



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Associate Director Development Review MBR
Karen Thomas, Development Review Specialist

DATE: June 2, 2026

SUBJECT: OP Supplemental Report III: Proposed Zoning Text and Map Amendments to create and map a new Wisconsin Avenue Mixed Use Corridor.

I. RECOMMENDATION

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

- Create and map the following new **Wisconsin Avenue Mixed Use zones**:
 - Friendship Heights Metro Mixed Use Zone (MU-10/FHM)
 - Tenley Town Metro Mixed Use Zone (MU-10/TTM), and
 - Wisconsin Avenue Mixed Use Zone (MU-8A/WA)
- Map the existing RA-2 zone for the Friendship Heights Transition Area.

A revised text reflecting changes is provided at Attachments I to V.

II. OP RESPONSES TO ISSUES AND CONCERN

At the Zoning Commission's April 30, 2026, public meeting, the Commission requested OP provide additional information including the following;

- Threshold for properties subject to a design review process;
- Exemption from design review for all affordable developments; and
- Exemption from design review for historic properties.

III. OP Analysis

1. Design Review Lot Area Selection Methodology and Rationale

The Wisconsin Avenue Development Framework (WADF) at page 7 recommends design review for the Friendship Heights and Tenleytown areas and matter-or-right for the Wisconsin Avenue corridor band the between these two areas.

It is recommended that Design Review, as currently described in the zoning regulations, be applied to the high-density mixed-use areas covered by the proposed Friendship Heights Metro Zone and Tenleytown Metro Zone. The purpose of Design Review is to promote high-quality, contextual design, by allowing for review against specified criteria as identified in this Development Framework. The process entails a public hearing with review and approval by the Zoning Commission. The proposed Mixed-Use Corridor Zone and Friendship Heights Transition Zone could be developed as a matter of right. A PUD would also be an available option in all four zones."

A suggestion was made that 15,000 square feet of land area may be appropriate threshold to apply for the ZC review. However, the ZC asked that other markers be analyzed to determine what is the appropriate land area for review. Additionally, the Commission asked that the analysis include the entire area to be rezoned and not be limited only to the Friendship Heights and Tenleytown Metro Areas.

Parcel Size Threshold Methodology

OP evaluated parcel size patterns across the WADF area to determine an appropriate threshold for applying design review. In addition to the current analysis, OP also reviewed the earlier parcel and development capacity assessment prepared during the drafting of the WADF ([Attachment VI](#)). That earlier work provided a deeper examination of the corridor’s physical conditions and the development potential of the larger sites within the proposed zones, and it helped inform the selection of threshold ranges for this analysis.

- The current analysis applied a parcel level evaluation using four size bands:
- ≤10,000 sq. ft.
- 10,000–15,000 sq. ft.
- 15,000–20,000 sq. ft.
- ≥20,000 sq. ft.

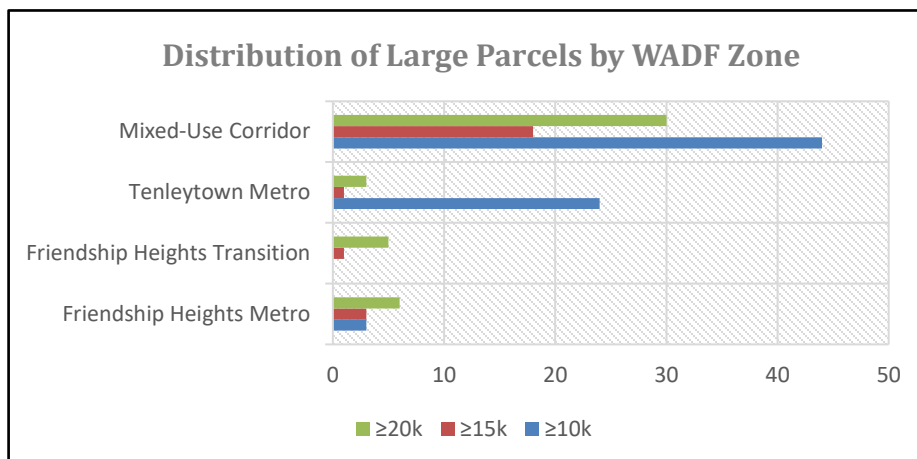
Each band was assessed using three metrics:

- Number of parcels within each band
- Total land area represented within each band
- Total potential GFA within each band

This approach allowed OP to identify which parcel sizes represent the most consequential redevelopment opportunities and to determine the threshold at which design review would be most effective and appropriately targeted, as shown in the table below:

WADF Zone	Number of Lots <u>≥10k</u>	Number of Lots <u>≥15k</u>	Number of Lots <u>≥20k</u>
Friendship Heights Metro	3	3	6
Friendship Heights Transition	0	1	5
Tenleytown Metro	24	1	3
Mixed-Use Corridor	44	18	30

Lot distribution:



The table and the graph demonstrate that:

- Friendship Heights Metro is the most threshold-sensitive zone, with large parcels representing a significant share of its total land area, including the highest concentration of parcels $\geq 10k$, $\geq 15k$, and $\geq 20k$ sq ft.
- Mixed-Use Corridor has many large parcels, but they are distributed across a long corridor, reducing concentration.
- Tenleytown Metro and Friendship Heights Transition Zones are less sensitive to threshold changes.

The **Friendship Heights Metro Zone** consistently contains the highest concentration of large parcels across all thresholds. These parcels represent the largest development capacity in the corridor and the most significant opportunities to shape massing, public realm, and transit-oriented outcomes. Thresholds of $\geq 15,000$ square feet **or** $\geq 20,000$ square feet would focus design review on the largest, most impactful sites, particularly in the Friendship Heights Metro node, consistent with the Framework’s intent to prioritize high-capacity redevelopment areas.

The **Friendship Heights Transition Zone** is composed of several large parcels in excess of 20,000 square feet but is not within the area recommended for design review by the WADF. Its sensitivity to threshold changes is moderate. However, the threshold for design review is met based on the size of the properties. The WADF did not recommend or outline any general or specific design guidelines for the development of these parcel. These properties are proposed for a lower density residential zone than those proposed for the Friendship Heights Mixed Use Zone or the Wisconsin Avenue Mixed Use Zone. OP therefore recommends that this area not be subject to design review.

The **Mixed-Use Corridor Zone** contains many large parcels, but they are geographically dispersed along the corridor. While the absolute number is high, the concentration is lower, and the development impacts are more distributed. This zone contains the most parcels with $\geq 10k$ and $\geq 20k$ square feet of land area in absolute numbers, but they are spread across a long corridor. Design review here is less about concentration and more about corridor consistency. It is appropriate if the Commission wants to capture large, corridor-shaping sites, not routine infill.

At the same time, the 15,000 square foot threshold avoids capturing smaller, routine infill sites, particularly in the Mixed-Use Corridor, where design review would add process without producing commensurate design benefits. However, the information also suggests that there are parcels in the proposed Mixed-Use Corridor which would be favorable to design review even though they may be dispersed along the corridor.

