



ZC 25-13

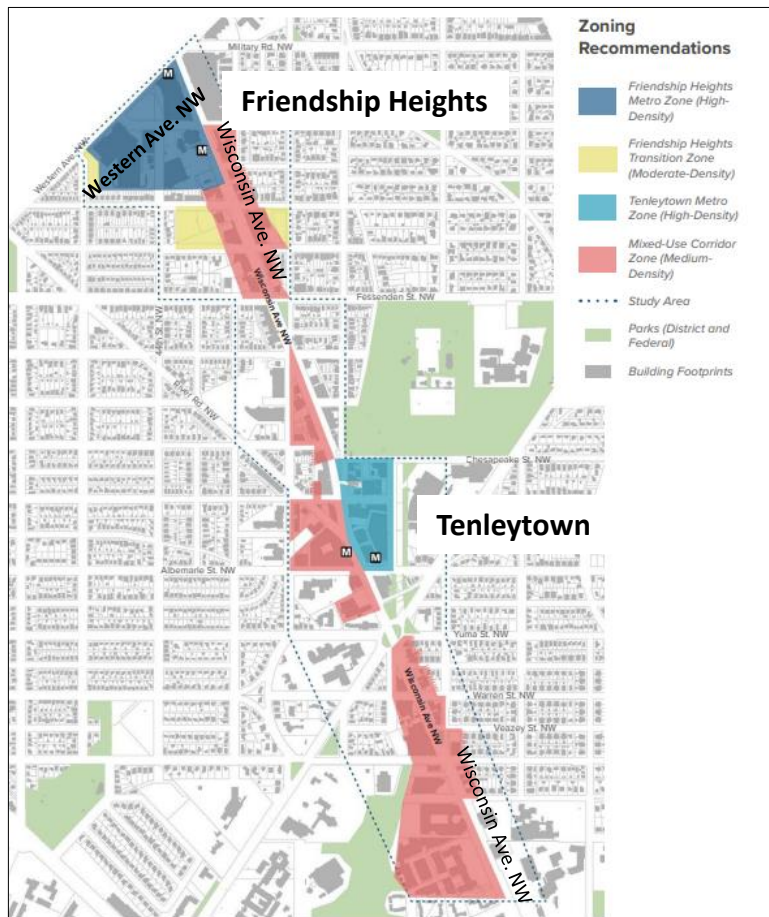
WISCONSIN AVENUE, N.W.

TEXT AND MAP AMENDMENT

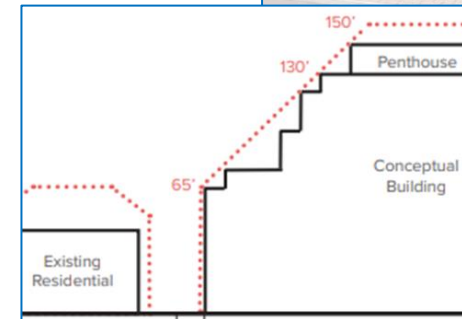
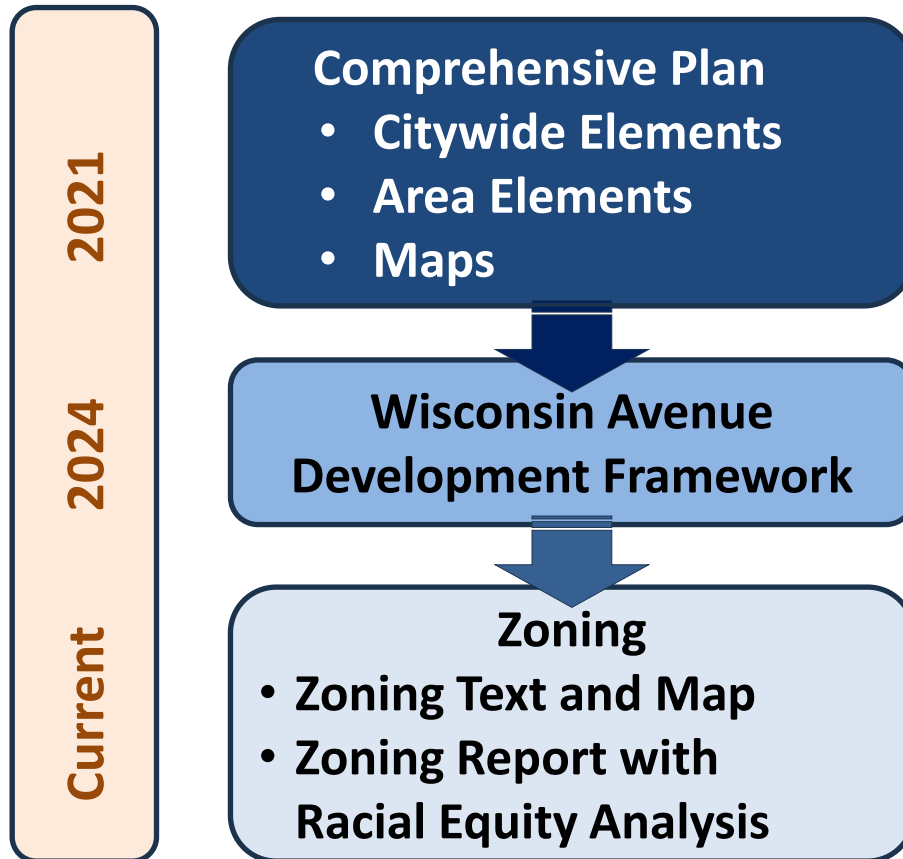
July 31, 2025

