

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Maxine Brown-Roberts, Development Review Specialist  
 Karen Thomas, Development Review Specialist  
 Joel Lawson, Associate Director, Development Review

**DATE:** November 21, 2025

**SUBJECT:** OP Hearing Report for Proposed Zoning Text and Map Amendments to create and map a new Cleveland Park Neighborhood Mixed Use Zone - NMU-8A/CP and a new Woodley Park Neighborhood Mixed Use Zone - NMU-9A/WP.

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## I. RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission (ZC) **approve** the proposed text and related map amendments to the Zoning Regulations to:

- Create and map the **Cleveland Park Neighborhood Mixed Use Zone, (NMU-8A/CP)** on properties generally fronting Connecticut Avenue, NW between Porter Street, N.W. and Macomb Street; and
- Create and map the **Woodley Park Neighborhood Mixed Use Zone (NMU-9A/WP)** on properties generally fronting Connecticut Avenue between Woodley Road and Calvert Street NW. ([See Section VI – Area Description](#))

The proposed zoning text and map amendment are not inconsistent with the Comprehensive Plan (Comp Plan), including when viewed through a Racial Equity lens, would address objectives of the Rock Creek Roadmap, and would incorporate land use, massing, design and use guidance from the Connecticut Avenue Development Guidelines (CADG) (September 2023). OP is not proposing, in this report, significant changes to the proposed text that was set down.

Both areas are within historic districts. The proposed new zones would allow additional density, height and transitions that would be compatible with buildings within the historic districts. The Historic Preservation Review Board (HPRB) reviewed and approved the guidelines that informed this zoning action, and would review all new development or additions for appropriate step-backs, heights, façade treatments, materials and compatibility with the historic resources and character of the area.

OP engaged extensively with the public through meetings with the ANC and other community organizations throughout the planning process and this resulting zoning action. Prior to set down, although not required, OP sent notices to the owners of property to be rezoned as well as to owners within a radius of 200 feet of the properties that are proposed to be rezoned. OP's community engagement and issues raised at the meetings are detailed in [Section III](#) of this report. Comments have been generally positive and supportive of this initiative to implement the policy direction of the Comprehensive Plan in terms of land use, height and density, as well as the approved CADG guidance, with some concerns raised regarding setbacks from residential properties. OP, ANC-3C, and residents continued the conversation about the proposal after set down in June, 2025.

## II. ZONING COMMISSION QUESTIONS

At the June 26, 2025 setdown meeting, the Commission requested OP provide additional information as follows:

Issue	Response
Would the recommendation of the proposed text and map amendment be changed in the 2050 Comp Plan?	The proposed text and map amendment is the implementation of the recommendation of 2016 Comp Plan as updated in 2021, including for these specific areas. Any further refinement of the zoning to address a new Comp Plan would be addressed at that time.
How does the CADG relate to the actual text of the new zone, if all or only some of the recommendations in the Development Guidelines are included in the text of the new zone.	The CADG recommended precise building heights, FAR, rear setbacks, and lot occupancy for both Cleveland Park and Woodley Park and all were used in the proposed text. Design guidelines outlined in the CADG that are relevant to zoning were also included. However, CADG guidelines related to front step-backs are intended to inform HPRB

Issue	Response
	<p>review of any new development proposal, and ones related to public space which are not implementable or governed by the Zoning Regulations were not included in the proposed zoning.</p> <p>OP presented information on the process of the development of the CADG and the basis of the proposed text as outlined in the CADG at the Commission’s regularly held meeting on November 20, 2025. The full presentation can be viewed at <a href="https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-09">https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-09</a></p>
Should parts of the Connecticut Avenue Development Guidelines that are going to be implemented by the Historic District Review Board not be included in the new zones	<p>The CADG document was developed with coordination with HP Office staff, and the was reviewed by the HPRB. All properties proposed to be rezoned are within the Cleveland Park or Woodley Park historic districts, so all additions and new construction would be reviewed by HPRB. At that time, HPRB will make the determination as to the appropriate setbacks, façade materials, and articulation that would be compatible with the historic character of the area. As part of the review, the CADG would be used by HP Staff and HPRB as a guide.</p>

### III. COMMUNITY QUESTIONS

The following table outlines the main issues raised through community engagements and the related OP responses:

Issue	Response
Can a density and height be changed to a low density and height than that recommended in the Comp Plan and CADG?	The proposed Cleveland Park and Woodley Park rezoning is not a planning exercise. The planning exercise took place during the development of the Comprehensive Plan amendments and the Connecticut Avenue Development Guidelines in 2023, and to proposed lower heights or densities would be inconsistent with the plans. This exercise is to implement the recommendations of both plans.
Why not propose lower density zones to be more compatible with the adjacent residences?	The Comp Plan and the CADG recommends medium and high-density zones for the areas. A low or moderate zone recommendation would be inconsistent with the Comp Plan and the Development Guidelines. The zoning does include required side yards, upper level set-backs, and other features to provide transitions to lower density residential zones.
Would residential properties be rezoned?	No. As shown in the CADG, pages 14 and 15, the area to be rezoned only covers properties fronting on Connecticut Avenue in Cleveland Park and Woodley Park as well as where these properties turn the corner on to side streets. Therefore, no low density residential property would be rezoned to a higher density.
Would the zones be subject to IZ?	The new zones would be subject to IZ+. Some expressed concerns that IZ+ may be too high given development cost and other factors, but the Plan guidance is clear that affordable housing through the IZ program is a priority policy item.
Why are setbacks not required for additions above the front façade of existing buildings similar	Unlike Chevy Chase, Cleveland Park and Woodley Park are historic districts where all additions and new construction would be reviewed by HPRB, which is a design review process. The CADG shows how additions above buildings or the upper floors of news buildings could be set back. However, those were

Issue	Response
to what was recommended in the Chevy Chase zoning?	for illustrative purposes only and were not for any specific buildings. The proposal gives HPRB the flexibility to decide on the appropriate setback for each building, including both the height and the distance of the step-backs.
Why are public space recommendation in the CADG not included in the zoning?	The guidelines in the CADG (Streetscape Design Guidelines, pages 45-69) refer to development in public space which is regulated by DDOT through the Public Space Committee. Zoning does not regulate public space. Therefore, the new zones do not include the Streetscape Guidelines. The DDOT report will describe the need for projects to upgrade their public space in line with current standards and applicable streetscape guidelines.
What is the difference between the CADG recommendations and the Zoning Regulations?	CADG will provides guidance of development but will not override the Zoning Regulation. Any discretionary development before the Zoning Commission, BZA, HPRB, or Public Space Committee will also be able to use the CADG guidelines as part of the review process.
Why is design review not recommended?	Cleveland Park and Woodley Park are historic districts and the areas to be rezoned are within these historic districts. All new development or additions to historic or contributing buildings are required to be reviewed by the Historic Preservation Review Board (HPRB). This is a public design review process in which the ANC and the community have input. Therefore, there is no need to have design review as part of the zoning process. However, there may be some design elements in the zoning regulations such as setbacks, height, massing, and transitions that, depending on a development proposal, may require relief through a Board of Zoning Adjustment hearing, with ANC and community input.
Why does the proposal not address on-street parking and bike lanes?	The zoning recommendations do not address transportation issues, such as on-street parking and bike lanes, as these occur in public space that is not subject to zoning. However, required parking and the location of parking and loading entrances are addressed and would be subject to DDOT’s guidelines, recommendation and approval. The DDOT report will provide an analysis that shows the change in potential trip generation from current to future zoning, assuming a full build out. It is a caveated analysis that also notes the need for future individual developments to abide by our CTR guidelines (which apply to matter-of-right projects if their scale of impact triggers analysis).
Will the pictures or illustrations be the buildings to be built?	The diagrams, illustrations and drawings shown in the CADG are for illustrative purposes only and do not reflect any particular building or development for any property.
Why was Wardman Park not included?	The former Wadman Park Hotel property is currently undergoing redevelopment and was therefore not included in the CADG or the area to be rezoned.
Was the infrastructure assessed to accommodate the new development.	The Connecticut Avenue Development Guidelines: Infrastructure Assessment was based on the build out of the CADG recommendations. Updated assessments would be undertaken for each development and actions would be required by relevant District agencies to mitigate deficiencies at the time of Building Permit.

#### IV. ACTIONS SINCE SET DOWN

Since the application was set down, the following actions were taken by OP:

##### 1. Community Outreach

- Attended ANC-3C Planning, Zoning Housing and Economic Development Committee Meeting on July 7, 2025 presented the proposal, took comments and answered questions from ANC members and residents of the area on the proposed text and map amendment. Summaries of the planning/zoning process, and of the proposed zoning were made available.
- Attended ANC-3C Meeting on October 20, 2025 presented the proposal, took comments and answered questions from ANC members and residents on the proposed text and map amendment. Summaries of the planning/zoning process, and of the proposed zoning were made available.
- Attended an in person Open House sponsored by the ANC on November 1, 2025. Took comments and answered questions from residents on the proposed text and map amendment.

## 2. Addition of the Crosswalk

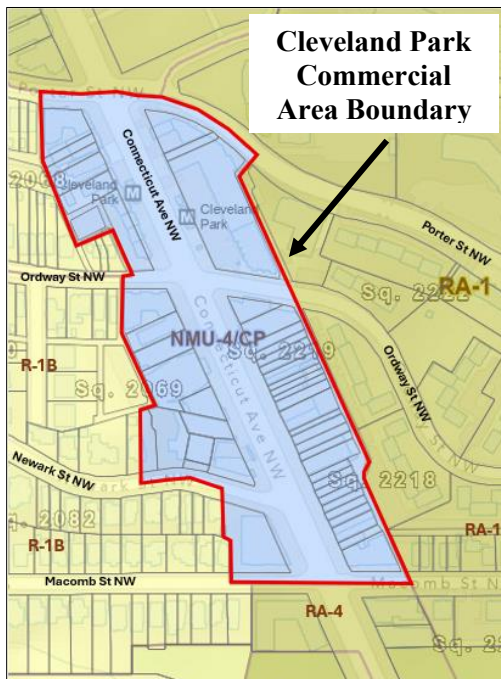
- A comparison of the Comp Plan and the Connecticut Avenue Development Guidelines and how they are translated into zoning proposal, is provided in this report at Attachment III.
- **OP is not proposing, in this report, significant changes to the proposed text as provided at setdown.**

## V. AREA DESCRIPTIONS

The areas proposed to be included in the proposed text and map amendment are the Cleveland Park Neighborhood Mixed Use Corridor and Woodley Park Neighborhood Mixed Use Corridor.

### *Cleveland Park*

*Figure1 – Cleveland Park Area*



The Cleveland Park Neighborhood Mixed Use Corridor is the area generally between Porter Street, N.W. to the north and Macomb Street, N.W. to the south and includes properties fronting both the east and west sides of Connecticut Avenue, NW. There are a small number of lots or portions of lots which face side streets, Ordway Street, N.W. and Newark Street, N.W., and are typically part of larger development sites fronting onto Connecticut Avenue NW. (Figure 1). The area is within the Cleveland Park Historic District.

Properties within the boundary include a variety of lot shapes and sizes, and buildings are mostly one or two stories in height, with a variety of architectural styles. The corridor also has a variety of restaurant, retail, service, and government uses which serve the local community.

The northeastern side of Connecticut Avenue has a gas station and a mainly one-story strip mall with a variety of retail, restaurant and service uses fronting a parking lot and the Cleveland Park Metro entrance/exit. Farther south are relatively small rectangular lots interspersed with larger lots that are developed with mostly one-story buildings also housing a variety of retail, service and restaurant uses. At the southernmost end of the area, at Connecticut Avenue and Macomb Street,

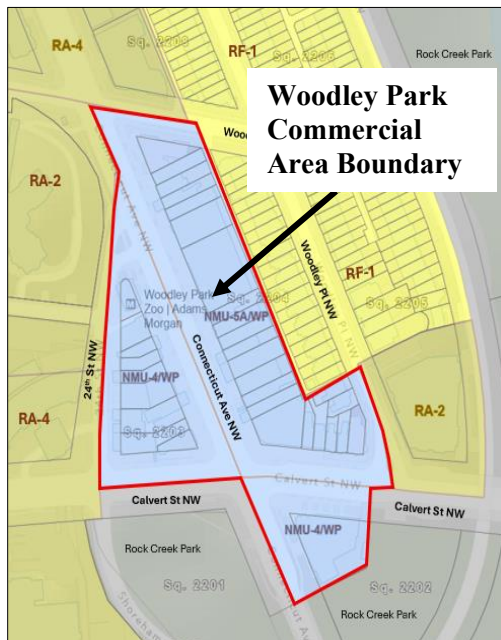


is a five-story building with commercial uses on the ground floor facing Connecticut Avenue and five stories of residential use along Macomb Street.

On the west side of Connecticut Avenue, the lots are generally larger, and buildings range in height from one to five stories with a variety of retail and service uses, some three- to five-story buildings housing residential uses. Some significant buildings on this side of Connecticut Avenue include the Cleveland Park Fire Station, the Cleveland Park Library at the corner of Connecticut Avenue and Macomb Street and the historic Uptown Theater.

### **Woodley Park**

**Figure 2-Woodley Park Area**



The Woodley Park Neighborhood Mixed Use Corridor is the area generally fronting on the east and west sides of Connecticut Avenue, N.W. between Woodley Road, N.W., Calvert Street, N.W., and the east side of 24<sup>th</sup> Street, N.W., with a small number of lots fronting Calvert Street and Woodley Place, N.W. (Figure 2). The area is within the Woodley Park Historic District.

The area to the east of Connecticut Avenue includes a variety of lot shapes and sizes, and buildings' height range from one to four stories with a variety of architectural styles. The corridor also has a variety of ground floor retail uses, mostly restaurants, service and residential uses which serve the local community.

There are several buildings along Calvert Street, which are developed with mainly service and office uses and with some retail uses along Calvert Streets. There are also two lots that are out of character with the uses

along Connecticut Avenue and Calvert Street as they are developed with residential uses along Woodley Place.

On the west side of Connecticut Avenue, is a triangular parcel bounded by Connecticut Avenue, 24<sup>th</sup> Street, and Calvert Street. On the northern tip of the square is the Woodley Park Metro Station, while most of the buildings are one-story with a few two- and three-story buildings. Some of the buildings front onto both Connecticut Avenue and 24<sup>th</sup> Street. The uses are mostly ground floor retail, mostly restaurants, and other service uses.

## **VI. SUMMARY OF PROPOSED TEXT AND MAP AMENDMENT**

The proposed zoning map and text amendment would:

- Rezone the area of the existing Cleveland Park Neighborhood Mixed Use zone, NMU-4A/CP with the new Cleveland Park Neighborhood Mixed Use zone, NMU-8A/CP; and
- Rezone the area of the existing Woodley Park Mixed Use zones, NMU-4/WP and NMU-5A/WP to the new Woodley Park Mixed Use zones, NMU-9A/WP, along Connecticut Avenue, N.W. (Figure 3, below).

The proposed zoning has not been significantly modified from the draft zoning provided in the OP Setdown Report.

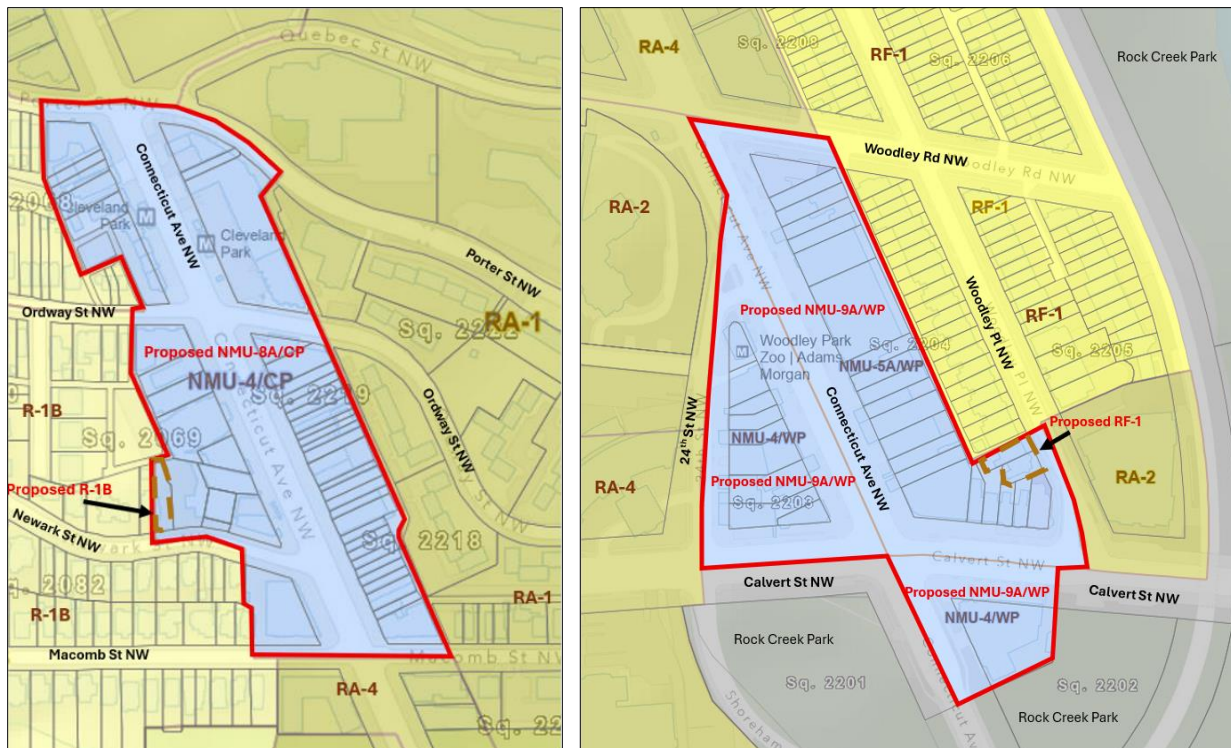
OP is also proposing that IZ Plus be applied to both the NMU-8A/CP and the NMU-9A/WP zones and that any new development would be required to meet the IZ Plus requirements.

