NOTICE OF PROPOSED RULEMAKING
Z.C. CASE NO. 25-09
Office of Planning
(Zoning Text and Map Amendments to Create the Cleveland Park Neighborhood Mixed Use Zone [NMU-8A/CP] @ Square 2068, 2069, 2082, 2218, 2219 & 2222, and the Woodley Park Neighborhood Mixed-Use Zone [NMU-9A/WP] @ Squares 2202-2204)

The Zoning Commission for the District of Columbia (Commission), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 (2018 Repl.)), and pursuant to § 6 of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1206, as amended; D.C. Official Code § 2-505 (2013 Repl.)), hereby gives notice of its proposal to amend the Zoning Map as listed below and to amend the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning Regulations of 2016, to which all references are made unless otherwise specified), with the proposed text at the end of this notice.

The proposed amendments are intended to:

- Create and map two new Neighborhood-Mixed Use zones, rezone two properties to the RF-1 zone, and rezone one property to the R-1B zone, as follows:
  - Cleveland Park Neighborhood Mixed Use Zone, (NMU-8A/CP) on properties fronting Connecticut Avenue, N.W. between Porter Street, N.W. and Macomb Street, N.W.
  - Woodley Park Neighborhood Mixed Use Zone (NMU-9A/WP) on properties fronting Connecticut Avenue, N.W. between Woodley Road, N.W. and Calvert Street, N.W.
  - Rezone the following properties to RF-1: Square 2204, Lots 0137 and 0138.
  - Rezone the following property to the R-1B: Square 2069, Lot 0823.

Setdown

On June 16, 2025, the Office of Planning (OP) filed a report that served as a petition (Petition) requesting amendments to the Zoning Regulations and Map to create and map the new Cleveland Park Neighborhood Mixed Use Zone (NMU-8A/CP) and the Woodley Park Neighborhood Mixed Use Zone (NMU-9A/WP) (OP Setdown Report) (Exhibit [Ex.] 2).

The NMU-8A/CP Zone is proposed for properties located in Cleveland Park in 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, N.W. A small number of lots or portions of lots face Ordway Street, N.W. and Newark Street, N.W. and are typically part of large development sites fronting onto Connecticut Avenue, N.W. The area is within the Cleveland Park Historic District.

The NMU-9A/WP Zone is proposed for properties located in Woodley Park in 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 24th Street, N.W. A small number of lots front onto Calvert Street, N.W. and Woodley Place, N.W. The area is within the Woodley Park Historic District.

The OP Setdown Report stated that as part of the 2021 update to the Comprehensive Plan (Comp Plan), the Council of the District of Columbia (Council) approved changes to the Future Land Use Map (FLUM), the Generalized Policy Map (GPM), and the Citywide and Rock Creek West Area Elements, including the Connecticut Avenue corridor.

The Comp Plan places a strong emphasis on the provision of new housing and new affordable housing opportunities, particularly in areas such as the Rock Creek West Planning Area where there is a lack of dedicated affordable housing.

The FLUM designates the Cleveland Park area for mixed medium-density residential and moderate-density commercial for the corridor, and designates the Woodley Park area for mixed high-density residential and low-density commercial. The GPM designates the Cleveland Park and Woodley Park areas as being within a Main Street Mixed Use Corridor as well as areas designated as a Future Planning Analysis Area. OP, along with the Department of Housing and Community Development (DHCD) and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) conducted that analysis and undertook the Rock Creek West Roadmap to examine where and how to build affordable housing within the Rock Creek West Area. The Connecticut Avenue Area was identified as one of three priority areas in Rock Creek West for the production of housing and affordable housing, supported by vibrant public spaces, retail, and other amenities. The OP Setdown Report also stated that after multiple community meetings and conversations, the Connecticut Avenue Development Guidelines (CADG) were published in September 2023, and that the CADG place great emphasis on the provision of housing and in particular affordable housing, as well as neighborhood retail along Connecticut Avenue, N.W.

The OP Setdown Report stated that the proposed text and map amendments are the next step towards implementing the recommendations of the Comp Plan and the CADG. The proposed text amendments reflect the density, heights, and form 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.

The OP Setdown Report stated that Neighborhood Mixed Use (NMU) zones 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;
- Preserve and enhance neighborhood shopping areas; and
- Encourage a general compatibility in scale between new and older buildings.