The **Tenleytown Metro Zone** contains only a small number of parcels above the 15,000 and 20,000 square feet. threshold and is the least affected by threshold selection. However, the information also suggests that there are parcels in the proposed Tenley Town Metro Zones which would be favorable to design review. In addition, OP notes that many of the smaller parcels within Tenleytown Metro Zone are in common ownership and is therefore likely to be combined for redevelopment. Therefore, OP recommends design review for this area consistent with the recommendation of the WADF.

Tabulated for ease of reference:

WADF Zone	<u>>10,000 sq ft</u>	<u>>15,000 sq ft</u>	<u>>20,000 sq ft</u>	Design Review Priority
Friendship Heights Metro	● High	● High	● High	Strong Candidate
Friendship Heights Transition	◇ Moderate	◇ Moderate	◇ Moderate	Secondary
Tenleytown Metro	◆ Low	◆ Low	◆ Low	Targeted as only two parcels recommended in the WADF analysis
Mixed-Use Corridor	● High (absolute)	◇ Moderate	◇ Moderate	Targeted (large sites only)

Relating the results to policy goals, with reference to the Wisconsin Avenue Development Framework and the Comprehensive Plan:

- **Urban design goal:** OP would like design review where building scale and visibility have the greatest corridor-wide impact. That argues for a threshold that captures a high share of potential GFA, not necessarily a high share of lot count.
- **Administrative feasibility:** “*We want a manageable number of design review cases.*” - a lower threshold (e.g., 10,000 sq ft) might double the number of review cases with only marginal additional GFA captured.
- **Equity / housing outcomes:** If larger lots are where most IZ+ units will be produced, design review at those sites is where we can most meaningfully shape public realm, access, and affordability outcomes. (See the attached tables which show the potential IZ units for the chosen lots.

Based on this analysis, OP finds that for approximately 150 lots examined on the corridor, a 15,000 square-foot threshold provides the most effective and balanced outcome. It is sufficiently

high to focus design review on the parcels that matter most for achieving the Framework’s objectives, while remaining low enough to ensure that the key redevelopment sites within the corridor are subject to appropriate design oversight. Smaller projects are disproportionately more sensitive to the costs of design review, and 15,000 square foot is a reasonable threshold to avoid disproportionate costs of delay that will further deter housing construction in the corridor.

RECOMMENDATION

Based on the analysis, OP recommends that developments over 15,000 square feet be subject to design review.

Rationale for Selecting the 15,000 Square-Foot Threshold

OP recommends following the established PUD threshold standard by applying design review to projects on lots 15,000 square feet and greater, with projects on smaller lots proceeding as matter-of-right. The rationale for selecting the 15,000 square-foot threshold is based on two primary considerations:

a. Negligible Impact Below 15,000 Square Feet

Projects on lots smaller than 15,000 square feet typically have limited physical and operational impacts on the surrounding community. These smaller sites generate modest changes to building massing, public space, and neighborhood character, and the urban design provisions included in the proposed zoning amendments already address these scale-appropriate impacts. Applying design review to these smaller projects would not yield meaningful additional public-realm or architectural benefits.

b. Alignment with the PUD Standard and Efficient Case Management

The PUD threshold of 15,000 square feet has long served as the District’s benchmark for determining when a project is substantial enough to warrant a higher level of Zoning Commission review. Projects below this size have historically been considered too small to justify the time and procedural complexity associated with a PUD. The same logic applies to design review:

- Lots under 15,000 square feet do not present the scale of development that merits Commission-level design oversight.
- Including the smaller projects in design review would significantly increase the Commission’s case load, creating delays for larger, more consequential projects and reducing overall process efficiency.

For these reasons, OP finds that the 15,000 square-foot threshold provides a clear, predictable, and appropriate standard for determining when design review should apply. It focuses Commission attention on the larger, higher-impact sites where design review can meaningfully shape building form, public realm outcomes, and corridor character, while allowing smaller projects to proceed efficiently under matter-of-right provisions.

2. Exemption from Design Review for Affordable Developments

The dilemma has been how to balance affordability with the design standards articulated in the WADF as the desire is to have both. OP is in the process of evaluating the IZ Plus regulations

which will be applied to the proposed new zones but may not necessarily address design. The main issue that has been articulated to OP regarding a design review process on affordability are:

- The additional cost associated with a design review process for affordable housing is expensive.
- The additional time for a design review process could conflict with the timeline for the HPTF financing per the DHCD OpenRFP process, which requires projects to be entitled to apply for funds. The timelines to obtain funding from DHCD, and the money which could be used toward affordable housing would be used to pay for the review. Given that DHCD only occasionally opens RFPs for financing, any prolonged uncertainty could be detrimental and prohibitive to projects.

Policy 2503.3 of the Comp Plan recommends:

“ . . .to advance deeply affordable housing production, proposals that reserve at least one third (33 percent) of housing units as affordable to very-low- and extremely-low-income households for the life of the building in Future Planning Analysis Areas with high housing costs and few affordable housing options may proceed in advance of planning analyses. 2503.3”

Although this provision was to allow for affordable projects to move ahead prior to the WADF it identifies that projects that included affordable units should be allowed to move forward without the extra review in this area where there is a dearth of affordable units. based on an understanding of the unique timing and financing constraints these projects face. OP is recommending that development proposals that reserve at least 33% of the housing units as affordable to very-low- and extremely-low-income households for the life of the building be exempted from design review.

To assist in providing some assurance that these affordable buildings would meet the design standards of the WADF, they would still be subject to the general requirements and some of the specific requirements of the proposed zones. In addition, recently DCHA and DHCD published the [Family Friendly Affordable, A Design Guide for the District's Multifamily Buildings](#) a guide that is shared with all projects applying for HPTF funding.

3. Exemptions from Design Review for historic properties

There are several properties that have historic buildings within the corridor and any additions to these buildings are required to be reviewed by the Historic Preservation Office and Historic Preservation Review Board (HPRB). This is a public design review process in which the ANC and the community have input. Therefore, there is no need to have design review as part of the zoning process. Additionally, there are design elements in the zoning regulations such as setbacks, height, massing, and transitions that, depending on a development proposal, will all be taken into consideration at the time of review. OP therefore recommends that these properties be exempted for the Zoning Commission review.