DC Office of Planning

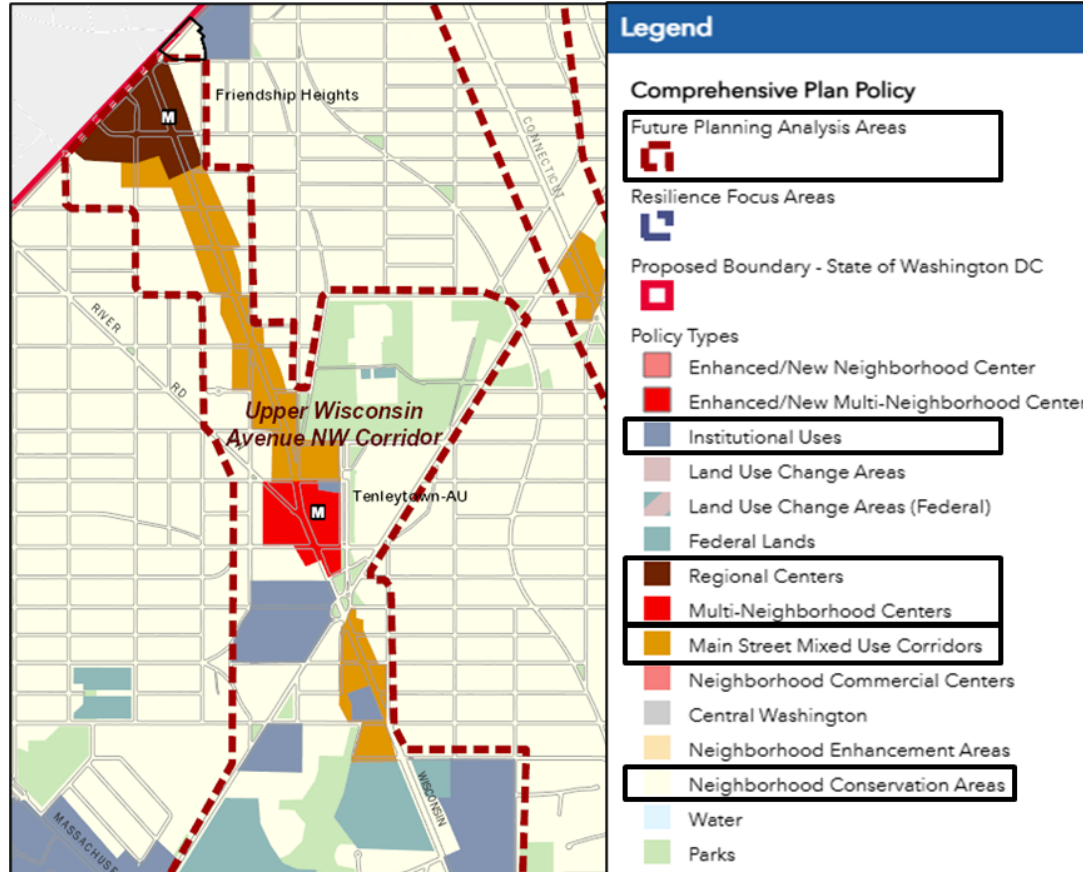
Wisconsin Avenue, NW Corridor



Comprehensive Plan to New Zoning

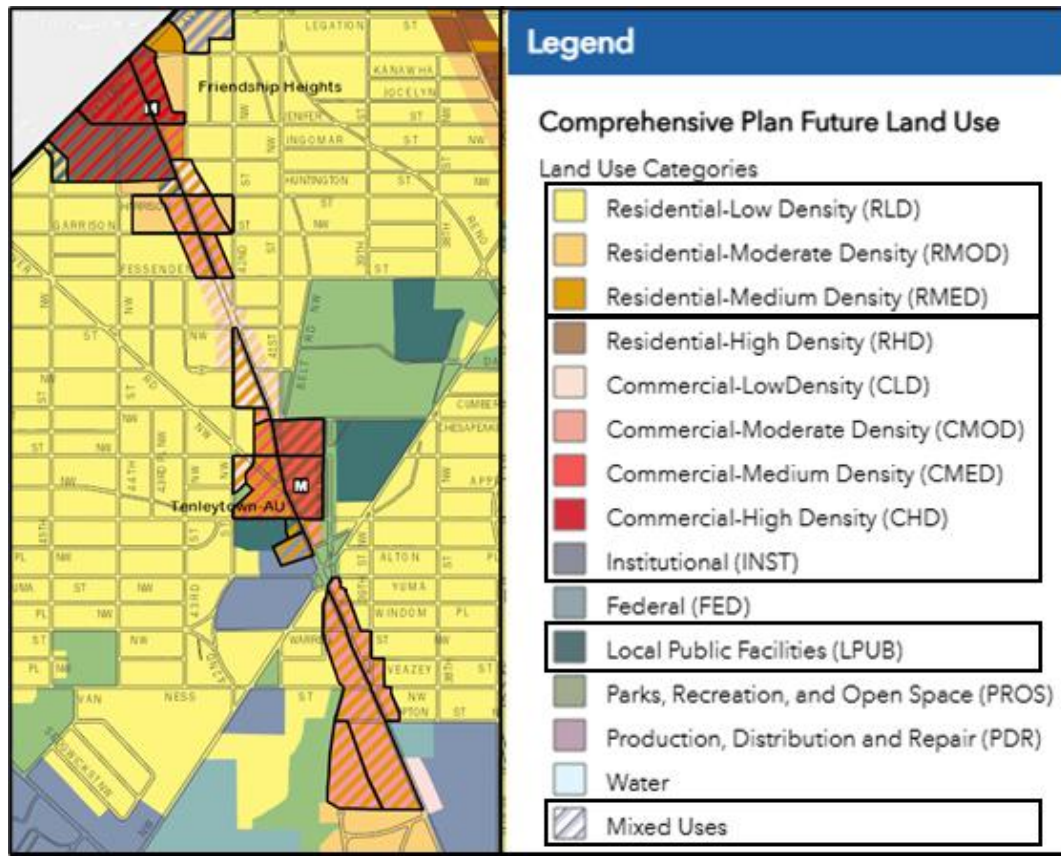


Generalized Policy Map (GPM)





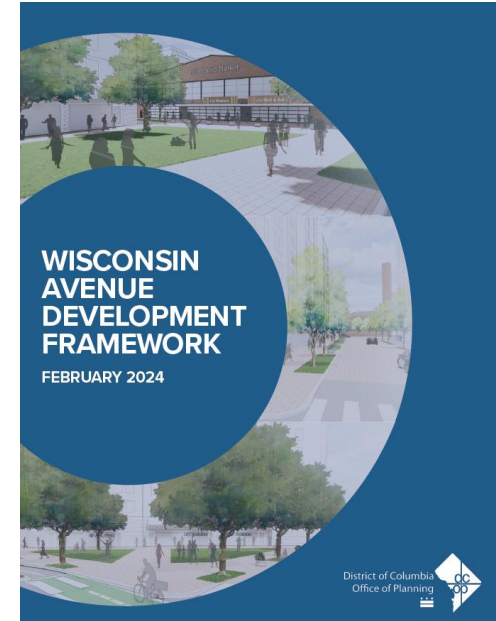
Generalized Future Land Use Map (FLUM)



POLICY SUMMARY

WISCONSIN AVENUE DEVELOPMENT FRAMEWORK

- Extensive community discussions in 2022-2023
- Published by OP in February 2024
- High density development at the Metro Stations
- New housing opportunities with emphasis on affordable housing
- Retail, service and uses to activate the street frontage
- Included guidelines for buildings, to be incorporated into zoning
- Includes guidelines for public space, which generally cannot be incorporated into zoning