While each NMU zone is different, there are important provisions that apply to all NMU zones, and these would also apply to the proposed NMU-8A/CP and NMU-9A/WP zones where they are consistent with the direction of the CADG. Other guidelines from the CADG are incorporated and would apply only to the proposed NMU-8A/CP and NMU-9A/WP zones, although where appropriate, they are often based on similar regulations from other NMU zones. Other provisions of the CADG such as design guidelines cannot be addressed or could not be enforceable in the Zoning Regulations, such as ones related to public space improvements, and therefore are not

incorporated into the proposed zoning text. Specifically, the OP Setdown Report stated that the CADG had been reviewed and approved by the Historic Preservation Review Board (HPRB) and Historic Preservation Office (HPO) staff felt it was important that 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 text amendments.

The OP Setdown Report stated that the Cleveland Park area's current NMU-4/CP zoning is a moderate-density zone, and thus does not permit the medium-density level of housing anticipated by the Comp Plan. The OP Setdown Report stated that to address the policy direction within the Comp Plan, the proposed NMU-8A/CP zone is based on the MU-8A zone. The proposed NMU-8A/CP zone would allow mixed use, medium-density residential and moderate-density commercial uses with limited non-residential Floor Area Ratio (FAR). The OP Setdown Report stated that the Woodley Park area's current NMU-4/WP & NMU-5A/WP zonings are moderate-density and medium-density zones, respectively, and thus neither zone permits the high-density recommendation of the Comp Plan in Woodley Park. The proposed NMU-9A/WP zone is based on the MU-9 zone, which the Comp Plan and zoning prescribe for high-density mixed-use developments. The proposed NMU-9A/WP zone would allow mixed use, high-density residential and low-density commercial uses with limited non-residential FAR. The proposed NMU-8A/CP and NMU-9A/WP zones would include provisions to reflect building form, design, and use guidelines of the CADG, including:

- Additional non-residential FAR grants flexibility to have a variety of commercial uses on the lower floors;
- Penthouse and penthouse mechanical space height would be limited to fifteen feet (15 ft.) 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 set-back required above forty feet (40 ft.).

The OP Setdown Report stated that to activate the Connecticut Avenue, N.W. frontage in both the NMU-8A/CP zone and NMU-9A/WP zone, additional provisions are proposed, including:

- At least seventy-five percent (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, N.W. and be at grade with the sidewalk; and
- Parking and loading could not be accessed from Connecticut Avenue, N.W.

The OP Setdown Report stated that 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 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)). Linear footage calculations have been difficult for the Department of Buildings to calculate and track, and Advisory Neighborhood Commission (ANC)

3C and the Cleveland Park Main Street conveyed to OP that the retail market has changed since the restriction was adopted and only serves to dissuade entrepreneurs from establishing a business along the corridor. OP therefore recommends 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) and (2).

The OP Setdown Report stated that OP proposes that Inclusionary Zoning (IZ) Plus be applied to both the proposed NMU-8A/CP and the NMU-9A/WP zones and that any new development would be required to meet the IZ Plus requirements.

The OP Setdown Report stated that three other lots should be rezoned as follows:

- Square 2069, Lot 0823: Currently split zoned R-1B and NMU-4/CP and developed with a single family detached house. It appears a portion of the property was inadvertently included in the NMU-4/CP zone without justification. OP recommended that the NMU-4/CP portion of the property be rezoned to the R-1B zone.
- Square 2204, Lots 0137 and 0138: Currently zoned NMU-5A/WP and developed with residential uses and are unlike other properties in the neighborhood commercial area which front on Connecticut Avenue, N.W. or Calvert Street, N.W. OP recommended that these properties be rezoned to the RF-1 zone, like directly adjacent properties to the north.

Finally, the OP Setdown Report stated that OP requested a waiver from the posting requirements of Subtitle Z § 502.1(e) to post notices on properties regarding the proposal because none of the properties proposed to be rezoned were owned by the District.

June 26, 2025 Zoning Commission Meeting

At its June 26, 2025 public meeting, the Commission voted to approve OP's waiver request and to set down the proposed text and map amendments for a public hearing as a rulemaking case. The OP Setdown Report served as the pre-hearing filing required by Subtitle Z § 501.

Notice

Pursuant to Subtitle Z § 502, the Office of Zoning (OZ) sent notice of the December 1, 2025, public hearing on October 8, 2025 (Ex. 81, 82), and published the notice in the October 17, 2025, *District of Columbia Register* as well as on the calendar on OZ's website (Ex. 80).

Pre-Hearing Public Comments

Prior to the December 1, 2025 public hearing, the Commission received comments in response to the Petition both in support and in opposition. This list is not intended to be exhaustive.

