

ZONING REGULATIONS REVIEW

November 14, 2013

Subtitles I, J and K



ZONING COMMISSION
District of Columbia
CASE NO.08-06A
EXHIBIT NO.330

SUBTITLE I



Comprehensive Plan

- (Take) a broader view of the city center than has been taken in the past. [1600.4]
- Retain Central Washington as the premier office location in the Greater Washington region... [CW-1.1.2]
- Encourage the development of new high-density housing in Central Washington, particularly in the area north of Massachusetts Avenue and east of Mount Vernon Square. [CW-1.1.4]
- Preserve Central Washington's existing low- to moderate-income housing ... [CW-1.1.5]
- Promote active street life throughout Central Washington through the design of buildings, streets, and public spaces. [CW-1.1.13]



Zoning Commission Action to Date

Subtitle	Case Number and Topic	Public Hearing	Guidance Public Meeting
I	08-06-10: Downtown	November 2, 2009	



EXPAND DOWNTOWN

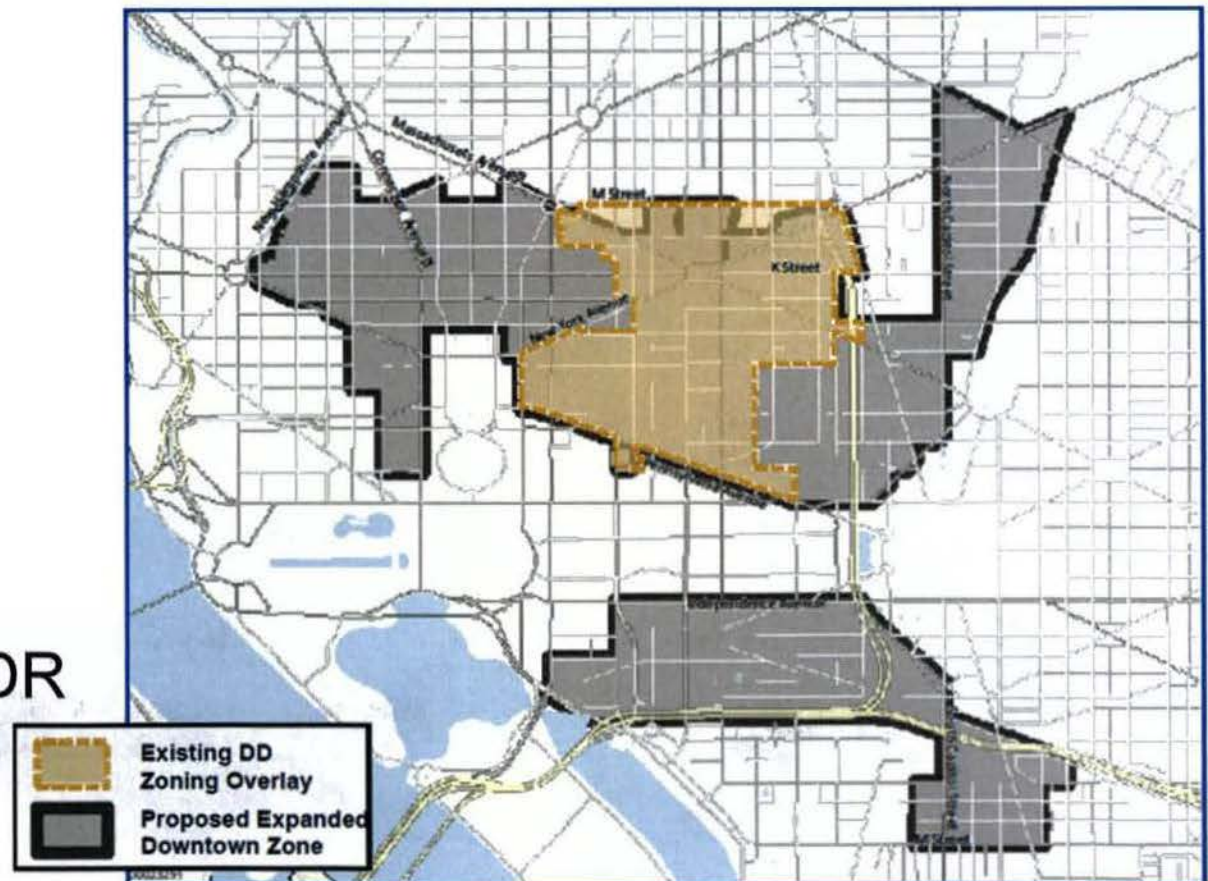
Expand the downtown zoning to include:

- High density areas of the Comp Plan Central Area element;
- High density commercial or mixed use areas of the Future Land Use Map.

Would include:

- Golden Triangle
- NoMa
- Downtown East
- SouthEast
- Near Southeast

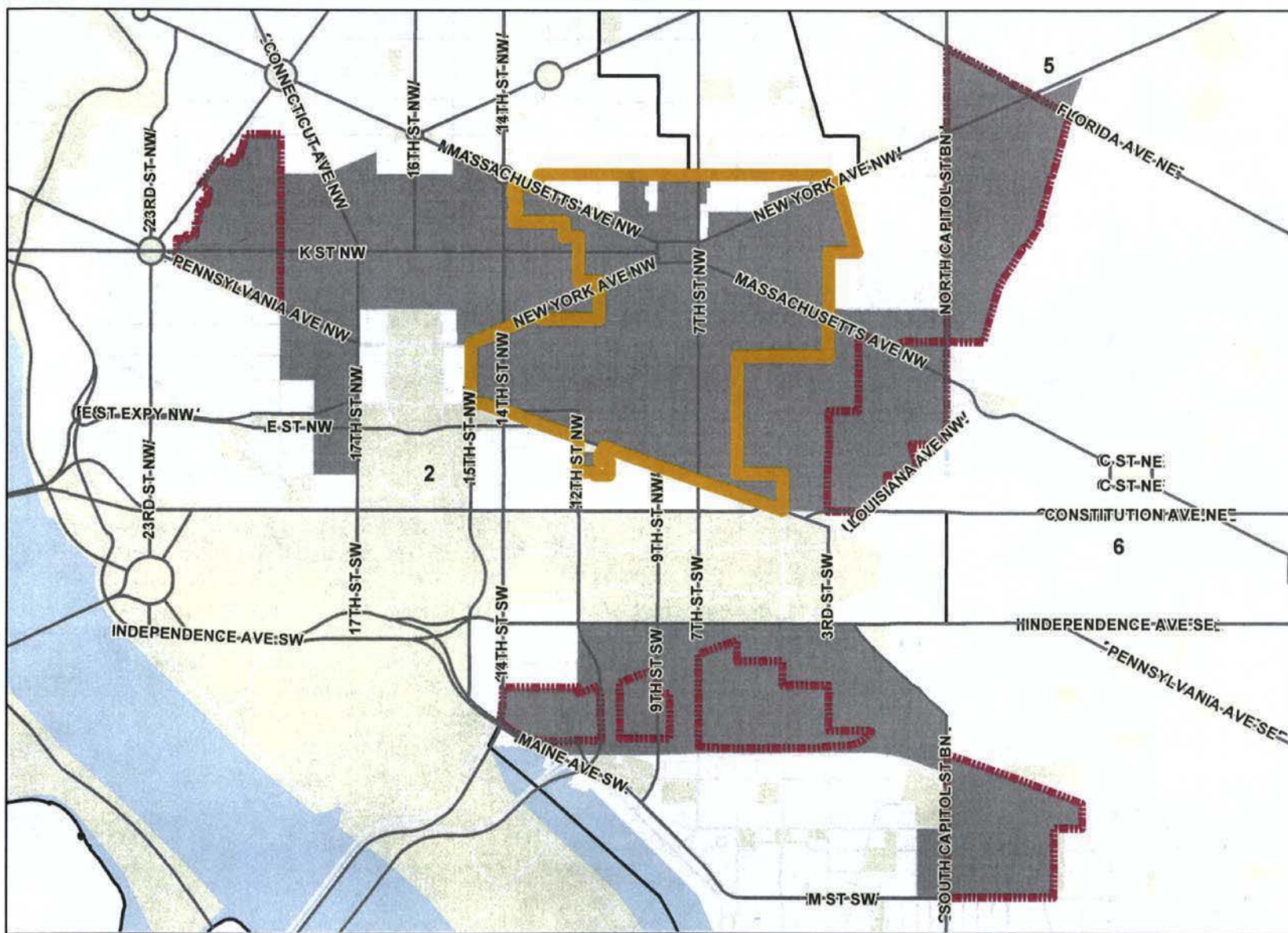
Includes all existing TDR receiving zones