Wisconsin Avenue Development Framework Key Strategies

The Comprehensive Plan's vision for equitable development is expressed through four guiding principles for the corridor:



Prioritize housing, especially affordable housing, supported by active retail, restaurants, and cultural and entertainment uses.

Achieved through use regulations in Zoning Code



Design public spaces to encourage walkability, connectivity, and access to transit.

Achieved through Public Space Review



Design building massing and height to complement neighborhood context and emphasize local landmarks.

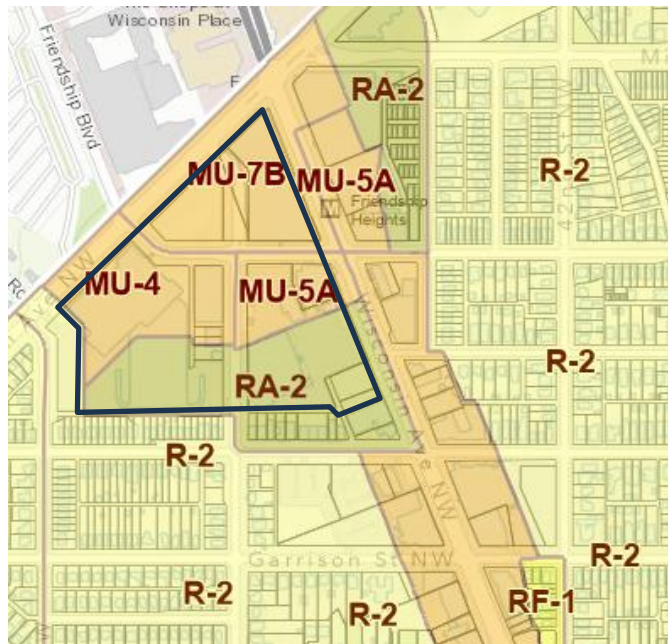
Achieved through development regulations in Zoning Code