Support

There were over 200 letters in support for the Petition stating approximately the same elements for their support to the Petition:

- Increased housing supply, including affordable housing, will reduce housing costs;
- Rock Creek West must provide its fair share of affordable housing;
- Increased mixed-use; and

- Safer and more walkable main streets.

Some of the letters also made the following suggestions:
- Allow buildings to reach 90 feet (ft.) within ½ mile of Metro stations and ¼ mile of high-frequency bus lines;
- Give homebuilders and local businesses the flexibility to determine parking based on their specific site and neighborhood needs, rather than forcing arbitrary mandates that waste space and increase costs for renters; and
- Allow up to six homes on every residential lot.

Opposition
There were also approximately 28 letters in opposition submitted before the public hearing (Ex. 112, 114, 116–17, 196, 199, 204–05, 208, 210, 215, 219–21, 224, 226–32, 234–38[1], 243–44).

The letters in opposition expressed the following concerns:
- Perceived harm to the character of historic districts;
- The Petition permits (or exceeds) the maximum density allowed under the FLUM;
- Concerns about the ability of existing infrastructure to handle the increased density;
- Belief that front setbacks and step backs should be explicitly required;
- Belief that the amount of affordable housing provided is not commensurate with the increase in density and height;
- Belief that IZ income eligibility thresholds should be lowered and that there should be provisions for family-sized affordable units;
- Concerns that the proposed language does not explicitly require IZ Plus nor state how it is calculated;
- Concerns that rulemaking proceedings limits public participation; and
- Concerns that if enacted, the proposed text amendments will allow matter of right development that limits public participation.

Department of Transportation (DDOT) Report
On November 24, 2025, DDOT submitted a report (DDOT Report) to the record stating that it has no objection to the approval of the proposed text and map amendments (Ex. 150).

Pre-Hearing ANC Comments
Pursuant to Subtitle Z § 101.8, ANC 3C is the "affected ANC" under the Petition.

On November 24, 2025, ANC 3C submitted a report (ANC Report) to the record stating that at a properly noticed public meeting on November 17, 2025 with a quorum of 7 out of 8 commissioners, ANC 3C voted 6-1-0 to "express its strong and unequivocal support" for the Petition (Ex. 161). The ANC Report requested that the Commission not add step backs or other requirements dictating or defining design, and noted that the HPRB would review projects for

[1] Two exhibits are marked as Exhibit 238 in the case record. Ms. Susan Gallucci submitted a letter in opposition and Ms. Christy Smith submitted a letter in support.

compatibility within historic districts. The ANC Report also discussed the infrastructure assessment OP prepared in connection with the CADG, and requested that the Commission accept that further infrastructure assessments will be conducted on a project-by-project basis during permit review.

OP Hearing Report

On November 21, 2025, OP submitted a report to the record (OP Hearing Report) stating that OP continued to recommend that the Commission approve the proposed text and related map amendments (Ex. 118).

The OP Setdown Report and the OP Hearing Report concluded that the proposal would not be inconsistent with the Cleveland Park area or Woodley Park area's FLUM designations or GPM designations (Ex. 2, 118). The reports also concluded that the proposal would not be inconsistent with the Comp Plan, on balance, including when viewed through a racial equity lens[2], and would further many policies of the Land Use, Transportation, Housing, Environmental Protection, Economic Development, Urban Design, Historic Preservation, and Rock Creek West Area Elements. OP included Disaggregated Race and Ethnicity data for the Rock Creek West Planning Area, over the 2012-2016 and 2019-2023 time periods, showing the population identifying as Black increased by 1.5% and Asian by 0.3%. Nevertheless, white-identifying residents continue to comprise nearly three-quarters of the Planning Area's population. The reports observed that the Rock Creek West Planning Area is "by far" more distant from achieving its affordable housing production goal than any other planning area, having achieved just 11.6% of its target. The reports also included discussion of OP's community outreach and engagement regarding the proposal, which included outreach to ANC 3C, property owners, community members, and civic groups. The OP Hearing Report stated that since setdown, OP held additional meetings with ANC 3C and community members. OP stated that it was not proposing significant changes to the proposed text provided at setdown (Ex. 118).

December 1, 2025 Public Hearing

At the December 1, 2025 public hearing, OP presented and testified in support of the proposal. OP's testimony largely presented the points it made in the OP Setdown Report and the OP Hearing Report.

The Commission also received testimony from individuals and groups in support, individuals and groups in opposition, and from ANC 3C. This list is not intended to be exhaustive.