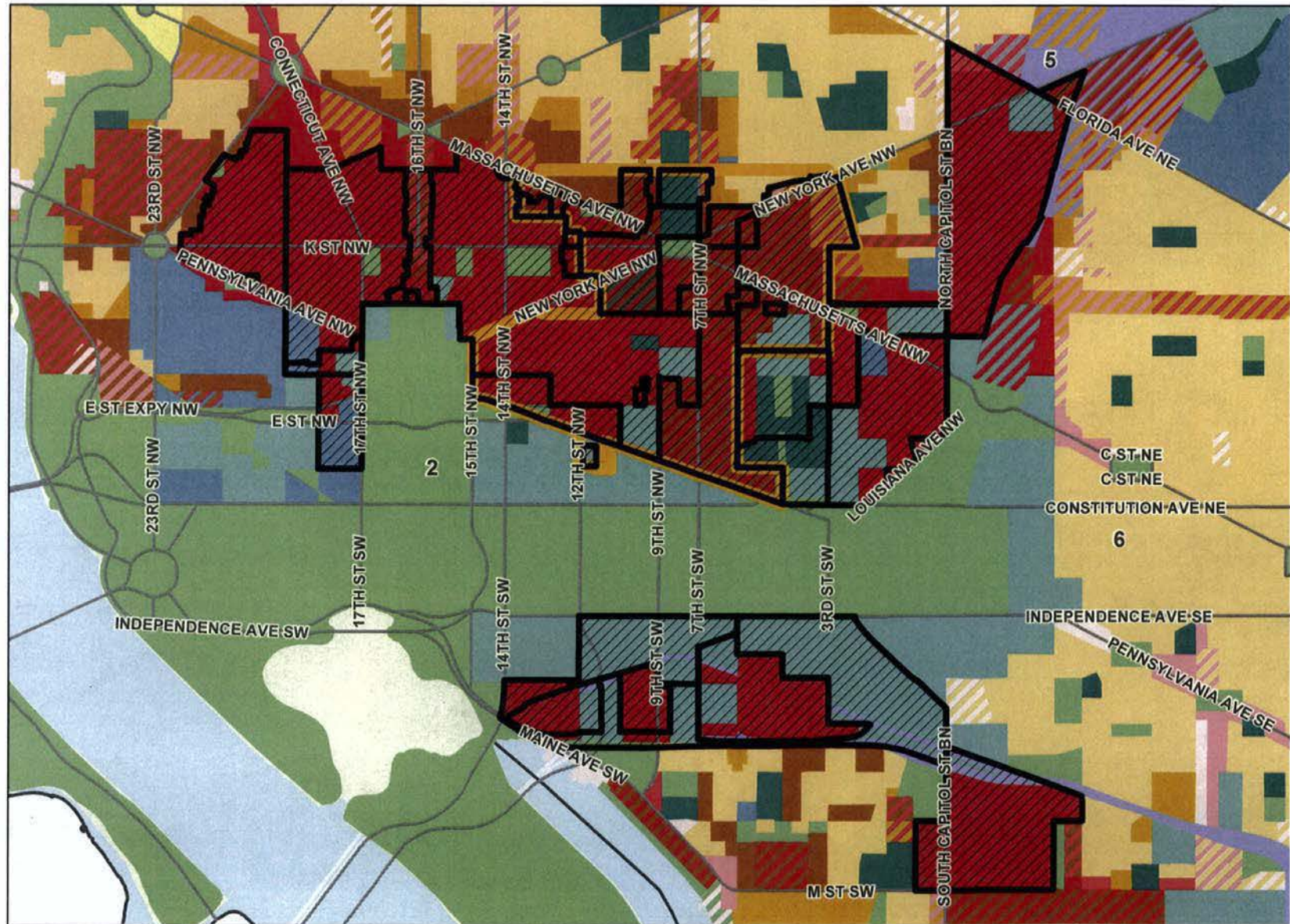
EXPAND DOWNTOWN:



