National Capital Planning Commission

401 9th Street, NW North Lobby, Suite 500 Washington, DC 20004 Tel 202.482.7200 www.ncpc.gov

Commission Members

Presidential Appointees

Mark Paoletta, Chairman
Stuart Levenbach
Michael Blair

Mayoral Appointees

Arrington Dixon
Linda Argo

Ex Officio Members

Secretary of War
The Honorable Pete Hegseth

Secretary of the Interior
The Honorable Doug Burgum

Administrator of General Services
The Honorable Ed Forst

Chairman
Committee on Homeland Security
and Governmental Affairs
United States Senate
The Honorable Rand Paul

Chair
Committee on Oversight and
Accountability
U.S. House of Representatives
The Honorable James Comer

Mayor
District of Columbia
The Honorable Muriel Bowser

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 25-09

September 8, 2026

Zoning Commission of the District of Columbia
2nd Floor
Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Zoning Text and Map Amendments for Cleveland Park and Woodley Park in Washington, DC are not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2026/9/ as part of the September 2026 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Anita Cozart, Director, DC Office of Planning

Delegated Action of the Executive Director

PROJECT
Proposed Zoning Text and Map Amendments for Cleveland Park and Woodley Park
Northwest, Washington, DC

SUBMITTED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 25-09

NCPC MAP FILE NUMBER
72.00(06.00)46246

ACTION TAKEN
Approval of report to the Zoning Commission

REVIEW AUTHORITY
Advisory
Per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has forwarded proposed text and map amendments to create two new neighborhood mixed-use zones along the Connecticut Avenue corridor in northwest Washington, DC. The proposal amends the District's Zoning Regulations to create two new neighborhood zones (NMU-8A/CP, NMU-9A/WP) for approximately 80 properties along Connecticut Avenue, NW. These areas are currently designated for mixed-use, moderate-density development, with existing land uses that include retail, restaurants, and other commercial establishments. The new zoning would permit higher-density, mixed-use development with a strong emphasis on new and affordable housing.

The District of Columbia Office of Planning (DCOP) report describes the proposed Zoning Case as a means to implement the recommendations of the Comprehensive Plan, including the Future Land Use Map (FLUM), Generalized Policy Map and Citywide and Rock Creek West Area Elements. DCOP also noted previous outreach to neighborhood stakeholders as part of an effort to develop a corridor framework plan, known as the Connecticut Avenue Development Plan (2023). The plan is a detailed and holistic analysis of the corridor with consideration of the area's physical, social, transportation, environmental, housing and economic issues. According to DCOP, neighborhood mixed-use zoning is applied to many neighborhood commercial corridors as a means to:

- 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 Woodley Park Commercial Area Boundary; and
- Preserve and enhance neighborhood shopping areas; encourage a general compatibility in scale between new and older buildings.