The proposed zoning bulk (height and density) and use parameters of the proposed zones are consistent with the land use policy direction of the 2021 Comp Plan, including the Generalized Policy and Future Land Use Maps. Accordingly, the proposed NMU-8A/CP zone is based on the MU-8A zone, and the proposed NMU-9A/WP zone is based on the MU-9A provisions. The more area-specific zoning provisions for new construction and additions address specific guidelines of the CADG.

NMU (Neighborhood Mixed-Use) zones are applied to many neighborhoods' commercial corridors and are intended to, among other things:

- provide for a mix of residential, employment, retail, service, and other related uses in the area;
- identify designated areas within which ground floor use restriction can apply, and
- preserve and enhance neighborhood shopping areas; encourage a general compatibility in scale between new and older buildings.

**Figure 3**



**Proposed NMU-8A/CP and R-1B Zones**

**Proposed NMU-9A/WP and RF-1 Zones**

While each NMU zone is different, there are important provisions that apply to all NMU zones, and these would also apply to the NMU-8A/CP and NMU-9A/WP zones where they are consistent with the direction of the CADG. Relevant guidelines from the CADG are incorporated and would apply only to the NMU-8A/CP and NMU-9A/WP zones, although where appropriate, they are often based on similar regulations from other NMU zones.

**Single Family Residences currently within the existing NMU-4 zones** (see Figure 3 above)

Within Cleveland Park, Square 2069 Lot 0823, is split zoned, R-1B and NMU-4/CP, and is developed with a single family detached house. Due to the size of the lot and the existing house, it seems unlikely that the NMU-4/CP portion of the lot could be developed with the proposed recommendation. From historic maps, it seems a portion of the property was included in NMU-4/CP without justification. **OP recommends that the NMU-4/CP portion of the property be rezoned to the adjacent R-1B zone**, rather than included in the rezoning to NMU-8A/CP.

In Woodley Park, an owner whose property is currently in the Woodley Park Neighborhood Mixed Use zone NMU-4/WP at 2612 Woodley Place, N.W. (Square 2204, Lot 137) has requested that the property not be included in the proposed NMU-9A/WP zone. OP is recommending that the property not be included in the proposed NMU-9A/WP zone along with a similar situated property at 2610 Woodley Place, N.W. (Square 2204, Lot 138). Both of these properties are developed with residential uses and are unlike other properties in the neighborhood commercial area which front on Connecticut Avenue or Calvert Street. **OP is recommending that these properties be rezoned to the RF-1 zone**, the zone for properties directly adjacent to the north.

**Cleveland Park Neighborhood Mixed Use Corridor - NMU-8A/CP Zone**

The NMU-8A/CP zone would apply to the existing neighborhood commercial portion of Cleveland Park along Connecticut Avenue and would be mapped in Squares 2068, 2069, 2082, 2218, 2219 and 2222 on lots between Porter Street, N.W. and Macomb Street, N.W. with a small number of lots fronting on Ordway Street, N.W. and Newark Street, N.W. These properties are currently zoned NMU-4/CP.

The NMU-8A/CP zone would allow mixed use, medium-density residential and moderate density commercial uses – generally ground floor retail and residential use above. The non-residential FAR is limited, which is typical for MU and NMU zones. The development parameters, based on Comp Plan height, density and use mix policy direction as modified by the CADG guidelines as appropriate, are summarized on Table 1 below.

*Table 1 – Summary of NMU/CP Zone*

	Existing NMU-4/CP Zone	Proposed NMU-8A/CP Zone
Maximum FAR	2.0; 2.4 (IZ) 1.0 non-residential	5.0 (IZ+) 2.0 non-residential
Maximum Building Height	40 feet; 45 feet (IZ)	75 feet
Maximum Penthouse Height	12 feet except 15 feet for penthouse mechanical space	15 feet for penthouse and mechanical space
Maximum Lot Occupancy	Residential - 60% / 75% (IZ) Non-residential – none prescribed	Residential – none prescribed Non-residential – none prescribed
Minimum Rear Yard	15 ft. minimum from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	12 feet minimum above 40 feet for buildings abutting an alley or a R zone. 1:1 step-back above 40 feet.
Minimum Side Yard	None required. 5 feet minimum if provided.	None required. 5 feet minimum if provided.
GAR	0.3	0.25



The proposed NMU-8A/CP development standards would include provisions to reflect building form, design, and use guidelines of the CADG:

- Additional non-residential FAR grants flexibility to have a variety of wider variety of commercial uses on the lower floors.
- Penthouse and roof structure height would be limited to 15 feet maximum; and
- Transition and compatibility requirements, to address the relationship between new development adjacent to low density residential properties include a rear yard requirement and a 1:1 site-back required above 40 feet.

### **Woodley Park Neighborhood Mixed Use Corridor - NMU-9A/WP Zone**

The NMU-9A/WP zone would apply to the existing neighborhood commercial portion of Woodley Park along Connecticut Avenue and would be mapped in Squares 2202, 2203, and 2204, on lots between Woodley Road, N.W. and Calvert Street, N.W., and a few lots fronting on 24<sup>th</sup> Street, N.W. and Woodley Place, N.W. These lots are currently zoned NMU-4/WP and NMU-5A/WP.

The NMU-9A/WP zone would allow mixed use, high-density residential and low-density commercial uses – generally ground floor retail and residential use above. The non-residential FAR is limited, which is typical for MU and NMU zones. The development parameters, based on Comp Plan policy direction as modified by the CADG guidelines as appropriate, are summarized on Table 2 below.

*Table 2 – Summary of NMU-9A/WP Zone*

	<b>Existing NMU-5A/WP Zone</b>	<b>Existing NMU-4/WP Zone</b>	<b>Proposed NMU-9A/WP Zone</b>
Maximum FAR	3.0; 3.6 (IZ) Non-residential 1.0	2.5; 3.0 (IZ) Non-residential – 1.0	West Connecticut Ave.: 6.0 (IZ+); Non-Residential – 2.0 East Connecticut Ave.:5.5 (IZ+) Non-Residential - 2.0
Maximum Building Height	50 feet; 55 feet (IZ)	40 feet; 50 feet (IZ)	West Connecticut Ave.: 90 feet; East Connecticut Ave.: 75 feet
Maximum Penthouse Height	12 feet except 15 feet for penthouse mechanical space	12 feet except 15 feet for penthouse mechanical space	15 feet for penthouse and mechanical space
Maximum Lot Occupancy	Residential - 80% Non-residential – none prescribed	60% max 75% (IZ)	Residential – none prescribed Non-residential – none prescribed
Minimum Rear Yard	15 ft. minimum from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	15 ft. minimum from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	12 feet minimum above 40 feet except no rear yard required in Square 2203. 1:1 step-back above 40 ft. except in Square 2203
Minimum Side Yard	None required. 8 ft. for a detached or semi-detached dwelling. 5 feet minimum if provided.	None required. 8 ft. for a detached or semi-detached dwelling. 5 feet minimum if provided.	None required. 5 feet. minimum, if provided.
GAR	0.3	0.3	0.2

The proposed NMU-9A/WP zone would include provisions to incorporate building form and design guidelines of the CADG:

- Additional non-residential FAR grants flexibility to have a wider variety of commercial uses on the lower floors.
- Penthouse and penthouse mechanical space height would be limited to 15 feet maximum; and
- Transition and compatibility requirements, to address the relationship between new development adjacent to low density residential properties include a rear yard requirement except for lots in Square 2203 and a 1:1 site-back required above 40 feet.

To activate Connecticut Avenue frontage in both the NMU-8A/CP Zone and the NMU-9A/WP Zone, a few additional provisions are proposed:

- At least 75% of the front façade on new buildings would be built to the front lot line.
- Minimum door separations on the ground floor new buildings.
- Retail space required to be accessed from Connecticut Avenue and be at grade with the sidewalk; and
- Parking and loading could not be accessed from Connecticut Avenue.

The CADG include many additional guidelines related to building materials and relationship to historic structures, for new buildings and for additions to existing buildings. As the CADG document was reviewed and approved by the Historic Preservation Review Board (HPRB), Development Review staff discussed these guidelines with the Historic Preservation Office (HPO). HPO staff felt it was important that the zoning not include specific provisions that would be subject to careful, contextual review and approval by the HPRB. As such, provisions such as ones related to materials, front façade articulation, and front façade step-backs from historic structures were not included in the proposed zoning.

Many other guidelines with the CADG relate to public space design, which is also not within the purview of the Zoning Commission. As noted in the document, these would be administered through the Public Space permitting processes before the Public Space Committee, administered by DDOT.

### **Limitations of Eating and Drinking Establishments**

A purpose and intent of the Neighborhood Mixed Use (NMU) zones (Subtitle H §101) is to “*Encourage retention and establishment of a variety of retail, entertainment, and personal service establishments, predominantly in a continuous pattern at ground level, to meet the needs of the surrounding area's residents, workers, and visitors;*” Eating and drinking establishments are one of the uses permitted although, *fast food establishment and a food delivery business*, a subset of eating and drinking establishments, are not permitted as a matter-of-right (Subtitle H § 6006.1(d)). In many NMU zones, including the current NMU zones in Cleveland Park and Woodley Park, eating and drinking establishments are subject to the limitation that “*These uses shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NMU zone, as measured along the lots in the designated use area in the particular zone;*” (Subtitle H § 6001.3(b)).

OP has recommended that Subtitle H § 6001.3(b) be amended to exempt the proposed NMU-8A/CP and NMU-9A/WP zones from the eating and drinking establishment limitations of Subtitle H § 6001.3(b)(1)(2).

In conversations with the Department of Buildings (DOB) which tracks and enforces the calculations of linear footage available for eating and drinking establishment, the information has been difficult to track as businesses transition in and out of the market and at times there is no clear definition of uses which qualify. ANC-3C and the Cleveland Park Main Street has also conveyed to OP that the retail market has changed since the restriction was adopted and only serves to dissuade owners from establishing a business along the corridor. As part of this rezoning process, OP heard from many individuals as well as the ANC who recommend the elimination of the limitation, although there were also a few people who recommend retaining the limitations.

Please refer to [Attachment 1](#) of this report for the full text amendment.

## **VII. PLANNING CONTEXT**

Please also refer to the OP Setdown Report at Exhibit 2 for a brief history of the planning area and additional analysis detail of the proposal against policy direction of the Comprehensive Plan Maps and Elements.

### **A. COMPREHENSIVE PLAN MAPS**

The Framework Element states that the “*Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comp Plan policies.*” Additionally, “. . . the zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comp Plan, including the Citywide Elements and the Area Elements.”

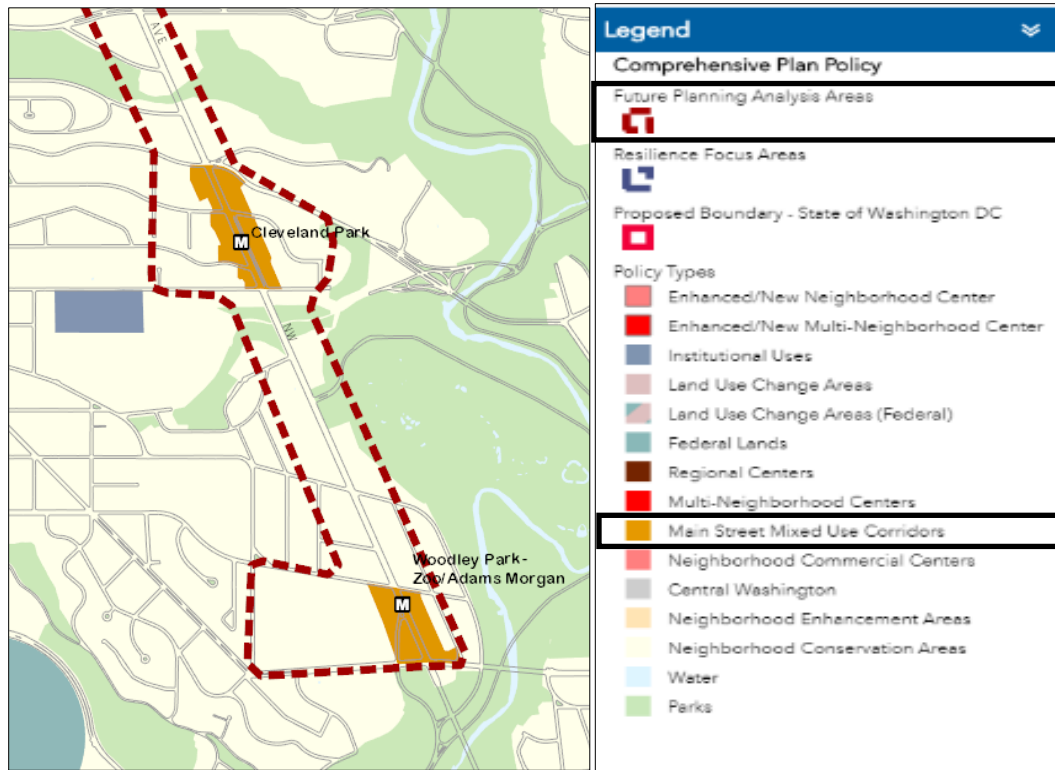
The proposed zoning is not inconsistent with the Generalized Policy Map and the Future Land Use Map and furthers many important policy statements of the Comp Plan, as well as the Cleveland Park Development Guidelines.

#### **Generalized Policy Map (GPM)**

The Generalized Policy Map (Figure 4, below) designates the Cleveland Park and the Woodley Park areas as being within a Main Street Mixed Use Corridor and is within an area designated as a Future Planning Analysis Area.

The proposed zones would allow a mix of uses particularly ground floor commercial uses and upper floor residential uses at a height and density anticipated on the map, so are not inconsistent with the GPM. Both Cleveland Park and Woodley Park have a pedestrian-oriented environment with traditional storefronts and strip shopping centers which are neighborhood mixed use centers. The capacity for redevelopment exists to encourage greater economic development and housing opportunities to address Comp Plan policies and neighborhood needs.

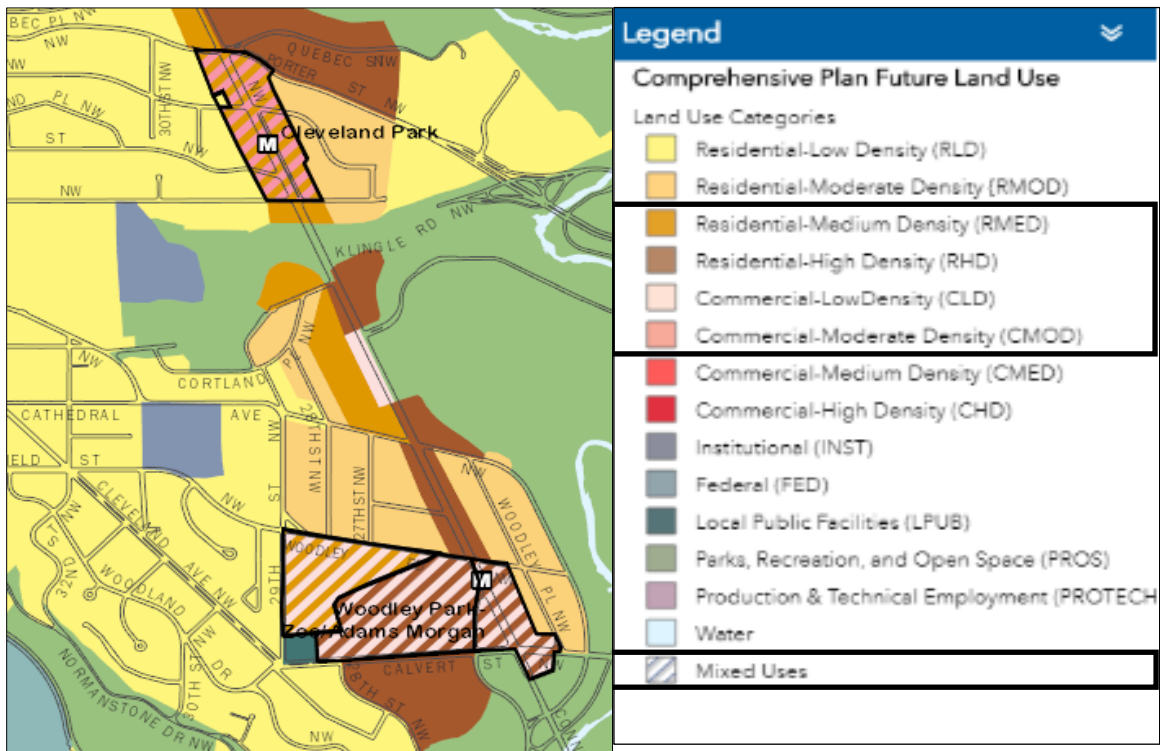
The recommended analysis for both the Cleveland Park and Woodley Park Neighborhood Mixed Use areas has taken place and resulted in the CADG. The vision of the CADG is to advance equity in housing and the provision of more affordable housing; having a thriving retail corridor with a mix of uses; new development that would preserve and be compatible with historic resources; provide safe and sustainable pedestrian ways; and be an inclusive built environment along Connecticut Avenue Main Street and the Cleveland Park and Woodley Park communities.



**Figure 4 – Generalized Policy Map (GPM)**

### **Future Land Use Map (FLUM)**

**Figure 5 – Generalized Future Land Use Map (FLUM)**





The Future Land Use Map (Figure 5) designates the Cleveland Park area for mixed medium density residential and moderate density commercial for the corridor, and mixed high density residential and low-density commercial for the Woodley Park corridor.

In Cleveland Park, the current MU-4 zone on which the NMU-4/CP is based, allows a mix of uses but is listed in the Comp Plan as a low-density mixed-use zone, and in the current Zoning Regulations (Subtitle G § 101.8) as a moderate density zone, and thus does not permit the medium density level of housing anticipated by the Comp Plan. The MU-9 zone on which the proposed NMU-8A/CP is based allows for medium density, mixed use developments consistent with the Comp Plan and the guidance from the CADG.