ATTACHMENTS:

Attachment I – Friendship Heights and Tenleytown Development Scenarios from WADF public meetings

Attachment II - Friendship Heights Metro Mixed-Use Zone (MU-10/FHM)

Attachment III - Friendship Heights Transition Zone (RA-2)

Attachment IV - Tenleytown Metro Mixed-Use Zone (MU-10/TTM)

Attachment V - Wisconsin Avenue Mixed-Use Zone (MU-8A/WA)

Attachment VI - WADF Corridor Analysis

ATTACHMENT I

ATTACHMENT II - FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE (MU-10/FHM)

PROPOSED MAP AND TEXT AMENDMENT

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 8, Friendship Heights Metro Mixed Zone, MU-10/FHM zone as and to create a new use for WMATA bus facilities to be permitted in the MU-10/FHM zone on lots owned by WMATA and on any lot adjacent to the MU-10/FHM zone and owned by WMATA as follows. Recent amendments to address design review are noted in blue/bold/underline text.

a. Proposed Amendments to Subtitles B, DEFINITIONS, RULES OF MEASUREMENT USE CATEGORIES

Subtitle B, § 100.2 of Subtitle B § 100, DEFINITIONS, of Chapter 1, DEFINITIONS, of Subtitles B, DEFINITIONS, RULES OF MEASUREMENT USE CATEGORIES is proposed to be amended by adding the following:

WMATA Bus Facility: A public transit bus facility operated by the Washington Metropolitan Area Transit Authority.

The general Mixed Use Zone provisions of **Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

b. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new Chapter 8, FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE, MU-10/FHM, in Subtitle G, MIXED USE (MU) ZONE to read as follows:

CHAPTER 8 FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE — MU-10/FHM ZONE

800 GENERAL PURPOSE AND INTENT

800.1 The purposes of the MU-10/FHM zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;
- (b) Permit mixed-use development at a high-density;
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-10/FHM zone as subject to IZ Plus;

- (d) Implement the design requirements of the Wisconsin Avenue Development Framework, 2024 to enhance the existing strengths and identity of the commercial areas and to transform them into attractive destinations for the community;
- (e) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;
- (f) Encourage housing with units that are three (3) bedroom or more;
- (g) Establish the designated roadways as set forth in Subtitle G, 801.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services;
- (h) Encourage walkability, connectivity and access to transit; and
- (i) Provide for a mid-block east-west connection through Square 1657.

801 DESIGNATED ROADWAYS

801.1 In the MU-10/FHM zone, the designated roadways shall be Wisconsin Avenue N.W., Jenifer Street, N.W. and 44th Street N.W.

802 DEVELOPMENT STANDARDS

802.1 Except as specifically modified by this chapter, the MU-10 zone development standards in Subtitle G, Chapter 2 shall apply. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall apply.

803 DENSITY

803.1 The maximum permitted Floor Area Ratio (FAR) in the MU-10/FHM zone shall be as set forth in the following table:

TABLE G § 804.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-10/FHM	7.8 (IZ+)	6.0

804 HEIGHT

804.1 In the MU-10/FHM 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 G § 805.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Including Rooftop Structure (ft.)	Not or	Maximum Stories
MU-10/FHM	130		No Limit

805 LOT OCCUPANCY

- 805.1 In the MU-10/FHM zone, the maximum lot occupancy shall be eighty percent (80%) for residential use.
- 805.2 For any lot containing a WMATA bus facility the maximum lot occupancy shall be one hundred percent (100%) for a WMATA bus facility use, provided that any portion of such WMATA bus facility that is constructed adjacent to the public alleyway parallel to Harrison Street, N.W. shall comply with all height and setback requirements of Subtitle G § 807.3.

806 GENERAL DESIGN AND USE REQUIREMENTS

- 806.1 In the MU-10/FHM zone, the following design requirements shall apply to all new buildings construction or additions an existing building on any lot fronting onto any of the designated roadways:
- (a) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a height of one hundred and ten feet (110 ft.).
 - (b) Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 806.1(a);
 - (c) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a point sixty-five feet (65 ft.) above a lot line abutting a moderate- or low-density residential zone or an alley abutting a moderate- or low-density residential zone;
 - (d) Street level frontage along a designated roadway shall be devoted to non-residential uses;
 - (e) The ground floor level of each new building or building addition with a commercial use shall have a minimum height of fifteen feet (15 ft.);
 - (f) Buildings on corner lots shall be constructed to all lot lines abutting a public street;
 - (g) New buildings shall be built so that at the street level, not less than seventy-five percent (75%) of the street wall(s) shall be constructed to the -lot line abutting the street right-of-way, not including permitted projections into public space;
 - (h) For every one hundred feet (100 ft.) of uninterrupted building façade length, new buildings shall incorporate modulated and articulated building wall planes through the use of projections or recesses in accordance with the following
 - (1) Inset balconies or recesses no less than six feet (6 ft.) in width and depth; and/or

- (2) Projecting balconies or bays no less than four feet (4 feet) in width and depth;
 - (i) New buildings shall not preclude retail entrances every twenty-five feet (25 ft.) on average for the linear frontage of buildings abutting Wisconsin Avenue, N.W. and every forty feet (40 ft.) for other commercial uses along the other designated roadways; and
 - (j) New spaces in a new building shall have a minimum of fifty percent (50%) transparency along a building frontage on a designated roadway.
 - (k) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.
- 806.2 Each space devoted to a commercial use with frontage on a designated roadway shall have an individual public entrance directly at grade with the public sidewalk along that roadway;
- 806.3 The ground floor of new buildings fronting on Wisconsin Avenue, N.W., between Western Avenue, N.W. and Harrison Street, N.W. shall be designed for retail, service, and/or eating and drinking establishment uses.
- 806.4 The ground floor of new buildings fronting on Wisconsin Avenue, N.W. and 44th Street NW shall be designed for the following non-residential uses and a minimum of 50% of the gross floor area of the ground floor of each new building shall be devoted to these uses:
 - (a) Animal sales, care, and boarding;
 - (b) Arts, design, and creation;
 - (c) Daytime Care;
 - (c) Eating and drinking establishments;
 - (d) Entertainment, assembly, and performing arts;
 - (e) Financial and general services; and
 - (f) Retail.
- 806.5 Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue NW, but rather from the alley where an alley exists, or side streets. Trash and recycling rooms shall be located internal to the building.
- 806.6 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 Wisconsin Avenue, N.W. right-of-way and shall be screened along Wisconsin Avenue, N.W. with designated uses; and

806.7 The requirements of Subtitle G §§ 806.1-806.6 and 807.2 shall not apply to any building or lot containing a historic landmark.

807 SPECIFIC DESIGN REQUIREMENTS

807.1 In addition to the provisions of Subtitle G § 806, any new building or addition to an existing building in the specific squares and lots as set forth below, shall meet the additional design requirements of Subtitle G § 808.

807.2 In the MU-10/FHM zone, any new development in Square 1657, Lot 24 shall provide an east-west pedestrian connection between Wisconsin Avenue, N.W. and 44th Street, N.W. in accordance with the following:

- (a) A pedestrian connection shall:
 - (1) Provide a maximum width of twenty-five feet (25 ft.);
 - (2) Be uncovered for a minimum of seventy-five percent (75%) of its length;
 - (3) Provide clear sightlines between the connecting streets;
 - (4) Be open and available to the general public on a continuous basis;
 - (5) Be used only for commercial frontage, outdoor seating, or open space, umbrellas, provided that no connection provided under this section shall be used for loading, vehicular parking, vehicular access, or trash storage; and
 - (6) Provide an active pedestrian corridor, with ground floor uses on adjacent buildings to include, but not limited to storefronts, live/work spaces and residential entrances.
 - (7) A restaurant use fronting on the pedestrian corridor shall be designed to not exceed a maximum width of 40 feet (40 ft.).
- (b) A pedestrian corridor provided in accordance with this section shall be considered as satisfying the public plaza requirement of Subtitle G § 212.1 and Subtitle C, Chapter 17.

