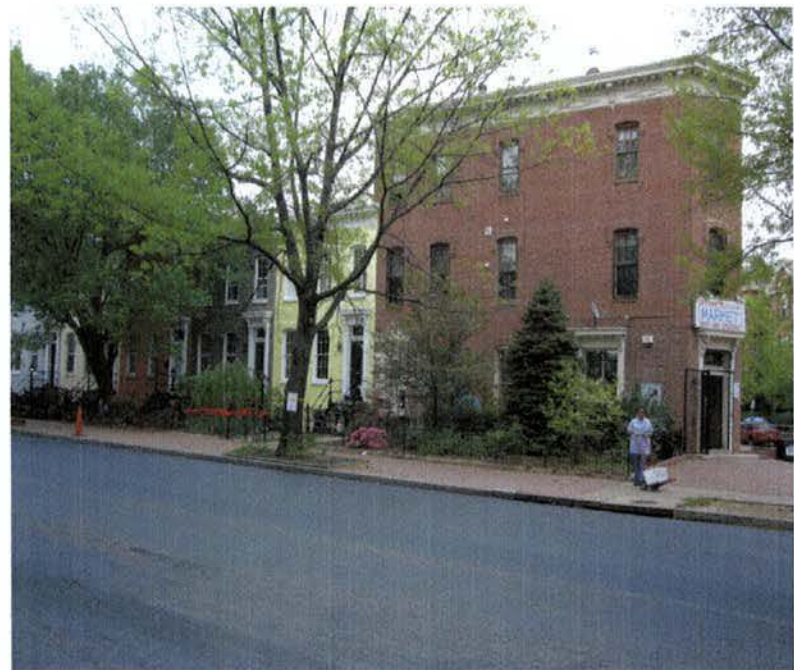
# T Street, NW, 1600 Blk., North Side



# T Street, NW, 1600 Block, South Side



# New Hampshire Ave., NW, 1900 Block, East Side



# New Hampshire Ave., NW, 1900 Block, West Side



# Caroline Street, NW, 1500 Block

## North Side

## South Side



Illustrative residential areas east of 14<sup>th</sup> Street,  
NW, already zoned R-4 – 900 Blk. French  
Street



Illustrative residential areas east of 14<sup>th</sup> Street, NW  
already zoned R-4 – 1300 Blk. Wallach Place, NW



Illustrative residential areas east of 14<sup>th</sup> Street,  
NW, already zoned R-4 – 900 Blk. S Street



Illustrative residential areas east of 14<sup>th</sup> Street, NW,  
already zoned R-4 – 1100 Blk. 10<sup>th</sup> Street



Exist tree canopy in proposed remapping area –  
1500 Blk. Swann Street, NW



Existing tree canopy in proposed rezoning area – 1400  
Blk. T Street, NW



## Summary Data – Existing Residential Structures

- Total Number of Residential Structures

|                                  | <u>Number</u> | <u>% of all residential Structures</u> |
|----------------------------------|---------------|----------------------------------------|
| • Two-story Row Houses           | 196           | 57%                                    |
| • Three-story Row Houses         | 110           | 32%                                    |
| • Two-story Semi-detached Houses | 24            | 7%                                     |
| All Other Residential Structures | <u>15</u>     | <u>4%</u>                              |
|                                  | 345           | 100%                                   |

## Summary Data continued

- Total Number of Residential Structures – Usage

|                                  | <u>Number</u> | No. of<br><u>Units</u> |
|----------------------------------|---------------|------------------------|
| Row Houses, Single Residence     | 179           | 179                    |
| Row Houses with 2 Residences     | 110           | 220                    |
| Row Houses with 3 Residences     | 7             | 21                     |
| Semi-detached, Single Residence  | 22            | 22                     |
| Semi-detached with 1 Rental Unit | 2             | 4                      |
| All Other Multi-unit Structures  | <u>25</u>     | <u>213</u>             |
|                                  | 345           | 659                    |

## New Residential Construction in Area Served by U St./Cardozo METRO Station

| Address                | Bldg. Name<br>(if any) | Bldg. Type | No. of Units<br>(if available) |
|------------------------|------------------------|------------|--------------------------------|
| 1301 U                 | Ellington              | Apt.       | 190                            |
| 1390 V                 | Langston Lofts         | Apt.       | 49                             |
| 1701 16 <sup>th</sup>  | Chastleton             | Coop       | 301                            |
| 14 <sup>th</sup> and V | Union Row              | Condo      | 259                            |
| 15 <sup>th</sup> and P | Metropole              | Condo      | 90                             |
| 1402 Swann             |                        | Condo      | 8                              |
| 1406 T                 |                        | Condo      | 5                              |
| Whitman Walker Site    |                        | tbd        | <u>tbd</u>                     |
|                        |                        |            | 902                            |