



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: ^{MBR}Maxine Brown Roberts, Associate Director, Development Review
Karen Thomas, Development Review Specialist
Radhika Mohan, Deputy Director, Development, Preservation and Design

DATE: June 8, 2026

SUBJECT: ZC #25-09 – OP Post-Hearing Supplemental Report II – Response to Comments Concerns for a Proposed Text and Map Amendment for Connecticut Avenue and Woodley Park

I. BACKGROUND AND RECOMMENDATION

The Commission held a public hearing on this application on December 1, 2025. At the hearing the Office of Planning (OP) presented its draft of the zoning text amendments, and the Commission and members of the public provided feedback on the proposal. A second supplemental report was provided at [Exhibit 250](#) and the Commission continued to raise various concerns at the public meeting on March 26, 2026. OP recommends that the Commission **approve** the draft text as modified by this report.

II. COMMENTS

OP reviewed the feedback provided by the Commission and others, and the topics were generally as follows:

1. Zone Selection
2. Rear Setbacks/Step backs
3. The CADG vs Chevy Chase Small Area Plan
4. Strengthen the Purposes and Intent sections of the zones.
5. Infrastructure
6. IZ & Affordability

1. Zone Selection

Cleveland Park (NMU-8A/CP)

The Future Land Use Map designates the Cleveland Park area for mixed medium density residential and moderate density commercial for the corridor

***Medium Density Residential:** Density typically ranges from 1.8 to 4.0 FAR, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development.*

Moderate Density Commercial

Density typically ranges between a FAR of 2.5 and 4.0, with greater density possible when complying with Inclusionary Zoning or when approved through Planned Unit Development. The MU-5 and MU-7 Zone Districts are representative of zone districts consistent with the Moderate Density Commercial category, and other zones may also apply.

The table below outlines the development parameters for the existing NMU-4/CP zone, the MU-5B the NMU-7B zones which are designated for medium density development and the proposed NMU-8A/CP zone.

Standards	Existing NMU-4/CP Zone	MU-5B	NMU-7B Zone	Proposed NMU-8A/CP Zone
FAR(max.)	2.0; 2.4 (IZ) 1.0 non-residential	3.5 4.2 (IZ) 1.5 non-residential	4.0 4.8 (IZ) 2.5 non-residential	5.0 (IZ+) 2.0 non-residential
Height (max.)	40 ft.; 45 ft. (IZ)	75 ft.	65 ft.	75 ft.
Penthouse Height (max.)	12 ft./15 ft. for penthouse mechanical space	20 ft./1 story second story permitted for penthouse mechanical space	12 ft., except 18.5 ft. for penthouse mechanical space	15 ft. for penthouse and mechanical space
Lot Occupancy (max.)	Residential - 60% / 75% (IZ) Non-residential – none prescribed	80% Non-residential – none prescribed	75 80 (IZ)	Residential – none prescribed Non-residential – none prescribed
Rear Yard (min.)	15 ft. min. from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	15 ft. min.	2.5 in. minimum per 1 ft. of vertical distance, but not less than 12 ft.	12 ft. .min. above 40 ft. for buildings abutting an alley or a R zone. 1:1 step-back above 40 ft.
GAR	0.30	0.30	0.25	0.25

Connecticut Avenue Development Guidelines (CADG) and Comprehensive Plan (Comp Plan) goals:

The CADG and Comp Plan present the following goals:

- Preserve and enhance a unique historic corridor while allowing transit-served mixed-use growth.
- Direct density toward housing and affordability, not just commercial intensity.
- Protect adjacent low-density residential areas through rear yards, step-backs, and HPRB/HPO design review, rather than rigid, one-size-fits-all setbacks.
- Make affordable housing economically viable by tying meaningful density to IZ+ participation, not small IZ bonuses.
- Maintain human-scale streetscapes and historic character, even as height and FAR increase.

MU-5B vs Proposed NMU-8A/CP Zone

The MU-5B does not fulfill the CADG and Comp Plan objectives for the following reasons:

- *MU-5B has a maximum 4.2 FAR with IZ, which is a modest bonus over its 3.5 FAR base. (Base FAR=3.5, IZ FAR=4.2)*

The MU-5B zone allows substantial matter-of-right density without affordability, contradicting the CADG’s requirement that density be tied to public benefit. OP’s report purposes that meaningful affordability requires a much larger IZ+ bonus pool, and states that : “The single most important structural feature of the proposed zone is that the maximum FAR of 5.0 is available only through IZ+. This is not incidental — it is the zone’s central mechanism.”

