

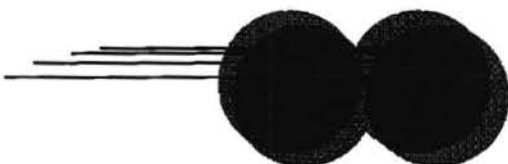
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Zoning Review: Retail Strategy Recommendations

Presentation by the Office of Planning



October 23, 2008

Zoning Commission Public Hearing

Retail Process Goals

- Improve opportunities for retail development
- Encourage small and local businesses
- Simplify zoning code for retail (ease of use)
- Modernize standards (relevance)

Zoning Commission Public Hearing: Retail Working Group

Retail Recommendation Input

- Comprehensive Plan Policies
- Working group discussion and comments
- Best practices research

Zoning Commission Public Hearing: Retail Working Group

Recommendations

- Four themes:
 - Local regulation of retail
 - Organization of uses
 - Ground floor use requirements and restrictions
 - Ground floor retail design standards
- Not addressed:
 - Changes to bulk standards, e.g.: height or density
 - Regulation of uses

Zoning Commission Public Hearing: Retail Working Group

Important Considerations

- Preliminary recommendations based on dialogue regarding general retail use concepts
- Further input essential from Commercial Corridor, Medium/High Density Commercial, and Downtown Working Groups

Zoning Commission Public Hearing: Retail Working Group

Treatment of Commercial Zones

- Recommendation 1:
 - Recognize the need for local regulations based on area characteristics
 - Incorporate existing protections and restrictions
 - Enable additional local control irrespective of zoning class

Retail Working Group: Treatment of Commercial Zones and Uses

ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

08-06-5
ZONING COMMISSION

District of Columbia

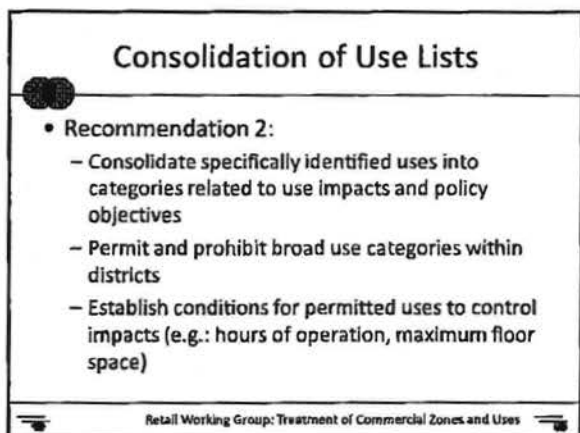
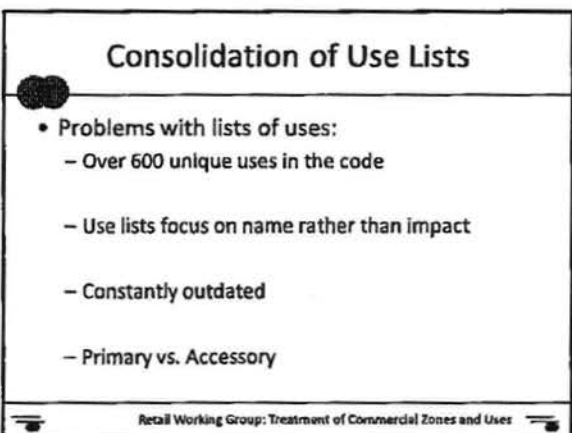
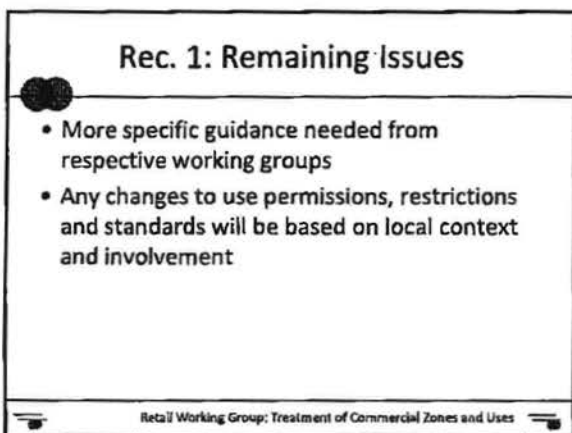
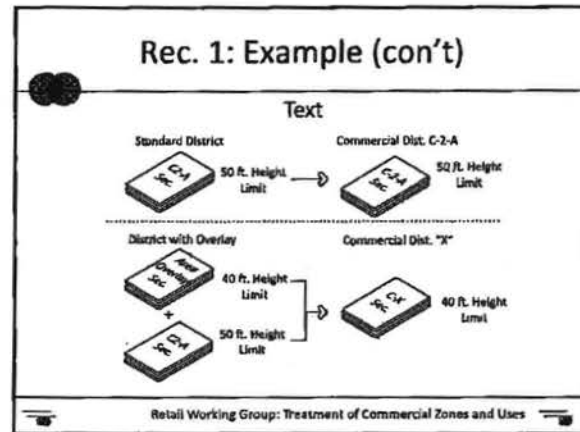
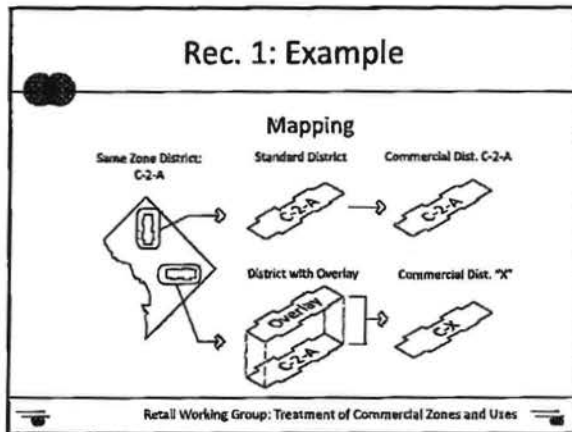
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Rec. 2: Example – Step 1