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[2] Pursuant to 10-A DCMR §§ 2501.4-2501.6, 2501.8, the Commission is tasked with evaluating the Petition's consistency with the Comprehensive Plan through a racial equity lens. In addition, 10-A DCMR § 2501.8 suggests to prepare and implement tools to use as a part of the Commission's evaluation process. Consistent with Comprehensive Plan guidance, the Commission utilizes a Racial Equity Tool in evaluating zoning actions through a racial equity lens; the Commission released a revised Tool on February 3, 2023. The revised Tool requires submissions from Petitioners and the Office of Planning analyzing the zoning action's consistency with the Citywide and Area Elements of the Comprehensive Plan, and Small Area Plans, if applicable (Part 1); a submission from Petitioners including information about their community outreach and engagement efforts regarding the zoning action (Part 2); and a submission from the Office of Planning including disaggregated race and ethnicity data for the Planning Area affected by the zoning action (Part 3).

Testimony in Support

Approximately 30 individuals and groups testified in support of the proposal. The following reasons were stated for their support:

- Comp Plan Consistency: Witnesses stated that OP's proposal implemented the Comp Plan, Rock Creek West Roadmap, and the CADG;
- Housing and Affordable Housing: Supporters emphasized the urgent need to expand housing supply and affordable housing along Connecticut Avenue, N.W. They cited the potential to deliver thousands of new units—including income-restricted units—and argued that Ward 3 must contribute its fair share to citywide housing goals;
- Economic and Community Benefits: Witnesses described how added density would support local businesses, create vibrant, walkable streets, and strengthen transit-oriented living. Increased foot traffic was viewed as essential to revitalize underutilized properties and struggling retail; and
- Environmental Sustainability: Supporters described how higher density boosts efforts to combat climate change and meet the District's sustainability goals.

Testimony in Opposition

Approximately 12 individuals and groups testified in opposition to the proposal. The following reasons were stated for their opposition:

- Depth and Share of Affordability: Opponents argued the proposal's IZ Plus set-asides and income bands are insufficient to reach households most excluded from Ward 3 today. They urged eliminating the 125% FAR cap in IZ Plus, raising the affordable share, and requiring deeper affordability, including family-sized units.
- Infrastructure and Neighborhood Impacts: Concerns included infrastructure capacity, tax assessment effects, adverse impacts on existing small businesses, and compatibility with historic resources. Opponents argued density was out of scale with the surrounding historic district and exceeded the areas' FLUM designations. Concerned about the impact the lack of prescribed setbacks and step backs would have on surrounding historic properties; and
- Limited Opportunity for Public Participation: Concerned that matter of right development provisions disenfranchises the ability for public participation in future development projects.

ANC 3C Testimony in Support

ANC 3C stated the following reasons for its support:

- The proposal is the culmination of years of community-driven planning;
- The proposal will permit the production of new housing near Metro stations, will lead to commercial revitalization by lifting the cap on linear frontage of eating and drinking establishments, and will include IZ requirements that ensure racial and economic diversity; and
- Existing zoning is too rigid and has suppressed vibrancy in these areas.

At the conclusion of the December 1, 2025 public hearing, the Commission asked OP to provide a supplemental report in response to the following questions/concerns:

- Analyze the economic repercussions of lowering IZ eligibility to 30-50% median family income (MFI), including analysis of what types of subsidies are needed to get to 30%-50% MFI;
- Confirm whether IZ Plus would be explicitly required under the proposed text amendments;
- Respond to the potential Comp Plan inconsistencies raised by the opposition (see e.g. Ex. 231);
- Provide a spreadsheet of the existing building heights of every building within the corridors today, and also the building heights of the new building on the east side of Connecticut Avenue, N.W. where Sfoglina is, and the building height of the Uptown Theater;
- Explain why front setbacks were not included in the proposal;
- Provide the setback illustrations contained within the Connecticut Avenue Development Guidelines;
- Explain whether PUDs are possible in the proposed zones or whether the standards are already maxed out and there is nothing left to get from a PUD; and
- That DC Water/DOEE provide a response to the concerns raised by the opposition (see e.g. Ex.116) concerning infrastructure capacity.

Interim Procedural Requests

On January 14, 2026, OP requested and was granted an extension to file its supplemental report by March 2, 2026 (Ex. 246).