- *MU-5B does not provide the massing protections required by the Purpose & Intent of the Proposed NMU-8A/CP Zone*

The MU-5B zone lacks the 1:1 step-back above 40 feet that is essential to protecting adjacent R-1B and RA-1 properties. The Purpose & Intent requires “strong protections to adjacent residential areas,” but MU-5B’s rear yard and massing controls are generic, and not corridor-specific.

- *MU-5B does not sufficiently guide density toward housing*

MU-5B allows 1.5 FAR of non-residential use, which can dilute the housing-focused intent of the CADG. The Comp Plan calls for predominantly residential mixed-use along Connecticut Avenue; MU-5B does not structurally guarantee this.

OP concludes that MU-5B is too weak on affordability, too generic on massing protections, and not properly aligned with the CADG’s housing-focused, historic-district-sensitive framework.

NMU-7B vs Proposed NMU-8A/CP Zone

- *NMU-7B’s density is still insufficient to support IZ+ affordability*

The NMU-7B zone provides 4.0 FAR (4.8 with IZ)—still below the 5.0 FAR IZ+ structure identified as being necessary to generate the level of housing that is needed. As stated in our former report: *“Less density does not mean more affordability. It means fewer total units, fewer affordable units, and a smaller IZ+ bonus pool.”* Therefore, OP does not believe that NMU-7B can generate the **scale of affordable housing** envisioned in the CADG.

- *NMU-7B’s non-residential FAR is too high for a historic, housing-focused corridor*

NMU-7B allows 2.5 FAR non-residential use, which risks shifting the corridor toward commercial intensity rather than residential production. This conflicts with the Purpose & Intent requirement to protect independent retail businesses while ensuring human-scale streetscapes, not large commercial blocks.

- *NMU-7B lacks the corridor-specific massing protections required by the CADG*

NMU-7B uses a ratio-based rear yard but does not include the mandatory 1:1 step-back above 40 feet. The proposed [1:1 step-back](#) is essential because its combination with the rear yard creates a more protective buffer for adjacent R-zoned residential properties at the upper floors — precisely where height-related impacts are most felt. Without this, NMU-7B cannot meet the [Purpose & Intent](#) requirement to protect adjacent dwellings and maintain historic character of the corridor.

OP concludes that NMU-7B zone improves on the MU-5B zone but still **fails to deliver the affordability, massing protections, and residential focus** required by the Comp Plan and the CADG. The MU-5B and NMU-7B zones each satisfy portions of the CADG and Comp Plan, but neither provides the **density-for-affordable structure, historic-district massing protections, or housing-focused development pattern** provided by the required by the NMU-8A/CP zone. Only the proposed NMU-8A/CP zone:

- Recognizes the Cleveland Park corridor as a unique resource that must be preserved and enhanced;
- Provides strong protections to adjacent residential areas, independent retail businesses, human-scale streetscapes, and historic character; and
- Delivers the IZ+-driven affordability **outcomes** central to the Comp Plan’s housing goals.

For these reasons, OP concludes that the proposed **NMU-8A/CP is the zone that fully implements the CADG and the Comprehensive Plan recommendations for the Cleveland Park corridor.**

The table below summarizes the Comparison of MU-5B, NMU-7B, and proposed NMU-8A/CP zones against the CADG, Comp Plan, and Purpose & Intent Requirements

Finding Category	MU-5B	NMU-7B	Proposed NMU-8A/CP
1. Consistency with Comp Plan FLUM & GPM	Not sufficient. FAR (3.5–4.2 IZ) does not meet the mixed medium-density residential / moderate-density commercial intensity envisioned for the Cleveland Park corridor.	Partially consistent. FAR (4.0–4.8 IZ) approaches medium density but does not reach the level needed to support IZ+ or corridor housing goals.	Fully consistent. FAR 5.0 (IZ+) aligns with Comp Plan direction for transit-served mixed-use corridors and supports meaningful housing production.
2. Ability to Deliver IZ+/Affordable Housing	Insufficient. IZ bonus is modest; substantial matter-of-right density remains without affordability.	Moderate. IZ bonus improves yield but still below the 5.0 FAR threshold OP identifies as necessary for IZ+ viability.	Optimal. Maximum FAR is only available through IZ+. Implements the principle that <i>affordability unlocks density</i> .