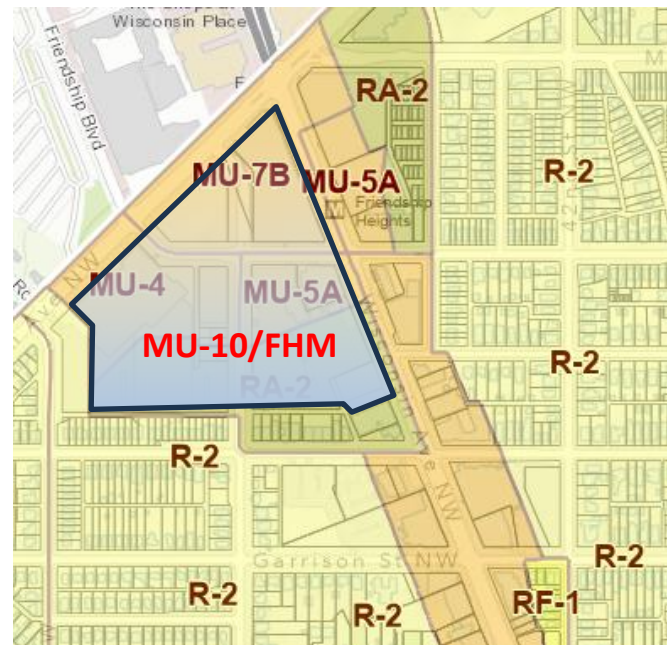
Design buildings to maximize availability, variety, flexibility, and sustainability of housing and retail.

Friendship Heights Metro Area

Existing and Proposed Zones

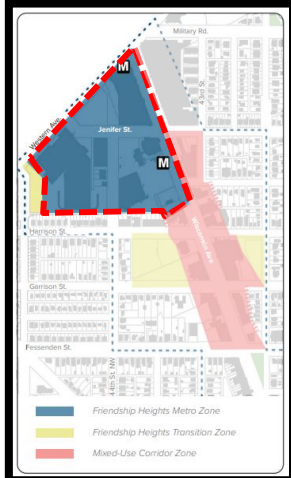


Existing Zones: RA-2, MU-4, MU-5A, MU-7B

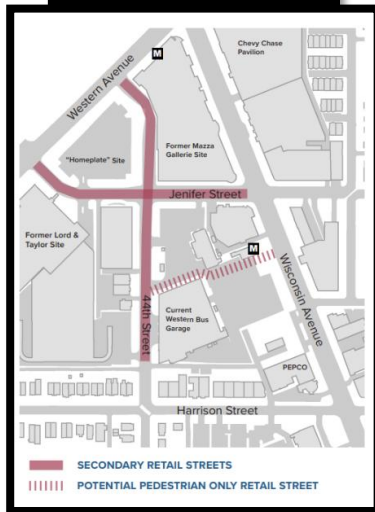


Proposed Zones: MU-10/FHM

Friendship Heights Mixed Use Metro Zone – MU-10/FHM



- High-Density zone (in BLUE)
- 7.8 FAR, with IZ+
- Height - 130 ft.
- Lot Occupancy - 80%, 100% for future WMATA Bus Garage
- Design - setbacks to protect light and air for nearby rowhouses
- Retail and other commercial uses on the ground floor along Wisconsin, Jenifer and 44th Streets
- Density transition along 45th Street
- Pedestrian connection: Wisconsin Ave. – 45th Street



Zoning envelopes show building massing transitions along the southern edge of proposed Friendship Heights Metro Zone: 15-foot setback from rear property line for building 50 feet in height and 50-foot setback for building up to 110-feet in height, then tapered at 45-degree angular plane to height of penthouse.