In Woodley Park, the current NMU-4/WP is based on the MU-4 zone, a low density zone, while the NMU-5A/WP zone is based on the MU-5 zone which is described in the Comp Plan as a moderate density zone, and in the Zoning Regulations as a medium density zone. The proposed NMU-9A/WP is based on the MU-9 zone which the Comp Plan and Zoning Regulations describe as appropriate for high-density mixed-use developments. Therefore, neither of the current zones in Woodley Park reflect the recommendation of the Comp Plan or the CADG while the proposed zone would be not inconsistent with this policy guidance.

As such, the proposed zones are not inconsistent with both the Comp Plan's GPM and FLUM particularly when read in conjunction with policy recommendations of the Comp Plan.

**Rock Creek West Roadmap:** OP along with the Department of Housing and Community Development (DHCD) and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) undertook the [Rock Creek West Roadmap](#) study to examine where and how to build affordable housing within the Rock Creek West Area. The Rock Creek West Road Map identified several near-term opportunities to increase the supply of affordable housing and tools that can be used to realize those opportunities.

The Cleveland / Woodley Park Connecticut Avenue Area was identified as one of three priority areas<sup>1</sup> in Rock Creek West to produce housing and affordable housing, supported by vibrant public spaces, retail and other amenities. The Roadmap identified three approaches to affordable housing production: Financial Subsidies, Land Use Regulations and Planning for Opportunity Sites. Regarding development of opportunity sites, the Roadmap provides the following guidance:

*Planning for opportunity sites in Rock Creek West includes exploring the possibility of including mixed income housing, especially for the lowest-income households, to support the District's housing goals. Many different types of sites can be considered "opportunity sites." For example, the District can leverage the land value of underutilized parcels of District-owned land to redevelop properties and produce new affordable housing, job opportunities, and community amenities. Projects on public disposed land are required to allocate 30% of housing units as dedicated affordable if close to public transit or 20% of units for all other projects.*

*Neighborhood Planning & Opportunity Sites: Neighborhood Planning can engage the community in establishing a vision and goals for redevelopment that can integrate a mix of housing options, high-quality design, public space, and community-serving amenities.*

*In Rock Creek West, OP's 2021-2023 neighborhood planning efforts are intended to implement the Comp Plan, particularly where land use changes have been made on Wisconsin and Connecticut Avenues that increase opportunities for residential development. These land use changes were an*

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<sup>1</sup> Chevy Chase Area, Cleveland Park/Woodley Park Area, and the Wisconsin Avenue Area.

*important step for Rock Creek West to support an equitable share of the District's growth, specifically providing for more dedicated affordable and moderate-income housing.*

**Connecticut Avenue Development Guidelines (CADG):** The Comp Plan also recommended a more detailed and holistic analysis be done of the Cleveland Park and Woodley Park<sup>2</sup> corridors, looking at the physical, social, transportation, environmental, housing and economic issues of the area. After multiple community meetings and conversations, the [Connecticut Avenue Development Guidelines](#), (CADG) document was published in September 2023. The CADG places great emphasis on the provision of more housing and in particular affordable housing, as well as neighborhood retail, along Connecticut Avenue NW. A more detailed discussion of the CADG is provided in Section VIII of this report.

The proposed text and map amendment is the next step towards implementing the recommendations of the Comp Plan and the CADG. The proposed text amendment reflects the density, heights, and forms of buildings that would accommodate additional housing and neighborhood serving retail, as established in the Comp Plan, while addressing neighborhood character and impact guidance from the CADG.

## **B. THE COMP PLAN ANALYSIS THROUGH A RACIAL EQUITY LENS**

The Comp Plan requires the Zoning Commission and staff to consider equity as part of its Comp Plan consistency analysis and to do so through a racial equity lens (10-A DCMR § 2501.8). The scope of the review and Comp Plan policies that apply depend on the nature of the proposed zoning action. A more comprehensive Racial Equity discussion is included in the OP Setdown Report at Exhibit 2 for this case.

The Commission's four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. As this is a rezoning, it can be difficult to assess the actual impact that would result from future development on these sites. However, the potential impacts – positive or negative - of new development that would result from the proposed rezoning can be assessed, on the assumption that development consistent with permissions of the new zones would, at some point, be done.

As summarized below and analyzed more fully in the setdown report, the proposed NMU-8A/CP and NMU-9A/WP zones are, on balance, not inconsistent with the policies and goals of the Comp Plan, particularly when the Comp Plan is read as a whole and in conjunction with other critical planning documents, including the CADG.

## **PART 1: COMPREHENSIVE PLAN POLICIES**

The map amendment proposal is, on balance, not inconsistent with the Citywide Elements of the Comprehensive Plan and would further many policies of the Citywide Elements, and the Rock Creek West Area Element. The following policies would potentially be advanced by the requested rezoning.

Please refer to the OP Setdown Report at the end of this report for the full text of the relevant policies.

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<sup>2</sup> See Comp Plan Policy Map, and Rock Creek West Area Element Policy Focus Areas § 2310

## **CITYWIDE ELEMENTS**

### **CHAPTER 3 - LAND USE ELEMENT**

- ***Policy LU-1.1.1: Future Planning Analysis and Resilience Focus Areas***
- ***Policy LU-1.4.6: Development Along Corridors***
- ***Policy LU-2.1.1: Variety of Neighborhood Types***
- ***Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods***
- ***Policy LU-2.1.4: Rehabilitation Before Demolition Policy:***
- ***Policy LU-2.1.8 Explore Approaches to Additional Density in Low and Moderate-Density Neighborhoods***
- ***Policy LU-2.2.4: Neighborhood Beautification***
- ***Policy LU-2.3.2: Mitigation of Commercial Development Impacts***
- ***Policy LU-2.3.3: Buffering Requirements***
- ***Policy LU-2.4.1: Promotion of Commercial Centers***
- ***Policy LU-2.4.6: Scale and Design of New Commercial Uses***

The 2021 Comp Plan changed the land use designation for properties fronting on Connecticut Avenue in the Cleveland Park and Woodley Park areas to medium and high-density levels of residential use respectively. The proposed zones would implement those recommendations by allowing multi-family buildings consistent with FLUM direction and would require the inclusion of affordable housing consistent with IZ Plus. With the proposed transition and setback provisions proposed in zoning combined with the HPRB review of any new construction, the proposed zones would allow uses and development at a height and density that would be compatible with the adjacent lower density residences. The zoning would require continued ground floor retail and service uses and the introduction of residential uses above structures along Connecticut Avenue.

It is not anticipated that any existing housing would be demolished. Both subject areas are within historic districts which would require the retention of existing contributing structures to help maintain streetscape character and which would govern the extent of new development.

### **CHAPTER 4 – TRANSPORTATION ELEMENT**

- ***Policy T-1.1.7: Equitable Transportation Access***
- ***Policy T-1.2.1: Major Thoroughfare Improvements***
- ***Policy T-1.3.1: Transit-Accessible Employment***

Both corridors are served by a metro station, the Cleveland Park and Woodley Park Metro Stations, as well as frequent bus lines. With the potential increase in housing and affordable housing opportunities, residents and workers would have access to transportation options and could open opportunities for jobs in the area and which could encourage greater use of the transit system.

### **CHAPTER 5 – HOUSING ELEMENT**

- ***Policy H-1.1.1: Private Sector Support***
- ***Policy H-1.1.2: Production Incentives***
- ***Policy H-1.1.3: Balanced Growth***
- ***Policy H-1.1.4: Mixed-Use Development***
- ***Policy H-1.1.8: Production of Housing in High-Cost Areas***
- ***Policy H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority***
- ***Policy H-1.2.2: Production Targets***

- ***Policy H-1.2.3: Affordable and Mixed-Income Housing***
- ***Policy H-1.2.5: Moderate-Income Housing***
- ***Policy H-1.2.7: Density Bonuses for Affordable Housing***
- ***Policy H-1.2.9 Advancing Diversity and Equity of Planning Areas***
- ***Policy H-1.2.11 Inclusive Mixed-Income Neighborhoods***
- ***Policy H-1.3.1: Housing for Larger Households***
- ***Policy H-1.3.2: Tenure Diversity***
- ***Policy H-1.4.6: Whole Neighborhood Approach***
- ***Policy H-1.5.1: Land and Building Regulations***
- ***Policy H-1.6.5: Net-Zero, Energy Efficient Housing***
- ***Policy H-2.1.4: Avoiding Displacement***

The proposed map and text amendments would provide significant opportunities for the provision of new housing, where housing does not currently exist, consistent with Comp Plan direction, while the application of IZ Plus would facilitate affordable housing along the corridor.

The RCW Planning Area has the least amount of dedicated affordable housing of any Planning Area in DC. The Mayor’s Housing Equity Report set a goal of 1,990 new affordable units for RCW by 2025. Since 2019, the RCW Planning Area has made the least amount of progress in meeting its goal, achieving only 11.6% of the target by the end of 2024. Both Cleveland Park and Woodley Park are considered high-cost, high-opportunity areas with limited dedicated affordable housing. The proposed zones would permit more housing, consistent with the FLUM designations, and would encourage the construction of new housing including affordable units along the corridor. IZ Plus would be applied to all new residential developments to encourage the provision of affordable units.

While zoning in DC does not establish specific requirements or targets for particular dwelling unit size, tenure, or target resident, the zoning would permit the range of potential housing types in either, or both, rental and home-ownership tenure.

## **CHAPTER 6 – ENVIRONMENTAL PROTECTION ELEMENT**

- ***Policy E-1.1.2: Urban Heat Island Mitigation***
- ***Policy E-2.1.2: Tree Requirements in New Development***
- ***Policy E-3.2.2: Net-Zero Buildings***

Because there is no specific project at this time, the environmental benefits of new development cannot be immediately assessed. However, any new development would be subject to applicable green building standards and other environmental regulations. The proposed map and text amendment would further broaden environmental and climate resilience goals of allowing additional housing, retail, and employment opportunities in existing walkable neighborhoods.

## **CHAPTER 7 – ECONOMIC DEVELOPMENT ELEMENT**

- ***Policy ED-2.2.3: Neighborhood Shopping***
- ***Action ED-2.2.B: Retail Ceiling Heights***
- ***Policy ED-3.1.1: Neighborhood Commercial Vitality***

The proposed zoning would support additional shopping opportunities in the neighborhood by continuing to require ground floor uses along the corridor to better meet the demand for basic goods and services for the surrounding neighborhood. The proposal would also result in a stronger



customer base for retail establishments, through increased residential density, as well as additional opportunities for housing for DC workers. The maximum 2.0 FAR of retail or other commercial use provides flexibility to expand businesses to the second floor, if needed, and allows for an expansion in the variety of businesses.

## CHAPTER 9 – URBAN DESIGN ELEMENT

- *Policy UD-1.4.1: Thoroughfares and Urban Form*
- *Policy UD-2.1.6: Minimize Mid-Block Vehicular Curb Cuts*
- *Policy UD-2.1.7: Streetscapes That Encourage Activation*
- *Policy UD-2.1.8: Special Streetscape Design Guidelines*
- *Policy UD-2.2.1: Neighborhood Character and Identity*
- *Policy UD-2.2.2: Areas of Strong Architectural Character*
- *Policy UD-2.2.3: Neighborhood Mixed-Use Centers*
- *Policy UD-2.2.4: Transitions in Building Intensity*
- *Policy UD-2.2.5: Infill Development*
- *Policy UD 4.1.1: Capital Improvements and Urban Design*
- *Policy UD-4.2.1: Scale and Massing of Large Buildings*
- *Policy UD-4.2.2: Engaging Ground Floors*
- *Policy UD-4.2.3: Continuity and Consistency of Building Frontages*
- *Policy UD-4.2.4: Creating Engaging Facades*
- *Policy UD 4.2.6: Active Facades*
- *Policy UD-4.3.4: Rooftop Penthouses*

The proposed zoning would address many Urban Design policy statements, through the incorporation of streetscape character and neighborhood transition guidelines from the CADG. Additionally, as individual developments take place, many other policies would be implemented through HPRB review to enhance the historic neighborhood character envisioned for the historic district and the CADG, or through Public Space Committee review.

## CHAPTER 10 – HISTORIC PRESERVATION

- *Policy HP-1.6.3: Enhancing the District's Historic Character*
- *Policy HP-1.6.4: Downtown and Neighborhood Character*
- *Policy HP-1.6.5: Commercial Signage*
- *Policy HP-2.1.2: Spatial and Landscape Character of L'Enfant Plan Streets*
- *Policy HP-2.1.4: Enhancing Washington, DC's Urban Design Legacy*
- *Policy HP-2.5.1: Rehabilitation of Historic Structures*
- *Policy HP-2.5.2: Adaptation of Historic Properties for Current Use*
- *Policy HP-2.5.3: Compatible Development*
- *Policy HP-2.5.4: Suitability to the Historic Context*
- *Policy HP-2.5.5: Protecting Historic Building Integrity*
- *Policy HP-2.5.6: Review Process for Local Projects*
- *Policy HP-2.5.7: Reconciliation of Multiple Public Goals*
- *Policy HP-4.1.2: Preservation and Neighborhood Identity*
- *Policy HP-4.1.3: Neighborhood Revitalization*

Both assigned areas are within historic districts. The proposed new zones allow additional density, height and transitions that would be compatible with buildings within the historic

districts. The Historic Preservation Review Board (HPRB) would review all new developments or additions for appropriate setbacks, heights, façade treatments, materials and compatibility with the historic resources and character of the area.

## **CHAPTER 23 - ROCK CREEK WEST AREA ELEMENT**

Cleveland Park and Woodley Park are in the Rock Creek West Area Element which outlines planning and development priorities including:

- increasing affordable and moderate-income housing units within new market rate projects.
- attracting non-residential uses to provide a wider range of neighborhood serving retail and services.
- encouraging development that would improve the vibrancy of pedestrian-oriented corridors.

The proposed zoning text and map amendment would allow for more housing and affordable housing while also creating retail opportunities. The proposed density, consistent with the Comp Plan policy direction, would allow for more housing units to support local businesses.

The proposed zoning would incorporate Rock Creek West recommendations that would encourage a vibrant pedestrian corridor.

- ***Policy RCW-1.1.1: Neighborhood Conservation***
- ***Policy RCW-1.1.3: Conserving Neighborhood Commercial Centers***
- ***Policy RCW-1.1.4: Infill Development***
- ***Policy RCW-1.1.5: Preference for Local-Serving Retail***
- ***Policy RCW-1.1.7: Housing for Older Adults and Persons with Disabilities***

Along the corridor there are a few underutilized properties which could utilize the additional height and density permitted by the Comp Plan. The proposed zoning would allow for mixed-use developments, including housing and affordable housing along the corridor, with expanded opportunities for retail and service uses and furthering the housing and affordable housing goals of the Comp Plan. The proposed zones would require setbacks and transitions to adjacent low density residential neighborhoods.

The proposed zoning would require ground floor retail along the corridor in all new developments with required door spacing, requirements that the floor level of retail be at grade with the sidewalk, and for parking and loading access from the rear and not from Connecticut Avenue, to mitigate impacts and create a vibrant streetscape.

## **Rock Creek West Element Policy Focus Areas**

The site is within the **Connecticut Avenue Corridor Policy Focus Area**. The proposed text and map amendment is the next step in implementing the recommendations of the Comp Plan and the CADG for this policy focus area.

- ***Policy RCW-2.1.1: Connecticut Avenue NW Corridor***
- ***Policy RCW-2.1.2: Infill Development***
- ***Policy RCW-2.1.3: Cleveland Park Retail Enhancement***

The proposed zoning encourages the retention of positive qualities of the corridor. The new zones offer opportunities for additional housing, including affordable and moderate-income units,

through the application of IZ Plus to new development. The additional housing could expand the retail market for local businesses to serve. The proposed zoning continues to permit most forms of retail, service and office uses along both corridors. Many other CADG guidelines will be implemented as part of any new development through HPRB and Public Space Review processes.

### **Potential Inconsistencies with Specific Comp Plan Policies**

If approved, this map amendment could provide an opportunity for new development consistent with the intent of the Comp Plan and CADG. Through HPRB review there will be additional opportunities for development to address urban design and compatibility with buildings within the historic districts. However, there may be instances where the proposed map amendment could impact small business retention within the existing structures:

- ***Policy ED-3.2.6: Commercial Displacement***

*Avoid displacement of small, minority, and local businesses due to rising real estate costs. Develop programs to offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices. Also consider enhanced technical support that helps long-standing businesses grow their revenues and thrive in the strengthening retail economy. 714.11*

Like most commercial corridors, there are typically some vacant commercial spaces. However, should a commercial building with a retail tenant choose to redevelop, this could lead to displacement, at least temporarily, for some small businesses. While the rezoning could also result in additional new commercial space on the site or along these sections of the Connecticut Avenue corridor, it could be at a higher cost to small and minority-owned businesses. However, redevelopment could also create new retail opportunities, and an increased population base to support small and minority-owned businesses in the area. On balance, while the rezoning could have some impacts on existing businesses, any new development would happen over time, and overall, the impact should be minimal or mitigated by the increased population base to support local businesses and new opportunities for location of businesses.

## **PART 2: COMMUNITY OUTREACH AND ENGAGEMENT**

### ***Cleveland Park***

In Cleveland Park, the community most impacted by the proposed zoning action is the area identified in the CADG as the area around the Cleveland Park Mixed Use Corridor. The area generally consists of commercial properties fronting Connecticut Avenue between Porter Street, NW to the north and Macomb Street, NW to the south with a small number of lots fronting on Ordway and Newark Streets.

### ***Woodley Park***

The Woodley Park community, most impacted by the zoning action would be the area also identified in the CADG around the Woodley Park Mixed Use Corridor. The area generally consists of lots fronting on Connecticut Avenue between Woodley Road, NW, Calvert Street, NW and along 24<sup>th</sup> Street, NW with a small number of lots fronting on Calvert Street, NW and Woodley Place, NW.