Finding Category	<u>MU-5B</u>	<u>NMU-7B</u>	<u>Proposed NMU-8A/CP</u>
	Cannot support IZ+ economics.		
3. Alignment with CADG Purpose & Intent	Does not meet. Generic MU zone; lacks corridor-specific protections. Does not satisfy directive to <i>“Recognize the Cleveland Park corridor as a unique resource...”</i>	Partially meets. Improves on MU-5B but lacks the structural mechanisms needed to implement CADG’s housing-forward and preservation goals.	Meets and exceeds. Directly incorporates Purpose & Intent language: <i>“Recognize the Cleveland Park corridor as a unique resource...”</i> and <i>“Provide strong protections to adjacent residential areas, independent retail businesses, human-scale streetscapes, and historic character.”</i>
4. Massing Protections for Adjacent Residential Areas	Insufficient. No 1:1 step-back; rear yard only. Does not address upper-story impacts on R-1B/RA-1 properties.	Moderate. Ratio-based rear yard but still lacks mandatory 1:1 step-back above 40 ft.	Strongest. Includes 12-ft rear yard above 20 ft. and mandatory 1:1 step-back above 40 ft. OP notes this <i>“creates a more protective buffer... precisely where height-related impacts are most felt.”</i>
5. Compatibility with Historic District (CADG + HPRB/HPO)	Weak. Not designed for historic districts; rigid setbacks could conflict with preservation law.	Moderate. Better than MU-5B but still not calibrated to CADG’s historic-district framework.	Strong. Designed for a historic district. Relies on HPRB/HPO compatibility review. Avoids rigid setbacks that <i>“could conflict with the purposes of the preservation act.”</i>
6. Residential vs. Commercial Balance	Mixed. Allows 1.5 FAR non-residential; does not direct density toward housing.	Potentially unbalanced. Allows a higher - 2.5 FAR non-residential,- risking commercial over-build and intensity.	Balanced. Caps non-residential at 2.0 FAR , which becomes 40% of total FAR at IZ+. Ensures additional density is directed toward housing.
7. Lot Occupancy and Unit Yield	Constrained. Residential lot occupancy capped at 80%. Limits unit count and IZ feasibility.	Still constrained. 75–80% residential lot occupancy restricts housing production.	Uncapped residential lot occupancy , enabling unit counts necessary to support IZ+ affordability.

Finding Category	<u>MU-5B</u>	<u>NMU-7B</u>	<u>Proposed NMU-8A/CP</u>
8. Implementation of CADG Housing-Forward Vision	Does not implement. Density too low; affordability optional rather than structural.	Partially implements. Improves density but still insufficient for IZ+ and CADG’s housing goals.	Fully implements. Ties density to affordability, provides historic-district massing protections, and supports housing-focused mixed use.
9. Overall Suitability for Cleveland Park Corridor	Not suitable. Fails to meet CADG, Comp Plan, and Purpose & Intent requirements.	Partially suitable. Better than MU-5B but still falls short of corridor needs.	Most suitable. Only zone that meets all CADG, Comp Plan, and Purpose & Intent criteria.

Park Van Ness - 4455 Connecticut Avenue NW

The Commission made reference to a building at 4455 Connecticut Avenue NW, Park Van Ness, and stated that its height and density seemed like an appropriate density which could be emulated in Cleveland Park. The building is in the MU-7B zone and currently, the FLUM for that property is Residential High Density and Commercial Medium Density. However, at the time of development, approximately 2016, the FLUM for the Park Van Ness site was recommended for Moderate Density Commercial. If the property were to be developed today, it would accommodate a much higher density and height, similar to what is medium density development that is recommended for Cleveland Park..

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

The current NMU-4/WP is based on the MU-4 zone which is listed as a moderate density zone while the NMU-5A/WP zone is based on the MU-5 zone which is described in the Comp Plan and zoning as a medium density zone. The Comp Plan recommends Mixed Use-High Density residential and low density commercial for Woodley Park and states that the D-3, D-6 and MU-9 zones are appropriate and is also consistent with the zoning. The D-3 and the D-6 zones are for high density developments in the Downtown areas and are therefore not appropriate for Woodley Park. The MU-9 zone is appropriate, based on the Comp Plan and Zoning for high-density mixed-use developments while allowing the incorporation of additional guidance from the CADG on which the proposed NMU-9A/WP is based and shown on the table below.