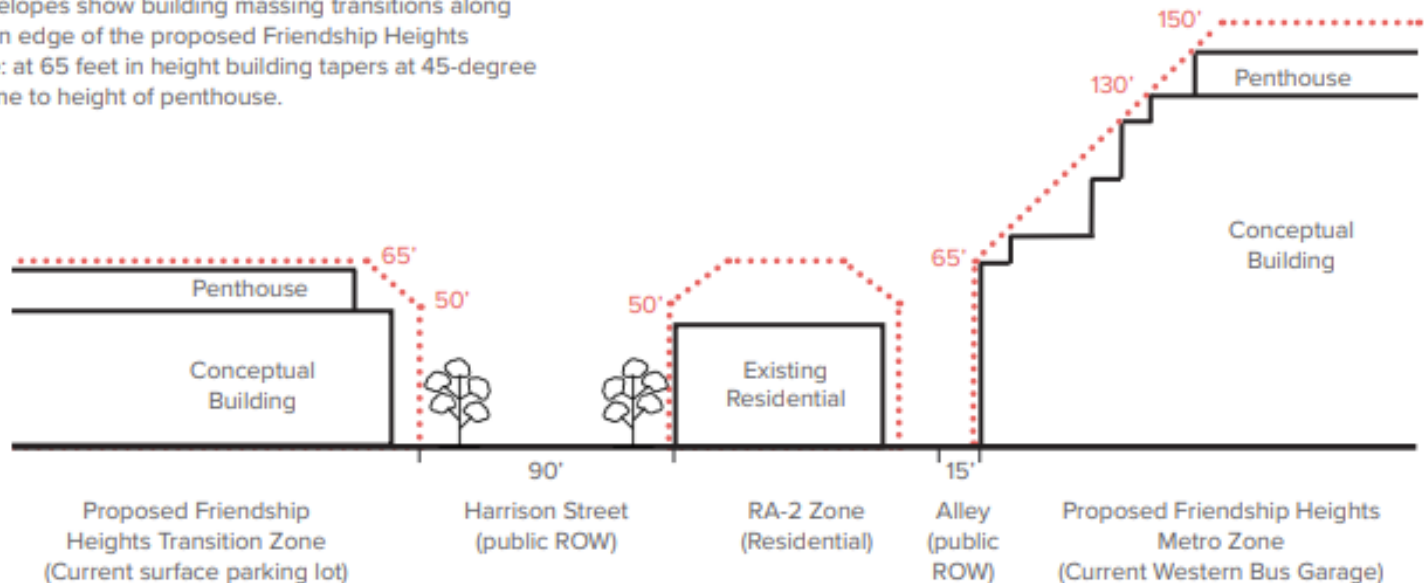


Friendship Heights Mixed Use Metro Zone – MU-10/FHM



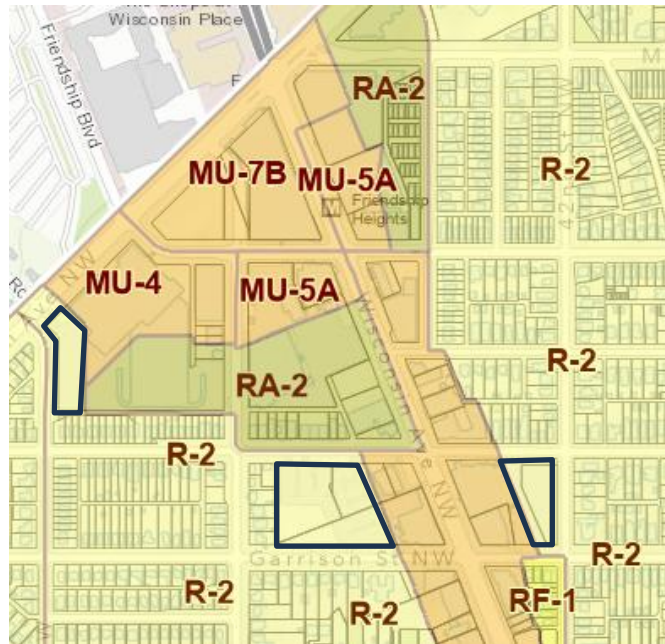
Section B-B

Zoning envelopes show building massing transitions along the southern edge of the proposed Friendship Heights Metro Zone: at 65 feet in height building tapers at 45-degree angular plane to height of penthouse.