### ***Community Outreach Efforts and Participation Opportunities***

Following the approval of the 2021 Comp Plan, OP, ANC 3C and various other community organizations began the planning analysis for the Connecticut Avenue Commercial Corridor as

recommended by the Comp Plan. Goals for community engagement were established and included:

- 1. Design and implement creative and meaningful ways to invite residents to participate in the planning process.*
- 2. Engage a diverse audience in the process and amplify underrepresented voices.*
- 3. Obtain robust ideas for creating expanded housing opportunities for current and future residents across broad demographic lines and increase access to the corridor's rich amenities.*

As part of the Connecticut Avenue Development Guidelines planning process, these goals were achieved through:

- Various in-person and online activities which were open to the public or targeted to specific groups.
- Two in-person Community Design Conversations.
- An online design survey to explore future development potential and public space enhancements in Woodley Park and Cleveland Park.
- Focus group conversations with targeted groups/perspectives.
- Pop-ups at neighborhood events.
- Door-to-door discussions with local business owners.
- Presentations to, and engaging ANC-3C and local civic groups: Cleveland Park and Woodley Park Community Associations, Cleveland Park Historical Society, Cleveland Park Smart Growth, and the Cleveland Park and Woodley Park Main Street organizations in promoting and hosting engagement activities and dialogue.
- A five-week comment period of the draft Connecticut Avenue Development Guidelines.

Through these efforts, participants shared their thoughts with staff and neighbors, and explored different design approaches for incorporating larger developments into the neighborhood. Responses from both the in-person workshops and the online survey showed majority support for greater densities along the corridor, consistent with Comp Plan direction, that would result in the creation of more market-rate and affordable housing units.

Staff from the Historic Preservation Office were also present at many of the events and the draft Connecticut Avenue Development Guidelines was presented to HPRB at a public hearing on May 25, 2023.

A project website was established for planning process to which a record of all the outputs was shared and key feedback received were posted for public review and comment. This, in turn, informed the development guidelines.

OP has continued community engagement throughout the current text and map amendment process towards implementing the recommendations of the Comp Plan and the guidelines of the CADG. The following are the main OP engagements, in addition to many one-on-one discussions and email exchanges:

January 1, 2025	OP met with ANC-3C to discuss the best way to proceed with the zoning recommendations of the CADG.
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January 31, 2025	OP met with a community member regarding the retention of the Eating and drinking establishment limitations in Cleveland and Woodley Park.
February 2, 2025	OP made a presentation to ANC-3C Planning, Zoning Historic Preservation Education and Development Committee. Responded to questions on IZ in current height and density proposed, timing of review, posting on web site, and document the Zoning process.
February 4, 2025	OP Presentation at a full ANC-3C Public Meeting. Presentation posted on ANC-3C website.
February 4, 2025	OP Presentation given to Cleveland Park Smart Growth to be used in their Newsletter.
February 12, 2025	OP met with a property owner who wanted to file for map amendment in Woodley Park but encouraged to wait until after the rezoning process.
February 18, 2025	OP presented at an ANC-3C scheduled meeting.
March 11, 2025	OP presented to the Woodley Park Community Association.
April 1, 2025	OP made a presentation to Cleveland Park Main Street. Encouraged to remove fast food limitations.
April 3, 2025	OP made a presentation to Cleveland Park Smart Growth.
April 15, 2025	OP mailed a notice (not required) to property owners, ANC-3C and property owners within a 200 feet radius of the Cleveland Park and Woodley Park areas.  Posting on OP website with a dedicated email address <a href="mailto:ConnecticutAvenuer zoning@dc.gov">ConnecticutAvenuer zoning@dc.gov</a> for the project.
June 16, 2025	OP had a discussion with representatives of the Cleveland Park Community Association
June 26, 2025	Proposed zoning was set down for a public hearing by the Zoning Commission at a public meeting.
July 7, 2025	OP presented to the ANC 3C Planning, Zoning Housing and Economic Development Committee ANC 3C at its regularly scheduled meeting
October 20, 2025	OP presented to the full ANC 3C at its regularly scheduled meeting
November 1, 2025	ANC 3C hosted an Open House at which OP responded to community concerns and questions.

### ***Potential Impact of the Proposed Zoning Action***

There is no expectation that local residents will be displaced, either directly or indirectly, as a result of the proposed text and map amendment. This zoning action would continue to enable mixed-use redevelopment on the commercial properties, but with a more substantial residential component including introducing dedicated affordable housing along the corridors, consistent with Comp Plan policy direction. Rather, the zoning action would provide new opportunities for housing for residents of the neighborhood and of DC. Low-density residential areas would not be rezoned to a higher density as part of this initiative.

Displacement pressures on existing businesses could be intensified by the proposed text and map amendment. These could be mitigated through other technical assistance such as that administered by the Main Street organization. In addition, the new regulations would require the provision of ground floor retail space which could accommodate existing businesses and provide opportunities for larger or improved commercial spaces.

The proposed zoning and map amendment appear to have been received by many members of the ANC, community organizations and community members as being generally positive steps to implement established policy, particularly regarding additional housing and affordable housing opportunities. There have been some concerns expressed regarding compatibility of future buildings with the historic district, parking and the continued issue of traffic impacts along the corridor.

Although future development would be allowed as matter-of-right under zoning, both areas are within historic districts, so any new development or addition proposal would be reviewed by Historic Preservation staff and HPRB, which is a process that is open to the public for input.

### **PART 3: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY**

Part 3 of the Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens for the planning area. The data source is the 2012-2016 and 2019-2023 American Community Survey 5 Year Estimates, available via the OP State Data Center ([ACS DATA](#)). Part 3 also asks if the planning area is on track to meet affordable housing goals, and whether the data shows any *“intersectionality of factors such as race, ethnicity, age, income, gender, or sexual orientation within the area of the zoning action and how might the zoning action impact the intersection of those factors”*.

It can be difficult to assess the impact that would result from future development on these sites. However, the *potential* impact that would result from the proposed zoning map and text amendment can be generally assessed. The data has not changed, and the OP analysis has not substantively changed, from that of the setdown report but is provided in this report as well. OP has augmented this with a table of demographic Data Disaggregated by Race, Citywide and for Rock Creek West Planning Area (2019-2023 ACS) as Attachment II.

#### ***Population by Race or Ethnicity***

The site is in the Rock Creek West Planning Area (RCW). Table 3 below indicates that the area has not experienced recent population growth. In 2012-2016, the Planning Area had a population of 91,389 or 13.9% percent of the District-wide total. In the 2019-2023 period, the population decreased to 86,400 and 12.8% percent of the Districtwide total.

However, the area has become somewhat more racially and ethnically diverse. For the Planning Area population in 2019-2023, the population identifying as white decreased by 8.4% and Hispanic by 0.3% from 2012-2016. Meanwhile, the population identifying as Black increased by 1.5% and Asian by 0.3%. As with some other planning areas, the largest percentage increase, 5.7%, was for those who identified as having Two or More Races. Nevertheless, white-identifying residents continue to comprise nearly three-quarters of the Planning Area’s population.

**Table 3: Race or Ethnicity Districtwide and in the Rock Creek West Planning Area (2012-2016 and 2019-2023)**

<b>Race or Ethnicity</b>	<b>District-wide 2012-16</b>	<b>District-wide Percent</b>	<b>RCW 2012-16</b>	<b>RCW Percent</b>	<b>District-wide 2019-23</b>	<b>District-wide Percent</b>	<b>RCW 2019-23</b>	<b>RCW Percent</b>
Population	659,009	100%	91,389	13.9%	672,079	100%	86,400	12.8%
White alone	266,035	40.4%	73,607	80.5%	262,549	39.1%	62,327	72.1%
Black alone	318,598	48.3%	6745	7.4%	290,772	43.3%	7,722	8.9%
American Indian and	2,174	0.3%	293	0.3%	2,044	0.3%	212	0.2%

Race or Ethnicity	District-wide 2012-16	District-wide Percent	RCW 2012-16	RCW Percent	District-wide 2019-23	District-wide Percent	RCW 2019-23	RCW Percent
Alaskan Native alone								
Asian alone	24,036	3.6%	5,479	6%	27,465	4.1%	5,481	6.3%
Native Hawaiian and Other Pacific Islander alone	271	0.04%	0	0%	378	0.01%	9	0%
Some other race alone	29,650	4.5%	1,552	1.7%	32,338	4.8%	2,227	2.6%
Two or more races	18,245	2.8%	3,622	4%	56,533	8.4%	8,421	9.7%
Hispanic	69,106	10.5%	9,250	10.1%	77,760	11.6%	8,439	9.8%

### ***Median Income***

The Rock Creek West planning area continues to have a significantly higher median income than the District as a whole. The 2012-2016, ACS data identify the median household income as \$118,411 for the Planning Area, which was 62% greater than the median Districtwide household income of \$72,935 (Table 2). There was a significant increase of approximately \$34,000 in the Districtwide median household income for the period 2019-2023.

Although the planning area median income increased at nearly the same rate as the citywide median, these gains were not distributed evenly across racial groups. Black or African Americans have the lowest median income in the District as well as in the Planning Area. In fact, between the time periods Blacks or African Americans and Some Other Race experienced a reduction in median income between the two time periods. In the 2012-2016 time period, the difference between the median income of Black or African American and white residents Districtwide was approximately \$52,000. This difference significantly increases in the 2019-2023 period to an approximately \$100,000 difference. The median income in the Planning Area for the 2019-2023 saw a similar difference in the median income for Blacks or African American vs white residents of approximately \$100,000.

***Table 4: Median Income Districtwide and in the Mid-City Area (2012-2016 and 2019-2023)***

Median Household Income	Districtwide 2012-2016	Districtwide 2019-2023	RCW 2012-2016	RCW 2019-2023
<b>Total Median</b>	\$72,935	\$106,287	\$118,411	\$152,529
<b>Asian Alone</b>	\$91,453	\$121,619	\$91,732	\$121,202
<b>Black or African American</b>	\$40,560	\$60,466	\$76,527	\$74,363
<b>Hispanic or Latino</b>	\$60,848	\$106,435	\$89,692	\$120,638
<b>American Indian and Alaskan Native</b>	\$51,306	\$63,617	\$47,168	n/a
<b>Native Hawaiian and Other Pacific Islander</b>	n/a	n/a	n/a	n/a

Median Household Income	Districtwide 2012-2016	Districtwide 2019-2023	RCW 2012-2016	RCW 2019-2023
Some Other Race	\$48,047	\$74,754	\$100,817	\$85,465
Two or More Races	\$83,243	\$116,869	\$82,692	\$153,640
White	\$119,564	\$166,774	\$128,941	\$174,547

### ***General Characteristics***

Between 2012-2016, the unemployment rate in the Planning Area was at 3.5%, which was substantially lower than the District at 8.7% (Table 5). Although the rate of the District fell in 2019-2023 to 6.5% that of the Planning Area's increased to 4.1% but remained well below that of the District as a whole.

The housing cost burden in the Planning Area was over 7 percentage points lower than that of the District during both the 2012-2016 and 2019-2023 time periods. The poverty rate of the Planning Area 2012-2016 was lower than the District by approximately half but in the 2019-2023 period the poverty rate in the District and the Planning Area both declined, making poverty level Districtwide and in the Planning Area both below 10%.

***Table 5: General Characteristics of the Rock Creek West and District (2012-2016 and 2019-2023)***

Characteristic	Districtwide (2012-2016)	RCW (2012-2016)	Districtwide (2019-2023)	RCW (2019-2023)
Unemployment Rate	8.7%	3.5%	6.5%	4.1%
Cost Burdened Households	38.6%	31.1%	34%	27.7%
Below Poverty Rate	17.9%	9%	14.5%	7.0%

### ***Median Age and Vulnerable Populations***

The Rock Creek West planning area's median age decreased between the two study periods. In the 2012-2016 period, the median age of residents in Rock Creek West was slightly older. However, it was slightly younger in the 2019-2023 period. When race is considered, the data shows that the Black residents and American Indian and Alaskan Native were older than most of the other groups during the two periods.

***Table 6: Median Age (2012-2016 and 2019-2023)***

Median Age	District 2012-2016	District 2019-2023	RCW 2012-2016	RCW 2019-2023
Total Population	37.7	35.5	38.2	34.0
Asian Alone	36.5	35.6	37.8	34.7
Black or African American	33.4	38.1	39.1	39.9
Hispanic or Latino	28.4	32.2	33.7	32.0
American Indian and Alaskan Native	32.2	41.1	35.4	40.8

<b>Median Age</b>	<b>District 2012-2016</b>	<b>District 2019-2023</b>	<b>RCW 2012-2016</b>	<b>RCW 2019-2023</b>
<b>Native Hawaiian and Other Pacific Islander</b>	30.8	n/a	n/a	n/a
<b>Some Other Race</b>	28.0	28.8	31.9	30.4
<b>Two or More Races</b>	19.8	30.8	31.1	31.0
<b>White Alone</b>	40.4	35.3	39.6	33.4

### ***Vulnerable or Special Populations***

Table 7 shows that the percentage of people 65 years or older in the planning area between 2019-2023 was about 10% lower than the Districtwide percentage. Between 2012-2016 and the 2019-2023 time periods there was a 2% decline in the percentage of people 65 years or older Districtwide while there was a 2% increase in the percentage of persons 65 years or older in the planning area. For persons under 18 years, the percentage of people has remained nearly the same both Districtwide and in the RCW planning area. The disability rate Districtwide has remained fairly constant while that of the Planning Area has risen but continues to be lower than the Districtwide rate.

**Table 7: Age/Vulnerable Populations in the District and the Planning Area**

<b>Vulnerable Population</b>	<b>District 2012-2016</b>	<b>District 2019-2023</b>	<b>RCW 2012-2016</b>	<b>RCW 2019-2023</b>
<b>Persons 65 and Older</b>	34.2%	32.3%	20.8%	22.0%
<b>Persons Under 18</b>	4.5%	4.5%	1.7%	2.0%
<b>Percent Disable</b>	11.3%	11.0%	5.7%	7.5%

### ***Housing Tenure***

More residents in Rock Creek West own their home than in the District as a whole –53.7% compared to 41.1% in 2019-2023. The homeownership rate in the planning area decreased slightly over the two survey periods, while there was a small increase District-wide. The homeownership rate among white households had a slight decrease between the time periods, as opposed to citywide, where white ownership decreased by approximately 1%. Black homeownership decreased in the planning area, although somewhat less than the citywide trend. There was an increase in renter occupancy for blacks and a decrease for Whites. The Asian population has the largest increase in percentage of homeownership in the 2019 to 2023 period of 15%. Many other racial groups also experienced a slight decrease in homeownership and an increase in rentals.

**Table 8- Owner Occupied Households Districtwide and in the Planning Area**

<b>Owners/ Renters</b>		<b>Districtwide 2012-2016</b>	<b>District wide 2019-2023</b>	<b>RCW 2012-2016</b>	<b>RCW 2019-2023</b>
<b>Total</b>	Owner Households	40.7%	41.1%	55.1%	53.7%

Owners/ Renters		Districtwide 2012-2016	District wide 2019-2023	RCW 2012-2016	RCW 2019-2023
Asian Alone	Owner Households	43.1%	41.4%	33.0%	48.2%
Black or African American	Owner Households	46.6%	34.8%	29.3%	27.5%
Hispanic or Latino	Owner Households	30.9%	36.4%	51.8%	43.6%
American Indian and Alaskan Native	Owner Households	32.8%	19.6%	50.8%	40.7%
Native Hawaiian and Other Pacific Islander	Owner Households	9.1%	31.8%	0%	0.0%
Some Other Race	Owner Households	17.5%	28.7%	37.3%	29.9%
Two or More Races	Owner Households	32.7%	41.3%	33.8%	47.0%
White Alone	Owner Households	47.8%	48.0%	59.9%	58.8%

The rising cost of housing in the District limits the ability to provide housing for a variety of household types, including family, senior housing, rental and ownership housing, and housing for all income levels. Given the land use characteristics of the District, only a small amount of the total land area (28.1 percent) is dedicated to residential use (205.3). Scarcity of land increases the cost of new housing, limits the availability of housing, and intensifies housing cost burdens, particularly for lower- and middle-income households. The Comprehensive Plan states that “*residents of color are a majority of lower-income households in the District and, therefore, face a disproportionate share of the problems caused by housing insecurity and displacement*” (206.4).

The Comprehensive Plan recognizes that without increased housing the imbalance between supply and demand will drive up housing prices in a way that creates challenges for many residents, particularly low-income residents. The Comprehensive Plan further recognizes the importance of inclusionary zoning requirements in providing affordable housing opportunities for households of varying income levels.

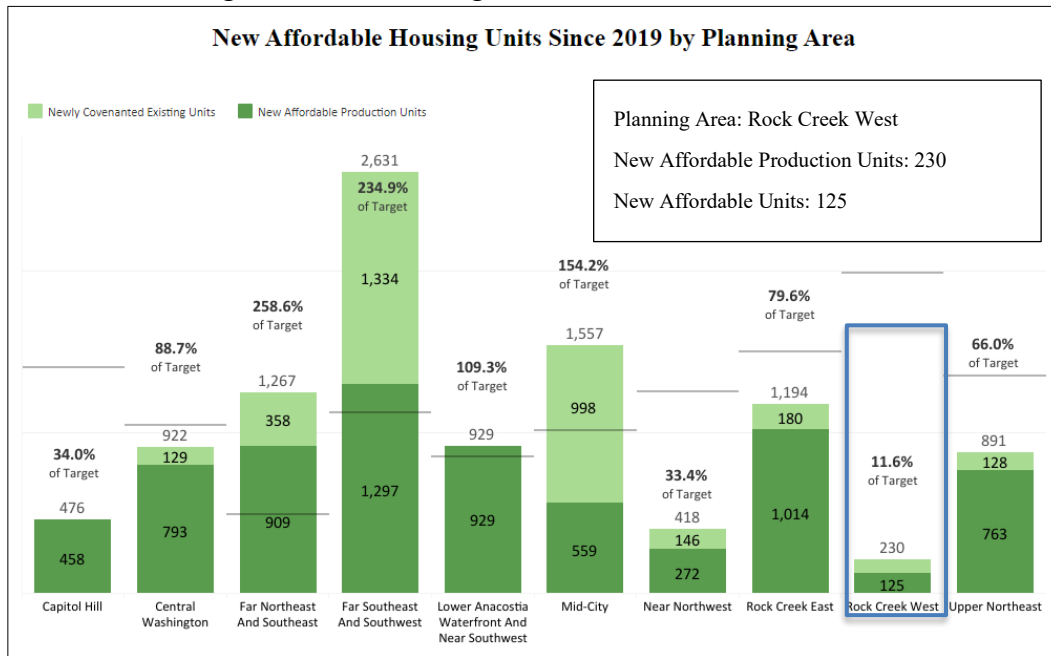
Applying the lens of racial equity to zoning actions would target support to communities of color. The Comprehensive Plan states that “*residents of color are a majority of lower income households in the District and therefore face a disproportionate share of problems caused by housing insecurity and displacement.* (206.4).