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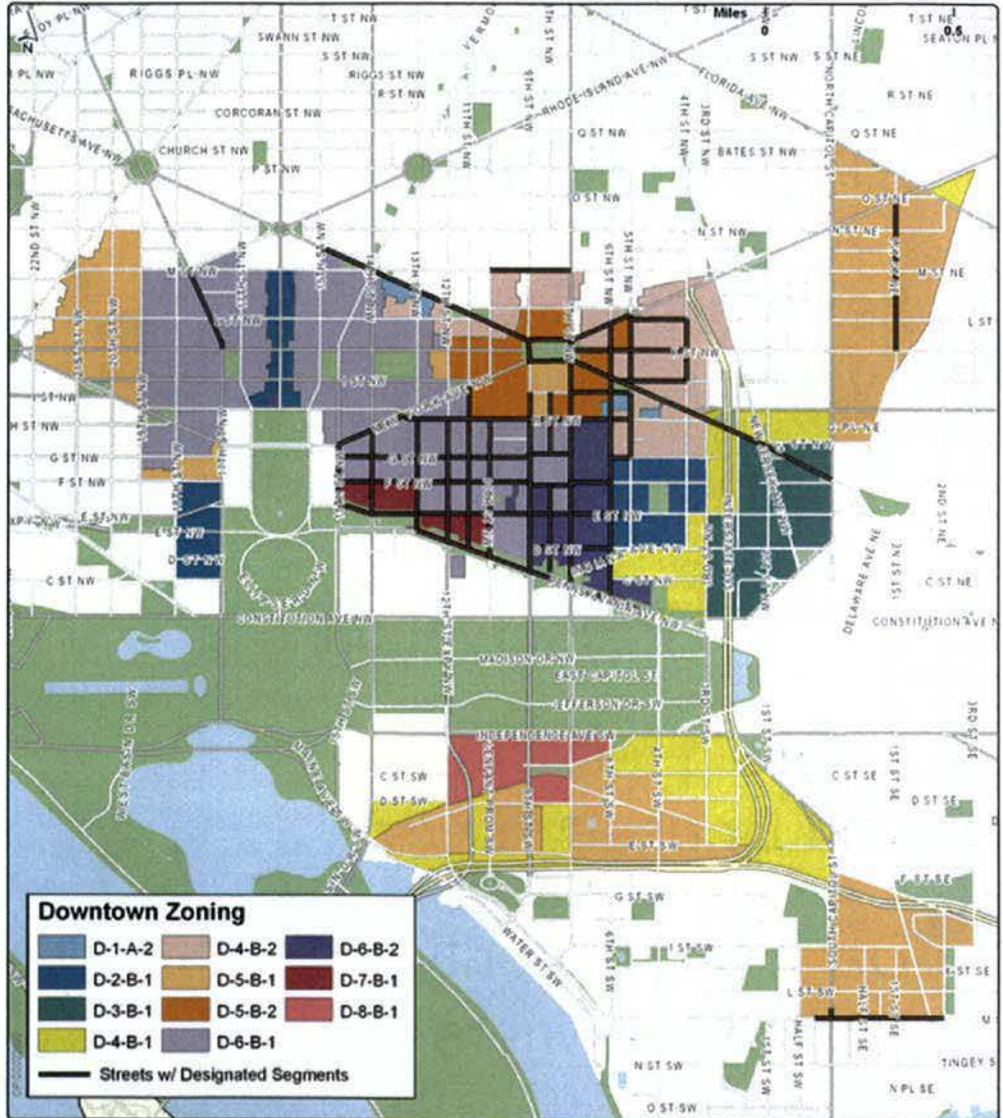
EXPAND DOWNTOWN



PROPOSED ZONES

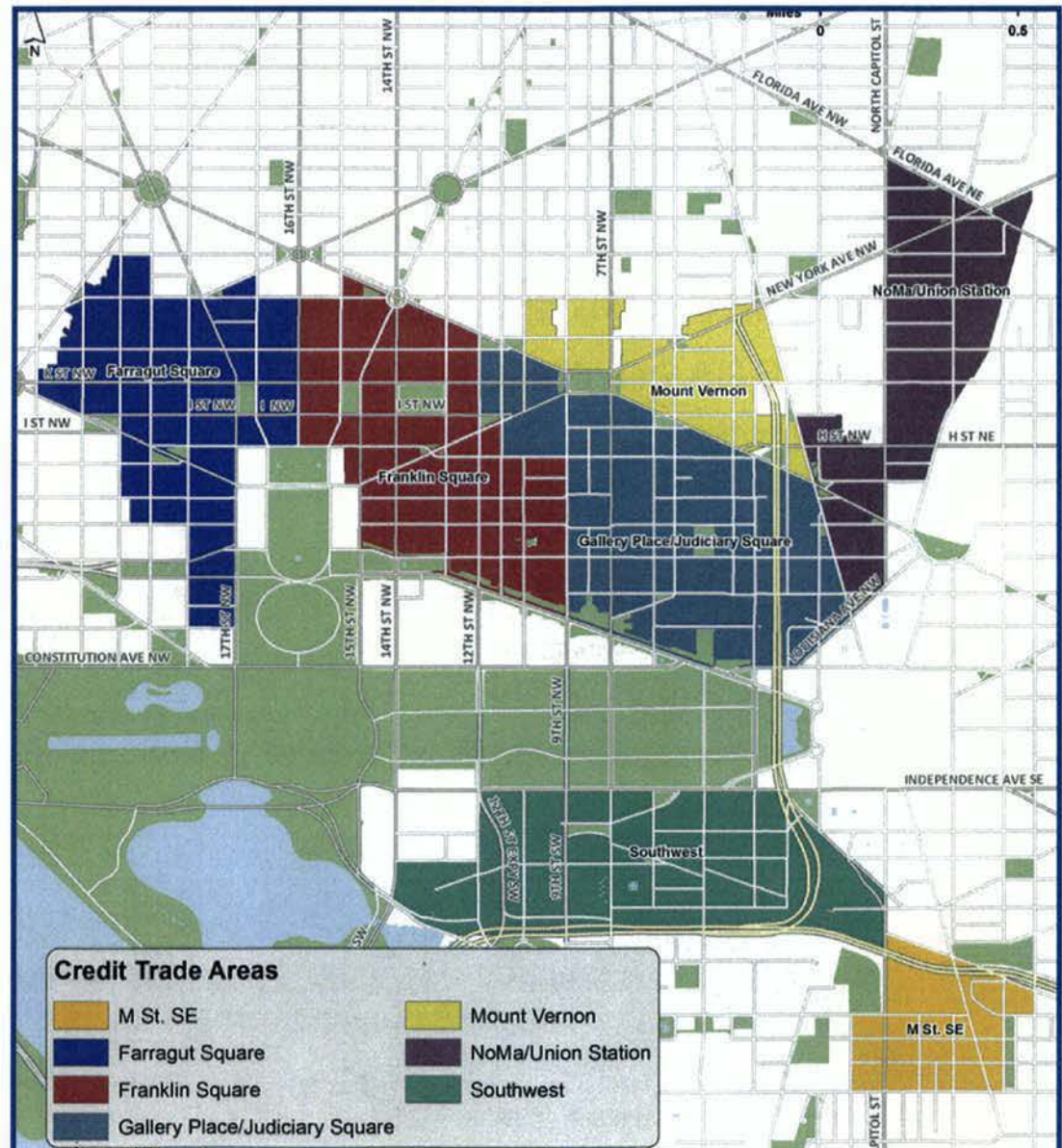
- Maintain all existing commercial and residential entitlementments
- Standardize zone-based and location-based regulations

Existing Zones	New Zone Name
DD/R-5-E	D-1-A-2
SP-2 (expanded downtown only)	D-2-B-1
HR/C-3-C/TDR, C-3-C/TDR/Downtown E.	D-3-B-1
C-3-C/non-TDR (expanded Downtown only); HR/C-3-C/non-TDR	D-4-B-1
DD/C2C – HPA	D-4-B-2
C-3-C (expanded Downtown other than SW non-TDR receiving areas), HR/C-3-C C-3-C/TDR, HR/C-3-C/TDR, DD/C-3-C/non-HPA, DD/C-3-C/TDR	D-5-B-1
DD/C-3-C/HPA	D-5-B-2
C-4 (expanded downtown only)	D-6-B-1
DD/C-4/HPA	D-6-B-2
DD/C-4 NON-HPA, DD/C-5	D-7-B-1
C-3-C (non-TDR receiving areas in SW)	D-8-B-1