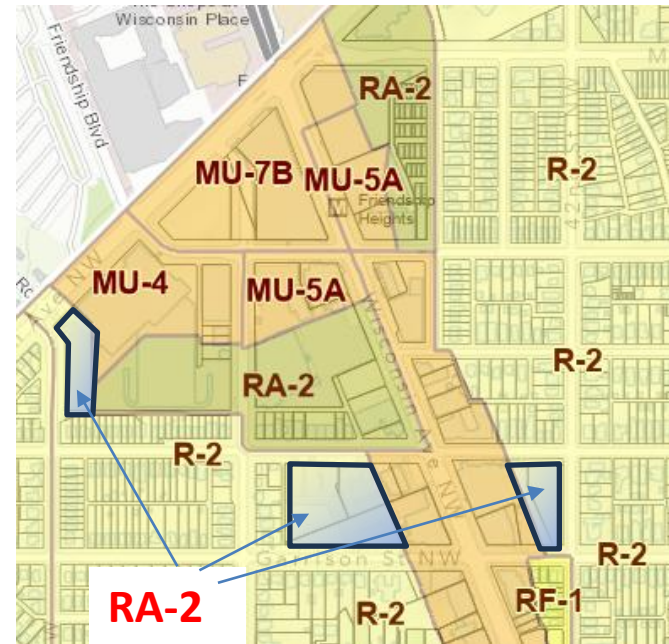


Friendship Heights Transition Area

Existing and Proposed Zones

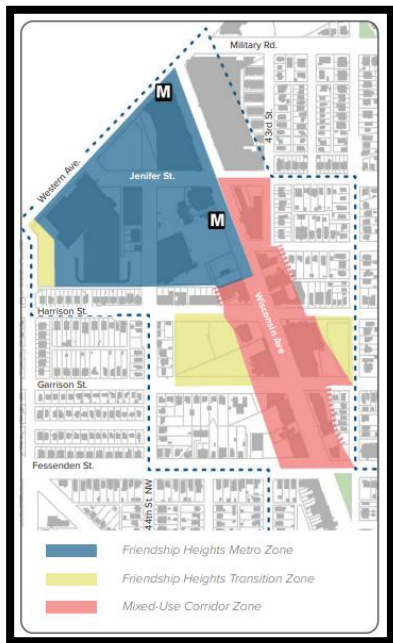


Existing Zone: R-2



Proposed Zone: RA-2

Friendship Heights – RA-2



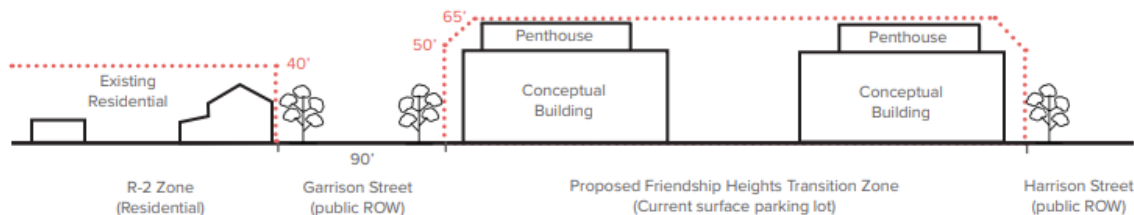
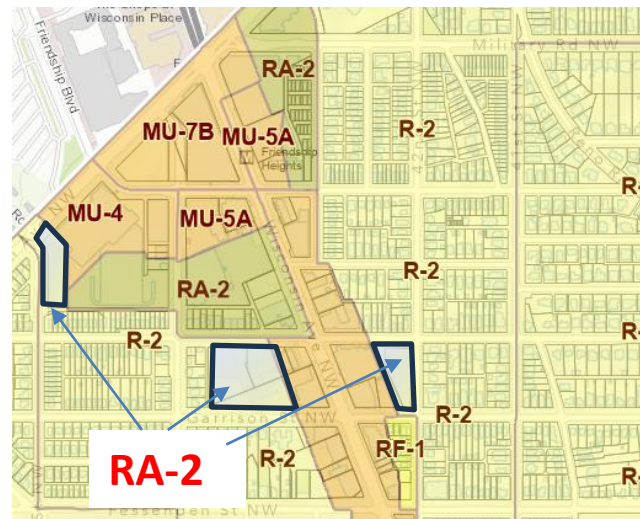
Friendship Heights Transition Zone

This moderate-density zone enables residential redevelopment on blocks between Garrison and Harrison Streets as well as on the west side of the future Western Bus Garage providing a transition to lower-scale neighborhoods.

FAR (IZ+): 2.16

Height: 50 feet

- 2.16 FAR (IZ+)
- Height of 50 feet



Section Key

Zoning Envelope
(existing and proposed)

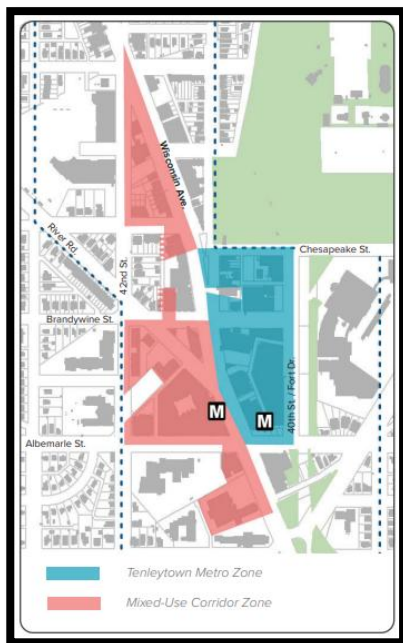
Building
(existing and conceptual)

Section is 600 feet in length (1 inch = 80 feet).
All measurements approximate. Minor elevation
change (<3% grade) not shown.

[illegible]

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Tenleytown Mixed Use Metro Zone – MU-10/TTM



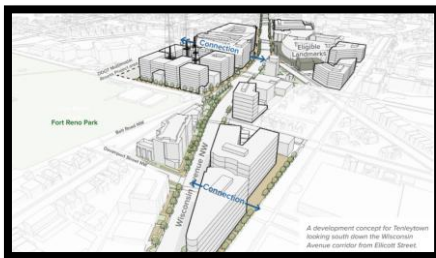
Tenleytown Metro Zone

This high-density mixed-use zone enables coordinated redevelopment or larger blocks at the Tenleytown/AU Metro station. Development integrates public open spaces and retail for thoughtful placemaking.

FAR (IZ+): 7.8

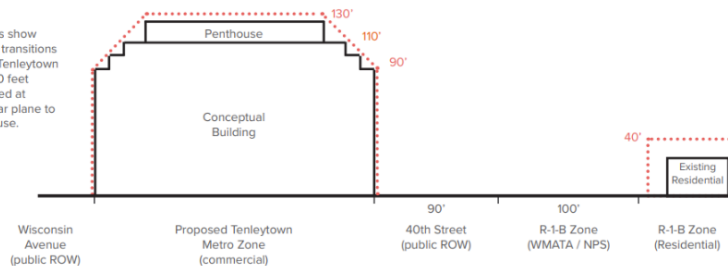
Height: 110 feet

- 7.2 FAR with IZ+
- Height 110 feet
- 15 ft. min. ground floor height
- 1:1 step back above 90 ft. from lot line.
- Tower projections exempted
- Pedestrian connection between Wisconsin Ave. and 40th St. /Fort Drive
- Retail concentrated along Wisconsin Ave. and encouraged along with other commercial uses along other street frontages.



Section D-D

Zoning envelopes show building massing transitions of the proposed Tenleytown Metro Zone: at 90 feet in height, a tapered at 45-degree angular plane to height of penthouse.