807.3 Any portion of a new building in the MU-10/FHM zone, Square 1580, Lot 33, that abuts the public alley which runs parallel to Harrison Street N.W. shall:

- (a) Provide a minimum fifteen feet (15 ft.) landscaped setback from the lot line abutting the public alley parallel to Harrison Street, N.W., which shall not be used for loading; and
- (b) Provide from the lot line abutting the public alley parallel to Harrison Street N.W., a setback of fifty feet (50 ft.) minimum for any portion of the structure above fifty feet (50 ft.) in height.

- 807.4 Any portion of a new building in the MU-10/FHM zone, Square 1657, Lot 24, that abuts the public alley which runs parallel to Harrison Street, N.W. shall;
- (a) Provide a minimum fifteen feet (15 ft.) landscape setback from the lot line abutting the public alley parallel to Harrison Street, N.W, which shall not be used for loading; and
 - (b) Provide from the lot line abutting the public alley parallel to Harrison Street N.W. a 1:1 setback drawn at a forty-five degree (45°) angular plane from a point sixty-five feet (65 ft.) above the lot line.

808 ZONING COMMISSION REVIEW OF BUILDINGS, STRUCTURES, AND USES

808.1 For all new development or addition to an existing building with a land area of fifteen thousand square feet (15,000 sq. ft.) or greater shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.

- (a) **In addition to proving that the new development or addition to an existing building meets the provisions of Subtitle K § 806 and 807 and Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:**
 - (1) **Help implement the purpose and intent outlined in Subtitle G § 800;**
 - (2) **Be protective of lower scale residences and be in context with the surrounding neighborhood;**
 - (3) **Enhance pedestrian environments;**
 - (4) **Minimize conflict between vehicles and pedestrians;**
 - (5) **Incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of the main street character;**
 - (6) **Promote safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses;**
 - (7) **Penthouses and rooftop structures shall be subject to the regulations of Subtitle C, Chapter 15 and the height and story limitations specified in this chapter;**
 - (8) **Ensure development of the area meets a high level of environmental performance and incorporates sustainability best practices; and**

(9) A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three- (3)-bedroom units.

(10) Incorporate the location of access to parking and loading, the location of service areas to recognize the proximate residential neighborhood use and context, as applicable.

808.2 Each application for review under this section will be referred to the Office of Planning, Department of Transportation, Department of Energy and Environment, and other District agencies deemed appropriate for review and comment.

808.3 The Zoning Commission may hear and decide any additional requests for special exception or variance relief from the requirements of Subtitle G § 806, 807 and 809 and shall be subject to all the applicable criteria and variance standards. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

808.4 At the time of filing an application with the Zoning Commission, the applicant shall pay the filing fees to the Office of Zoning pursuant to Subtitle Z, Chapter 16, plus such fees as apply to any additional zoning relief requested.

809 RELIEF FROM ZONING COMMISSION REVIEW AND DESIGN REQUIREMENTS

809.1 Development proposals that reserve at least thirty three percent (33 %) of housing units as affordable to very-low- and extremely-low-income households for the life of the building and administered through the Department of Housing and Community Development shall be exempted from the Zoning Commission review in Subtitle G § 808.

809.2 The requirements of Subtitle G §§ 806, 807.2 and 808 shall not apply to any historic landmark.

809.3 Relief may be granted from the design requirements of Subtitle G §§ 806, 807 and 808, if approved as a special exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided that the design of the building that is the subject of such relief:

(a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 800; and

(b) Mitigate adverse impacts upon publicly accessible open space or public space and improvements, on or adjacent to the property that is the subject of the relief.

c. Proposed Amendments to Subtitles U, Use Permissions

Add a new Subsection 401.4 to Subtitle U, § 400, MATTER-OF-RIGHT USES (RA) of CHAPTER 4, USE PERMISSIONS RESIDENTIAL APARTMENTS ZONES, of SUBTITLE U as follows:

401.4 In the RA-2 zone, WMATA bus facility use shall be permitted as a matter of right in Square 1580, Lot 33.

d. Proposed Amendments to Subtitles U, Use Permissions Mixed Use (MU) Zones

Add a new Subsection 517.2 to Subtitle U, § 517, MATTER OF RIGHT USES (MU-USE GROUP G) of CHAPTER 5, USE PERMISSIONS MIXED USE (MU) ZONES as follows:

517.2 In the MU-10/FHM zone, WMATA bus facility use shall be permitted as a matter of right in Square 1580, Lot 33 and Square 1657, Lot 24.

e. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new: FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE

124 FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE

124.1 The Friendship Heights Metro Mixed Use zone (MU-10/FHM) applies to the following square and lots and portions of lots around the Friendship Heights Metro Station:

- (a) All of Square 1579;
- (b) Square 1580, Lot 33 except for the western portion fronting on 45th Street, N.W.;
- (c) Square 1657, Lot 22, 24, 810 and the northern portion of Lot 26; and
- (d) All of Square 1660.

f. PROPOSED REZONINGS

- 1. Rezone Square 1579, Lots 0007, 0008 and 0010 from the MU-4 zone to the MU-10/FHM zone and apply the IZ+ designation;
- 2. Rezone 1579, Lot 0011 from the RA-2 to the MU-10/FHM zone and apply the IZ+ designation;
- 3. Rezone Square 1580, Lot 33 from the MU-4 and RA-2 zones to the MU-10/FHM zone and apply the IZ+ designation;
- 4. Rezone Square 1657, Lot 22, 23, 24, 26, 810 from the MU-5A and RA-2 zones to the MU-10/FHM zone and apply the IZ+ designation;
- 5. Rezone Square 1660 from the MU-7B zone to the MU-10/FHM zone and apply the IZ+ designation.

ATTACHMENT III - FRIENDSHIP HEIGHTS TRANSITION ZONE (RA-2)

PROPOSED MAP AMENDMENT

No changes to the existing RA-2 zone development standards of Subtitle E are proposed.

PROPOSED REZONINGS

1. Rezone the R-2 zoned portion of Square 1580, Lot 0033 to the RA-2 zone and apply the IZ+ designation;
2. Rezone the R-2 zone portions of Square 1656, Lots 0009, 0807, 0808, and 0810 to the RA-2 zone and apply the IZ+ designation; and
3. Rezone the R-2 zone portions of Square 1666, Lots 0809 and 0810 to the RA-2 zone and apply the IZ+ designation.