Standards	Existing NMU-4/WP Zone	NMU-5A/WP Zone	Proposed NMU-9A/WP Zone
FAR(max.)	2.0; 2.4 (IZ) 1.0 non-residential	3.0 3.6 (IZ) 1.0 non-residential	West Connecticut Avenue: 6.0 (IZ+); Non-Residential – 2.0 East Connecticut Avenue: 5.5 (IZ+) Non-Residential - 2.0
Height (max.)	40 ft.; 45 ft. (IZ)	50 ft. 55 ft. (IZ)	West Connecticut Avenue: 90 ft.; East Connecticut Avenue: 75 feet
Penthouse Height (max.)	12 ft./15 ft. for penthouse mechanical space	12 ft./15 ft. for penthouse mechanical space	15 ft. for penthouse and mechanical space

Standards	Existing NMU-4/WP Zone	NMU-5A/WP Zone	Proposed NMU-9A/WP Zone
Lot Occupancy (max.)	Residential - 60% / 75% (IZ) Non-residential – none prescribed	Residential - 80% Non-residential – none prescribed	Residential – not limited Non-residential - not limited
Rear Yard (min.)	15 ft. min. from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	15 ft. min. from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	12 ft. min. above 40 ft. except no rear yard required in Square 2203. 1:1 step-back above 40 ft. except in Square 2203
GAR	0.3	0.3	0.2

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, for height and density have been adjusted to be considerate of the RF-1 zoned and developed properties to the east of Connecticut Avenue while properties to the west of 24th Street and Connecticut Avenue are zoned RA-2 and developed with apartment buildings. The proposed zone was developed based on Comp Plan policy direction as modified by the CADG guidelines and as such, the proposed NMU-9A/WP zone is not inconsistent with both the Comp Plan’s FLUM, particularly when read in conjunction with the many policy recommendations of the Comp Plan.

2. Rear Setbacks/Step backs

A building setback is a rule in the Zoning Regulations that requires a minimum distance between a building and a property line or other protected area such as side yards and rear yards. A step back is a design feature where upper floors of a building are recessed to create a tiered form and help to address light, air and privacy.

To address these issues, in both proposed new zones, transition and compatibility requirements to address the relationship between new development adjacent to lower density residential properties include a rear yard requirement and a 1:1 step-back above 40 feet.

In Cleveland Park, the properties in the proposed NMU-8A/CP zone would abut residential properties in the R-1B and RA-1 zones. A minimum rear yard of 12 feet above 20 feet of building height would be required in addition, portions of buildings above 40 feet would have to have a 1:1 step-back above 40 feet. The step back above 40 feet was used as the maximum building height for both the R-1B, and the RA-1 zones is 40 feet, and the step back is intended to address the preservation of light, air and privacy to adjacent buildings. At HPRB review additional building articulation on the rear façade could be required but could not be less than that required by Subtitle H §507 which states:

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.

In Woodley Park, the properties in the proposed NMU-9A/WP zone would abut residential properties in the RF-1, RA-2 and RA-4 zones. Properties on the east side of Connecticut Avenue abut the rear yards of properties in the RF-1 zone and an alley. The NMU-9A/WP proposes a rear yard of 12 feet above 20 feet of building height in addition to a 1:1 step back above 40 measured from the property line. With the proposed setback and step backs in addition to the separation provided by the alley and the required rear yards, OP believes that the light, air and privacy of these lower density residential properties should not be adversely impacted.

The properties on the west side on Connected Avenue in the proposed NMU-9A/WP would be separated from properties to the west by 24th Street. These properties are also developed with high density residential buildings, are setback from 24th Street and some are located at a higher elevation. OP has therefore recommended exempting developments on Square 2203 from a rear yard requirement. In addition, buildings in this square would front on Connecticut Avenue, 24th Street and Calvert Street. Again, at the time of HPRB review, additional building articulation on the rear façades could be required but could not be less that that required by Subtitle H § 607 which states:

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.

OP believes that the proposed setbacks and step backs in addition to any recommendation from HPRB would adequately address the impact of the taller mixed use buildings and therefore no additional setbacks and step backs are being proposed.

3. The CADG vs Chevy Chase Small Area Plan

The Commission noted that specific setbacks and step downs were not required in the CADG but were required in the Chevy Chase Small Area Plan. Unlike the CADG which covers the two historic districts, the Chevy Chase Small Area Plan does not cover any historic district¹. Neither the historic preservation office (HPO) nor the Historic Preservation Review Board (HPRB) were involved in the development of the Chevy Chase Small Area Plan and there is no recommendation that projects in the area go to HPRB for design review. Therefore, specific design and setback requirements were included to protect adjacent properties and implement the design recommendations of the Chevy Chase Small Area Plan.