Existing Specific Uses

Book store
Drug store
Shoe store
Pharmacy
Grocery store

Use Categories

→ **Retail:**
Businesses devoted to the on-
premise sale of tangible goods

Bank
Tailor
Bike repair
Tax service
Yoga studio

→ **Services:**
Businesses devoted to the provision
of general services other than
industrial or public services

Retail Working Group: Treatment of Commercial Zones and Uses

Rec. 2: Remaining Issues

- Requires development and definition of definitive use list
- Proposed use categories will be subjected to Taskforce and Zoning Commission review
- Distinct use categories allows minimization of impact and achievement of policy objectives

Retail Working Group: Treatment of Commercial Zones and Uses

Retail Use Size Limitations

- Recommendation 3:
 - Allow for floor space caps within local retail areas
 - Cap would limit the size of new spaces within particular zones or within individual projects
 - Cap would be relative to local area
- Issues:
 - Determination of appropriate commercial areas and standards still to take place

Retail Working Group: Ground Floor Use Regulations

Ground Floor Retail Use Requirements

- Recommendation 4:
 - Allow for a requirement of minimum percentage of the ground floor of a building in a commercial zone for retail uses
- Issues:
 - Determination of appropriate commercial areas and standards still to take place

Retail Working Group: Ground Floor Use Regulations

Limitations on Ground Floor Uses

- Recommendation 5:
 - Place limitations on uses where inconsistent with street level goals
 - Certain uses may still be permitted in a given zone but may be subject to limitations on location or concentration
- Issues:
 - Determination of appropriate commercial areas and standards still to take place

Retail Working Group: Ground Floor Use Regulations

Ground Floor Design Standards

- Recommendation 6:
 - Establish and unify design standards for designated streets within commercial zones
 - Standards to focus on:
 - Minimum clear ceiling height
 - Active retail/window space
 - Minimum distance between access points
 - Limitation of lobby or offices relative to retail frontages
 - Utilization and calibration of standards would be area specific and completed later in process

Retail Working Group: Ground Floor Retail Design Standards

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Adaptability of New Retail Space

- Recommendation 7:
 - Establish ground floor retail adaptability standards
 - Provide for potential utilization of space for a single large occupant or a variety of smaller sized occupants
 - Ensure retail supply can easily adapt to changes in demand
- Determination of appropriate commercial areas and standards still to take place

Retail Working Group: Ground Floor Retail Design Standards

Rec. 7: Examples – Good - Old

7th St. NW
and H St.
NW



Retail Working Group: Ground Floor Retail Design Standards

Rec. 7: Examples – Good - New

DC USA



Retail Working Group: Ground Floor Retail Design Standards

Rec. 7: Example - Bad

H St. NW and
6th St. NW



Retail Working Group: Ground Floor Retail Design Standards

Rec. 7: Example - Application

Mt. Pleasant and
Kenyon St. NW



Retail Working Group: Ground Floor Retail Design Standards

Next Steps

- Public Comments
- Guidance from Zoning Commission
- Completion of other retail relevant working groups – Downtown, Commercial Corridors
- Establishment of text in relation to further working group recommendations

Retail Working Group: Ground Floor Retail Design Standards

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

FACSIMILE TRANSMITTAL SHEET

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Sharon Schellin	Travis Parker
COMPANY:	DATE:
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PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>08.06.5</i>	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Attached please find a copy of the application for the above referenced project per your request. Should you have any questions or require additional information, please do not hesitate to call me at (202) 741-5243.

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