The Commission was scheduled to consider the supplemental report and proposed action at its March 12, 2026 public meeting; however, D.C. Councilmember Matthew Frumin submitted a letter[3] (Ex. 247) requesting that the Commission reopen the record to allow public comments in response to the supplemental report prior to consideration of proposed action. ANC 3C (Ex. 249) and SMD 3C05 Commissioner Peter Miles (Ex. 248) opposed D.C. Councilmember Frumin's letter. The Commission granted the request to reopen the record for public comments.

OP Supplemental Report

On March 2, 2026, OP submitted a report in response to the Commission's requests at the end of the hearing on December 1, 2025 (OP Supplemental Report) (Ex. 250, 250A1, 250A2). The OP Supplemental Report responded to the questions/issues raised by the Commission and the public during the public hearing. OP's responses to the Commission's questions are summarized below:

- Affordability: OP noted that the IZ+ affordability requirements were based on economic analysis detailed in Exhibits 12 and 18 to Z.C. Case No. 20-02. OP also described the different kinds of subsidies used to reach deeper levels of affordability, and noted that funding for those kinds of subsidies are limited and competitive. OP stated that changes to the IZ and IZ+ program could not be limited to the Rock Creek West Area alone and would need to be studied on a citywide basis. OP also stated that it has been awarded a grant to undertake a study of the IZ program as part of the 2050 Comprehensive Plan rewrite;

[3] The Zoning Commission Chair reopened the case record to accept this letter.

- IZ+ Requirement: OP noted that the CADG explicitly recommend employing IZ+ in these areas, and that IZ+ will be explicitly required under Subtitle H §§ 500.1 and 600.1 of the proposed text amendments for the proposed new zones;
- Potential Comp Plan Inconsistencies: OP noted that Cleveland Park's existing NMU-4/CP zoning is a low-density mixed-use zone that does not permit a medium-density level of housing. OP also noted that although MU-5 and MU-7 are examples of appropriate mixed-use zones, MU-8 is another mixed-use zone that applies and is an appropriate basis for the proposed NMU-8A/CP zone because the MU-8 zone allows for medium-density, mixed-use developments, and is not inconsistent with the Comp Plan. OP stated similar conclusions for Woodley Park's existing NMU-4/WP and NMU-5A/WP zones, and the proposed NMU-9A/WP zone. OP also responded to testimony that the proposal was inconsistent with Comp Plan policies *HP-2.4.1: Preservation Standards for Zoning Review* and *HP-2.4.A: Zone Map Amendments in Historic Districts*. OP acknowledged that while the proposed zoning heights, density, and transitions would be above many of the buildings along the corridor today, consistency means being "in agreement with" and does not mean the same. OP also noted that the proposed zoning along with HPRB review would allow for the preservation of the characteristic existing building patterns along the corridor but allows for additions that are consistent and compatible with existing building heights;
- Front Setbacks: OP explained that front setbacks were not included in the proposal so that zoning would not overly regulate the areas on which historic preservation would focus. OP further explained that by referencing the Historic Landmark and Historic District Protection Act of 1978 (Preservation Act) in the Purpose and Intent section of both new zones, along with the recommendations of the CADG, that property owners, developers, and others will have sufficient direction that setbacks, building articulation, and other appropriate design elements could be required at the time of HPRB review;
- Infrastructure Capacity: OP noted that an infrastructure assessment was prepared when the CADG were developed. OP stated that it does not believe a second infrastructure assessment is necessary;
- Planned Unit Developments (PUDs): OP noted that while PUDs are not prohibited by the proposed text amendments, PUDs would not be granted any additional height or density and that any necessary relief would be through variance or special exception;
- Public Participation: OP stated that it appreciated the public's input into this case and noted that all new development to historic or contributing buildings would be required to undergo historic review, where the community will continue to have its normal roles in providing input into the HPRB process. OP noted that there may be some design elements such as setbacks, height, massing, and transitions that, depending on the specific proposal, may require relief through the Board of Zoning Adjustment (BZA) or Commission in a public hearing subject to community input; and
- Building Heights and Illustrations: OP provided information concerning building heights and setback illustrations.

Public Comments on the OP Supplemental Report

The Commission received comments in response to the OP Supplemental Report both in support and in opposition. This list is not intended to be exhaustive (Ex. 251–53, 254, 255–58, 259, 260–72, 273).

Support

There were three comments in support (Ex. 254, 259, 273).

The comments in support stated that IZ+ is a program that the Commission adopted citywide and any changes to the IZ+ program should be studied and implemented citywide and not as part of this case, because if higher IZ set asides are required but are not financially feasible, then no housing will be produced. One supporter also observed that these historic districts have historically had no front setbacks for approximately forty years.