ATTACHMENT IV - TENLEYTOWN METRO MIXED-USE ZONE (MU-10/TTM)

PROPOSED MAP AND TEXT AMENDMENT

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 9, Tenleytown Metro Mixed Zone, MU-10/TTM zone as follows. The most recent amendments to address design review are in blue/bold/underline text.

The general Mixed Use Zone provisions of **Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

a. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new Chapter 9, TENLEYTOWN METRO MIXED-USE ZONE, MU-10/TTM in Subtitle G, MIXED USE (MU) ZONE to read as follows:

900 GENERAL PURPOSE AND INTENT

900.1 The purposes of the MU-10/TTM zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework Plan, February 2024;**
- (b) Permit mixed-use development at a high-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-10A/TTM zone as subject to IZ Plus;**
- (d) Encourage housing with units that are three (3) bedroom or more;**
- (e) Implement the design requirements of the Wisconsin Avenue Development Framework to enhance the existing strengths and identity of the commercial areas and to transform them into attractive destinations for the community;**
- (f) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (g) Establish the designated roadways as set forth in sections Subtitle G, § 901.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services;**
- (h) Encourage walkability, connectivity and access to transit;**

(i) Complement residential and commercial uses with cultural, arts, social and entertainment uses; and

(j) Provide for a mid-block east-west connection through Square 1770.

901 DESIGNATED ROADWAYS

901.1 In the MU-10/TTM zone, the designated roadways shall be Wisconsin Avenue N.W., 40th Street, N.W./Fort Drive, N.W. Brandywine Street, N.W., Chesapeake Street, N.W., and Albemarle Street, N.W.

902 DEVELOPMENT STANDARDS

902.1 Except as specifically modified by this chapter, the MU-10 zone development standards in Subtitle G, Chapter 2 shall apply. 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.

903 DENSITY

903.1 The maximum permitted Floor Area Ratio (FAR) in the MU-10/TTM zone shall be as set forth in the following table:

TABLE G § 904.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-10/TTM	7.2 (IZ+)	4.0

904 HEIGHT

904.1 In the MU-10/TTM 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 G § 905.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)	Not or	Maximum Stories
MU-10/TTM	110		No Limit

905 LOT OCCUPANCY

905.1 In the MU-10/TTM zone, the maximum lot occupancy shall be eighty percent (80%) for residential uses.

906 GENERAL DESIGN AND USE REQUIREMENTS

906.1 In the MU-10/TTM zone, the following design requirements shall apply to all new buildings or additions to an existing building on any lot fronting onto any of the designated roadways:

- (a) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a height of ninety feet (90 ft.).
- (b) Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 906.1(a);
- (c) Street level frontage along a designated roadway shall be devoted to non-residential uses;
- (d) The ground floor level of each new building or building addition with a commercial use on the ground floor shall have a minimum height of fifteen feet (15 ft.);
- (e) Buildings on corner lots shall be constructed to all ~~property~~ lot lines abutting a public street;
- (f) Retail uses and other active uses should be concentrated along Wisconsin Avenue, N.W., Brandywine Street, N.W., Chesapeake Street, N.W., Albermarle Street, N.W. and 40th Street, N.W.;
- (g) New buildings shall be ~~designed~~ built so that not less than seventy-five percent (75%) of the street wall(s) at the street level shall be constructed to the lot line abutting the street right-of-way, not including permitted projections into public space;
- (h) For every one hundred feet (100 ft.) of uninterrupted building façade length, new buildings shall incorporate modulated and articulated building wall planes through the use of projections or recesses in accordance with the following:
 - (1) Inset balconies or recesses no less than six feet (6 ft.) in width and depth; and/or
 - (2) Projecting balconies or bays no less than four feet (4 feet) in width and depth;
- (i) New buildings shall not preclude retail entrances every twenty-five feet (25 ft.) on average for the linear frontage of buildings abutting Wisconsin Avenue, N.W. and every forty feet (40 ft.) for other commercial uses along the other designated roadways; and
- (j) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.

906.2 Each space devoted to a non-residential use with frontage on a designated roadway shall have an individual public entrance directly at grade with the public sidewalk along that roadway.

906.3 The ground floor of new buildings fronting on the 4500 block of Wisconsin Avenue, N.W. shall be designed for the following non-residential uses and a minimum of 50% of the gross floor area of the ground floor of each new building shall be devoted to these uses:

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

906.4 Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue NW, but rather from the alley where an alley exists or side streets. Trash and recycling rooms shall be located internal to the building.

906.5 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 Wisconsin Avenue, N.W. right-of-way and shall be screened along Wisconsin Avenue with designated uses;

907 SPECIFIC DESIGN REQUIREMENTS

907.1 In addition to the provisions of Subtitle G § 906, any new development or expansion in the specific squares and lots as set forth below, shall meet the following additional design requirements.

907.2 In the MU-10/TTM zone, any new development in Square 1770, shall provide an east-west pedestrian corridor between Wisconsin Avenue N.W. and 40th Street/Fort Drive, N.W. in accordance with the following:

- (a) A pedestrian corridor provided in accordance with this section shall:
 - (1) Be located at a midblock location that is south of the intersection of Wisconsin Avenue, N.W. and River Road, N.W.;
 - (2) Be a minimum of twenty feet (20 ft.) wide;
 - (2) Be uncovered for a minimum of seventy-five percent (75%) of its length;
 - (3) Provide clear sightlines between the connecting streets;

- (4) Be open and available to the general public on a continuous basis; and
 - (5) Be used only for commercial frontage, outdoor seating, or open green space. No connection provided under this section shall be used for loading, vehicular parking, vehicular access, or trash storage.
- (b) A development that provides a pedestrian connection in accordance with this section shall be exempt from the public plaza requirement of Subtitle G § 212.1 and Subtitle C, Chapter 17.

908 ZONING COMMISSION REVIEW OF BUILDINGS, STRUCTURES, AND USES

908.1 For all new development or addition to an existing building with a land area of fifteen thousand square feet (15,000 sq. ft.) or greater shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.

- (a) In addition to proving that the new development or addition to an existing building meets the provisions of Subtitle K § 906 and 907 and Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:
 - (1) Help implement the purpose and intent outlined in Subtitle K § 900;
 - (2) Be protective of lower scale residences and be in context with the surrounding neighborhood;
 - (3) Enhance pedestrian environments;
 - (4) Minimize conflict between vehicles and pedestrians;
 - (5) Incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of the main street character;
 - (6) Promote safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses;
 - (7) A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three- (3)-bedroom units.
 - (8) Penthouses and rooftop structures shall be subject to the regulations of Subtitle C, Chapter 15 and the height and story limitations specified in this Chapter;

- (8) Ensure development of the area meets a high level of environmental performance and incorporates sustainability best practices; and
- (9) Incorporate the location of access to parking and loading, the location of service areas to recognize the proximate residential neighborhood use and context, as applicable.

908.2 Each application for review under this section will be referred to the Office of Planning, Department of Transportation, Department of Energy and Environment, and other District agencies deemed appropriate for review and comment.

