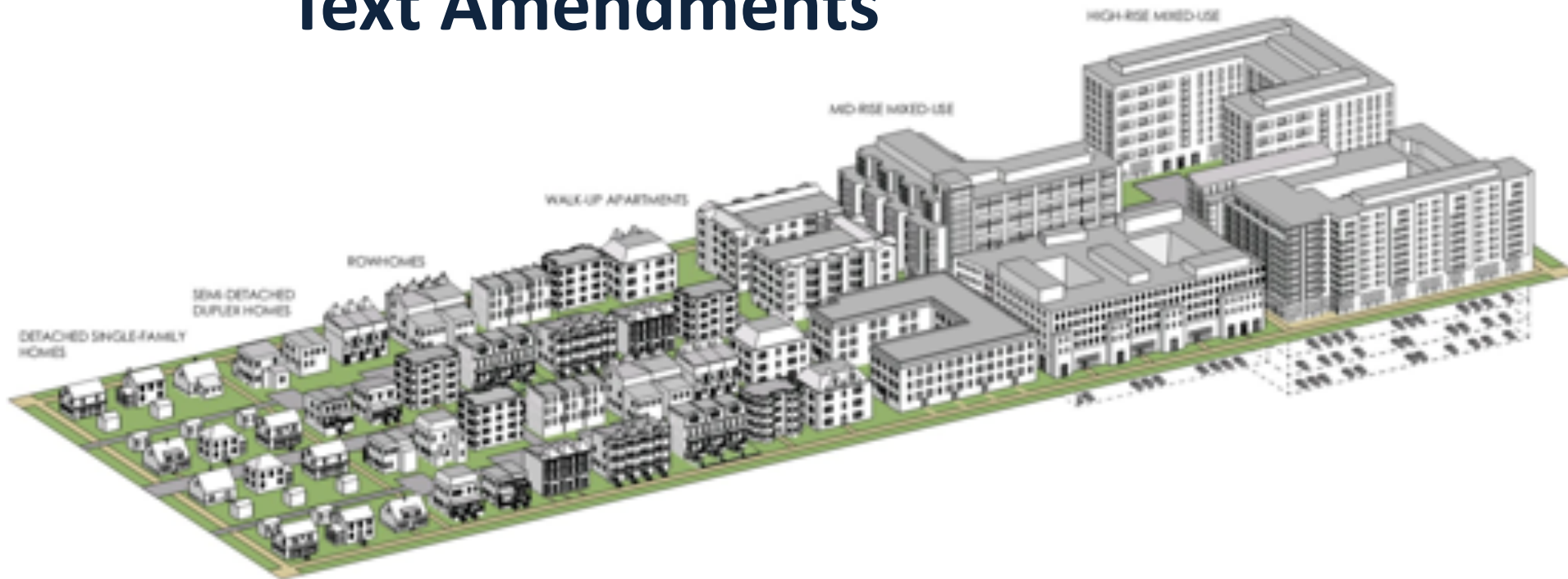


# Z.C. Case 21-02

## IZ-XL Phase #1

### Text Amendments



January 28, 2021



# Historic Districts

- **Applicability:**
  - R-3 in the Anacostia Historic District;
  - MU-13 in the Georgetown Historic District; and
  - NC-6 (Eighth Street) in the Capitol Hill Historic District.
- **Background:** Concern that the use of IZ bonus density would have an impact on historic neighborhood scale and character.
- **Reason for Applicability:** A detailed preliminary review indicates that buildings using IZ bonus density could be designed to be compatible with historic districts.

# R-3 in the Anacostia HD

## Proposed IZ Bonus Density:

Minimum Lot Width			Minimum Lot Area	
MoR	IZ	IZ with Special Exception	MoR	IZ
20 ft	20 ft	16 ft	2,000 sf	1,600 sf

Note: The proposed density bonuses above are consistent with the existing bonuses for the R-3 zone outside of the Anacostia Historic District.



# MU-13 in the Georgetown HD

## Proposed IZ Bonus Density:

Maximum Height		Maximum FAR		Maximum Lot Occupancy	
MoR	IZ	MoR	IZ	MoR	IZ
60 ft	80 ft	4.0	4.8	75%	75%

### Notes:

- The MU-13 zone under ZR58 was the W-2 zone. This zone provided the same height and FAR bonuses as proposed above for the W-2 zone outside of the Georgetown Historic District.
- The MU-13 zone is presently only mapped in Georgetown because other areas that were zoned W-2 under ZR58 became different zones under ZR16.