Wisconsin Avenue Area

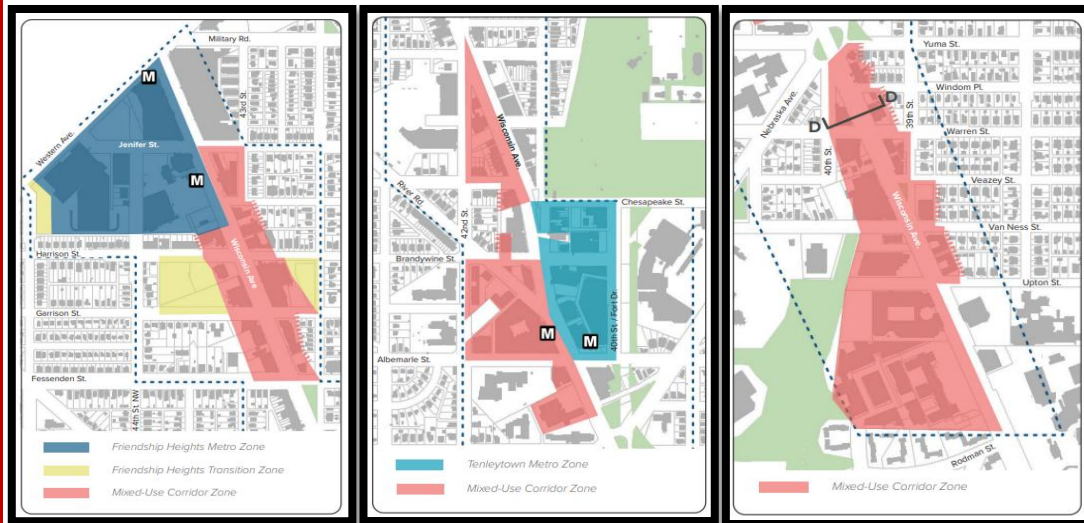
Existing and Proposed Zones



Existing Zones: R-1B, RA-1, MU-3A, MU-4, MU-7B

Proposed Zone: MU-8A/WA

Wisconsin Avenue Mixed Use Zone – MU-8A/WA



Mixed Use Corridor Zone

This medium-density mixed-use zone enables mostly infill redevelopment along the Wisconsin Avenue corridor, with small open spaces such as plazas or pocket parks, and neighborhood-serving retail/cafes.

FAR (IZ+): 5.4

Height: 75 feet



- Density: 5.4 FAR (IZ+)
- Height: 75 feet
- Lot Occupancy: 80%
- 12 ft rear yard adjacent to R & RF zones + 6 ft. step back above 45 ft of building height or 6 ft step back above 55 ft. if adjacent to alley & R or RF zone
- Pedestrian connection between Wisconsin and 42nd Street NW

General Design Requirements



The new zones include provisions for:

- 80% maximum lot occupancy to provide private or public open space, recreational areas, and give relief around large buildings;
- Transition and compatibility requirements, to address the relationship between new development adjacent to low density residential properties.
- At least 75% of the front façade of new buildings at street level be built to the front lot line;
- Front façade articulation above the ground floor;
- Retail entrances provided every 25 ft. or 40 ft. for other commercial uses along a designated roadway;
- Individual entrances to commercial spaces along designated roadway be at grade with the sidewalk;
- New retail spaces to have 50% transparency;
- Parking and loading accessed from side streets or alleys; not Wisconsin Ave.

Specific Design Requirements



Specific design requirements for each of the new zones related to mid-block pedestrian connections:

- Minimum 25 ft. wide;
- Uncovered for a minimum of 75% of its length;
- Clear sightlines between the connecting streets;
- Open and available to the general public on a continuous basis;
- Used only for additional commercial frontage, outdoor seating, or open green space, should not be used for loading, parking, vehicular access, or trash storage; and
- Restaurant use fronting on the pedestrian corridor designed to not exceed a maximum width of 40 ft.

Design Review



- WADF proposes a Zoning Commission design review process for the high-density metro zones at Friendship Heights and Tenleytown, to

Promote high-quality, contextual design, by allowing for review against specified criteria as identified in this Development Framework. (p.42)

- OP incorporated into the zoning, as requirements for any new development, the WADF recommendations for:
 - setbacks,
 - open space,
 - front façade modulation,
 - mid-block connections, and
 - ground level streetscape character.
- Review would be required by the Zoning Commission of any PUD, or by the BZA of any relief from regulations.