908.3 The Zoning Commission may hear and decide any additional requests for special exception or variance relief from the requirements of Subtitle G § 806, 807 and 909 and shall be subject to all the applicable criteria and variance standards. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

908.4 At the time of filing an application with the Zoning Commission, the applicant shall pay the filing fees to the Office of Zoning pursuant to Subtitle Z, Chapter 16, plus such fees as apply to any additional zoning relief requested.

909 RELIEF FROM ZONING COMMISSION REVIEW AND DESIGN REQUIREMENTS

909.1 Development proposals that reserve at least thirty three percent (33 %) of housing units as affordable to very-low- and extremely-low-income households for the life of the building and administered through the Department of Housing and Community Development shall be exempted from the Zoning Commission review in Subtitle G § 908.

909.2 The requirements of Subtitle G §§ 906, 907.2 and 908 shall not apply to any historic landmark.

909.3 Relief may be granted from the design requirements of Subtitle G §§ 906 and 907 if approved as a special exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided that the design of the building that is the subject of such relief;

- (a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 900; and
- (b) Mitigate adverse impacts upon publicly accessible, open space, public space and improvements, or other public amenities.

909.4 Relief may be granted from the pedestrian connection requirements of Subtitle G § 907 if approved as a special exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided is demonstrated that one of the following circumstances exist:

- (a) The location of the proposed development within Square 1770 would not result in a pedestrian connection that is consistent Subtitle G § 907.2(a)(1); and
- (b) The lot(s) comprising the development site have a change in grade between Wisconsin Avenue, N.W. and 40th Street/Fort Drive, N.W. that would require substantial stairs, ramps, or other means of vertical circulation within the pedestrian connection.

II. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new TENLEYTOWN METRO MIXED-USE ZONE

126 TENLEYTOWN METRO MIXED-USE ZONE

126.1 The Tenleytown Metro Mixed Use zone (MU-10/TTM) applies to a geographic area around the Tenleytown Metro Station comprised of the following squares and lots:

- (a) Squares 1770 and 1769.

III. Proposed Rezonings

1. Rezone Square 1770 from the MU-7B zone to the MU-10/TTM zone and apply the IZ+ designation; and
2. Rezone Square 1769, from the MU-4 zone to the MU-10/TTM zone and apply the IZ+ designation.

ATTACHMENT V- WISCONSIN AVENUE MIXED-USE ZONE (MU-8A/WA)

Proposed Map and Text Amendment

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 10 Wisconsin Avenue Mixed-Use Zone, MU-8A/WA zone as follows. Amendments to reflect a design review process are noted in blue/bold/underline text.

The general Mixed Use Zone provisions of Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

a. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new Chapter 10, WISCONSIN AVENUE MIXED-USE ZONE, MU-8A/WA, in Subtitle G, MIXED USE (MU) ZONE to read as follows:

CHAPTER 10 WISCONSIN AVENUE MIXED-USE ZONE — MU-8A/WA

1000 PURPOSE AND INTENT

1000.1 The purposes of the MU-8A/WA zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (b) Permit mixed-use development at a medium-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-8A/WA zone as subject to IZ Plus;**
- (d) Encourage housing with units that are three (3) bedroom or more;**
- (e) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (f) Encourage walkability, connectivity and access to transit; and**
- (g) Complement residential and commercial uses with cultural, arts, social and entertainment uses.**

1001 DEVELOPMENT STANDARDS

1001.1 Except as specifically modified by this chapter, the MU-8A zone development standards in Subtitle G, Chapter 2 shall apply. 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.

1002 DENSITY

1002.1 In the MU-8A/WA zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:

TABLE G § 1002.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-8A/WA	5.4 (IZ+)	1.0

1003 HEIGHT

1003.1 In the MU-8A/WA 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 G § 1003.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)	Maximum Stories	
MU-8A/WP	75	No Limit	

1004 REAR YARD

1004.1 In the MU-8A/WA zone, no minimum rear yard is required on properties adjacent to a MU zone.

1004.2 A minimum twelve feet (12 feet) rear yard is required abutting a R or RF-1 zone and a six feet (6 ft.) step back above forty-five feet (45 ft.) of building height. On properties abutting an alley adjacent to a R or RF-1 zone the six feet (6 ft.) step back should be provided above fifty five feet (55 ft.) of building height.

1005 SIDE YARD

1005.1 In the MU-8A/WA, 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.).

1006 LOT OCCUPANCY

1006.1 In the MU-8A/WA zone, the maximum permitted lot occupancy, shall be 80% for residential uses.

1007 GENERAL DESIGN AND USE REQUIREMENTS

1007.1 In the MU-8A/WA zone, the following design requirements shall apply to new buildings or additions on any lot fronting onto Wisconsin Avenue, N.W.

- (a) **Each new building or addition to an existing building shall provide a step-back of six feet (6 ft.) minimum from the property line measured:**

 - (i) **From a point forty-five feet (45 ft.) above grade when directly abutting a low-density residential zone; or**
 - (ii) **From a point fifty five feet (55 ft.) above grade when abutting an alley and a low-density residential zone;**
- (b) **Retail entrances shall face Wisconsin Avenue N.W; however, other uses could include storefronts, live/work residential, office, and other active ground floor uses;**
- (c) **Along Wisconsin Avenue, N.W. 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 property line abutting the street right-of-way, not including permitted projections into public space;**
- (d) **New buildings shall be designed so as not to preclude an entrance every thirty feet (40 ft.) on average for the linear frontage of the building;**
- (e) **Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass;**
- (f) **Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.**
- (g) **Each new building entrance with frontage on Wisconsin Avenue, N.W. shall have individual public entrance directly at grade with the public sidewalk;**
- (h) **On a corner lot that fronts onto both Wisconsin Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;**
- (i) **Buildings on corner lots shall be constructed to all property lot lines abutting a public street;**
- (j) **Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue, N.W., but rather from the alley where an alley exists or side streets. Trash and recycling rooms shall be located internal to the building and accessible from the alley or side street; and located at grade level of the building.**
- (k) **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 Wisconsin Avenue, N.W. right of way and shall be screened along Wisconsin Avenue, N.W. with designated uses.**

1008 ZONING COMMISSION REVIEW OF BUILDINGS, STRUCTURES, AND USES

1008.1 For all new development or addition to an existing building with a land area of fifteen thousand square feet (15,000 sq. ft.) or greater shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.

(a) In addition to proving that the new development or addition to an existing building meets the provisions of Subtitle K § 1006 and 1007 and Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:

- (1) Help implement the purpose and intent outlined in Subtitle K § 1000;
- (2) Be protective of lower scale residences and be in context with the surrounding neighborhood;
- (3) Enhance pedestrian environments;
- (4) Minimize conflict between vehicles and pedestrians;
- (5) Incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of the main street character;
- (6) Promote safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses;
- (7) A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three- (3)-bedroom units.
- (8) Penthouses and rooftop structures shall be subject to the regulations of Subtitle C, Chapter 15 and the height and story limitations specified in this Chapter;
- (9) Ensure development of the area meets a high level of environmental performance and incorporates sustainability best practices; and
- (10) Incorporate the location of access to parking and loading, the location of service areas to recognize the proximate residential neighborhood use and context, as applicable.