### ***Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals***

Part 3 also asks if the planning area is on track to meet affordable housing goals. The Mayor’s housing goals include the production of 12,000 new affordable units citywide for households earning below 80% of Median Family Income (MFI). The Deputy Mayor for Planning and Economic Development (DMPED) provides regular updates ([DMPED 36,000 by 2025 Dashboard](#)) on how each planning area is progressing in meeting their portion of the affordable housing target. The most recent update (December 2024) indicates that the Rock Creek West planning area is, by far, more distant from achieving its goal than any other planning area. The



proposed map and text amendment would provide opportunities for additional housing along a major corridor, including affordable housing consistent with IZ+.



#### **PART 4: ZONING COMMISSION EVALUATION FACTORS**

Pursuant to the Racial Equity Tool, the Commission will use the following criteria, themes and questions, along with data provided in the filings in its evaluation of the proposed text and map amendment’s consistency with the Comp Plan, as viewed through a racial equity lens. Overall, the proposed text and map amendment would advance many of the policies related to racial equity in the provision of housing, job creation, advancement of arts and culture and assist in the revitalization of an underserved area.

Table 9 below provides the OP response to themes/questions from the Racial Equity Tool, based on Comp Plan policies related to racial equity, that are anticipated to have positive or negative impacts and/or outcomes as a result of the proposed text and map amendment.

***Table 9 - Proposed Zoning Action / Racial Equity***

Factor	Question	OP Response
<b>Direct Displacement</b>	Will the zoning action result in displacement of tenants or residents?	The proposed text and map amendment would not likely result in the direct displacement of residents. The zoning action itself would have no physical impact until a property owner chooses to move forward with redevelopment. While this could result in some displacement of existing businesses, the text and map amendment would also provide opportunities that may enable existing or new businesses to relocate or expand within the community.
<b>Indirect Displacement</b>	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect displacement of residents as a result of this zoning action. The amendments provide opportunities for existing

Factor	Question	OP Response
		<p>residents to stay in the neighborhood if they downsize.</p> <p>Likewise, OP does not anticipate indirect displacement of businesses. Rather, additional residents along the Connecticut Avenue corridor could benefit local businesses by increasing their customer base and labor market.</p>
<b>Housing</b>	<p>Will the action result in changes to:</p> <ul style="list-style-type: none"> <li>▪ Market Rate Housing</li> <li>▪ Affordable Housing</li> <li>▪ Replacement Housing</li> </ul>	<p>The text and map amendment would enable additional market rate housing along the corridor, and new dedicated affordable housing which does not currently exist. This could benefit current and future residents of the area and the city as a whole by providing greater housing choice in terms of housing location, cost and type. In general, the provision of market rate and affordable housing should help to ease upward pressure on housing costs in the area and the city.</p> <p>The proposal also includes provisions to lessen the potential impact of new development on adjacent single- and multifamily areas.</p>
<b>Physical</b>	<p>Will the action result in changes to the physical environment such as:</p> <ul style="list-style-type: none"> <li>▪ Public Space Improvements</li> <li>▪ Infrastructure Improvements</li> <li>▪ Arts and Culture</li> <li>▪ Environmental Changes</li> <li>▪ Streetscape Improvements</li> </ul>	<p>The CADG outlines a number of streetscape and public space improvements envisioned for this portion of the Connecticut Avenue Corridor. While many of these are outside the scope of zoning, as they apply to sidewalk and roadway treatments, the proposed zoning text includes many design and siting related guidelines, not present in current zoning, to foster an improved streetscape.</p> <p>Any new construction would be held to all current and applicable zoning regulation and DOEE environmental standards as well as review by HPRB.</p>
<b>Access to Opportunity</b>	<p>Is there a change in access to opportunity?</p> <ul style="list-style-type: none"> <li>▪ Job Training/Creation</li> <li>▪ Healthcare</li> <li>▪ Addition of Retail/Access to New Services</li> </ul>	<p>If the zoning action leads to redevelopment of sites, it could result in a temporary increase in construction jobs and a permanent increase in jobs in expanded and new retail and service facilities on the corridor. Overall, the proposal could result in new or improved retail and services for new and existing residents of the area.</p> <p>While healthcare uses would not be required by the zoning, they would be permitted in the proposed zones.</p>
<b>Community</b>	<p>How did community outreach and engagement inform/change the zoning action?</p> <ul style="list-style-type: none"> <li>▪ (e.g., did the architectural plans change, or were other</li> </ul>	<p>As discussed in <i>Part 2: Community Outreach and Engagement</i> there was significant community outreach, engagement, input and agreement through the development of the Comp Plan and CADG. This has continued through the zoning process.</p>

Factor	Question	OP Response
	substantive changes made to the zoning action in response to community input/priorities etc.?)	<p>The proposal incorporates relevant recommendations of the CADG. OP met with representatives of the ANC and made presentations to the ANC and various community organizations and received generally positive feedback. In addition, OP sent a letter of Intent to File with a summary of the proposed amendments to all property owners within the area of the text and map amendments and owners within 200 feet of the corridor. ANC and community meetings continued following Zoning Commission setdown of the proposal.</p> <p>Changes proposed by OP that were not recommended by the CADG include:</p> <ul style="list-style-type: none"><li>• removing two lots within the Woodley Park area that are currently in the NMU-4 zone and would be upzoned to the NMU-8A zone. The properties are developed with row dwellings, and do not front on Connecticut Avenue or Calvert Street which are the designated streets of the new zone. One of the property owners also requested that the lot not be included in the area to be granted increased density and height as it is a single-family residence.</li><li>• In the Cleveland Park Area, a single lot that is developed with a single family detached house along Newark Street, and is split zoned, R-1B and NMU-4. would be rezoned to the R-1B zone.</li></ul>

### VIII. CLEVELAND PARK DEVELOPMENT GUIDELINES

The 2021 Comp Plan update amended Citywide and Area policies as well as the Future Land Use Map and the Generalized Policy Map designations along Connecticut Avenue NW in Cleveland Park and Woodley Park Neighborhood Mixed Use corridors. The Comp Plan also placed the Connecticut Avenue NW corridor within a Future Planning Analysis Area.

Accordingly, OP initiated the Connecticut Avenue Development Guidelines planning process to guide future changes to the built environment. Following analysis and discussions with the ANC, community groups, individuals, the Historic Preservation office and HPRB, and other district agencies, the CADG was reviewed by the Historic Preservation Review Board in September 2023. Generally, the CADG outlines Building Design and Streetscape Design Guidelines.

#### ***Building Design Guidelines:***

The building design guidelines for Cleveland Park and Woodley Park outline ways “to achieve compatibility through design strategies that address building massing and height transitions, façade modulation, rooftops, streetwall design and activation, building projections, materials, and articulation.” The Building Design Guidelines are structured around six principles (p. 19)

- *PRESERVATION: Use redevelopment opportunities to restore, preserve, and enhance neighborhood historic assets, structures, and design details.*
- *HOUSING: Leverage the Comprehensive Plan land use policy direction to increase housing options at various income levels and household sizes.*
- *HARMONY: Design new buildings and building additions to highlight neighborhood assets, be in harmony with existing historic buildings, and respect existing neighboring residences.*
- *ACTIVITY Enliven the public realm with design elements that promote a welcoming and active street life, celebrate the history of the neighborhood, and showcase design creativity.*
- *SUSTAINABILITY Use site and building design systems and materials that reduce energy and water use, steward the environment, and connect people to nature.*
- *COORDINATION Coordinate development activities to minimize impacts on existing residents and businesses while allowing people to continue to engage in their daily activities.*

CADG includes guidelines to achieve these principles:

- **Architectural Compatibility** - Address the relationship between new development and the existing historic character of Cleveland Park and Woodley Park corridors as well as the surrounding low- and moderate-density residential areas.
- **Historic Preservation** - Supplement existing historic preservation laws and policies. The unique designs and features of existing historic buildings and contributing buildings should be preserved. Upper floor additions to contributing buildings must preserve the underlying structure and avoid substantial demolition.
- **Building Height and Massing** - Massing should be varied and interesting and provide transitions to adjacent buildings of substantially different height and mass. The guidelines address building density and height, with an emphasis on ground floor retail and service uses guided by the recommendations established in the Comp Plan.
- **Building Streetwall Activation** - Street wall of new buildings should be designed to contribute to public life by promoting an active, safe, and vibrant public realm.
- **Building Materials and Articulation** - Building materials and their articulation should ensure design quality and compatibility of new development with existing buildings in the Cleveland Park and Woodley Park Historic Districts.

The CADG further describes how the guidelines would be incorporated into review of proposals by the Historic Preservation Review Board, and into the creation of new zoning, consistent with the Comp Plan direction, for the Woodley and Cleveland Park nodes.

### **Streetscape Design Guidelines**

The CADG envisions Connecticut Avenue as a corridor that builds upon its historic character and natural features. The Streetscape Guidelines provide “*detailed guidance to celebrate and build on the corridor’s architectural, functional, and landscape character. Street trees, ground cover planting, paving, and lighting will serve as unifying elements to provide a cohesive landscape character. Features such as furnishings, public art, special paving, and wayfinding elements will help to define unique, distinct, memorable places along the corridor.*” The streetscape guidelines are guided by the following six principles:

- **CONNECTIVITY:** *Enhance the safety and comfort for all public space users and introduce creative wayfinding solutions to leverage the Zoo's proximity to the Cleveland Park and Woodley Park Metro station areas.*
- **LIVABILITY:** *Create an inclusive and vibrant corridor that provides opportunities for outdoor dining, gathering, play, and socializing for residents and visitors of all ages, abilities, and socio-economic backgrounds.*
- **COMFORT:** *Integrate best practices in environmental sustainability to reduce the impacts of a warming climate and create a comfortable pedestrian realm year-round.*
- **BEAUTIFICATION:** *Extend the corridor's rich landscape into the commercial areas to enhance their visual character and create a distinct sense of place.*
- **HISTORY:** *Celebrate the history, architecture, and unique physical characteristics of the corridor.*
- **STEWARDSHIP:** *Ensure the continued functionality of the street to support area businesses with consideration of long-term maintenance of proposed improvements.*

Public realm guidelines relate primarily to street and sidewalk design, so are generally outside the scope of zoning and would be administered through DDOT's Public Space Permitting process. However, aspects of the public space guidelines – such as livability – can be impacted by the zoning, particularly the proposed ground floor use and design requirements.

### ***Zoning Response to CADG Guidance***

The CADG does not recommend specific zoning designations but recommends overall building height and density to implement the policies established in the Comp Plan, including the FLUM. The proposed zones are intended to implement this direction as well as incorporate applicable guidelines from the CADG. Those guidelines were also built upon and supplement the Urban Design Guidelines of the Comp Plan.

The CADG urban design guidelines were assessed to determine which would be appropriate for incorporation into the proposed Zoning Regulations. The aim is to address Comp Plan direction, particularly to increase housing opportunities, and simultaneously provide provisions that address streetscape, neighborhood character, and activation guidelines of the CADG.

The proposed zoning along the corridor in both assigned areas is intended to address these goals through the provision of requirements, such as the following:

- Requirement of ground floor retail, service, and other non-residential uses.
- Requirement of building setbacks.
- Encouraging a strong relationship between retail spaces and the street; and
- Directing the location of commercial and residential entrances and access to parking and loading.

Not every provision of the CADG is relevant to zoning for this area or could be implemented through zoning. Provisions that are outside the scope of the Zoning Regulations would be relevant to other District agencies' approval processes. The design guidelines are intended to be used by DDOT, HPRB, and the Public Space Committee, various entities including private property owners, developers, design professionals, and community groups as they develop or review proposals.

In Attachment III to this report, OP has provided a table of each CADG design guideline and the response to in the proposed zoning.

## **IX. SUMMARY OF PLANNING CONTEXT ANALYSIS**

On balance, the proposed text amendment is not inconsistent with the 2021 Comp Plan, including the proposed building density, height, and use as indicated on the FLUM. The Comp Plan maps and text provide a clear and definitive set of policy objectives that are supported by the proposed zoning, in particular the very strong policy language to provide housing and affordable housing, retail and service uses and preserve the historic character of the corridors. The proposed zoning text and map amendment would permit the provision of new housing and affordable housing along the Cleveland Park and Woodley Park mixed-use corridors.

The proposal would also further the objectives of the Rock Creek West Roadmap, and incorporate into the zoning requirements guidelines and descriptions within the Connecticut Avenue Development Guidelines. The proposal would also encourage the expansion of neighborhood retail and service uses, establish building setbacks and step-backs, and design guidelines to ensure an active streetscape along Connecticut Avenue, and to lessen potential impacts on the adjacent residential uses and historic resources.

## **X. AGENCY COMMENTS**

District agencies' reports, including from the Department of Transportation (DDOT) will be filed separately to the record.

## **XI. ANC COMMENTS**

Since set down, OP has made presentations and answered questions from the ANC Commissioners and residents at its regularly scheduled meetings. OP also attended an Open House hosted by ANC and answered questions from residents. Some of their comments and questions are captured in the charts on [Section III](#) of this report.

## **XII. COMMUNITY COMMENTS**

There are several comments in support noted in the record at [Exhibits 4 through 79](#) and [83 through 108](#).

## **XIII. ATTACHMENTS**

Attachment I – Proposed Text Amendment

Attachment II - Connecticut Avenue Development Guidelines in Zoning

Attachment III – Demographic Data



## **ATTACHMENT I - PROPOSED TEXT AMENDMENTS**

### **CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-8A/CP**

The proposed amendments to the text of the Zoning Regulations is to replace the existing Chapter 5, Cleveland Park Neighborhood Mixed-Use Zone, NMU-4/CP with a new Chapter 5, Cleveland Park Neighborhood Mixed-Use Zone, NMU-8A/CP zone as follows:

The general Neighborhood Commercial Zone provisions of Subtitle H CHAPTER 1 – INTRODUCTION TO NEIGHBORHOOD MIXED-USE (NMU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR NEIGHBORHOOD MIXED-USE (NMU) ZONES would also continue to apply to the proposed new zones, but would not be amended as part of this Zoning Map and Text amendment petition.

#### **I. Proposed Amendments to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES**

**A new Chapter 5, CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-8A/CP to replace CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-4/CP ZONE in Subtitle H, NEIGHBORHOOD MIXED USE (NMU) to read as follows:**

#### **CHAPTER 5 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE — NMU-8A/CP**

##### **500 PURPOSE AND INTENT**

**500.1 The purposes of the NMU-8A/CP zone shall be those of the MU-8A zone, as set forth in Subtitle G § 101, those of the Neighborhood Mixed Use zones, as set forth in Subtitle H § 101, and the following:**

- (a) Implement the policies and goals of the 2021 Comprehensive Plan and the Connecticut Avenue Development Guidelines, published by the Office of Planning and dated September 2023;**
- (b) Allow and encourage additional residential development to help meet the need for housing, by accommodating a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the NMU-8A/zone as subject to IZ Plus;**
- (c) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (d) Enhance pedestrian activity, safety, and consumer support for businesses in the commercial area;**
- (e) Maintain Connecticut Avenue, N.W. between Porter Street, N.W. and Macomb Street, N.W. as an attractive, active, pedestrian oriented commercial corridor with residences and a convenient mix of neighborhood serving shops and services; and**

- (f) **Encourage compatibility of development with the purposes of the Historic Landmark and Historic District Protection Act of 1978.**

**500.2** The NMU-8A/CP zone is intended to permit mixed-use development at a medium density.

**501 DEVELOPMENT STANDARDS**

**501.1** The MU-8A zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-8A/CP zone except as specifically modified by this chapter. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall control.

**502 DESIGNATED USE AREA**

**502.1** In the NMU-8A/CP zone, the designated use area shall include any lot that fronts on Connecticut Avenue, N.W. Within this area, designated uses shall be provided pursuant to Subtitle H § 6001.

**503 DESIGNATED ROADWAY**

**503.1** In the NMU-8A/CP zone, the designated roadway shall be Connecticut Avenue, N.W. between Porter Street, N.W. and Macomb Street, N.W.