PROPOSED CREDIT TRADE AREAS

- Upgrade TDRs and /CLDs with more flexible Credit system.
- Housing, Arts
- Historic Preservation
- Unassigned CLDs and Unused TDRs
- Daycare, minority business owners



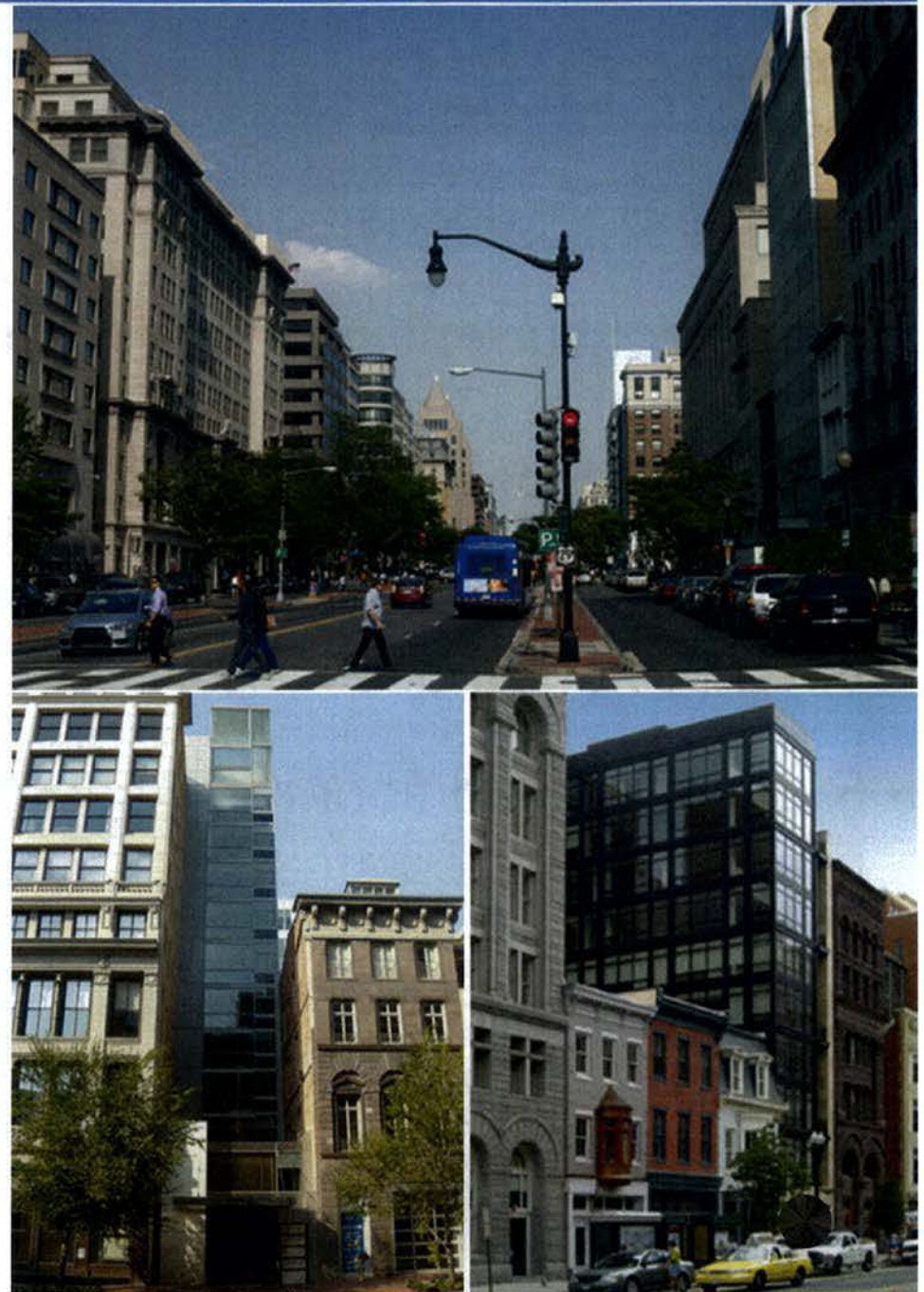
PROPOSED

- Keep existing housing requirements
- Areas not currently exempt from IZ will be subject to IZ requirements
- Generally tie increased FARs and heights to the provision of housing or other preferred uses
- Require ground floor retail uses and arts uses on specified streets
- Continue to preserve historic properties
- Allow generation of Credits if more than required housing, retail and arts and other preferred uses are provided



PROPOSED

- Remove minimum parking requirements
- Eliminate 55-foot loading berth requirements
- More flexibility for the parking that is provided.
- Establish maximum heights in areas where zoning currently sets height at the “maximum permitted under the Height Act”



PROPOSED

- Create a new zone (D-8-B-1) for the now-federally owned portions of Southwest Washington near L'Enfant Plaza to promote mixed uses and street connectivity



SUBTITLE J



Comprehensive Plan

- Provide a new zoning framework for industrial land, including limiting non-industrial uses in the M zone to avoid encroachment by uses which could impair existing industrial and public works activities (such as trash transfer). [LU-3.1.A]
- Develop performance standards and buffering guidelines to improve edge conditions where industrial uses abut residential uses, and to address areas where residential uses currently exist within industrially zoned areas. [LU-3.1.B]
- Ensure that zoning regulations and land use decisions protect active and viable PDR land uses, while allowing compatible office and retail uses and development under standards established within CM- and M- zoning. Economic development programs should work to retain and permit such uses in the future. [LU-3.1.1]



Zoning Commission Action to Date

Subtitle	Case Number and Topic	Public Hearing	Guidance Public Meeting
J	08-08-06 (PDR)	November 20, 2008	January 12, 2009
J	08-06 (PDR)	November 29, 2010 (setdown meeting) February 24, 2011 (public hearing)	March 28, 2011 (proposed action) May 23, 2011 (final action)

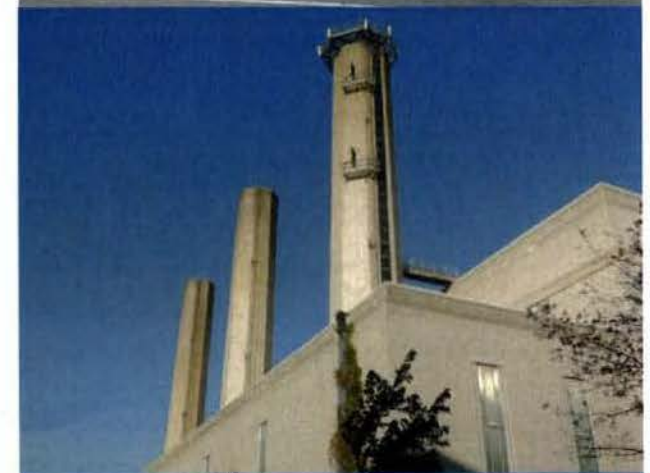
Clarifications:

- Revised formatting.
- Notice of Opinion does not require parking minimums – no longer proposed (minimums established)

GUIDANCE

Replace existing use lists with consolidated and simplified use categories.