1008.2 Each application for review under this section will be referred to the Office of Planning, Department of Transportation, Department of Energy and Environment, and other District agencies deemed appropriate for review and comment.

1008.3 The Zoning Commission may hear and decide any additional requests for special exception or variance relief from the requirements of Subtitle G § 1006 and 1007

shall be subject to all the applicable criteria and variance standards. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

1008.4 At the time of filing an application with the Zoning Commission, the applicant shall pay the filing fees to the Office of Zoning pursuant to Subtitle Z, Chapter 16, plus such fees as apply to any additional zoning relief requested.

1009 RELIEF FROM ZONING COMMISSION REVIEW AND DESIGN REQUIREMENTS

1009.1 Development proposals that reserve at least thirty three percent (33 %) of housing units as affordable to very-low- and extremely-low-income households for the life of the building and administered through the Department of Housing and Community Development shall be exempted from the Zoning Commission review in Subtitle G § 908.

1009.2 The requirements of Subtitle G §§ 1006, 1007.2 and 1008 shall not apply to any historic landmark.

1009.1 Relief may be granted from the specific design requirements of Subtitle G § 1007 and § 1008, if approved as a Special Exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200 provided that the project;

- (a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 1000; and
- (b) Mitigate adverse impacts upon publicly accessible open space, public space and improvements, or other public amenities.

b. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new: **WISCONSIN AVENUE MIXED-USE ZONE**

127 WISCONSIN AVENUE MIXED-USE ZONE

127.1 The Wisconsin Avenue Mixed Use zone (MU-8A/WA) applies to the following square and lots:

- (a) The MU-4 zoned portions of Square 1655, Lots 8, 11, 14 and 807;
- (b) The MU-4 zoned portions of Square 1656, Lots 9, 808 and 809;
- (c) Square 1659, Lots 1 and 2;
- (d) Square 1665, Lots 10, 11, 801 and 802;
- (e) The MU-4 zoned portion of Square 1666, Lots 804, 812 and 813;
- (f) Square 1668, Lot 1;
- (g) Square 1669, Lots 27, 34, 35, 36 and 805;
- (h) The MU-7B zoned portion of Square 1729, Lot 7 and a portion of the Lot 808;
- (i) Square 1730, Lots 15, 16, 17 and 807;
- (j) Square 1731, Lots 2 and 3;
- (k) Square 1732, Lot 54;

- (l) **The MU-4 zoned Lots 7, 18, 19, 20, 21, 817, 818, 827, 835, 836 and 839 in Square 1733;**
- (m) **Square 1780, Lots 20, 24 and 820;**
- (n) **Square 1783, Lots 1 and 804;**
- (o) **Square 1784, Lots 14, 17 and 18;**
- (p) **Square 1785, Lots 9, 14, 17, 18, 801, 802 and 803;**
- (q) **Square 1786, Lots 6, 7, 8, 9, 810 and a portion of Lot 10;**
- (r) **Square 1789, Lots 801, 802, and 803**
- (s) **Square 1823, Lots 802, 803, 804, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 819, 820, 821, and 7000 to 7011;**
- (t) **Square 1829, Lots 55 and 56; and**
- (u) **Square 1831, Lot 37.**

c. PROPOSED REZONINGS








Apply the IZ+ designation to all the following areas:

1. Rezone the MU-4 zoned portions of Square 1655, Lots 8, 11, 14 and 807 to the MU-8A/WA zone.
2. Rezone the MU-4 zoned portions of Square 1656, Lots 9, 808 and 809 to the MU-8A/WA zone.
3. Rezone Square 1659, Lots 1 and 2 from the MU-4 to the MU-8A/WA zone.
4. Rezone Square 1665, Lots 10, 11, 801 and 802 from the MU-4 to the MU-8A/WA zone.
5. Rezone Square 1666, Lots 804 and 808 from the MU-4 to the MU-8A/WA zone.
6. Rezone Square 1668, Lot 1 from the MU-4 to the MU-8A/WA zone.
7. Rezone Square 1669, Lots 27, 34, 35, 36 and 805 from the RF-1 and MU-4 zones to the MU-8A/WA zone.
8. Rezone portions of Lot 7 and Lot 808 in Square 1729 from the R-1B and the MU-7B zones to the MU-8A/WA zone.
9. Rezone Square 1730, Lots 15, 16, 17 and 807 from the RA-1, MU-3A and MU-7B zones to the MU-8A/WA zone.
10. Rezone Square 1731, Lots 2 and 3 from the MU-7B zone to the MU-8A/WA zone.
11. Rezone Square 1732, Lot 54 from the MU-4 zone to the MU-8A/WA zone.
12. Rezone Square 1733, Lots, 7, 18, 19, 20, 21, 817, 818, 827, 835, 836 and 839 from the MU-4 zones to the MU-8A/WA zone.
13. Rezone Square 1780, Lots 20, 24 and 820 from the R-1-B and MU-3A zones to the MU-8A/WA zone.
14. Rezone Square 1783, Lots 1 and 804 from the MU-3A zone to the MU-8A/WA zone.
15. Rezone Square 1784, Lots 14, 17 and 18 from the MU-3A zone to the MU-8A/WA zone.

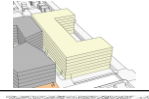

16. Rezone Square 1785, Lots 9, 14, 17, 18, 801, 802 and 803 from the MU-3A zone to the MU-8A/WA zone.
17. Rezone Square 1786, Lots 6, 7, 8, 9, 810 and the eastern portion of Lot 10 from the MU-4 zone to the MU-8A/WA zone.
18. Rezone Square 1789, Lots 801, 802, and 803 from the MU-4 zone to the MU-8A/WA zone.
19. Rezone Square 1823, Lots 802, 803, 804, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 819, 820, 821 and 7000 - 7011 from the MU-5A to the MU-8A/WA zone.
20. Rezone Square 1829, Lots 55 and 56 from the MU-4 zone to the MU-8A/WA zone.
21. Rezone Square 1831, Lot 37 from the MU-4 zone to the MU-8A/WA zone.