The Commission also received many comments in opposition to the proposal in response to the OP Supplemental Report (Ex. 251–53, 255–58, 260–72).

Common opposition themes included:

- OP failed to explain why MU-8A is the most appropriate base zone for the proposed NMU-8A/CP zone;
- The proposed NMU-8A/CP and NMU-9A/WP zones allow too much building height and harm the historic character of the surrounding neighborhoods;
- Front setbacks and step backs are appropriate zoning tools that should be incorporated here;
- Current IZ+ eligibility levels and set asides are inadequate for the amount of additional density provided; and
- OP's infrastructure assessment is inadequate.

April 9, 2026 Public Meeting

At its April 9, 2026 public meeting, the Commission considered the public comments in response to the OP Supplemental Report. The Commission requested a second supplemental report from OP to address the following additional questions or concerns:

- Explain why OP chose to use MU-8A and MU-9A as the model zones for the new Cleveland Park and Woodley Park zones, respectively;
- Explain whether the infrastructure assessment OP provided is still valid;
- Highlight rear setback inclusion in the proposed text amendments;
- Provide language for a more robust Purpose and Intent section; and
- Explain how front setbacks and stepdowns have distinct purposes for zoning and historic preservation and how historic review overlaps with zoning requirements.

Interim Procedural Requests

On June 5, 2026, OP requested (Ex. 274) and was granted an extension to submit its second supplemental report on June 8, 2026. Then on June 9, 2026, OP requested that the Commission defer consideration of its second supplemental report to the June 25, 2026 public meeting (Ex. 276). The request was granted.

OP Second Supplemental Report

On June 8, 2026, OP submitted a report in response to the Commission's requests at the end of the meeting on April 9, 2026 (OP Second Supplemental Report) (Ex. 275). The OP Second Supplemental Report responded to additional questions raised by the Commission after considering the comments received in response to the OP Supplemental Report. OP's responses to the Commission's questions are summarized below:

- Base Zone Choice: OP noted that the base zone choices of MU-8 and MU-9 are appropriate for Cleveland Park and Woodley Park, respectively, because the Comp Plan FLUM designations for those areas contemplate higher-density mixed use development than allowed under current zoning.
    - For the Cleveland Park area, OP provided a chart comparing development parameters between the existing NMU-4/CP zone, the MU-5B zone, the NMU-7B zone, and the proposed NMU-8A/CP zone. OP concluded that the MU-5B zone was inadequate because it allows substantial matter-of-right density without affordability, fails to align with CADG purpose and intent, and its rigid setbacks could conflict with the Preservation Act. OP concluded that the NMU-7B zone was also inadequate because it too provides a substantial amount of matter-of-right residential density, and it provides too much non-residential FAR which risks shifting the corridor toward commercial intensity rather than residential production. OP concluded that 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+-drive affordability outcomes central to the Comp Plan's housing goals.
    - For the Woodley Park area, OP provided a chart comparing development parameters between the existing NMU-4/WP and NMU-5A/WP zones and the proposed NMU-9A/WP zone. OP concluded that the existing NMU-4/WP and NMU-5A/WP zones are low-density zones and that the proposed NMU-9A/WP zone was developed based on the policy direction contained in the Comp Plan as modified by the CADG.
- Infrastructure Assessment: OP stated that it contacted Pepco, D.C. Water, DDOT, and the Department of Public Works (DPW) for updated comments on the infrastructure assessment. OP received a response only from DDOT, who stated its prior comments remain true;
- Rear Setbacks: OP explained that to address light, air, and privacy 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 forty feet (40 ft.). The relevant provisions can be found at Subtitle H §§ 507 and 607;
- Purpose and Intent Language: OP stated that it strengthen the Purpose and Intent section of the proposed zones by referencing the Dupont Circle Mixed Use Zones (MU/DC) as an example. The relevant new provisions can be found at Subtitle H §§ 500.1 and 600.1; and
- Front Setbacks: OP noted that the Commission observed that front setbacks and stepdowns were not required in the CADG but were required in the Chevy Chase Small Area Plan