However, in the CADG, which covers two historic districts, HPO and HPRB were both involved. During the development of the CADG it was publicly acknowledged that developments covered

¹ There are two historic landmarks in the area covered by the Chevy Chase Small Area Plan.

by the CADG would be subject to HPO and HPRB review. As noted above, the proposed zones provide setback and step back guidance to address light air and privacy to adjacent residential areas to properties in the mixed use zones. However, similar setbacks and step back were not recommended the buildings fronting on Connecticut Avenue, 24th Street and Calvert Street. In the CADG, it was acknowledged that the guidance and examples used in the CADG would be used to assist in assessing future developments with the aim of protecting adjacent residents as well as the historic character of the area.

The CADG at page 24 states:

B. BUILDING DESIGN GUIDELINES OVERVIEW

The following design guidelines apply to proposed new development, or additions to existing buildings, along the Connecticut Avenue corridor in the Cleveland Park and Woodley Park Historic Districts. Guidelines pertaining to building massing, building streetscape character, or ground floor use could be incorporated into amended zoning for the area. The guidelines outlined under Sections B through E are intended to inform development proposals that are seeking HPRB support or where Zoning Commission discretionary review applies such as the case for a PUD.

B.2 - Historic Preservation

The Building Design Guidelines outlined within this Chapter are intended to supplement existing historic preservation laws and policies. Existing historic buildings and contributing buildings along the corridor should be treated with care in order to preserve their unique designs and features. Alterations and additions are required to be found compatible and consistent with the purposes of the preservation act. Vertical additions to contributing buildings must preserve the underlying structure and avoid substantial demolition as defined in the Historic Preservation Regulations (DCMR 10-C, Section 305).

Requiring specific setbacks in the zoning regulations could conflict with the purposes of the preservation act. Requiring a setback that could conflict with the preservation act and result in delays in development projects. In the March 2, 2026, OP Supplemental Report, *Historic Preservation Review and Front Setbacks* at page 6, ([Exhibit 250](#)) OP details the justification for not providing specific front setbacks for each building along the historic corridor which would be individually assessed for compatibility with the historic district, and that illustrations in the CADG were for guidance and not specific recommendations for each building. OP continues to recommend that the projects be evaluated by the standards outlined in the proposed zones and the additional guidance of HPRB. OP has added language to Subtitle H § 500.1(i) and Subtitle H § 600.1(i) to reinforce the protection of adjacent residences.

Encourage new or additions to existing buildings not have a substantially adverse effect on the use or enjoyment of any adjacent dwellings and that light and air not be unduly affected;

4. Strengthen the Purposes and Intent sections of the zones.

The Commission requested that OP strengthen the Purposes and Intent section of the proposed zones and recommended OP use the Dupont Circle Mixed Use Zones (MU/DC) as an example.

OP notes that for the NMU-8A/CP the purpose and intent includes those of the **MU-8A zone, as set forth in Subtitle G § 101, those of the Neighborhood Mixed Use zones in Subtitle H § 101 as well as those from the CADG outlined in Subtitle H §§ 500.1 (a) to (f) and 500.2**

Similarly, for the NMU-9A/WP zone, the Purposes and Intent includes those of the **MU-9A zone, as set forth in Subtitle G § 101, those of the Neighborhood Mixed Use zones in Subtitle H § 101 as well as those from the CADG outlined in Subtitle H §§ 600.1 (a) to (f) and 600.2**

As directed by the Commission, OP recommends the following be added to the appropriate Purpose and Intent sections of Subtitle H §§ 500.1 and Subtitle H §§ 600.1:

- *Recognize the Cleveland Park corridor as a unique resource that must be preserved and enhanced;*
- *Recognize the Woodley Park corridor as a unique resource that must be preserved and enhanced;*
- *Provide strong protections to adjacent residential areas, independent retail businesses, human scale streetscapes, and historic character;*
- *Encourage new or additions to existing buildings to not have a substantially adverse effect on the use or enjoyment of any adjacent dwellings and that light, air and privacy not be unduly affected;*
- *Require a scale of development consistent with the nature and character of historic Cleveland Park and ensure a general compatibility in the scale of new buildings with older, low-scale buildings.*

5. Infrastructure

The Commission requested that OP contact PEPCO, DC WATER, DDOT and DPW to get an update on their comments in the [Infrastructure Assessment](#). OP contacted each department by email and telephone call to request updates. Unfortunately, OP only received a response from DDOT who response was “that the Infrastructure Assessment and the statement on page 4 regarding transportation and DDOT review of future projects remains true.”