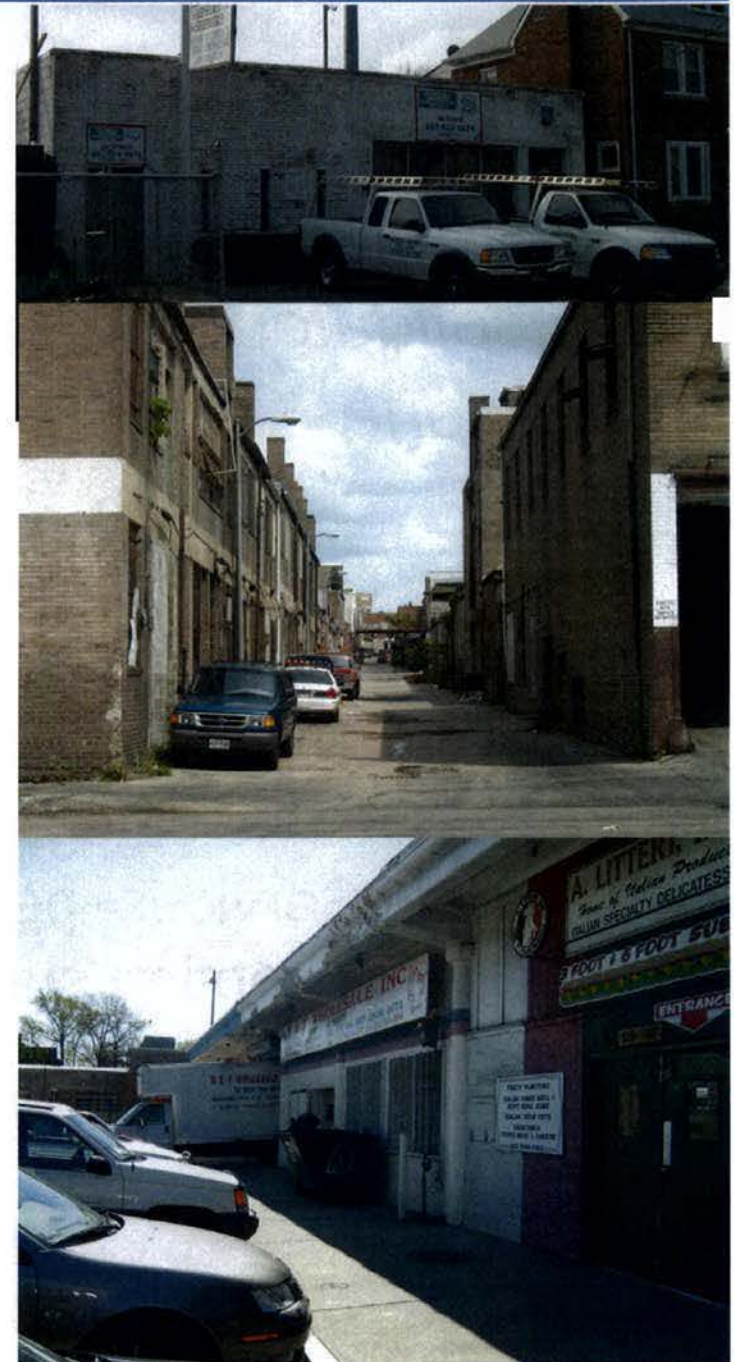
- Proposed new “Production, Distribution and Repair” (PDR) use category
- Separate use category for Waste-Related Services, permitted only by special exception subject to conditions.



GUIDANCE

Do not duplicate performance standards with current DDOE standards.

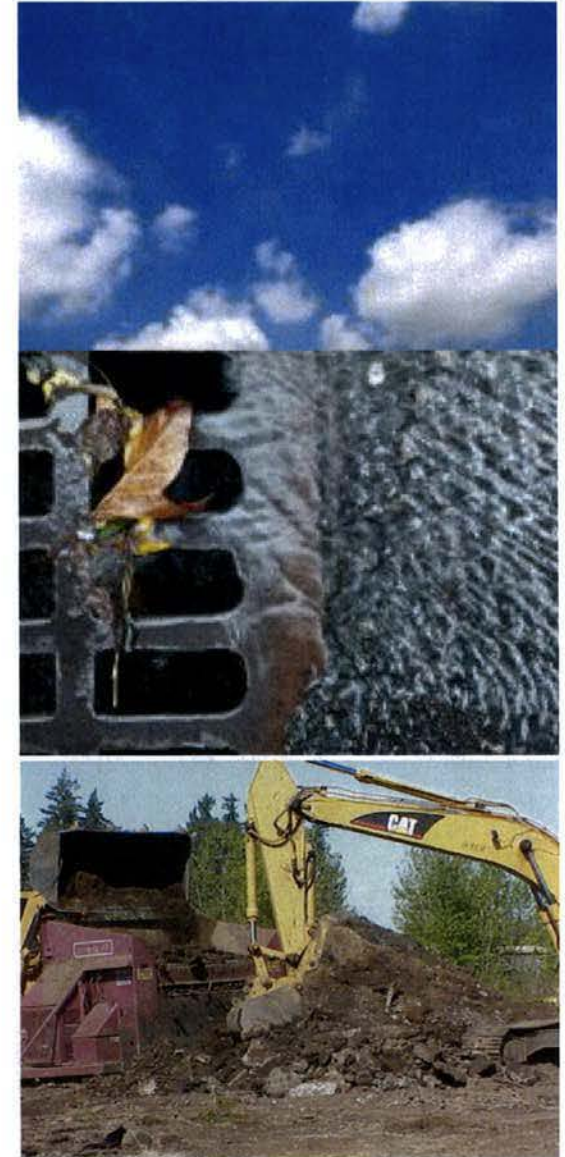
- Proposed text generally avoids duplication with standards enforced through other regulations.



Environmental Regulations – DDOE

- **Air Pollution Control**
 - Title 20 DCMR
- **Site Remediation and Response**
 - DC Brownfield Act of 2000; DC Code § 8-634.01
- **Hazardous Waste Mgt Laws**
 - Title 20, Chapters 42 & 43
- **Water Quality Regulations**
 - Title 21 DCMR
- **Noise Control Protection Act**
 - Title 20, Chapter 27 (DCRA)

Addition: A reference in Zoning to these regulations



GUIDANCE – Use Density

Adjust the development potential to encourage the construction of PDR uses while also permitting the continued development of non-PDR uses as guided by market demand.