Community Participation/Outreach Effort



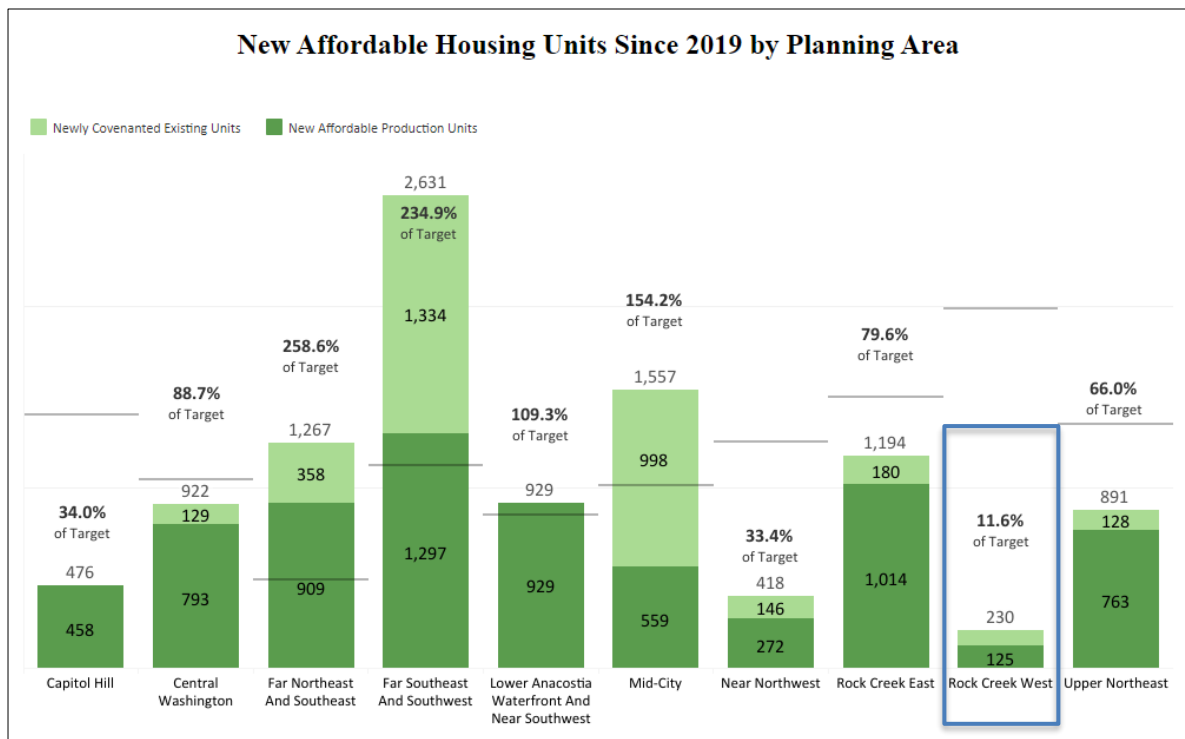
Wisconsin Avenue Development Framework Process:

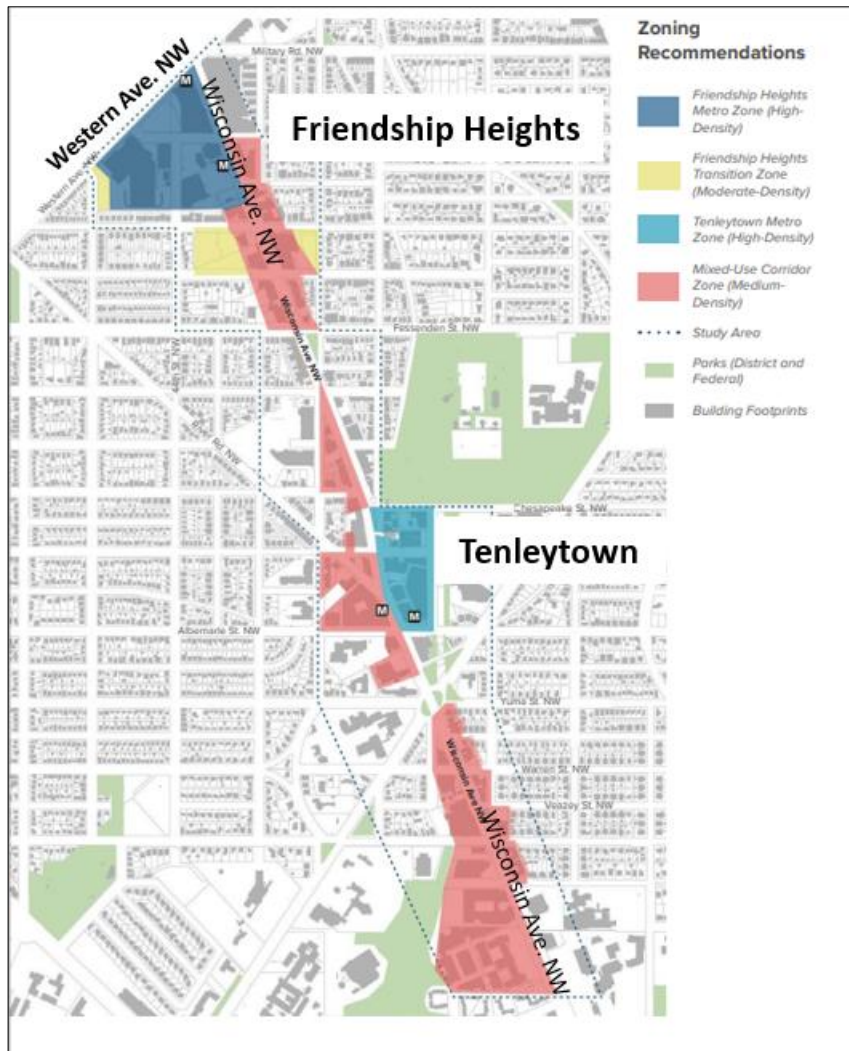
- Focus group conversations with targeted groups/perspectives
- Pop-ups at neighborhood events
- Door-to-door discussions with local business owners
- Online conversations and surveys
- Dedicated project website

Current Zoning Process:

- Multiple meetings and check-ins with the ANCs,
- Meetings with local advocacy groups focused on housing and development
- Friendship Heights Alliance and Tenleytown Main Street
- Coordination with DDOT and WMATA teams and Montgomery County Planning Department

Racial Equity





OP Recommends that the Zoning Commission Set Down Case 25-13 for a Public Hearing

Website:

<https://planning.dc.gov/page/zoningreviews>

Thank You!