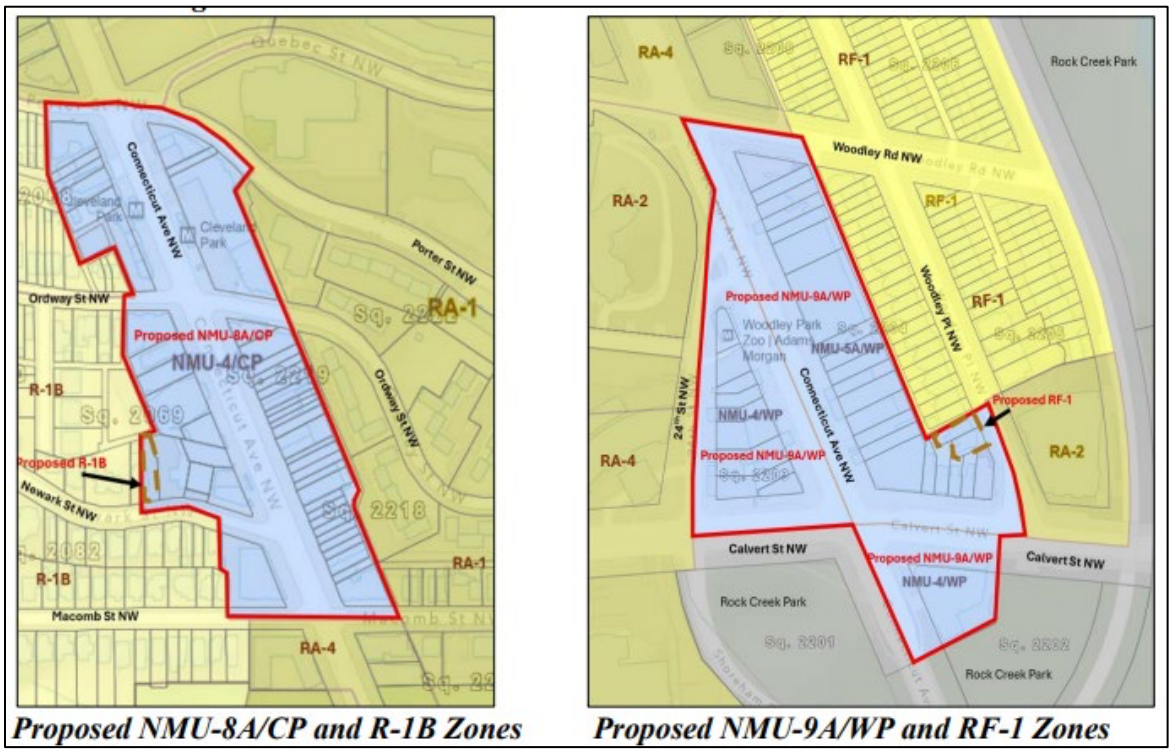


Figure 1: Proposed map amendment areas

The proposed zoning amendments are the next step towards implementing broader Comprehensive and framework plan policies. The amendments reflect the density, heights, and form of buildings that would accommodate additional housing and retail (established in the Comprehensive Plan), while respecting neighborhood character, context and design guidance. The proposal would establish the following two zones to help bolster these Cleveland Park and Woodley Park neighborhood focal point areas:

- Cleveland Park Neighborhood Mixed Use Zone (NMU-8A/CP) on properties fronting Connecticut Avenue, NW between Porter Street, NW and Macomb Street; and
- Woodley Park Neighborhood Mixed Use Zone (NMU-9A/WP) on properties fronting Connecticut Avenue between Woodley Road and Calvert Street, NW.

In accordance with the National Capital Planning Act, NCPC reviews proposed text and map amendments to the District of Columbia's zoning regulations. Procedurally, these updates are referred to NCPC from the District of Columbia Zoning Commission (ZC) after the ZC has taken preliminary action on the zoning case and before it takes final action. Most often, these referrals are for cases involving updates to the zoning regulations, individual map and text amendments, and proposed planned unit developments (PUDs). NCPC reviews zoning referrals for potential impacts to the federal interest and consistency with the Comprehensive Plan's Federal Elements.

This typically includes evaluating whether the proposals will impact federal property. NCPC has an advisory role and provides a report to the Zoning Commission, which has final approval responsibility.

The federal government's interests include those related to Washington's role as the seat of the federal government and as the nation's capital. These are defined in the Federal Elements of the Comprehensive Plan and include interests associated with the federal workplace; foreign missions and international organizations; and visitors and commemoration, among others. NCPC's interests also extend to the form, character, and experience of the nation's capital, particularly within the historic L'Enfant City. Such interests include the views and settings of the U.S. Capitol, White House, and National Mall; nationally significant civic spaces and institutions; national memorials and parks; and those streets, avenues, and reservations that link these national resources and reflect the fundamental design framework of the original city plan. In summary, the Federal Elements address matters related to federal properties and functions and other federal interests in the National Capital Region while the District Elements of the Comprehensive Plan address local, traditional city planning issues, such as land use, housing, and economic development.

The proposed new Cleveland Park Zone will not be located adjacent to any federal parkland; however, the Woodley Park Zone's southern boundary will border part of Rock Creek Park. The one Woodley Park parcel located directly adjacent to the Park is already developed as a four-story office building, and the new zoning would allow the building height to increase from 40-feet up to 75 feet. However, staff does not believe this would result in any significant impact to the adjacent parkland. In addition, the amendments would not permit development that exceeds the 1910 Height of Buildings Act. The maximum building height permitted under the new NMU-8A/CP Zoning would be 75 feet (up from 40 feet today) and the NMU-9A/WP Zoning would allow maximum heights of 75 feet (east-side) and 90 feet (west-side) along Connecticut Avenue. All of these heights are within the maximum allowable buildable height for Connecticut Avenue's 130-foot width under the Height Act.

Public comments received by the Zoning Commission in opposition of this proposed map amendment focused on potential displacement of current businesses, the increase in housing, loss of neighborhood character, reduction in open space and recreation, and the potential for non-compliance with stormwater management regulations. The DCOP Set Down Report describes community outreach where District planners met with and presented to Advisory Neighborhood Commission (ANC) representatives and other various community organizations as part of the corridor framework development process, receiving mostly positive feedback. In addition, the community will continue to have comment opportunities, both as part of the regular on-going Zoning Commission adoption process and on an ad-hoc basis with DCOP planners in the future. As noted above, NCPC has a limited, advisory review authority over Zoning Commission referrals. As this proposal does not adversely impact the federal interest and it is not inconsistent with the Federal Element of the *Comprehensive Plan for the National Capital*, these issues are addressed through the local government review processes.

* * *

Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed text and map amendments to create a new Cleveland Park Neighborhood Mixed Use Zone (NMU-8A/CP) and new Woodley Park Neighborhood Mixed Use Zone (NMU-9A/WP) along the Connecticut Avenue corridor, would not be inconsistent with the policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely impact any other identified federal interests.

9/4/2026

Marcel Acosta
Executive Director

Date