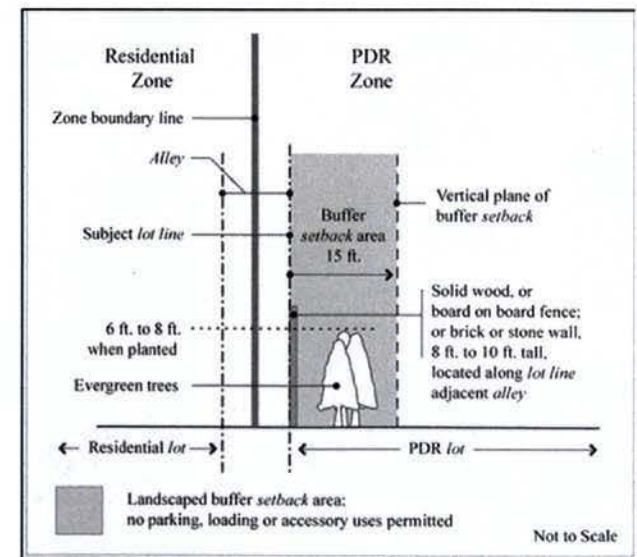
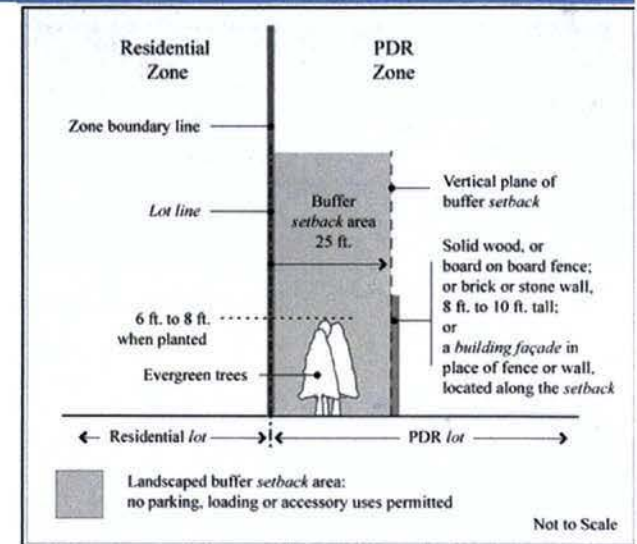
- Proposals to slightly adjust permitted FAR, but to also limit FAR for non-PDR uses.

Zone	Current Maximum FAR	Proposed Maximum FAR	Proposed Non-PDR FAR Limit
P-1 (C-M-1, CM-1/LO) P-5 (CM-1/CAP) P-6 (CM-1/FT)	3.0 FAR	3.5 FAR	2.0 FAR
P-2 (C-M-2)	4.0 FAR	4.5 FAR	3.0 FAR
P-3 (C-M-3)	6.0 FAR	6.0 FAR	4.0 FAR
P-4 (M) P-7 (M/FT)	6.0 FAR	6.0 FAR	1.0 FAR

GUIDANCE - Buffering

Buffering standards to apply when PDR zones abut residential zones.

- Proposed landscaped, screened setback from residential:
 - 25 feet from a residential zone;
 - 15 feet from an alley or street other than a front lot line adjacent to a residential zone;
 - Setback area requires:
 - Evergreen trees 8 feet in height min.
 - Solid fence or wall of 8 to 10 feet in height
 - Parking, loading, or accessory uses not permitted in setback area.



SUBTITLE K



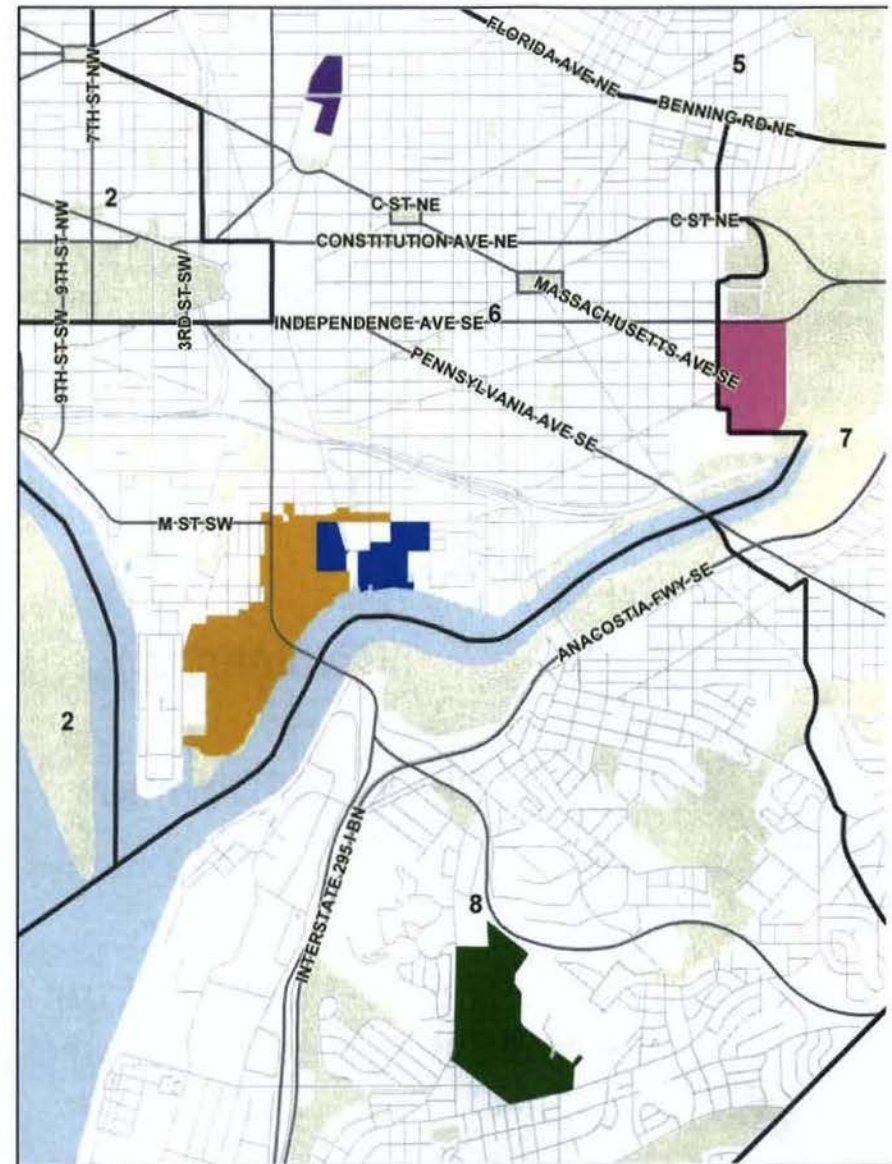
Zoning Commission Action to Date

- Relevant guidance:

Subtitle	Case Number and Topic	Public Hearing	Guidance Public Meeting
K	08-06-05 (Mixed use Commercial)	October 23, 2008	December 8, 2008
K	08-06-13 (Mixed Use Commercial)	October 25, 2010	November 29, 2010
K	08-06-10 (Downtown)	November 2, 2009	No guidance meeting
K	08-06-11 (Waterfront)	January 7, 2010	February 22, 2010