**504 DENSITY**

**504.1** In the NMU-8A/CP zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:

<b>TABLE H § 505.1: MAXIMUM PERMITTED FLOOR AREA RATIO</b>		
<b>Zone</b>	<b>Zone Maximum Total FAR</b>	<b>Maximum Non-Residential FAR</b>
<b>NMU-8A/CP</b>	<b>5.0 (IZ+)</b>	<b>2.0</b>

**505 HEIGHT**

**505.1** In the NMU-8A/CP zone, the maximum permitted height of buildings or structures, not including a penthouse or rooftop structure, shall be as set forth in the following table:

<b>TABLE H § 505.1: MAXIMUM HEIGHT AND NUMBER OF STORIES</b>		
<b>Zone</b>	<b>Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)</b>	<b>Maximum Stories</b>
<b>NMU-8A/CP</b>	<b>75</b>	<b>No Limit</b>

**506 PENTHOUSE AND ROOFTOP STRUCTURE**

**506.1 In the NMU-8A/CP zone, the maximum permitted height of a penthouse or rooftop structure shall be fifteen feet (15 ft.).**

**506.2 The maximum number of stories for a penthouse or rooftop structure shall be one (1), except a second story shall be permitted for penthouse mechanical space.**

**507 REAR YARD**

**507.1 In the NMU-8A/CP zone, a minimum rear yard of twelve feet (12 ft.) above twenty feet (20 ft.) shall be provided.**

**507.2 No part of the building, including the penthouse or rooftop structure, shall project above a plane drawn at a forty-five degree (45°) angle from a line located forty-feet (40 ft.) directly above the rear property.**

**508 SIDE YARD**

**508.1 In the NMU-8A/CP, no side yard is required; however, if a side yard is provided it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of height of building but no less than five feet (5 ft.).**

**509 DESIGN REQUIREMENTS CLEVELAND PARK NMU-8A/CP MIXED-USE ZONE**

**509.1 In the NMU-8A/CP zone, the following design requirements shall apply to a new building or addition on any lot fronting onto Connecticut Avenue, N.W., Porter Street, N.W., Ordway Street, N.W., Newark Street, N.W., and Macomb Street, N.W.:**

- (a) New buildings shall be designed and built so that not less than seventy-five percent (75%) of the street wall at the street level shall be constructed to the lot line abutting the street right-of-way, not including permitted projections into public space;**
- (b) New buildings shall be designed so as not to preclude an entrance every thirty feet (30 ft.) on average for the linear frontage of the building;**
- (c) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall be devoted to display windows having clear or clear/low emissivity glass and to entrances to commercial uses or to the building;**
- (d) Display windows should have minimum visibility depth of ten feet (10 ft.) into retail spaces;**

- (e) Each new building entrance with frontage on Connecticut Avenue, N.W. shall have individual public entrance directly at grade with the public sidewalk along Connecticut Avenue, N.W;
- (f) On a corner lot that fronts onto both Connecticut Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;
- (g) Vehicle parking, loading and trash collection shall be accessed from the alley where an alley exists. Trash and recycling rooms shall be located internal to the building, accessible from the alley, and located at-grade level of the building; and
- (h) Vehicle parking spaces shall be located below or at grade. If at grade, no portion of the parking shall be within twenty feet (20 ft.) of the Connecticut Avenue right of way and shall be screened along Connecticut Avenue with designated uses.

## **II. Proposed Amendments to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES**

The proposed amendments to the text of the Zoning Regulations is to replace the existing Chapter 6, Woodley Park Neighborhood Mixed-Use Zone, NMU-4/WP and NMU-5/WP with a new Chapter 5, Woodley Park Neighborhood Mixed-Use Zone, NMU-9A/WP zone as follows:

**A new Chapter 6, WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-9A/WP to replace WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES, NMU-4/WP ZONE and NMU-5A/WP ZONE in Subtitle H, NEIGHBORHOOD MIXED USE (NMU) to read as follows:**

### **CHAPTER 6 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONE — NMU-9A/WP**

#### **600 PURPOSE AND INTENT**

**600.1 The purposes of the NMU-9A/WP zone shall be those of the MU-9A zone, as set forth in Subtitle G § 101, those of the NMU zones, as set forth in Subtitle H § 101, and the following:**

- (a) Implement the policies and goals of the 2021 Comprehensive Plan and the Connecticut Avenue Development Guidelines, published by the Office of Planning and dated September 2023;
- (b) Allow and encourage additional residential development to help meet the need for housing, by accommodating a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the NMU-9A/zone as subject to IZ Plus;

- (c) **Encourage sustainable, well designed new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (d) **Enhance pedestrian activity, safety, and consumer support for businesses in the commercial area;**
- (e) **Maintain Connecticut Avenue, N.W. between Woodley Place, N.W. and Calvert Street, N.W. as an attractive, active, pedestrian oriented commercial corridor with residences and a convenient mix of neighborhood serving shops and services; and**
- (f) **Encourage compatibility of development with the purposes of the Historic Landmark and Historic District Protection Act of 1978.**

**600.2 The NMU-9A/CP zone is intended to permit mixed-use development at a high density including additional residential uses above commercial uses.**

**601 DEVELOPMENT STANDARDS**

**601.1 The MU-9A zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-9A/WP zone except as specifically modified by this chapter. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall control.**

**602 DESIGNATED USE AREA**

**602.1 In the NMU-9A/WP zone, the designated use area shall include any lot that fronts on Connecticut Avenue, N.W. or 24th Street, NW (Square 2203), Within this area, designated uses shall be provided pursuant to Subtitle H § 6001.**

**603 DESIGNATED ROADWAY**

**603.1 In the NMU-9A/WP zone, the designated roadway shall be Connecticut Avenue, N.W.**

**604 DENSITY**

**604.1 In the NMU-9A/WP zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:**

<b>TABLE H § 604.1: MAXIMUM PERMITTED FLOOR AREA RATIO</b>		
<b>NMU-9A/WP Zone</b>	<b>Zone Maximum Total FAR</b>	<b>Maximum Non-Residential FAR</b>
<b>West of Connecticut Avenue</b>	<b>6.0 (IZ+)</b>	<b>2.0</b>
<b>East of Connecticut Avenue</b>	<b>5.5 (IZ+)</b>	<b>2.0</b>

**605 HEIGHT**

**605.1 In the NMU-9A/WP zone, the maximum permitted building height, not including a penthouse or rooftop structure, shall be as set forth in the following table:**

<b>TABLE H § 505.1: MAXIMUM HEIGHT AND NUMBER OF STORIES</b>		
<b>NMU-9A/WP Zone</b>	<b>Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)</b>	<b>Maximum Stories</b>
<b>West of Connecticut Avenue</b>	<b>90</b>	<b>No Limit</b>
<b>East of Connecticut Avenue</b>	<b>75</b>	<b>No Limit</b>

**606 PENTHOUSE AND ROOFTOP STRUCTURE**

**606.1 In the NMU-9A/WP zone, the maximum permitted height of a penthouse or rooftop structure for mechanical space shall be fifteen feet (15 ft.).**

**606.2 The maximum number of stories for a penthouse or rooftop structure shall be one (1), except a second story shall be permitted for penthouse mechanical space.**

**607 REAR YARD**

**607.1 In the NMU-9A/WP zone, a minimum rear yard of twelve feet (12 ft.) above twenty feet (20 ft.) shall be provided; except on Square 2203 where a rear yard shall not be required.**

**607.2 No part of the building, including the penthouse or rooftop structure, shall project above a plane drawn at a forty-five degree (45°) angle from a line located forty-feet (40 ft.) directly above the rear property except on Square 2203 where this provision shall not be required.**

**608 SIDE YARD**

**608.1 In the NMU-9A/WP zone, no side yard is required; however, if a side yard is provided it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of height of building but no less than five feet (5 ft.).**

**609 DESIGN REQUIREMENTS WOODLEY PARK NMU-9A/WP MIXED-USE ZONE**

**609.1 In the NMU-9A/WP zone, the following design requirements shall apply to a new building or addition on any lot fronting onto Connecticut Avenue, N.W., Woodley Road, N.W., Calvert Street, N.W., and 24th Street, N.W.:**

- (a) New buildings shall be designed and built so that not less than seventy-five percent (75%) of the street wall at the street level shall be constructed to**



the lot line abutting the street right-of-way, not including permitted projections into public space;

- (b) New buildings shall be designed so as not to preclude an entrance every thirty feet (30 ft.) on average for the linear frontage of the building;
- (c) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall be devoted to display windows having clear or clear/low emissivity glass and to entrances to commercial uses or to the building;
- (d) Display windows should have minimum visibility depth of ten feet (10 ft.) into retail spaces;
- (e) Each new building fronting on Connecticut Avenue, N.W. shall have an individual public entrance directly at grade with the public sidewalk along Connecticut Avenue, N.W.;
- (f) On a corner lot that fronts onto both Connecticut Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;
- (g) Vehicle parking, loading and trash collection shall be accessed from the alley where an alley exists. Trash and recycling rooms shall be located internal to the building, accessible from the alley, and located at-grade level of the building; and
- (h) Vehicle parking spaces shall be located below or at grade. If at grade, no portion of the parking shall be within twenty feet (20 ft.) of the Connecticut Avenue right-of- way and shall be screened along Connecticut Avenue with designated uses.

III. Proposed Amendments to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES. Proposed changes to current Zoning Regulations are highlighted and shown in **bold underline**, and deletions from existing text are shown in ~~**bold-strikethrough**~~.

CHAPTER 10 THROUGH CHAPTER 12 [RESERVED], Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES, is proposed to be amended to read as follows:

The table in Subtitle H § 6000.8 of § 6000, GENERAL USE PERMISSIONS, of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES is proposed to be amended to read as follows:

TABLE H § 6000.8: NMU USE GROUPS		
Use Group A	Use Group B	Use Group C

NMU-3A/MW	<p>NMU-4/TK</p> <p><del>NMU-4/CP</del></p> <p><del>NMU-4/WP</del></p> <p>NMU-4/GA</p> <p>...</p> <p><u>NMU-8A/CP</u></p>	<p><del>NMU-5A/WP</del></p> <p>NMU-7B/H-A</p> <p>...</p> <p><u>NMU-9A/WP</u></p>
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**Subsections 6001.2, 6001.3(b) and (e), and 6001.4(c), (d) (e), (f), and (g) of § 6001, DESIGNATED AND RESTRICTED USES of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES are proposed to be amended to read as follows:**

6001.2 The NMU zone designated uses, for the purposes of this subtitle, are those permitted in the following use categories subject to any conditions of this section:

- (a) Animal sales, care, and boarding;
- (b) Arts, design, and creation;
- (c) Eating and drinking establishments;
- (d) Entertainment, assembly, and performing arts;
- (e) Financial and general services; and
- (f) Retail

6001.3 The designated uses shall occupy no less than fifty percent (50%) of the gross floor area of the ground floor level of the building within a designated use area, subject to the following requirements:

- (a) No more than twenty percent (20%) of the ground floor level area shall be financial services, travel agencies, or other ticket offices;
- (b) Except in the NMU-4/CC1, NMU-4/CC2, NMU-4/H-H, NMU-4/H-A, NMU-4/H-R, NMU-5A/H-H, NMU-5A/H-R, NMU-6B/H-H, NMU-7B/H-H, NMU-7B/ES, NMU-7B/H-A, ~~and NMU-8B/H-H, NMU-8A/CP, and NMU-9A/WP~~ zones eating and drinking establishments, and fast food establishments where permitted, shall be subject to the following limitations:

...

- ~~(e) For the purposes of this section the designated use areas of the NMU-4/WP and NMU-5A/WP zones shall be treated as a single zone.~~

6001.4 The following conditions shall apply to the matter-of-right designated uses in a designated use area in the specified NMU zones:

...

- ~~(c) In the NMU-4/CP zone, no dwelling unit or rooming unit in existence as of October 1, 1987, shall be converted to any nonresidential use or to a transient use such as hotel or inn; provided, that this restriction shall not apply to the ground floor of the building; that is, that floor that is nearest in grade elevation to the sidewalk;~~

- ~~(d)~~**(c)** In the NMU-4/TK, NMU-4/H-H, NMU-5A/H-H, NMU-6B/H-H, NMU-7B/H-H, and NMU-8B/H-H zones, residential uses may also be considered designated uses;

...

#### **IV. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES**

##### **104 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE**

- 104.1 The Cleveland Park Neighborhood Mixed-Use zone (~~NMU-4/CP~~ **NMNU-8A/CP**) applies to a compact geographic area surrounding the Cleveland Park Metrorail Station and within the Cleveland Park Historic District, comprising those lots in Squares 2218, 2219, 2222, 2068, 2069, and 2082.

##### **122 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES**

- 122.1 The Woodley Park Neighborhood Mixed-Use zones (~~NMU-4/WP and NMU-5A/WP~~ **NMU-9A/WP**) ~~apply~~ **applies** to a compact geographic area surrounding the Woodley Park/Zoo Metrorail station, **and within the Woodley Park Historic District,** comprising **those lots in Squares 2202 and 2203 and Square 2204.**

~~(a) — Those lots in the NMU-4 zone in Squares 2202 and 2203; and~~

~~(b) — Those lots in the NMU-5A zone in Square 2.~~

#### **V. PROPOSED REZONINGS**

1. Rezone Square 2069, Lot 823 from the R-1B and NMU-4/CP zones to the R-1B zone.
2. Rezone Square 2204, Lots 137 and 138 from the NMU-4/WP zone to the RF-1 zone.

## ATTACHMENT II - CONNECTICUT AVENUE DEVELOPMENT GUIDELINES IN ZONING

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
Page 2	Covers entire Connecticut Avenue NW corridor, generally from Porter to Calvert, including area between commercial nodes. - See maps	There are no guidelines related to buildings for the area between the commercial nodes. That area is designated and zoned for mainly higher density residential (RA-4) with a bit of MU-4 at the retail strip across from the Zoo entrance
p. 5	<b>Executive Summary</b>	
	The Connecticut Avenue Development Guidelines sets a framework for integrating mixed-use development into the Woodley Park and Cleveland Park Historic Districts to support the need for housing at various income levels and household sizes while sustaining a thriving commercial corridor and enhancing the public realm for residents and visitors.	The proposed zoning would allow additional residential, and would require IZ+.
	Part of a broader Rock Creek West Corridors Planning Initiative, the Connecticut Avenue Development Guidelines implement land use and housing policies outlined in the 2021 amendment to the District's Comprehensive Plan (Comp Plan) and the 2021 Rock Creek West Roadmap	The proposed zoning reflects and would not be inconsistent with Comp Plan FLUM and policy direction.
	Specifically, the guidelines in this document support transit-oriented development at the Cleveland Park and Woodley Park Metro stations.	The proposed zoning reflects and would be not inconsistent with Comp Plan FLUM and policy direction.
	The Connecticut Avenue Development Guidelines can be used by the Zoning Commission in the review of new zoning consistent with the Comp Plan, by the Zoning Commission and Historic Preservation Review Board in case review for development projects, and by District Government agencies, property owners, and civic organizations for stewarding more equitable growth along the corridor.	The proposed zoning reflects Comp Plan land use policy (use, density, height), modified by the guidelines on the CADG.  HPRB review will use the design guidelines to guide the design of building and will guide setbacks and articulations on buildings to be compatible with the historic district. The zoning will not overly regulate the areas on which HPRB will focus.
p. 7	The Connecticut Avenue Development Guidelines implement land use policies adopted in the 2021 Comp Plan to advance the District's housing and transit oriented development goals through thoughtful design and development that can build on these neighborhoods' historic character. Specifically, the Building and Streetscape Design Guidelines provide a blueprint for adapting the built environment in the Cleveland Park and Woodley Park Historic Districts to guide growth and change alongside preservation	Various land use guidelines would be implemented through the proposed zoning. Zoning changes reflects the Comp Plan land use policy (use, density, height), modified by the guidelines on the CADG.  Streetscape guidelines are not part of the zoning but could be addressed through any discretionary approval process before the ZC.

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
<b>p. 11</b>	<b>HOUSING EQUITY</b>	
	Achieving the affordable housing goals in Rock Creek West requires leveraging the District’s financing tools, land use regulations, and opportunity sites. For Cleveland Park and Woodley Park, this means contributing a greater number of dedicated affordable units such as through Zoning Map Amendments (ZMAs) subject to Inclusionary Zoning (IZ) Plus, Planned Unit Developments (PUDs) and conversion of existing market units into dedicated affordable units.	The new zoning reflects the Comp Plan FLUM and policy direction, and would allow opportunity for additional housing with IZ+ required.
<b>p. 11</b>	<b>PUBLIC REALM FRAMEWORK</b>	
	Three public realm projects led by the District Department of Transportation (DDOT) are underway along the corridor. <ul style="list-style-type: none"> <li>• CLEVELAND PARK STREETScape &amp; DRAINAGE IMPROVEMENT PROJECT</li> <li>• CONNECTICUT AVENUE NW REVERSIBLE LANES AND MULTIMODAL SAFETY PROJECT</li> <li>• VAN NESS COMMERCIAL CORRIDOR PROJECT</li> </ul>	Public realm projects are administered through the public space improvement processes, not zoning.
<b>p. 18</b>	<b>02 BUILDING DESIGN GUIDELINES</b>	
<b>p. 19</b>	The overall expected height, density, and use mix are defined in the Comp Plan as approved by the Council of the District of Columbia. The building design guidelines for Cleveland Park and Woodley Park recommend ways to achieve compatibility through design strategies that address building massing and height transitions, façade modulation, rooftops, streetwall design and activation, building projections, materials, and articulation. Included are illustrative examples for specific locations and opportunity sites.	The new zoning reflects the Comp Plan FLUM and policy direction, modified by incorporation of building form and use related guidelines from the CADG, including building massing, height transitions, street wall design. Building materials, façade modulation and articulations will be addressed by HPRB review for additions or new buildings.
<b>p. 20</b>	<b>A. GUIDELINES FOR ZONING CHANGES</b>	
<b>p. 20</b>	While the commercial area in Cleveland Park is characterized by one-story commercial buildings along the east side, and three - four story commercial buildings along the west side, future redevelopment can support buildings of up to 75 feet tall and 5.0 FAR given the deeper lots and wider alleyways, particularly on the east side	Comp Plan FLUM and CADG directions have been incorporated into the new zoning categories. Cleveland Park allows a FAR of 5.0 (IZ+) and a height of 75 feet.
<b>p. 22</b>	While the west side of the Woodley Park commercial area is currently made up of one - two story commercial structures, they are adjacent to multiple high-rises along 24th Street NW and can therefore support high density mixed-use buildings at a height of 90 feet and density of 6 FAR.	Consistent with Comp Plan FLUM direction and the CADG, the new zone allows up to 90 feet and 6.0 FAR for buildings between 24 <sup>th</sup> Street and Connecticut Avenue.
<b>p. 24</b>	The NC zones encourage the retention and establishment of a variety of retail, entertainment, and personal establishments through limitations on eating and drinking establishments, introduced in 1989. Subtitle H § 1101.3 currently specifies that no more than 25% of the linear street frontage within a particular NC zone shall be occupied by eating and drinking establishments. However, given the change in consumer spending behavior and anticipated growth in population with future	The ANC recommends removal of this restriction. Following conversation with DOB about the difficulty in tracking conformance, it is recommended to be removed.