(SAP). OP explained that the CADG does not require front setbacks and stepdowns, but it covers two historic districts subject to HPRB review for projects. The SAP requires front setbacks and stepdowns but Chevy Chase does not cover any historic district so there is no HPRB review for projects in Chevy Chase. Thus, specific design and front setback and stepdown requirements were included in the SAP to protect adjacent properties and implement the design recommendations. However, front setbacks and stepdowns were not included in the CADG because they would conflict with the purposes of the Preservation Act and could result in delays. Based on this reasoning, OP does not recommend adding front setbacks and stepdowns to the proposed new zones. And notably the proposed new zones do provide setback and stepback guidance to address light, air, and privacy to adjacent residential areas. Specifically, the NMU-8A/CP zone will require a 12 ft. rear yard above 20 ft. and 1:1 step back above 40 ft.; and likewise the NMU-9A/WP zone will require a 12 ft. rear yard above 20 ft. and 1:1 step back above 40 ft. (except in Square 2203). Also, OP included additional language to the Purpose and Intent sections to reinforce the protection of adjacent residences.

"Great Weight" to the Recommendations of OP

The Commission must give "great weight" to the recommendations of OP pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.)) and Subtitle Z § 504.6. *Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016).

The Commission finds persuasive and concurs with the analyses in the OP Setdown Report, OP Supplemental Report, and OP Second Supplemental Report. The Commission agrees that the proposed NMU-8A/CP and NMU-9A/WP zones permit the appropriate amount of density to deliver the IZ+ driven affordability outcomes central to the Comp Plan's housing goals while providing strong protections to adjacent residential areas, independent retail businesses, human-scale streetscapes, and historic character. The Commission further agrees that an updated infrastructure assessment is not necessary for consideration of this case and notes that the Commission did not receive updated submissions from utility providers stating that OP's proposal would overwhelm infrastructure capacity. The Commission further agrees that OP's proposal, as modified by the OP Second Supplemental Report and by the Commission at the June 25, 2026 public meeting[4], provides sufficient protection and direction to property owners concerning front and rear setbacks. The Commission further agrees that a new IZ program or set aside requirements should not be created for these proposed zones. The Commission acknowledges that OP has received a grant to perform a citywide study of the IZ Program as part of the 2050 Comprehensive Plan rewrite. The Commission finds that the proposal would not be inconsistent with the Comp Plan as it would further policies of the Land Use, Transportation, Housing, Environmental Protection, Economic Development, Urban Design, Historic Preservation, and Rock Creek West Area Elements. Further, the Commission is persuaded that the proposal would further Comp Plan racial equity goals. The Commission finds that OP demonstrated that it conducted community

[4] During its deliberations at the June 25, 2026 public meeting, the Commission requested that the purpose and intent language for the proposed new zones be further enhanced to emphasize that the scale of development should be consistent with the historic districts and include appropriate setbacks as recommended in the CADG. (See Transcript of June 25, 2026 Public Meeting at pp. 17-18.)

outreach and engagement regarding the proposal with various community organizations and stakeholders and OP provided disaggregated race and ethnicity data for the Rock Creek West Planning Area, in accordance with the Commission's Racial Equity Tool. The Commission finds any potential Comp Plan inconsistencies to be outweighed by the Comp Plan policies that would be advanced by the proposal.

"Great Weight" to the Written Report of the ANCs

The Commission must give great weight to the issues and concerns raised in the written report of an affected ANC that was approved by the full ANC at a properly noticed public meeting pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 505.1. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances. *Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016). The District of Columbia Court of Appeals has interpreted the phrase "issues and concerns" to "encompass only legally relevant issues and concerns." *Wheeler v. D.C. Bd. of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (1978) (citation omitted).

The Commission acknowledges that ANC 3C expressed support for the Petition (Ex. 161). The Commission finds persuasive ANC 3C's request that the Commission not prescribe specific step-back or other requirements dictating or defining design. The Commission also finds persuasive ANC 3C's advice that an updated infrastructure assessment is not needed for consideration of this case and notes that ANC 3C anticipates further infrastructure assessments on a project-by-project basis during permit review.

Proposed Action

At its June 25, 2026 public meeting, the Commission voted to take **PROPOSED ACTION** to:

- Adopt the Petition, as revised by the OP Second Supplemental Report and as further revised by the Commission to add language to the Purpose and Intent sections of the new zones at the June 25, 2026 public meeting; and
- To authorize the publication of a Notice of Proposed Rulemaking:

VOTE (June 25, 2026): 5-0-0 (Gwen Wright, Tammy Stidham, Anthony J. Hood, Robert E. Miller, and Joseph Imamura to **APPROVE**)

Final rulemaking action shall be taken not less than thirty (30) days from the date of publication of this notice of proposed rulemaking in the *District of Columbia Register.*