6. IZ & Affordability

Several concerns have been expressed regarding policy around IZ+ design generally. The data, however, supports OP's position on how the proposed zone advances affordability compared to what exists today. OP believes that the proposed zone is structured to maximize affordable housing production.

The FAR structure is explicitly designed to reward affordable housing. Under the existing NMU-4/CP zone, the IZ bonus raises FAR from 2.0 to only 2.4 — a modest 0.4 increase. The proposed NMU-8A/CP eliminates the base FAR altogether and provides a full 5.0 FAR exclusively under IZ+. This means *all* density above the base must be earned through affordable housing inclusion. There is no development pathway to the maximum envelope without engaging the IZ+ program. This is a structural, not merely aspirational, commitment to

affordability. The existing zone offered density as a right and affordability as a small bonus. The proposed zone inverts that: affordability *unlocks* density.

Non-residential FAR is proportionally constrained. The non-residential FAR cap doubles from 1.0 to 2.0, but as a share of total FAR it actually *shrinks* — from 50% of the 2.0 base FAR to just 40% of the 5.0 IZ+ FAR. The proposed zone is fundamentally more residential in character than the existing one, which directly supports the priority of housing production, including affordable units.

Lot occupancy for residential is liberalized to remove a barrier to housing. Under the current zone, residential development is capped at 60% lot occupancy (75% with IZ). The proposed NMU-8A/CP prescribes **no lot occupancy limit for residential uses**. Removing this constraint allows residential buildings — and therefore affordable units within them — to be built at greater ground coverage, increasing total unit counts per site. With historic preservation review, in some cases with a recommendation for setbacks, the lot occupancy on upper floors could be reduced to ensure the availability of light and air to adjacent residential properties.

On the question of the 125% cap and wood-frame construction, it is argued that the IZ+ cap is unjustified and that wood-frame construction remains viable above 75 feet. The proposed 75-foot height ceiling falls *below* the 85-foot wood-frame threshold. This means that the construction cost argument OP relied upon in ZC 20-02 still applies here, and the proposed zone's height limit actually keeps development within the range where deeper affordability remains more financially feasible.

In summary, the development data comparison shows that the proposed NMU-8A/CP zone is not simply a density maximization exercise. The height envelope is accompanied by mandatory step-backs and rear yard protections that constrain actual massing above the existing roofline. The FAR structure conditions all maximum density on IZ+ participation, removing the option to build large without providing affordable units. And residential lot occupancy is freed from the constraints that currently limit housing production. OP's position is grounded in a zone with development parameters that uses density as a lever for affordability — not as an end in itself. Additional information related to the IZ+ is provided on OP's March 2, 2026 report at [Exhibit 250](#).

ATTACHMENTS

1. Revised Text

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.

Additions to the proposed text as provided in the Hearing Report are noted in **red/bold/underline text**.

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.**
- (g) Recognize the Cleveland Park main street as a unique resource that must be preserved and enhanced;**
- (h) Provide strong protections to adjacent residential areas, independent retail businesses, human scale streetscapes, and historic character;**
- (i) Encourage new or additions to existing buildings to not have a substantially adverse effect on the use or enjoyment of any adjacent dwellings and that light, air and privacy not be unduly affected;**
- (j) Require a scale of development consistent with the nature and character of historic Cleveland Park and ensure a general compatibility in the scale of new buildings with older, low-scale buildings.**

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:

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

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:

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

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.**
- (g) Recognize the Woodley Park main street as a unique resource that must be preserved and enhanced;**

(h) Provide strong protections to adjacent residential areas, independent retail businesses, human scale streetscapes, and historic character;

(i) Encourage new or additions to existing buildings to not have a substantially adverse effect on the use or enjoyment of any adjacent dwellings and that light, air and privacy not be unduly affected;

(i) Require a scale of development consistent with the nature and character of historic Woodley Park and ensure a general compatibility in the scale of new buildings with older, low-scale buildings.

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:

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

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:

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

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-4/TK	NMU-5A/WP

<p>NMU-3A/MW</p>	<p>NMU-4/CP NMU-4/WP NMU-4/GA ... <u>NMU-8A/CP</u></p>	<p>NMU-7B/H-A ... <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:

...

- ~~(e) 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.