

Excerpts from Zoning Commission Meeting RE ZC 25-13 Setdown – July 31, 2025

p. 66 COMMISSIONER WRIGHT: I think there should be a briefing by the Office of Planning in open session during a regular Zoning Commission meeting that goes into detail about the Connecticut Avenue Development Guidelines and the Wisconsin Avenue Development Framework. . . .

p. 68 . . . I really think that a briefing on those documents, which, indeed, are the basis for the text amendments, would be very, very helpful, so that we can really be brought along and understand that interim step that has taken place in developing these text amendments.

The other aspect of it is, there are a lot of guidelines that were included in both the Framework and in the Connecticut Avenue Development Guidelines. I would like to understand a presentation on how you feel these text amendments are, for lack of a better word, sort of like form-based codes, really trying to take the physical guidelines in the Framework and in the Guidelines -- Connecticut Avenue Development Guidelines and Wisconsin Avenue Development Framework and how you're trying to implement these building form goals through the text amendments, and whether you have analyzed whether the portions of the text amendments that talk about guidelines for setbacks, for example, how doable are those, given different types of building forms.

I guess I need to go back and read the Wisconsin Avenue Development Framework, which we may get a briefing on, to see if there are illustrative renderings as well that just show the relationship and the context and the perspectives of these much denser, taller buildings adjacent to the lower-density, and how, with what you're proposing, will be -- there will be this transition to the lower-density residential neighborhoods that exist currently.

p.71 Vice Chair Miller: if we get this briefing that Commissioner Wright has requested prior to having a public hearing, or at the -- at a public hearing, I think I need to understand more -- you don't necessarily have to answer today, unless you have a quick answer -- understand what the housing requirement is and the affordable housing requirement is.

The map amendments increase height and density in these squares from current zoning. Is the 20 percent inclusionary zoning going to apply to these map amendments, or is it some higher amounts? Is the whole purpose of this is to encourage more housing, including especially affordable housing in these particular corridors? . . . But is there a housing requirement; is there an affordable housing requirement in any of these mixed-use specific neighborhood zones along each corridor?

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p. 78 CHAIRPERSON HOOD: And then my last question is, when people are being notified about this -- it kind of goes along with what Commissioner Wright said -- do we send it to just property owners . . . ?

NOTE: The response from OP seemed to address communication about the Comprehensive Plan and to some extent the Wisconsin Avenue Development Framework, but did not describe OP's communication of the proposed zoning language in the text amendment, which was far more limited in outreach and content. The discussion also touched on how an area is selected for a plan such as a Small Area Plan. The Development Framework is an activity of planners in the Office of Planning, but is not per se a SAP. The Councilmember requested a quick plan to support the Comprehensive Plan recommendations but No SAP was actually done. for the upper Wisconsin Avenue corridor.