Proposed Zoning Map Amendments

The proposed amendments to the Zoning Map are as follows:

Square	LOT(S)	FROM	TO
2068	0038, 0039, 0091, 0092, 0809, 0811, 0818	NMU-4/CP	NMU-8A/CP with IZ+
2069	0047, 0049, 0806, 0807, 0816, 0824, 0825, 0826, 0827, 0828, 0829, 0830, 0831, 0832, 0834, 7001, 07004	NMU-4/CP	NMU-8A/CP with IZ+
2069	0823	R-1B & NMU-4/CP	R-1B
2082	0048	NMU-4/CP	NMU-8A/CP with IZ+
2202	0116	NMU-4/WP	NMU-9A/WP with IZ+
2203	0095, 0104, 0105, 0106, 0116, 0117, 0824, 0825, 0826	NMU-4/WP	NMU-9A/WP with IZ+
2204	0130, 0131, 0132, 0133, 0139, 0140, 0144, 0145, 0146, 0147, 0148, 0149, 0150, 0151, 0152, 0161, 0162, 0163, 0826, 0833, 0835	NMU-5A/WP	NMU-9A/WP with IZ+
2204	0137, 0138	NMU-5A/WP	RF-1
2218	0005, 0006, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0021, 0022, 0023, 0025, 0031, 0032, 0815, 0821	NMU-4/CP	NMU-8A/CP with IZ+
2219	0001, 0002, 0003, 0004, 0005, 0006, 0007, 0809, 0810, 0811, 0813	NMU-4/CP	NMU-8A/CP with IZ+
2222	0015, 0016, 0805	NMU-4/CP	NMU-8A/CP with IZ+

Consistent with Subtitle X § 502.4, for the purposes of calculating an IZ+ set-aside requirement pursuant to Subtitle C § 1003, the maximum permitted FAR of the property's existing zoning of NMU-4/CP is the equivalent of 2.0 FAR; NMU-4/WP is the equivalent of 2.5 FAR; and NMU-5A/WP is the equivalent of 3.0 FAR.

Proposed Zoning text amendments

The proposed amendments to the text of the Zoning Regulations are as follows: Proposed changes to current Zoning Regulations are highlighted, additional text is shown in **bold and underlined text**, and deletions from existing text are shown in ~~**bold and strikethrough text**~~.

The complete record in the case can be viewed online at the Office of Zoning's Interactive Zoning Information System (IZIS), at https://app.dcoz.dc.gov/Content/Search/Search.aspx.

All persons desiring to comment on the subject matter of this proposed rulemaking action should file comments in writing no later than thirty (30) days after the date of publication of this notice in the *District of Columbia Register*. Comments should be filed with Sharon Schellin, Secretary to the Zoning Commission, Office of Zoning, through the Interactive Zoning Information System (IZIS) at https://app.dcoz.dc.gov/Login.aspx; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov; by mail to 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001; or by fax to (202) 727-6072. Ms. Schellin may be contacted by telephone at (202) 727-6311 or by e-mail at Sharon.Schellin@dc.gov. Copies of this proposed rulemaking action may be obtained at cost by writing to the above address.

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. 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/CP 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;**

(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; and**

(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, including setbacks, as recommended in the Connecticut Avenue Development Guidelines and as appropriate.**

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 CLEVELEND 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.

B. 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-5A/WP with a new Chapter 6, 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/WP 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;

(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; and

(j) 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, including setbacks, as recommended in the Connecticut Avenue Development Guidelines and as appropriate.

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, N.W. (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.

C. CHAPTER 60 of 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	NMU-4/TK ~~**NMU-4/CP**~~ ~~**NMU-4/WP**~~ NMU-4/GA . . . **NMU-8A/CP**	~~**NMU-5A/WP**~~ NMU-7B/H-A . . . **NMU-9A/WP**

Subsections 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:

6001.3 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:

. . .

~~**(c) 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;

. . .

II. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

C. CHAPTER 1 of Subtitle W, NEIGHBORHOOD MIXED-USE (NMU) ZONES, is proposed to be amended to read as follows:

Section 104, CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, of Chapter 1, BOUNDARIES, is proposed to be amended to read as follows:

104 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE

104.1 The Cleveland Park Neighborhood Mixed-Use zone (~~**NMU-4/CP**~~ **NMU-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.

Section 122, WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONE, of Chapter 1, BOUNDARIES, is proposed to be amended to read as follows:

122 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES

122.1 The Woodley Park Neighborhood Mixed-Use zone~~s~~ (~~**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.**~~