Attachment VI: WADF Corridor Analysis



A. Friendship Heights Metro

Square	SCENARIOS	Ground Floor Other (sqft)	Ground Floor Commercial (sqft)	Residential I (sqft)	Units	IZ Units	PH Units	PH IZ Units	Floor Plate GSF	Res Floors	Lot Area (sf)	Lot Occupancy	Res Floor plate (sf)	Res Lot Occupancy	Base Zone FAR	Future Zone FAR (IZ)	Zone FAR Increment	Zone FAR Increment %	IZ+ Set Aside (Sliding Scale)	20% open space	Notes	Base Zone (IZ) Residential GSF	Base Zone (PUD) Residential GSF	Units	IZ Units
1657	WMATA 		131,312	1,146,380	1277	204	73	6	131,312	11	164,140	80.0%	104,453	64%	3.5	7.8	4.3	123%	0.16	32828		525,248	663,126	584	58
1657	Pepco 		12,000	105,000	117	21	7	1	12,000	11	15,000	80.0%	3,545	64%	1.8	7.8	6	333%	0.18	3000	Ground floor not retail	17,400	23,880	19	2
1657	Michaels 		17,200	150,500	167	30	10	1	17,200	11	21,500	80.0%	13,682	64%	2.5	7.8	5.3	212%	0.18	4300		43,000	55,300	48	5
1660	homeplate 		62,372	545,755	606	85	35	3	62,372	11	77,965	80.0%	49,614	64%	4	7.8	3.8	95%	0.14	15593		296,267	371,113	329	33
1573	44th + Jenifer 		29,158	255,129	283	51	16	1	29,158	11	36,447	80.0%	23,194	64%	2.5	7.8	5.3	212%	0.18	7289.4		72,894	94,762	81	8
1580	L+T Bus Garage 	473,000	0	1,661,275	1846	332	122	10	273,625	10	273,625	100.0%	166,128	61%	2.5	7.8	5.3	212%	0.18	54725	100% lot occupancy. Base zone is split. Ground floor not retail	547,250	711,425	608	61
TOTAL		473,000	252,042	3,866,639	4236	724	262	21			588,677											1,502,059	1,320,206	1,669	167
Increase over current zoning:				2.57	2.36	3.96																			
1660	Mazza 		66,640	683,060	683	109	37	3	66,640	12	83,300	80.0%	56,322	0.68	4	9	5	125%	0.16	16660	what if scenario	316,540	336,508	352	35
FRIENDSHIP HEIGHTS METRO																									

B. Friendship Heights Transition

Square	SCENARIOS		Ground Floor Other (sqft)	Ground Floor Commercial (sqft)	Residential (sqft)	Units	IZ Units	PH Units	PH IZ Units	Floor Plate GSF	Floors	Lot Area (sf)	Lot Occupancy	Res Floor plate (sf)	Res Lot Occupancy	Base Zone FAR	Future Zone FAR			IZ	Base Zone Units
1666	FH		0	0	60,385	67	13	12	1	19,569	5	27,956	70.0%	12,077	43%	N/A	2.16			0.2	7
1656	FH		0	0	259,200	288	58	53	5	84,000	5	120,000	70.0%	51,840	43%	N/A	2.16			0.2	7
TOTAL				0	319,585	355	71	66	7			147,956									14
Friendship Heights Transition						25															

C. Tenley Town Metro

Square	SCENARIOS		Ground Floor Other (sqft)	Ground Floor Commercial I (sqft)	Residential I (sqft)	Units	IZ Units	PH Units	PH IZ Units	Floor Plate GSF	Floors	Lot Area (sf)	Lot Occupancy	Res Floor plate (sf)	Res Lot Occupancy	Base Zone FAR	Future Zone FAR (IZ)	Zone FAR Increment	Zone FAR Increment %	IZ+ Set Aside (Sliding Scale)	20% open space (sf)	Notes	Base Zone (IZ) Residential GSF	Base Zone (PUD) Residential GSF	Units	IZ Units	
1769	Antenna Block		0	69,529	556,230	618	111	39	3	69,529	3	86,911	80.0%	61,803	71%	2.5	7.2	4.7	188%	0.18	17,382	Does not include Dancing Crab PUD	173,822	225,369	193	19	
1770	Metro Block		0	99,302	734,413	883	124	55	4	99,302	3	124,127	80.0%	88,268	71%	4	7.2	3.2	80%	0.14	24,825	Does not include Frequency	471,683	590,845	524	52	
TOTAL				168,830	1,350,643	1,501	235	94	8			211,038											645,505	816,813	717	72	
Increase over current zoning:				2.09	1.97	3.06																					
TENLEY TOWN METRO																											

D. MU Corridor

Square	SCENARIOS		Ground Floor Office (sqft)	Ground Floor Commercial (sqft)	Residential (sqft)	Units	IZ Units	PH Units	PH IZ Units	Floor Plate GSF	Res Floors	Lot Area (sf)	Lot Occupancy	Res Floor plate (sf)	Res Lot Occupancy	Base Zone FAR	Future Zone FAR (IZ)	Zone FAR Increment	Zone FAR Increment %	IZ Set Aside (Sliding Scale)	Notes	Base Zone (IZ) Residential GSF	Base Zone (PUD) Residential GSF	Units	IZ Units
1659	Grosvenor Block			23,773	136,634	152	30	13	1	23,773	6	29,716	80.0%	22,762	77%	2.5	5.4	2.9	116%	0.2		53,432	77,262	66	7
1665	Voight Block			22,490	129,320	144	29	12	1	22,490	6	26,113	80.0%	21,553	77%	2.5	5.4	2.9	116%	0.2	Doesn't include BoA on corner	56,226	73,094	62	6
1655	FH			48,000	276,000	307	61	27	3	48,000	6	60,000	80.0%	46,000	77%	2.5	5.4	2.9	116%	0.2	Split zones, only models MU area (estimated)	120,000	156,000	133	13
1656	Gawlers / Redmans Block			33,857	194,677	216	43	19	2	33,857	6	42,321	80.0%	32,446	77%	2.5	5.4	2.9	116%	0.2	Land Area Estimate	84,642	110,035	94	9
1657	Treist / Pepco		21,000	4,560	123,215	137	27	12	1	21,439	6	26,799	80.0%	20,546	77%	1.8	5.4	3.6	200%	0.2	Includes Pepco groundfloor	31,087	42,664	35	3
1669	Marble Block			23,773	136,634	152	30	13	1	23,773	6	29,716	80.0%	22,762	77%	2.5	5.4	2.9	116%	0.2	Doesn't include marble building	53,432	77,262	66	7
1733	GDS Triangle			32,858	188,931	210	42	18	2	32,858	6	41,072	80.0%	31,489	77%	2.5	5.4	2.9	116%	0.2		82,144	106,787	91	9
1733	Rest of Block			21,854	125,663	140	28	12	1	21,854	6	27,318	80.0%	20,944	77%	2.5	5.4	2.9	116%	0.2		54,636	71,027	61	6
1732	Vet Block			14,565	83,748	93	19	8	1	14,565	6	18,206	80.0%	13,958	77%	2.5	5.4	2.9	116%	0.2	Includes Vet	36,412	47,336	40	4
1730	Cemetery Wrap			45,696	262,752	292	58	25	3	45,696	6	57,120	80.0%	43,792	77%	1.2	5.4	4.2	350%	0.2	(RA-1 base zone has 0.9 FAR)	25,133	41,583	28	3
1730	Isaora			14,592	83,904	93	13	8	1	14,592	6	18,240	80.0%	13,984	77%	4	5.4	1.4	35%	0.14		63,312	86,822	77	8