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
	development, reexamination of this restriction to exclude the NC-3, NC-4, and NC-5 zones should be considered.	
<b>p. 25</b>	<b>B. BUILDING DESIGN GUIDELINES OVERVIEW</b>	
p. 25	Development guidelines for future buildings or additions to buildings fronting Connecticut Avenue along this segment of the corridor apply to properties within the NC-3, NC-4, and NC-5 zoning designations.	The new zones incorporate relevant building use and form guidelines. The CADG also states that the guidelines are to inform development proposal that seeks HPRB or ZC support.
<b>p. 26</b>	<b>B.1 - Architectural Compatibility</b>	
	Architectural compatibility is achieved when a collection of buildings is aesthetically harmonious. In historic districts such as Cleveland Park and Woodley Park, compatibility is achieved when existing buildings and additions or new development can “coexist” with visual and architectural coherence. The development guidelines outlined in this Chapter support architectural compatibility that does not require architectural uniformity. This is through the design of building massing, form, composition, and materials that complement each other and create a cohesive whole.	Architectural compatibility will be addressed at the time of HPRB review. The design guidelines can be used as guidance.
<b>p. 27</b>	<b>B.2 - Historic Preservation</b>	
	The Building Design Guidelines outlined within this Chapter are intended to supplement existing historic preservation laws and policies.	HP staff requested that specific setbacks and step backs not be included in zoning to allow flexibility to assess each new building or addition individually for compatibility with adjacent buildings and the historic district.
<b>p. 28</b>	<b>C. BUILDING HEIGHT AND MASSING</b>	
	<b>C.1 - Building Height Transitions</b>	
p. 28	New buildings and vertical additions to existing buildings facing Connecticut Avenue, Porter Street, Ordway Street, Newark Street, Macomb Street, Woodley Road, Calvert Street, or 24th Street should provide height transitions that respond to the prevailing scale of the adjacent structures through façade articulation, variation in the lower and upper façades, or changes in the wall plane.	The zoning provides transitions through setbacks and step backs for buildings with lower density development behind. HPRB review will address façade articulation, variation in the lower and upper façades, or changes in the wall plane.
p. 28	Provide appropriate transition in height or buffering from lower scale residences at the rear façade, particularly when there is no intervening alley. Where the rear façade of a taller new building or building addition faces established residences, one to two building height step downs should be employed.	Transitions are provided in the zoning through the use of setbacks and step backs on new buildings or additions adjacent to existing lower density residences. HPRB will further address façade treatments.
p. 30	Additions to contributing buildings should acknowledge and respect the massing, character, and context of the building. For buildings that are part of a row that are of a unified height or have an architecturally distinguished roof line, additions should be set back to preserve the	Setback and step backs are required on additions to building or new buildings. HP review would assess



	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
	physical integrity and visual characteristics of the building's existing massing and architecture.	architectural and visual compatibility.
p. 30	<b>Three-Story Buildings in Woodley Park</b> These buildings have a unified height and architecturally distinguished roof lines. Additions atop or behind these buildings should respect their massing and roof lines.	HP will review all additions to compatibility.
p. 30	<b>Corner Building in Woodley Park</b> This corner building is not part of a unified row and does not have an architecturally distinguished roof line. An addition atop this building should acknowledge its massing with a modest setback.	HP will review all additions to compatibility.
p. 31	<b>One-Story Buildings in Cleveland Park</b> These buildings are part of a row with a relatively uniform height. Additions atop these contributing buildings should acknowledge this height with a deeper setback	HP will review all additions to compatibility.
p. 31	<b>Sam's Park n Shop in Cleveland Park</b> New construction or addition to the non-contributing southern portion of the site should be fully designed on all sides, provide a clear differentiation between the historic structure and new construction, and establish a pronounced corner with active ground level frontages.	HP will review all additions to compatibility.
p. 32	<b>C.2 - Façade Modulation</b>	
p. 32	Modulation helps break down long horizontal building façades through vertical and horizontal divisions, bays, step backs, and other additive and subtractive architectural strategies. It also allows new development to relate geometrically and proportionally to historic buildings.	Would be reviewed and evaluated as part of HPRB review and any discretionary reviewed development.
p. 32	Break up long horizontal façades and provide variation through the use of such strategies as vertical divisions, or changes in volume and materials, where architecturally appropriate, to be visually compatible with adjacent contributing buildings.	Would be reviewed and evaluated as part of HPRB review and any discretionary reviewed development.
p. 32	New buildings and additions should utilize the District's allowances for building projection, such as bay windows and balconies, to create engaging façades and provide variation through vertical expressions, building articulation and secondary embellishments where architecturally appropriate.	Would be reviewed and evaluated as part of HPRB review and any discretionary reviewed development.
p. 32	In vertical additions to existing buildings, align the locations and rhythm of windows with those of the existing building.	Would be reviewed and evaluated as part of HPRB review and any discretionary reviewed development.
p. 32	Full balconies, "French" balconies, and terraces are encouraged as part of the building's façade to provide the opportunity for connection to the outdoors and places to plant vegetation.	Would be reviewed and evaluated as part of HPRB review and any discretionary reviewed development.
p. 33	<b>C.3 - Rooftop Amenities</b>	
p. 33	Green roof vegetation and solar photovoltaic panels are encouraged to be integrated into rooftop designs	GAR provides incentives for the use of green roofs and solar. However, GAR may not apply, depending on the size of the addition is to the historic resource. These could be part

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
		of an evaluation of any discretionary development.
p. 33	Café seating at street level is encouraged to activate the public realm. If café seating cannot be incorporated at street level, or additional café seating is desired. Upper-level café seating is encouraged.	The new zones would continue to require commercial uses on the ground floor but cannot require outdoor seating, as this is a public space issue. Removing the eating/drinking establishment provision would encourage a broader range of such uses which could include outdoor café seating.
p. 34	<b>D. BUILDING STREETWALL ACTIVATION</b>	
p. 34	The streetwall of new buildings should be designed to contribute to public life by promoting an active, safe, and vibrant public realm	Various zoning façade and use provisions including new buildings built to the lot line, entrances every 30 feet of linear frontage of new buildings, use of display windows or clear/low emissivity glass, would help toward an active and safe public realm.
p. 34	<b>D.1 - Streetwall Height</b>	
p. 34	<p>The top of a new building's streetwall should relate to the height of the streetwall of adjacent historic or contributing buildings which can be achieved through differentiation in building materials, belt courses, setbacks, or other architectural articulation.</p> <p>The contributing buildings that make up the streetwall in Cleveland Park are mostly one story with a few exceptions of two or three-story structures.</p> <p>The contributing buildings that make up the streetwall in Woodley Park are mostly two - three story structures.</p>	These would be reviewed and evaluated as part of any HPRB review.
p. 35	<b>D.2 Streetwall Design</b>	
p. 35	Streetwall façade modulation through syncopated storefronts and building projections such as show windows is encouraged, where architecturally, appropriate to promote a high degree of visual interest.	This would be reviewed and evaluated as part of HPRB review
p. 35	Blank walls at street level, or windows that begin at five feet above grade or higher are discouraged.	Blank walls are discouraged as new building would be required to have not less than 50% of the streetwall to be display windows having clear/low emissivity glass.
p. 35	Large setbacks in the streetwall are discouraged. New construction should align with the established streetwall formed by adjacent buildings with a minimum of 75% of the façade built to the property line.	New buildings should have not less than 75% of the building along the lot line.
p. 35	Shallow setbacks for public spaces containing seating, outdoor cafés, and vegetation is encouraged, especially at intersections of Connecticut Avenue and cross streets.	Not permitted in zoning but could be implemented in public spaces.

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
p. 35	Retail businesses are encouraged to display goods on the adjacent sidewalk, provided a clear path is preserved for pedestrians.	Permitted but not regulated by zoning.
p. 36	<b>D.3 Streetwall Transparency</b>	
p. 36	Ground-floor windows or storefronts should consist of large sheet glazing to maximize visibility for restaurants, cafes, and businesses.	New building would be required to have not less than 50% of the streetwall to be display windows having clear/low emissivity glass.
p. 36	Storefronts with large operable glazing are encouraged for restaurants and cafes to allow for continuity of activity between inside and out.	New building would be required to have not less than 50% of the streetwall to be display windows having clear/low emissivity glass. However, operable windows could be addressed through HPRB review.
p. 36	Where slopes or grade changes make roll-up or accordion-style storefronts challenging, bar seating with operable windows may be utilized.	Zoning cannot require operable, storefront windows but could be addressed through HPRB review.
p. 36	Upper level windows should be operable and consists of generous glazing to provide light and air to the inside and visual connectivity to the outside.	Zoning cannot require operable windows but could be addressed through HPRB review.
p. 36	Large floorplate businesses, such as grocery stores or large retailers which occupy a considerable length of a building's façade, should place active functions, such as café seating and check-out areas, along their façades to reduce dead space and activate adjacent public space.	Zoning cannot regulate internal use but could be considered is part of a discretionary process.
p. 36	Storefronts glazing, or windows should maintain visibility from the sidewalk to a minimum depth of 10 feet into the retail space.	Display windows would have a minimum visibility depth of 10 feet into retail spaces.
p. 37	<b>D.4 Building Entrances &amp; Retail Guidelines</b>	
p. 37	Building and retail entrances should be level with the adjacent public sidewalk along Connecticut Ave.	New building fronting on Connecticut Avenue would have individual entrances directly at grade with the public sidewalk.
p. 37	The façades of stores, restaurants, or businesses that exceed 30 feet in width should be modulated or exhibit a design that breaks down that width into 20- or 30-foot increments.	New buildings would have entrances an average of every 30 feet of linear frontage.
p. 37	Rounded or faceted corners of buildings at the intersections of Connecticut Avenue and cross streets provide larger public realm opportunities. Those locations should be reserved for restaurants and cafes whenever possible.	Not regulated by zoning but may be implemented through a discretionary process or HPRB review.
p. 37	Parking and loading entrances should be located on alleys or secondary streets to minimize curb cuts along Connecticut Avenue and maintain an uninterrupted pedestrian path.	No driveways or curb cuts would be allowed from Connecticut Avenue. On grade parking has to be at least 20 feet and screened by other uses along Connecticut.

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
p. 38	<b>Strategies for retail floor plates</b>	
p. 38	For large anchor retailers such as grocery stores, seek opportunities to minimize the street facing portion by locating the store space behind smaller street facing retail bays, or locating most of the anchor retailer below grade or on a second level.	Zoning can indirectly do some of this – require storefront doors on a regular interval, or through a discretionary review process
p. 39	<b>D.5 Building Canopies &amp; Awnings</b>	
p. 39	Architectural canopies and marquees at building lobbies should be designed and detailed to complement, match, or integrate with, the building’s design and be composed of high-quality materials.	Public space issues not regulated by zoning. Could be part of HPRB review.
p. 39	Consider the use of marquees at main residential entrances or larger anchor retail to create a visual interest and delineate a hierarchy of entrances.	Public space issues not regulated by zoning. Could be part of HPRB review.
p. 39	A canopy or marquee over a retail or lobby entrance should be sufficiently deep to provide shelter from rain. Architectural shading of upper-story building elements, such as windows or terraces, should serve to reduce solar gain, and not simply be decorative.	Public space issues not regulated by zoning. Could be part of HPRB review.
p. 39	Awnings should be made of high-quality materials and be sufficiently deep to provide shelter from the elements. Awnings should complement the size and scale of the storefront in width and depth. Colors and graphics should complement the adjacent awnings to give a sense of cohesiveness to the streetscape.	Public space issues not regulated by zoning. Could be part of HPRB review.
p. 40	<b>D.6 Building Signage &amp; Lighting</b>	
p. 40	The design of signage should integrate or reflect the design or brand of the building, restaurant, café, or retail business it represents.	Zoning does not regulate signage. Could be part of HPRB review.
p. 40	Signage may be applied to hang from, or project from a building’s streetwall façade. It should be visible and legible and should be lit using lighting that is part of the architectural design of the building.	Zoning does not regulate signage. Could be part of HPRB review.
p. 40	Blade signs are encouraged to facilitate identification of businesses for pedestrians.	Zoning does not regulate signage. Could be part of HPRB review.
p. 40	Freestanding signage, internally-illuminated box signs, flashing or animated signs, and signage applied to awnings should not be used.	Zoning does not regulate signage. Could be part of HPRB review.
p. 40	Preserve and maintain existing historically-appropriate light fixtures where possible.	Would be part of HPRB review.
p. 40	For new development, or additions to existing buildings, simple and modern light fixtures should be utilized and integrated into the design of architecture.	Not regulated by zoning but could be part of HPRB review.
p. 41	<b>E. BUILDING MATERIALS &amp; ARTICULATION</b>	
p. 41	<b>E.1 - Material Selection</b>	
p. 41	The choice of material, texture and color for the façade of the new structure or addition should be compatible and relate to the character of the historic district.	Would be reviewed through HPRB or ZC discretionary process
p. 41	Historically-appropriate materials such as brick, especially beige and red brick, and limestone are preferred for building façades.	Would be reviewed through HPRB or ZC discretionary process

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
p. 41	Modern materials that can complement the look of brick, limestone, and other existing materials in the corridor such as wood, terracotta, cast stone and appropriately colored and detailed metal panels are also permitted.	Would be reviewed through HPRB or ZC discretionary process
p. 41	In Cleveland Park, the use of glass block is appropriate given the predominance of art deco design.	Would be reviewed through HPRB or ZC discretionary process
p. 42	<b>E.2 Material Quality &amp; Sustainability</b>	
p. 42	The use of natural, sustainable, zero-carbon, and locally-sourced materials is encouraged.	Would be reviewed through HPRB or ZC discretionary process
p. 42	The use of concrete and other carbon-intensive materials is discouraged.	Would be reviewed through HPRB or ZC discretionary process
p. 42	Other materials such as thin gauge metal panels that are susceptible to oil canning are discouraged.	Would be reviewed through HPRB or ZC discretionary process
p. 42	Materials such as vinyl siding, EIFS, synthetic stucco as well as faux-historical materials, or materials that imitate other materials, such as “wood-look” tile, should not be used on primary, street facing elevations.	Would be reviewed through HPRB or ZC discretionary process
p. 42	Storefronts, windows, doors, and door frames may be made of glass, wood, stone, aluminum, and/or steel.	Would be reviewed through HPRB or ZC discretionary process
p. 43	<b>E.3 Complementary Details</b>	
p. 43	In historic districts, thoughtfully incorporating complementary details into new buildings can help them stylistically integrate into their surrounding context.	Would be implemented through HPRB review.
p. 43	For Cleveland Park, the following details might be considered to complement the prevalent Art Deco architectural style: Carved limestone panel inserts Decorative aluminum panel inserts Incorporation of glass block Use of horizontal banding both in brick and aluminum Curvature at corners Use of light or beige brick integrated with limestone	Would be implemented through HPRB review.
p. 43	For Woodley Park, the following complementary details might be considered: Carved limestone panel inserts Use of varying decorative red brick patters Articulation at entries Decorative iron railings	Would be implemented through HPRB review.
p. 44	<b>03 STREETScape DESIGN GUIDELINES</b>	
	<b>Note</b> – streetscape guidelines cannot typically be enforced through zoning. In addition, this section covers the area between the two nodes, which is not anticipated for any zoning change.	

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
	Streetscape guidelines can be part of the review of a discretionary Zoning Commission process. <b>Therefore, only guidelines which might be addressed by zoning are listed below</b>	
p. 51	Engage tenant zones with various amenities that support a thriving commercial district such as café seating, building projections, and retail displays.	Not directly within the preview of zoning, although zoning would continue to required streetscape activating uses on the ground floor.
p. 60	<b>H.3 Sam’s Park and Shop / Cleveland Park Metro Plaza: General Guidance</b>	This area is on private property and any changes would be subject to HPRB review.
	<b>Short-Term Opportunities</b>	
p. 61	Encourage the temporary use of the parking lot, for activities such as outdoor festivals, concerts, farmers markets, and other community-centered events.	The proposed zoning does not preclude these temporary uses.
p. 61	Widen the pedestrian through-zone between the Cleveland Park Metro Station and the parking lot to create a pedestrian plaza with movable seating.	Not within the preview of zoning.
p. 61	Frame the plaza with trees or vegetation to establish a sense of enclosure and separate the area from adjacent vehicular zones.	Not within the preview of zoning.
p. 61	Enhance ground cover plantings at existing planters along the sidewalk.	Not within the preview of zoning but may be addressed through Public Space.
p. 61	Upgrade the parking lot paving to permeable unit pavers. Paving colors should be cool tones to reduce heat-island impacts.	Upgraded parking lot would be subject to landscape requirements for parking lots in zoning and the use of permeable paving would be encouraged.
p. 61	Enhance the retail edge along the parking lot with movable planters to improve the visual character and usage of the site.	Not within the preview of zoning.
p. 62	<b>Longer-Term Opportunities</b>	
p. 62	Accommodate a range of active and passive recreational opportunities, such as seating, flexible lawns, and children’s play area.	Not within the preview of zoning – public space.
p. 62	Explore year-round and seasonal programming such as farmer’s markets, winter lights, temporary playable art, food festivals, and other cultural events.	The proposed zoning would permit such uses. Such event would not be restricted by zoning.
p. 62	Include shade structures to provide comfortable seating areas during warm months.	Not within the preview of zoning.
p. 62	Create a retail promenade that may include small retail kiosks to extend commercial activity outside of the indoor shopping center.	Zoning would likely permit this, assuming no setback, lot occupancy or other issues
p. 62	Consider green spaces and light or cool toned paving that can serve multiple functions and reduce hot pavement areas.	Not within the preview of zoning.
p. 62	Include a variety of fixed and movable site furnishings. Not within the preview of zoning.	Not zoning Not within the preview of zoning.