Subtitle K Chapters:

- Chapter 2 – SE Federal Center (SEFC)
 - existing Chapter 18
 - ZC Case 03-06 (January, 2005)
- Chapter 3 – Hill East (HE)
 - existing Chapter 28
 - ZC Case 04-05 (August, 2009)
- Chapter 4 – Union Station North (USN)
 - existing Chapter 29
 - ZC Case 09-21 (June, 2011)
- Chapter 5 – Capitol Gateway (CG)
 - existing Chapter 16
 - ZC Case 96-3/89-1 (January, 2005)
- Chapter 6 – St. Elizabeths (StE)
 - existing Chapter 33
 - ZC Case 12-08 (March, 2013)



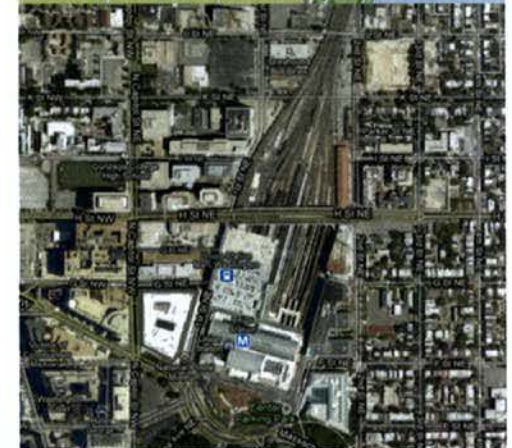
No Changes of Substance

- Chapter 3 – Hill East (HE)
- Chapter 4 – Union Station North (USN)
- Chapter 6 – St. Elizabeths (StE)



RESERVATION 13
HILL EAST WATERFRONT
DRAFT DESIGN UNDERLAYS

DRAFT
DECEMBER 1, 2001



Chapter 2 - SEFC

- Elimination of minimum parking requirement.
- Replacement of permitted / required use lists use categories.



Yards Park



Yards Park

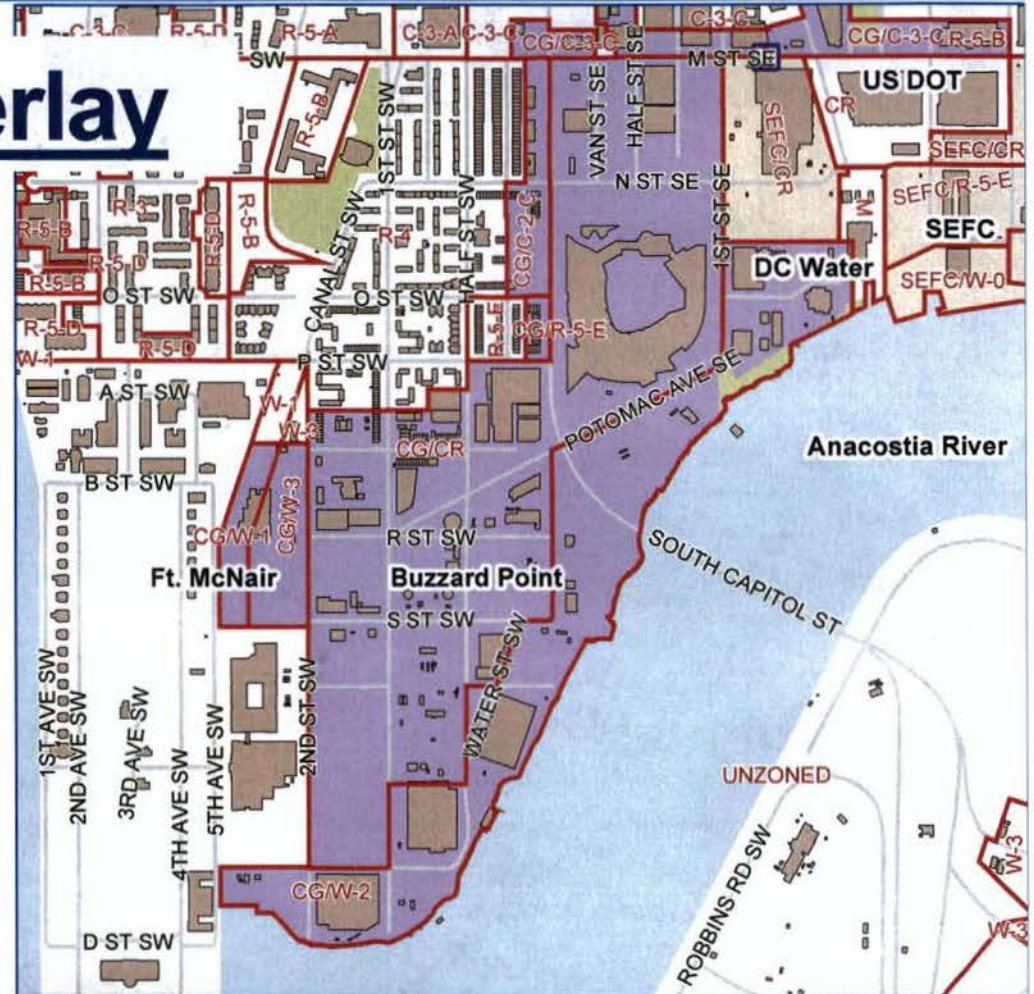


SEFC - FCW

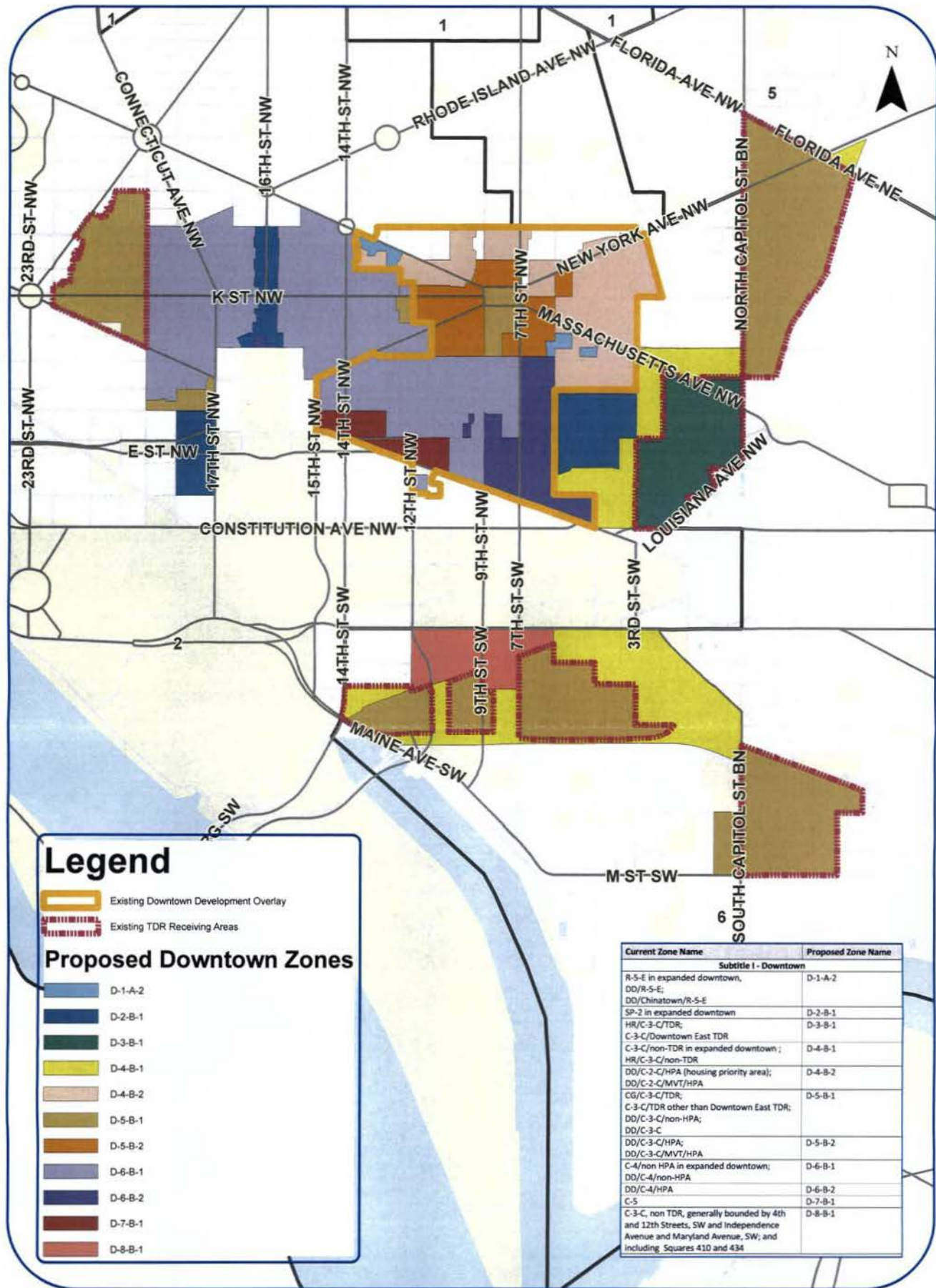
Chapter 5 – CG Overlay

Buzzard Point/Ballpark area.

- A small portion zoned CG/C3C on north side of M Street SE and in a TDR receiving area proposed to be included in Subtitle I as D-5-B-1.
- Elimination of minimum parking requirements.
- Replacement of permitted / required use lists with use categories.







Downtown

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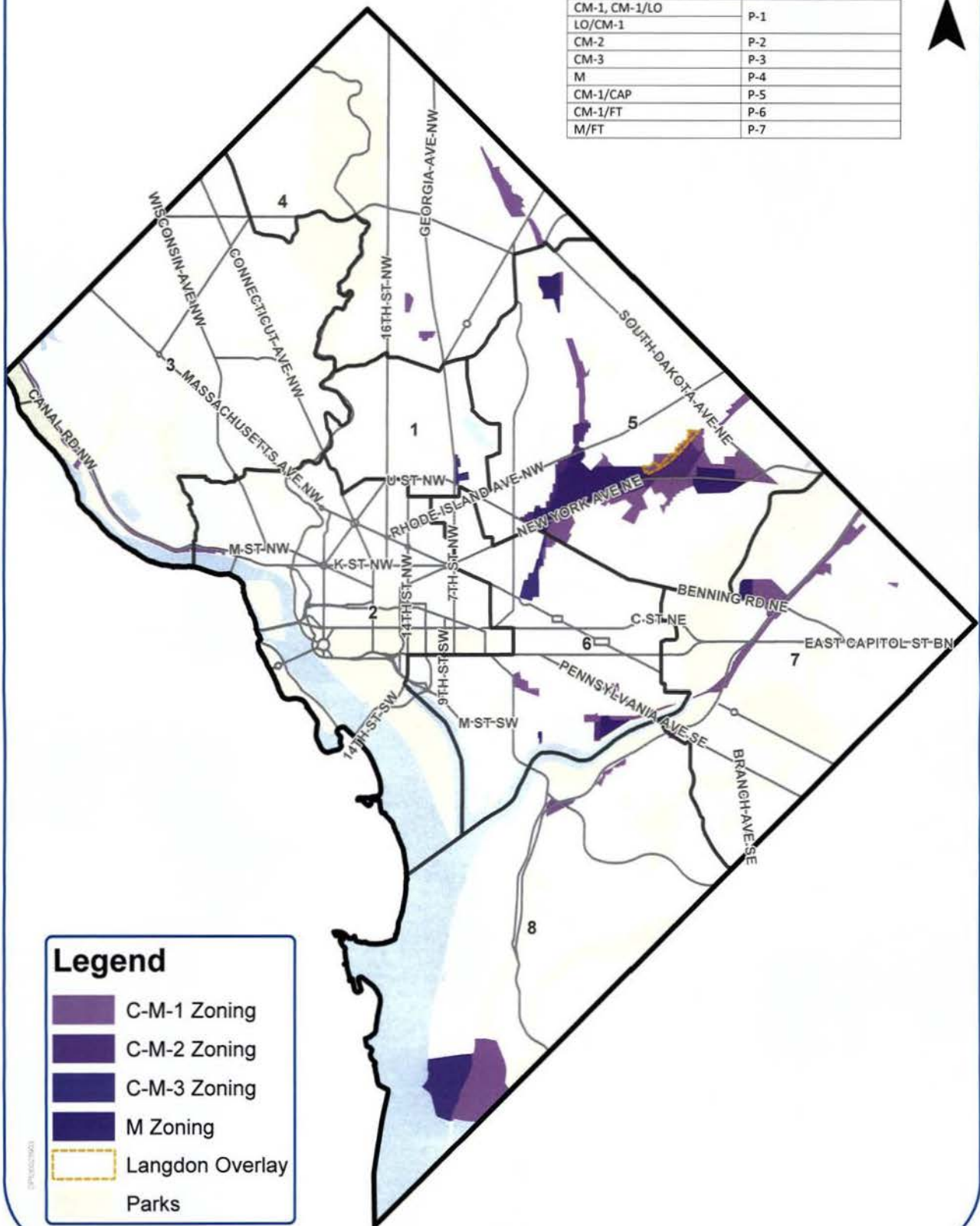
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Current Zone Name	Proposed Zone Name
Subtitle J – Production Distribution, Repair (PDR)	
CM-1, CM-1/LO	P-1
LO/CM-1	P-1
CM-2	P-2
CM-3	P-3
M	P-4
CM-1/CAP	P-5
CM-1/FT	P-6
M/FT	P-7



Legend

- C-M-1 Zoning
- C-M-2 Zoning
- C-M-3 Zoning
- M Zoning
- Langdon Overlay
- Parks

ZRR - Industrial Land

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