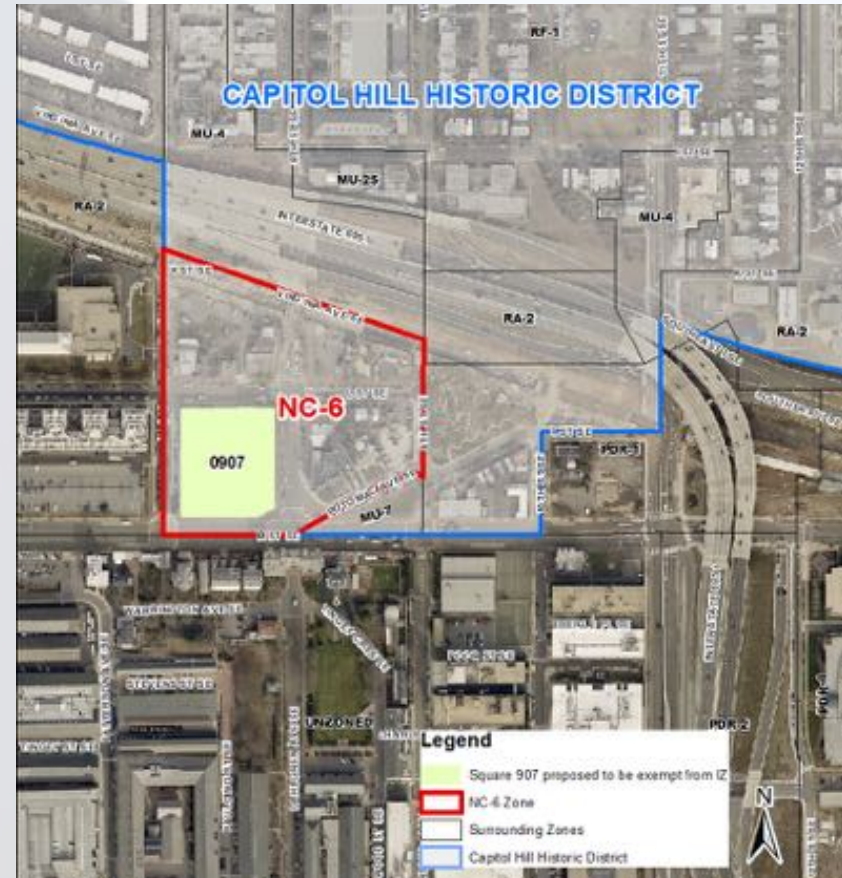


# NC-6 (8<sup>th</sup> St.) in the Capitol Hill HD

## Proposed IZ Bonus Density:

Maximum Height		Maximum FAR		Maximum Lot Occupancy	
MoR	IZ	MoR	IZ	MoR	IZ
45 ft	55 ft	3.0	3.6	75%	75%

Note: Square 0907 is proposed to be exempted from the IZ program because it contains the Navy Yard Car Barn Historic Landmark. The landmark already covers 100% of the lot and is limited in its ability to cannot accommodate additional density.



# Non-Historic Districts

- **Applicability:**
  - RA-5 and RA-10 (Dupont Circle);
  - CG-1; and
  - MU-27 (Naval Observatory).
- **Background:** Concern that it would be difficult to use bonus density because height could not be further increased.
- **Reason for Applicability:** A more recent analysis shows it is possible to increase IZ FAR by 20% by providing a lot occupancy density bonus.

# RA-5

## Proposed IZ Bonus Density:

Maximum Height		Maximum FAR		Maximum Lot Occupancy	
MoR	IZ	MoR	IZ	MoR	IZ
90 ft	90 ft	6.0	7.2	75%	80%



# RA-10 (Dupont Circle)

## Proposed IZ Bonus Density:

Maximum Height		Maximum FAR		Maximum Lot Occupancy	
MoR	IZ	MoR	IZ	MoR	IZ
90 ft	90 ft	6.0	7.2	75%	80%





# CG-1

## Proposed IZ Bonus Density:

Maximum Height		Maximum FAR		Maximum Lot Occupancy	
MoR	IZ	MoR	IZ	MoR	IZ
90 ft	90 ft	6.0	7.2	75%	90%



# MU-27 (Naval Observatory)

## Proposed IZ Bonus Density:

Maximum Height		Maximum FAR		Maximum Lot Occupancy	
MoR	IZ	MoR	IZ	MoR	IZ
40 ft	40 ft	2.5	3.0	60%	75%

Note: The MU-27 zone is equivalent to an MU-4 zone except for its limitation on height. The proposed bonus density is consistent with the bonus density already permitted in the MU-4 zone.



# Set-Aside Requirement

**Set-Aside Requirement:** The Regular IZ program has two different set-aside requirements to take into account the type and cost of construction. The existing set-aside requirements:

Construction Type:	Non-Type 1 Construction (Stick-Built)	Type 1 Construction (Concrete and Steel)
Zoning Height Limit:	50 feet or less	Greater than 50 feet
Set-Aside Requirement:	Greater of: <ul style="list-style-type: none"><li>• 10% of residential GFA; or</li><li>• 75% of utilized bonus density (up 12.5% set-aside)</li></ul>	Greater of: <ul style="list-style-type: none"><li>• 8% of residential GFA; or</li><li>• 50% of utilized bonus density (up 8.33% set-aside)</li></ul>

# Set-Aside Requirement

The proposed set-aside requirements:

Construction Type:	Non-Type 1 Construction (Stick-Built)	Type 1 Construction (Concrete and Steel)
Zoning Height Limit:	85 feet or less	Greater than 85 feet
Set-Aside Requirement:	Greater of: <ul style="list-style-type: none"><li>• 10% of residential GFA; or</li><li>• 75% of utilized bonus density (up 12.5% set-aside)</li></ul>	Greater of: <ul style="list-style-type: none"><li>• 8% of residential GFA; or</li><li>• 50% of utilized bonus density (up 8.33% set-aside)</li></ul>

# Thank you!