	CONNECTICUT AVENUE DEVELOPMENT GUIDELINES	ZONING RESPONSE
p. 67	<b>I.3 Public Art</b>	
p. 67	Murals on building façades are encouraged to further enliven the public realm.	Could be part of HPRB review.
p. 68	<b>I.4 Building Projections</b>	
p. 68	The city’s projection regulations allow for above-grade projections such as bay and oriel windows, balconies, show windows, roof overhangs and architectural trims. These architectural elements should be incorporated as part of the public realm design strategy to help break down the building mass along the street wall and create a comfortable and human-scale experience at the ground level. Further guidelines for façade modulation are outlined under the “Building Design Guidelines” section of this document.	Zoning does not regulate projections. Would be reviewed by HPRB and Public Space.



### ATTACHMENT III – DEMOGRAPHIC DATA

Demographic Data Disaggregated by Race, Citywide and for Rock Creek West Planning Area (2019-2023 ACS (5-year estimates))

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	<b>TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE</b>		
<b>Total Population</b>	<b>Total</b>	672,079	86,637
	Under 18 years	125,675	15,741
	Percent under 18 years	18.70	18.17
	65 years and over	85,501	18,333
	Percent 65 years and over	12.72	21.16
	Median age	34.9	35.9
<b>White alone</b>	<b>Total</b>	262,549	62,496
	Under 18 years	30,865	10,706
	Percent under 18 years	11.76	17.13
	65 years and over	31,115	14,877
	Percent 65 years and over	11.85	23.80
	Median age	35.3	44.7
<b>Black or African American alone</b>	<b>Total</b>	290,772	7,735
	Under 18 years	64,573	832
	Percent under 18 years	22.21	10.76
	65 years and over	46,472	1,425
	Percent 65 years and over	15.98	18.42
	Median age	37.3	34.0
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	2,044	213
	Under 18 years	239	31
	Percent under 18 years	11.69	14.58
	65 years and over	483	29
	Percent 65 years and over	23.63	13.64
	Median age	34.9	37.9
<b>Asian alone</b>	<b>Total</b>	27,465	5,492
	Under 18 years	2,286	691
	Percent under 18 years	8.32	12.58
	65 years and over	2,228	993
	Percent 65 years and over	8.11	18.08
	Median age	35.2	41.4
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	378	9
	Under 18 years	34	0
	Percent under 18 years	8.99	0.00
	65 years and over	36	9
	Percent 65 years and over	9.52	100.00
	Median age	20.9	
<b>Some Other Race alone</b>	<b>Total</b>	32,338	2,232

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	Under 18 years	11,229	641
	Percent under 18 years	34.72	28.72
	65 years and over	1,384	220
	Percent 65 years and over	4.28	9.85
	Median age	28.7	28.5
<b>Two or More Races</b>	<b>Total</b>	56,533	8,461
	Under 18 years	16,449	2,840
	Percent under 18 years	29.10	33.56
	65 years and over	3,783	781
	Percent 65 years and over	6.69	9.23
	Median age	31	29.4
<b>Hispanic or Latino</b>	<b>Total</b>	77,760	8,474
<b>(Hispanics can be of any race and are included in race categories above)</b>	Under 18 years	21,685	2,088
	Percent under 18 years	27.89	24.64
	65 years and over	5,108	847
	Percent 65 years and over	6.57	9.99
	Median age	32.5	31.6
	<b>EDUCATIONAL ATTAINMENT (Population 25 Years and Over)</b>		
<b>Total</b>	<b>Total</b>	484,406	62,690
	Less than high school diploma	34,651	1,298
	Percent	7.2	2.1
	High school graduate (includes equivalency)	70,322	2,297
	Percent	14.5	3.7
	Some college or associate's degree	71,527	4,406
	Percent	14.8	7.0
	Bachelor's degree or higher	307,906	54,689
	Percent	63.6	87.2
<b>White alone</b>	<b>Total</b>	205,865	46,368
	Less than high school diploma	1,940	293
	Percent	0.9	0.6
	High school graduate (includes equivalency)	4,721	968
	Percent	2.3	2.1
	Some college or associate's degree	9,780	2,540
	Percent	4.8	5.5
	Bachelor's degree or higher	189,424	42,568
	Percent	92.0	91.8
<b>Black or African American alone</b>	<b>Total</b>	201,141	5,505
	Less than high school diploma	23,077	347
	Percent	11.5	6.3
	High school graduate (includes equivalency)	58,575	803
	Percent	29.1	14.6
	Some college or associate's degree	52,487	1,162
	Percent	26.1	21.1

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	Bachelor's degree or higher	67,002	3,194
	Percent	33.3	58.0
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	1,608	139
	Less than high school diploma	134	30
	Percent	8.3	21.6
	High school graduate (includes equivalency)	224	6
	Percent	13.9	4.3
	Some college or associate's degree	586	41
	Percent	36.4	29.5
	Bachelor's degree or higher	664	62
	Percent	41.3	44.6
<b>Asian alone</b>	<b>Total</b>	21,690	4,328
	Less than high school diploma	908	126
	Percent	4.2	2.9
	High school graduate (includes equivalency)	1,016	175
	Percent	4.7	4.0
	Some college or associate's degree	1,396	220
	Percent	6.4	5.1
	Bachelor's degree or higher	18,370	3,807
	Percent	84.7	88.0
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	285	9
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	0	0
	Percent	0.0	0.0
	Some college or associate's degree	106	0
	Percent	37.2	0.0
	Bachelor's degree or higher	179	9
	Percent	62.8	100.0
<b>Some Other Race alone</b>	<b>Total</b>	18,430	1,361
	Less than high school diploma	5,732	315
	Percent	31.1	23.1
	High school graduate (includes equivalency)	3,085	113
	Percent	16.7	8.3
	Some college or associate's degree	2,224	98
	Percent	12.1	7.2
	Bachelor's degree or higher	7,389	836
	Percent	40.1	61.4
<b>Two or More Races</b>	<b>Total</b>	35,387	4,979
	Less than high school diploma	2,860	187
	Percent	8.1	3.8
	High school graduate (includes equivalency)	2,701	232
	Percent	7.6	4.7
	Some college or associate's degree	4,948	346

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	Percent	14.0	7.0
	Bachelor's degree or higher	24,878	4,214
	Percent	70.3	84.6
<b>Hispanic or Latino</b>	<b>Total</b>	49,156	5,560
	Less than high school diploma	9,204	576
<b>(Hispanics can be of any race and are included in race categories above)</b>	Percent	18.7	10.4
	High school graduate (includes equivalency)	6,091	385
	Percent	12.4	6.9
	Some college or associate's degree	6,004	480
	Percent	12.2	8.6
	Bachelor's degree or higher	27,857	4,119
	Percent	56.7	74.1
	<b>DISABILITY STATUS (Civilian noninstitutionalized population)</b>		
	<b>Total</b>	663,014	85,899
	Total population with a disability	72,611	6,403
	Percent with a disability	11.0	7.5
	Under 18 years	125,405	15,686
	With a disability	5,680	311
	Percent with a disability	4.5	2.0
	18 to 64 years	454,382	52,304
	With a disability	40,038	2,160
	Percent with a disability	8.8	4.1
	65 years and over	83,227	17,909
	With a disability	26,893	3,931
	Percent with a disability	32.3	22.0
<b>White alone</b>	<b>Total</b>	259,358	62,197
	Total population with a disability	14,605	4,279
	Percent with a disability	5.6	6.9
	Under 18 years	30,703	10,677
	With a disability	392	85
	Percent with a disability	1.3	0.8
	18 to 64 years	197,801	36,769
	With a disability	7,834	1,244
	Percent with a disability	4.0	3.4
	65 years and over	30,854	14,751
	With a disability	6,379	2,950
	Percent with a disability	20.7	20.0
<b>Black or African American alone</b>	<b>Total</b>	285,982	7,369
	Total population with a disability	48,214	1,020
	Percent with a disability	16.9	13.9
	Under 18 years	64,490	826
	With a disability	3,727	98
	Percent with a disability	5.8	11.9

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	18 to 64 years	176,949	5,414
	With a disability	26,203	414
	Percent with a disability	14.8	7.7
	65 years and over	44,543	1,128
	With a disability	18,284	508
	Percent with a disability	41.1	45.0
<b>American Indiana and Alaska Native alone</b>	<b>Total</b>	2,044	212
	Total population with a disability	409	17
	Percent with a disability	20.0	8.0
	Under 18 years	239	31
	With a disability	11	11
	Percent with a disability	4.6	35.5
	18 to 64 years	1,322	152
	With a disability	317	6
	Percent with a disability	24.0	4.0
	65 years and over	483	29
	With a disability	81	0
	Percent with a disability	16.8	0.0
<b>Asian alone</b>	<b>Total</b>	27,167	5,471
	Total population with a disability	1,271	214
	Percent with a disability	4.7	3.9
	Under 18 years	2,286	691
	With a disability	65	0
	Percent with a disability	2.8	0.0
	18 to 64 years	22,653	3,787
	With a disability	814	104
	Percent with a disability	3.6	2.8
	65 years and over	2,228	993
	With a disability	392	110
	Percent with a disability	17.6	11.1
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	368	9
	Total population with a disability	28	0
	Percent with a disability	7.6	0.0
	Under 18 years	34	0
	With a disability	0	0
	Percent with a disability	0.0	n/a
	18 to 64 years	306	0
	With a disability	28	0
	Percent with a disability	9.2	n/a
	65 years and over	28	9
	With a disability	0	0
	Percent with a disability	0.0	0.0
<b>Some Other Race alone</b>	<b>Total</b>	32,143	2,227
	Total population with a disability	2,507	196

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	Percent with a disability	7.8	8.8
	Under 18 years	11,218	641
	With a disability	849	0
	Percent with a disability	7.6	0.0
	18 to 64 years	19,601	1,368
	With a disability	1,365	124
	Percent with a disability	7.0	9.1
	65 years and over	1,324	219
	With a disability	293	72
	Percent with a disability	22.1	32.9
<b>Two or More Races</b>	<b>Total</b>	55,952	8,414
	Total population with a disability	5,577	676
	Percent with a disability	10.0	8.0
	Under 18 years	16,435	2,820
	With a disability	636	117
	Percent with a disability	3.9	4.2
	18 to 64 years	35,750	4,814
	With a disability	3,477	268
	Percent with a disability	9.7	5.6
	65 years and over	3,767	780
	With a disability	1,464	291
	Percent with a disability	38.9	37.3
<b>Hispanic or Latino</b>	<b>Total</b>	77,177	8,433
<b>(Hispanics can be of any race and are included in race categories above)</b>			
	Total population with a disability	6,332	674
	Percent with a disability	8.2	8.0
	Under 18 years	21,660	2,076
	With a disability	1,203	128
	Percent with a disability	5.6	6.2
	18 to 64 years	50,458	5,517
	With a disability	3,174	137
	Percent with a disability	6.3	2.5
	65 years and over	5,059	840
	With a disability	1,955	409
	Percent with a disability	38.6	48.7
	<b>UNEMPLOYMENT RATE (Population 16 years and over)</b>		
<b>Total</b>	Unemployment rate	6.5	4.1
<b>White alone</b>	Unemployment rate	2.6	3.7
<b>Black or African American alone</b>	Unemployment rate	12.8	10.6
<b>American Indian and Alaska Native alone</b>	Unemployment rate	0.0	0.0
<b>Asian alone</b>	Unemployment rate	2.4	0.8
<b>Native Hawaiian and Other Pacific Islander alone</b>	Unemployment rate	5.1	n/a

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
<b>Some Other Race alone</b>	Unemployment rate	6.2	0.2
<b>Hs</b>	Unemployment rate	4.4	4.2
<b>Hispanic or Latino</b>	Unemployment rate	4.5	4.0
	<b>POVERTY STATUS</b>		
<b>Total population</b>	Population for whom poverty status is determined	647,874	82,913
	Total Population Below Poverty	94,140	5,772
	Percent in poverty	14.5	7.0
<b>White alone</b>	Population for whom poverty status is determined	251,541	59,975
	Total Population Below Poverty	12,612	2,797
	Percent in poverty	5.0	4.7
<b>Black or African American alone</b>	Population for whom poverty status is determined	282,170	7,086
	Total Population Below Poverty	66,819	1,766
	Percent in poverty	23.7	24.9
<b>American Indian and Alaska Native alone</b>	Population for whom poverty status is determined	1,990	203
	Total Population Below Poverty	463	19
	Percent in poverty	23.3	9.4
<b>Asian alone</b>	Population for whom poverty status is determined	25,395	5,267
	Total Population Below Poverty	3,377	656
	Percent in poverty	13.3	12.5
<b>Native Hawaiian and Other Pacific Islander alone</b>	Population for whom poverty status is determined	349	9
	Total Population Below Poverty	56	0
	Percent in poverty	16.1	0.0
<b>Some Other Race alone</b>	Population for whom poverty status is determined	31,697	2,180
	Income in the past 12 months below poverty level	5,143	131
	Percent in poverty	16.2	6.0
<b>Two or More Races</b>	Population for whom poverty status is determined	54,732	8,193
	Total Population Below Poverty	5,670	404
	Percent in poverty	10.4	4.9
<b>Hispanic or Latino</b>	Population for whom poverty status is determined	75,448	8,214
<b>(Hispanics can be of any race and are included in race categories above)</b>	Total Population Below Poverty	8,870	470
	Percent in poverty	11.8	5.7



RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	<b>MEDIAN HOUSEHOLD INCOME</b>		
<b>Total households</b>	Median household income (dollars)	106,287	152,259
<b>White alone</b>	Median household income (dollars)	166,774	174,547
<b>Black or African American alone</b>	Median household income (dollars)	60,446	74,363
<b>American Indian and Alaska Native alone</b>	Median household income (dollars)	63,617	N/A
<b>Asian alone</b>	Median household income (dollars)	121,619	121,202
<b>Native Hawaiian and Other Pacific Islander alone</b>	Median household income (dollars)		
<b>Some Other Race alone</b>	Median household income (dollars)	74,754	85,465
<b>Two or More Races</b>	Median household income (dollars)	116,869	153,640
<b>Hispanic or Latino</b>	Median household income (dollars)	106,435	120,638
	<b>TENURE</b>		
<b>Total householder</b>	<b>Total</b>	321,556	41,760
	Owner occupied	132,288	22,434
	% owner occupied	41.1	53.7
	Renter occupied	189,268	19,327
	% renter occupied	58.9	46.3
<b>White alone</b>	<b>Total</b>	141,114	31,293
	Owner occupied	67,735	18,405
	% owner occupied	48.0	58.8
	Renter occupied	48.0	58.8
	% renter occupied	73,379	12,889
<b>Black or African American alone</b>	<b>Total</b>	132,272	3,975
	Owner occupied	46,179	1,092
	% owner occupied	34.9	27.5
	Renter occupied	86,093	2,884
	% renter occupied	65.1	72.6
<b>American Indian and Alaska Native alone</b>	<b>Total</b>	1,199	91
	Owner occupied	235	37
	% owner occupied	19.6	40.7
	Renter occupied	964	54
	% renter occupied	80.3	59.3
<b>Asian alone householder</b>	<b>Total</b>	14,121	2,544
	Owner occupied	5,843	1,227

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
	% owner occupied	41.4	48.2
	Renter occupied	8,278	1,316
	% renter occupied	58.6	51.7
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>Total</b>	129	0
	Owner occupied	41	0
	% owner occupied	31.8	n/a
	Renter occupied	88	0
	% renter occupied	68.2	n/a
<b>Some Other Race alone</b>	<b>Total</b>	10,020	817
	Owner occupied	2,878	244
	% owner occupied	28.7	29.9
	Renter occupied	7,142	573
	% renter occupied	71.3	70.1
<b>Two or More Races</b>	<b>Total</b>	22,702	3,040
	Owner occupied	9,377	1,429
	% owner occupied	41.3	47.0
	Renter occupied	13,323	1,611
	% renter occupied	58.7	53.0
<b>Hispanic or Latino</b>	<b>Total</b>	28,939	3,352
	Owner occupied	10,529	1,467
	% owner occupied	36.4	43.8
	Renter occupied	18,407	1,885
	% renter occupied	63.6	56.2
	<b>HOUSING COST BURDEN</b>		
<b>Total</b>	Total Households	321,556	41,760
	Cost Burdened Households	311,165	40,597
	Not Computed	105,775	11,259
	Percent of households spending 30% or more of their income on housing	34.0	27.7
<b>White Alone</b>	Total Households	141,113	31,293
	Cost Burdened Households	139,155	30,616
	Not Computed	33,545	7,398
	Percent of households spending 30% or more of their income on housing	24.1	24.2
<b>Black or African American alone</b>	Total Households	132,272	3,975
	Cost Burdened Households	125,871	3,686
	Not Computed	55,784	1,684
	Percent of households spending 30% or more of their income on housing	44.3	45.7

RACE AND ETHNICITY	VARIABLE	DISTRICT TOTAL	RC WEST
<b>American Indian and Alaska Native alone</b>	Total Households	1,200	91
	Cost Burdened Households	1,171	91
	Not Computed	499	37
	Percent of households spending 30% or more of their income on housing	42.6	40.7
<b>Asian Alone</b>	Total Households	14,122	2,544
	Cost Burdened Households	13,466	2,493
	Not Computed	4,519	908
	Percent of households spending 30% or more of their income on housing	33.6	36.4
<b>Native Hawaiian and other Pacific Islander alone</b>	Total Households	129	0
	Cost Burdened Households	101	0
	Not Computed	77	0
	Percent of households spending 30% or more of their income on housing	76.2	n/a
<b>Some Other Races</b>	Total Households	10,020	817
	Cost Burdened Households	9,350	817
	Not Computed	4,000	395
	Percent of households spending 30% or more of their income on housing	42.8	48.3
<b>Two or More Races</b>	Total Households	22,702	3,040
	Cost Burdened Households	22,051	2,894
	Not Computed	7,351	837
	Percent of households spending 30% or more of their income on housing	33.3	28.9
<b>Hispanic or Latino</b>	Total Households	28,939	3,352
	Cost Burdened Households	28,051	3,203
	Not Computed	9,849	953
	Percent of households spending 30% or more of their income on housing	35.1	29.8

**Notes: Housing cost burden by race is not available; Hispanics can be of any race and are included in race categories above;**

*Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates*