

**The ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE:** December 11, 2025 @ 4:00 p.m.

**Via WebEx:** <https://dcoz.dc.gov/ZC25-13> (to participate & watch)

**Via Telephone:** 1-650-479-3208 Access code: 2306 547 4088 (audio participation & listen)

**Via YouTube:** <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>

**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 25-13 (Office of Planning – Text/Map Amendment to create and map new Wisconsin Avenue Mixed Use zones: Friendship Heights Metro Mixed Use Zone (MU-10/FHM); Friendship Heights Transition Area (RA-2); Tenley Town Metro Mixed Use Zone (MU-10/TTM); and Wisconsin Avenue Mixed Use Zone (MU-8A/WA) between Western Avenue and Rodman Street, N.W.)**

**THIS CASE IS OF INTEREST TO ANC 3C**

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On July 21, 2025, the Office of Planning filed a report (OP Setdown Report) that served as a petition requesting amendments to the Zoning Regulations and Map. The area covered by the proposed text and map amendment includes the Wisconsin Avenue Mixed Use Corridor, including defined areas at the: Friendship Heights Metro, the Friendship Heights Transition Area, the Tenleytown Metro and along the corridor on various properties generally fronting Wisconsin Avenue.

The proposed Text Amendments would implement the 2021 Comprehensive Plan policy direction, guidelines of the Wisconsin Avenue Development Framework (WADF) (February 2024), the Rock Creek West Roadmap, and other District policy documents.

The proposal would create:

- A new Friendship Heights Mixed-Use Zone, MU-10/FHM to be mapped on properties generally fronting the west side of Wisconsin Avenue, N.W., generally between Western Avenue, N.W., and the alley north of Harrison Street, and east of 45<sup>th</sup> Street, N.W.;
- A new Tenleytown Metro Mixed-Use Zone MU-10/TTM to be mapped on properties generally fronting Wisconsin Avenue, between Chesapeake Street, 40<sup>th</sup> Street/Fort Drive, N.W.; and

*This hearing is governed by the Open Meetings Act. A portion of this hearing may be closed according to the Act.*

*Please address any questions or complaints arising under this hearing to the Office of Open Government at*

[opengovoffice@dc.gov](mailto:opengovoffice@dc.gov).

ZONING COMMISSION  
District of Columbia  
CASE NO. 25-13  
EXHIBIT NO. 85

- A new Wisconsin Avenue Mixed-Use Zone (MU-8A/WA) to be mapped on properties generally fronting Wisconsin Avenue, between Jennifer and Harrison Street and Rodman Street, N.W.

A Transition Area would be created around the Friendship Heights metro area by applying the RA-2 zone to three (3) properties: (1) fronting on 45<sup>th</sup> Street, between Western Avenue and the alley north of Harrison Street, N.W.; (2) west of the commercial area along Wisconsin Avenue, between Harrison Street, Garrison Street, and the alley; and (3) east of the commercial area along Wisconsin Avenue, and between Harrison Street, Garrison Street and 42<sup>nd</sup> Street, N.W.

At its July 31, 2025, public meeting, the Zoning Commission (“Commission”) voted to set down the proposed text and map amendment for a public hearing as a rulemaking case. The OP Report served as the Pre-hearing Filing required by Subtitle Z § 501. The Commission authorized OP to make further refinements to the text advertised in this notice in consultation with the Office of Zoning’s Legal Division. Some minor changes were made to the text that is advertised in this notice, but all changes are relatively minor and do not change the substance of what was proposed in the OP Setdown Report.

### **Current Zoning**

The properties within the proposed **Friendship Heights Mixed-Use Zone** area is currently a mix of MU-4, MU-5A, MU-7A, and RA-2. The MU-zones are moderate density, mixed-use zones, intended to provide for a mix of moderate density residential and low/moderate-density commercial uses, while the RA-2 zone provides for moderate density residential development.

The maximum permitted height within these zones ranges between 50 feet in the RA-2 and MU-4 zones and 65 feet in the MU-7B zone. The maximum lot occupancy in the RA-2 is 60% (75% with IZ); 80% in the MU-5A and 75% (80% IZ) in the MU-7B zone for residential uses and 100% for non-residential uses. The maximum FAR ranges from 1.8 (2.16 with IZ) in the RA-2 zone and 4.0 (4.8 with IZ) in the MU-7B zone. The current zones are not consistent with policy direction of the 2021 Comprehensive Plan.

The proposed **Friendship Heights Transition Areas** are currently zoned R-2. The R-2 zone is a low-density residential zone, intended to provide for detached or semi-detached houses on moderate sized lots. The maximum permitted height is 40 feet; the maximum lot occupancy is 40% for residential uses. The current zoning is not consistent with policy direction of the 2021 Comprehensive Plan.

The properties within the proposed **Tenleytown Metro Mixed-Use Zone** are a mix of MU-4 and MU-7B zones and include properties in the existing commercial area proximate to the Tenleytown/American University Metro station.

MU-4 is a moderate-density mixed-use zone, intended to permit moderate-density mixed-use development, including shopping and business needs, housing, and other similar uses. The

maximum permitted height is 50 feet; the maximum lot occupancy is 100% for non-residential uses and 65% for residential uses or 75% with IZ; and the maximum FAR is 2.5 or 3.0, with IZ.

MU-7B is a medium-density mixed-use zone for properties located on arterial streets, in uptown and regional centers, and at rapid transit stops. The maximum permitted height is 65 feet; the maximum lot occupancy is 100% for non-residential uses and 75% for residential uses (85% with IZ). The maximum FAR is 2.5 for non-residential uses and 4.8 residential uses with IZ. The current zones are not consistent with policy direction of the 2021 Comprehensive Plan.

The properties within the proposed **Wisconsin Avenue Mixed Use Corridor** area are predominantly zoned MU-4, but also include R-2, RA-1, MU-3A, MU-5A, and MU-7B zoned lots. They are located in four areas along both sides of the corridor between Friendship Heights and Tenleytown and south of Tenleytown.

The lower density residential zones - R-2 and RA-1- have a minimum lot occupancy of 40% (R-2) and 60% (RA-1); building heights of 40 feet and 50 feet respectively.

The Mixed-Use zones range from low density commercial MU-3B to moderate density MU-4, MU-5A and MU-7B zones.

The MU-3 zone is intended to permit low-density mixed-use development; and provide convenient retail and personal service establishments for the day-to-day needs of a local neighborhood as well as residential. The maximum FAR is 2.0 (2.4 with IZ), lot occupancy of 60% (75% with IZ) maximum for residential uses and 100% for non-residential uses, and a maximum height of 40 feet.

MU-4 is a moderate-density mixed-use zone, intended to permit moderate-density mixed-use development, including shopping and business needs, housing, and other similar uses. The maximum permitted height is 50 feet; the maximum lot occupancy is 100% for non-residential uses and 65% for residential uses (75% with IZ); and the maximum FAR is 2.5 or 3.0, with IZ.

The MU-5A zone is intended to permit moderate-density mixed-use development with an emphasis on residential use and to provide facilities for shopping and business needs, housing, and mixed-uses. The MU-5A zone permits an FAR of 3.5 (4.2 with IZ), a maximum lot occupancy of 80% for residential or 100% for non-residential uses, and a height of 65 feet (70 ft. with IZ).

The **MU-7B** zone is a moderate-density mixed-use zone for properties located on arterial streets, in uptown and regional centers, and at rapid transit stops. The maximum permitted height is 65 feet; the maximum lot occupancy is 100% for non-residential uses and 75% for residential uses with 85% for IZ. The maximum FAR is 4.0 for residential uses (4.8 with IZ) or 2.5 for non-residential uses.

The current zones are not consistent with policy direction of the 2021 Comprehensive Plan.

### **Proposed Zoning**

Each proposed zone would replace the existing zones within the prescribed boundaries. In addition to general development provisions, other proposed provisions incorporate the recommendations of the WADF including building and site design recommendations.

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

The MU-10/FHM zone would allow mixed use, high density residential and high-density commercial uses – generally ground floor retail and residential use above. The proposed MU-10/FHM zone would include provisions to reflect Comprehensive Plan policy direction as well as building form, design and use guidelines of the WADF.

This new zone would permit a maximum building height of 130 feet; a maximum lot occupancy of 80% for residential and non-residential uses; and a maximum FAR of 7.8 including IZ+ and a maximum non-residential FAR of 6.0.

To incorporate building form and design provisions of the WADF, specific to this zone would be a minimum height requirement of 15 feet for new ground floor development, as well as street level design requirements and building modulation requirements above. A mid-block pedestrian connection between Wisconsin Avenue and 44<sup>th</sup> Street of at least 25 feet wide and open to the sky would be required on Square 1657. Along the southern edge of proposed Friendship Heights Metro Zone, transition requirements include a 15-foot setback from rear property line for building 50 feet in height, then a 50-foot setback up to 110-feet in height, then a one-to-one (45-degree) step back to the height of penthouse. Along the southern edge of the proposed Friendship Heights Metro Zone, a one-to-one (45 degree) step back above 65 feet in building height would be required.

#### **Friendship Heights Transition Area – RA-2**

The RA-2 zone would apply to three properties adjacent to the proposed MU-10/FHM and MU-8A/WA zones. The RA-2 zone allows moderate density residential uses, consistent with both Comprehensive Plan policy and WADF direction, to provide a transition from large high-density mixed-use areas to existing low density residential areas.

The Friendship Heights Transition Area would permit a maximum height of 50 feet; a maximum lot occupancy of 60% for residential and non-residential uses; and a maximum FAR of 1.8, or 2.16 with IZ+.

#### **Tenleytown Metro Mixed Use Zone – MU-10/TTM**

The MU-10/TTM zone would apply to the existing commercial area proximate to the Tenleytown/American University Metro station. The MU-10/TTM zone would allow mixed use, high-density residential and commercial development – generally ground floor retail and residential use above, but, consistent with the Comp Plan and the WADF, at a lower height and density than the Friendship Height Metro area.

This zone would permit a maximum FAR 7.2 including IZ + of which 4.0 could be non-residential; a maximum height of 110 feet and maximum lot occupancy of 80% for all uses.

The proposed MU-10/TTM zone would include provisions to reflect building form, design and use guidelines of the WADF. Specific to this zone would be a minimum height requirement of 15 feet for new ground floor development, as well as street level design requirements and building modulation requirements above. Building massing transitions would be required for a building above 90 feet in height, with a 1:1 setback above a height of 90 feet, as well as for the penthouse.

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

The MU-8A/WA zone covers four areas along both sides of the Wisconsin Avenue corridor between Friendship Heights and Tenleytown. The MU-8A/WA zone would allow mixed-use, medium- density residential and commercial uses. The development standards are based on the Comp Plan policy direction as modified by the WADF where appropriate.

The proposed zone would permit a maximum FAR of 5.4 with IZ+ of which 1.0 could be non-residential; a building height of 75 feet and a maximum lot occupancy of 80% for all uses.

The WADF recommends building massing transitions along the eastern edge of the proposed Mixed-use Corridor Zone wherever it abuts low density property with no alley. Accordingly, a 12-foot rear yard setback at ground level, then a 6-foot step back at 45 feet in building height have been incorporated into the requirements for the MU-8A/WA zone.

#### **Comprehensive Plan Maps**

As part of the 2021 update of the Comprehensive Plan (“Comp Plan”), Council approved changes to the Future Land Use Map (“FLUM”), the Generalized Policy Map and the Citywide and Rock Creek West Area Elements, including the Wisconsin 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 **Generalized Policy Map (GPM)** includes the following designations:

- Friendship Height Metro Station area - **Regional Center** which *“have the largest range of commercial functions outside the Central Employment Area and are likely to have major department stores, many specialty shops, concentrations of restaurants, movies, and other leisure or entertainment facilities. They typically draw patrons from across the city, as well as patrons from nearby suburban areas.”*
- The Tenleytown / American University Metro Station area - **Multi-Neighborhood Center**, which *“contain many of the same activities as Neighborhood Commercial Centers, but in greater depth and variety. The area served by a Multi-Neighborhood Center is typically one to three miles. These centers are generally found at major intersections and along key transit routes. “*
- The remainder of the Wisconsin Avenue Corridor - **Main Street Mixed Use Corridor**, which *“are traditional commercial business corridors with a concentration of older storefronts along the street. The area served can vary from one neighborhood (e.g., 14th Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). Their common feature is that they have a pedestrian oriented environment with traditional storefronts. Many have upper-story residential or office uses.”*

- **Future Planning Analysis Area** - “*areas of large tracts or corridors where future analysis anticipated to ensure adequate planning for equitable development*”. This planning analysis was completed in the Wisconsin Avenue Development Framework (WADF), February 2024. The vision of the WADF is to advance equity in housing and the provision of more affordable housing, a thriving retail and mixed-use corridor, safe and sustainable pedestrian ways and an inclusive built environment along the Wisconsin Avenue main street corridor.

The proposed zones are not inconsistent with the GPM as they would allow a mix of uses, particularly ground floor commercial uses and upper floor residential uses, at a density consistent with the various designations and the completed planning study.

The **Future Land Use Map (FLUM)** designates the corridor for a variety of moderate to high-density levels of mixed-use development, including both commercial and residential uses. Areas around the metro stations are designated for medium to high-density mixed-use development, while other areas along the corridor are designated for moderate to medium density mixed use development, with an emphasis on residential use. The corridor has a pedestrian oriented environment with traditional storefronts and neighborhood mixed-use centers, while more vibrant mixed-use development serving a broader area is envisioned around the Friendship Heights and Tenleytown stations. Anticipated redevelopment under current regulations has not taken place. The capacity for redevelopment exists to encourage greater economic development and housing opportunities to address Comp Plan policies and neighborhood needs.

### **Comprehensive Plan Citywide Elements**

The proposed zones would implement many of the policies of the Citywide Element of the Comprehensive Plan including policies from the Land Use, Housing, Economic Development, Transportation, Environmental Protection, and Urban Design Elements. The proposed text and map amendments would allow for housing and affordable housing where none currently exists, while accommodating a mix of uses to serve the community.

The production of new housing and affordable housing is a Comprehensive Plan priority and along Wisconsin Avenue would be implemented through the proposed new zones. The proposed MU-10/FHM and MU-10/TTM zones are based on the MU-10 zone, and allow for high density, mixed-use developments, while also allowing the incorporation of additional guidance from the WADF. They would provide the Comp Plan’s anticipated density for new housing and support the envisioned mix of destination retail, office and residential uses at the two metro nodes.

### **Rock Creek West Roadmap:**

The Office of Planning along with the Department of Housing and Community Development (DHCD) and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) undertook the [Rock Creek West Roadmap](#) study to examine where and how to build affordable housing within the Rock Creek West Area. The Rock Creek West Road Map identified several near-term opportunities to increase the supply of affordable housing and tools that can be used to realize those opportunities.

The Wisconsin Avenue corridor was identified as one of three priority areas<sup>1</sup> in Rock Creek West to produce housing and affordable housing, supported by vibrant public spaces, retail and other amenities.

### **Wisconsin Avenue Development Framework**

The Comp Plan recommended a detailed and holistic analysis of the Wisconsin Avenue corridor, looking at the area's physical, social, transportation, environmental, housing and economic issues. This study was initiated in 2022 after extensive community outreach, meetings, and conversations the [Wisconsin Avenue Development Framework \(WADF\)](#) was released by OP in February 2024. As noted in the WADF, *"(t)he first step is rezoning the corridor to provide more flexibility for future property development with clarity in outcome and process for community stakeholders and property owners alike."* (p.7) It goes on to say that *"OP will advance zoning informed by this Development Framework to encourage height and density allowed in the Comp Plan to achieve policy priorities for more equitable development, leveraging tools like Inclusionary Zoning (IZ)."* (p. 8).

Consistent with Comp Plan policy direction, the WADF places great emphasis on the provision of more housing and in particular affordable housing, supported by active retail, restaurants, and cultural and entertainment uses along Wisconsin Avenue, N.W. The WADG also provided guidelines pertaining to streetscape design to encourage walkability, connectivity, and access to transit. Guidelines relating to building use and form, particularly with respect to how commercial buildings address the streetscape, and how new buildings provide a transition towards lower density residential areas are provided. The proposed zoning incorporates these zoning-related guidelines.

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/Home/ViewCase?case\\_id=25-13](https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-13).

### **PROPOSED TEXT AMENDMENT**

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

### **FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE (MU-10/FHM)**

Preliminary Note: 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** will also continue to apply to the proposed new zones, but will not be amended as part of this Zoning Map and Text amendment petition.

---

<sup>1</sup> Chevy Chase Area, Cleveland Park/Woodley Park Area, and the Wisconsin Avenue Area.

The following amendments to the text of the Zoning Regulations are proposed to create a new Chapter 8, FRIENDSHIP HEIGHTS METRO MIXED ZONE - MU-10/FHM ZONE, as follows:

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

Add 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**

**800 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) Permit mixed-use development at a high-density;**
- (b) 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/FHM zone as subject to IZ Plus;**
- (c) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (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) Establish the designated roadways as set forth in Subtitle G, 802.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services; and**
- (f) Provide for a mid-block east-west connection through Square 1657.**

**802 DESIGNATED ROADWAYS**

**802.1 In the MU-10A/FHM zone, the designated roadways shall be Wisconsin Avenue N.W., Jennifer Street, N.W. and 44<sup>th</sup> Street N.W.**

**803 DEVELOPMENT STANDARDS**

**803.1 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.**

**804 DENSITY**

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

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

**805**        **HEIGHT**

**805.1**        **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:**

<b><u>TABLE G § 805.1: MAXIMUM HEIGHT AND NUMBER OF STORIES</u></b>		
<b><u>Zone</u></b>	<b><u>Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)</u></b>	<b><u>Maximum Stories</u></b>
<b><u>MU-10/FHM</u></b>	<b><u>130</u></b>	<b><u>No Limit</u></b>

**806**        **LOT OCCUPANCY**

**806.1**        **In the MU-10/FHM zone, the maximum lot occupancy shall be eighty percent (80%) for all uses except in Square 1580, Lot 33, the WMATA Bus Garage, for any new facility for on-site bus parking, a maximum lot occupancy of one hundred percent (100%) shall be allowed for a bus garage use, provided that any portion of such facility constructed adjacent to the public alleyway parallel to Harrison Street N.W. shall comply with all height and setback requirements of Subtitle G § 809.3.**

**807**        **GENERAL DESIGN REQUIREMENTS**

**807.1**        **In the MU-10/FHM zone, the following design requirements shall apply to all new construction or expansion of an existing building on any lot fronting onto any of the designated roadway:**

- (a)    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 one hundred ten feet (110 ft.) above the property line abutting a designated roadway;**
- (b)    Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 807.1(a);**
- (c)    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.);**
- (d)    Buildings on corner lots shall be constructed to all property lines abutting a public street;**

- (e) Street level frontage along a designated roadway shall be devoted to non-residential uses;
- (f) New buildings shall be designed and built so that at the street level, not less than seventy-five percent (75%) of the street wall(s) shall be constructed to the property line abutting the street right-of-way, not including permitted projections into public space;
- (g) For every one hundred feet (100 ft.) of uninterrupted building façade length, the building 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
  - (2) Projecting balconies or bays no less than four feet (4 feet) in width and depth;
- (h) New buildings shall be designed so as to 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
- (i) New retail spaces along a building frontage shall have a minimum of fifty percent (50%) transparency.

807.2 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;

807.3 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 uses. Retail frontage widths shall be a maximum of twenty-five feet (25 ft.);

807.4 The ground floor of new buildings along 44<sup>th</sup> Street, N.W. between the alley north of Harrison Street, N.W. and Western Avenue, N.W. shall be designed for retail uses. If retail is not feasible between Western Avenue, N. W. and Jennifer Street, N.W. other commercial uses are allowed;

807.5 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, accessible from the alley, and located at-grade level of the building; and

807.6 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 right-of- way and shall be screened along Wisconsin Avenue with designated uses.

**808 SPECIFIC DESIGN REQUIREMENTS**

**808.1** In addition to the provisions of Subtitle G § 809, any new development or expansion in the specific squares and lots as set forth below, shall meet the additional design requirements of Subtitle G §§ 807 and 808.

**808.2** 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 44<sup>th</sup> Street N.W. in accordance with the following:

- (a) A pedestrian connection shall:
  - (1) Provide a minimum 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 additional commercial frontage, outdoor seating, or open green space, provided that no connection provided under this section shall be used for loading, 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.
- (b) An east-west pedestrian corridor provided in accordance with this section shall satisfy the public plaza requirement pursuant to Subtitle C, Chapter 17.

**808.3** Any portion of a new building in the MU-10/FHMM zone, Square 1580, Lot 0033, 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 property line abutting the public alley parallel to Harrison Street, N.W., which shall not be used for loading; and
- (b) Provide a step back of at least fifty feet (50 ft.) for any portion of the structure above fifty feet (50 ft.) in height and a 1:1 setback drawn at a forty-five degree (45°) angular plane from a point above one hundred and ten feet (110 ft.).

**808.4** Any portion of a new building in the MU-10/FHM zone, Square 1657, Lot 0024, 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 property line abutting the public alley parallel to Harrison Street, N.W., which shall not be used for loading; and
- (b) Provide a 1:1 step back drawn at a forty-five degree (45°) angular plane from a point sixty-five feet (65 ft.) above the lot line.

**809                    RELIEF FROM DESIGN REQUIREMENTS**

- 809.1                Relief may be granted from the design requirements of Subtitle G §§ 808 and 809, if approved as a Special Exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided that the project;**
- (a) Results in a superior design that substantially achieves the design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 800; and
  - (b) Provides superior publicly accessible open space and improvements, or other public amenities.

**II.            Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES**

Add a new § 124, FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE (MU-10/FHMM), to Chapter 1, BOUNDARIES, to read as follows:

**124                    FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE (MU-10/FHMM)**

- 124.1                The Friendship Heights Metro Mixed Use zone (MU-10/FHMM) 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 0033 except for the western portion fronting on 45<sup>th</sup> Street, N.W.;
  - (c) Square 1657, Lot 0022, 0024, 0810, 0025, and the northern portion of Lot 0026; and
  - (d) All of Square 1660.

### III. PROPOSED MAP AMENDMENTS

The new NMU-10/FHM zone would replace the current RA-2, MU-4, MU-5A, and MU-7B zones resulting in the following map amendments:

Square	Lot(s)	From	To
1579	0007, 0008 and 0010	MU-4	MU-10/FHM
1579	0011	RA-2	MU-10/FHM
1580	Portion of 0033	MU-4 & RA-2	MU-10/FHM
1657	0022, 0024, 0810 (lot 25) and the northern portion of 0026	MU-5A & RA-2	MU-10/FHM
1660	0001, 0025, 0809, 0810, 0811 and 0812	MU-7B	MU-10/FHM

#### Friendship Heights Transition Zone (RA-2) Proposed Text Amendment

**Note:** No changes to the existing RA-2 zone development standards of Subtitle E or use provisions of Subtitle U are proposed.

### PROPOSED MAP AMENDMENTS

The RA-2 zone would replace the current R-2 zones resulting in the following map amendments:

Square	Lot(s)	From	To
1580	Portion of 0033	R-2	RA-2
1656	0807, Portion of 0009, and Portion of 0808	R-2	RA-2
1666	Portion of Lot 3 (aka 0806 and Portion of 0807)	R-2	RA-2

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

**Preliminary note:** 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.

The following amendments to the text of the Zoning Regulations are proposed to create a new Chapter 9, Tenleytown Metro Mixed Zone, MU-10/TTM zone as follows:

**I. 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:**

**Chapter 9 TENLEYTOWN METRO MIXED-USE ZONE – MU-10/TTM**

**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) Permit mixed-use development at a high-density;**
  - (b) 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;**
  - (c) Implement the policies and goals of the Wisconsin Avenue Development Framework Plan, February 2024;**
  - (d) 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;**
  - (e) Establish the designated roadways as set forth in sections Subtitle G, § 902.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services;**
  - (f) Encourage walkability, connectivity and access to transit; and**
  - (g) Provide for a mid-block east-west connection through Square 1770.**

**902 DESIGNATED ROADWAYS**

- 902.1 In the MU-10A/TTM zone, the designated roadways shall be Wisconsin Avenue N.W., 40<sup>th</sup> Street, N.W./Fort Drive, N.W. and Albemarle Street, N.W.**

**903 DEVELOPMENT STANDARDS**

- 903.1 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.**

**904 DENSITY**

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

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

## **905 HEIGHT**

**905.1 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:**

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

## **906 LOT OCCUPANCY**

**906.1 In the MU-10/FHM zone, the maximum lot occupancy shall be eighty percent (80%) for all uses**

## **907 GENERAL DESIGN REQUIREMENTS**

**907.1 In the MU-10/TTM zone, the following design requirements shall apply to all new construction or expansion of an existing building on any lot fronting onto any of the designated roadway:**

- (a) Any new building shall provide a 1:1 setback drawn at a forty-five degree (45°) angular plane from a point 90 feet (90 ft.) above the lot line that abuts the zone.**
- (b) Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 907.1(a);**
- (c) Street level frontage along a designated roadway shall be devoted to non-residential uses;**
- (d) 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 40<sup>th</sup> Street, N.W. with maximum storefront widths of twenty-five feet (25 ft.);**
- (e) New buildings shall be designed so that not less than seventy-five percent (75%) of the street wall(s) at the street level shall be constructed to the property line abutting the street right-of-way, not including permitted projections into public space;**
- (f) For every one hundred feet (100 ft.) of uninterrupted building façade length, the building 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

(2) Projecting balconies or bays no less than four feet (4 feet) in width and depth;

(g) Buildings on corner lots shall be constructed to all property lines abutting a public street;

(h) 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.); and

(i) 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.

907.2 The public entrance to each retail use shall be at grade with the public sidewalk along a designated roadway.

907.3 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, accessible from the alley, and located at-grade level of the building.

907.4 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 right-of-way and shall be screened along Wisconsin Avenue with designated uses.

## 908 SPECIFIC DESIGN REQUIREMENTS

908.1 In addition to the provisions of Subtitle G § 907, any new development or expansion in the specific squares and lots as set forth below, shall meet the following additional design requirements.

908.2 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 Subtitle G § 908.2 shall:

(1) Be a minimum of twenty feet (25 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) Used only for additional commercial frontage, outdoor seating, or open green space, provided that no connection provided under this section shall be used for loading, parking, vehicular access, or trash storage.
- (6) A restaurant use fronting on the pedestrian corridor shall be designed to not exceed a maximum width of forty feet (40 ft.).
- (b) A pedestrian corridor provided in accordance with this section shall be considered satisfying the public plaza requirement of Subtitle C, Chapter 17.

## **909 RELIEF FROM DESIGN REQUIREMENTS**

- 909.1 Relief may be granted from the design requirements of Subtitles G §§ 907 and 908 if approved as a Special Exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided that the project;**
- (a) Results in a superior design that substantially achieves the design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 900; and
  - (b) Provides superior publicly accessible open space and improvements, or other public amenities.

## **II. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES**

Add a new § 126, TENLEYTOWN METRO MIXED-USE ZONE, to Chapter 1, BOUNDARIES, to read as follows:

### **126 TENLEYTOWN METRO MIXED-USE ZONE**

- 126.1 The Tenlevtown Metro Mixed Use zone (MU-10/TTM) applies to a geographic area around the Tenlevtown Metro Station comprised of the following squares and lots:**
- (a) All lots in Square 1770; and
  - (b) All lots in Square 1769 except Lot 0032.

## **III. PROPOSED MAP AMENDMENTS**

The MU-10/TTM zone would replace the current MU-4 and MU-7B zones resulting in the following map amendments:

Square	Lot(s)	From	To
1770	0001, 0008, 0013, 0014, 0015, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0804, 0806, 0810, 0811, 0812, 0813, 0815	MU-7B	MU-10/TTM
1769	0010, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0030, 0031, 0800, 0804, and 809	MU-4	MU-10/TTM

## **WISCONSIN AVENUE MIXED-USE ZONE (MU-8A/WA)**

The following amendments to the text of the Zoning Regulations are proposed to create a new Chapter 10 Wisconsin Avenue Mixed-Use Zone, MU-8A/WA zone as follows:

Preliminary Note: 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.

### **I. 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) ZONES 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) Permit mixed-use development at a medium-density;**
- (b) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (c) Prioritize housing, especially affordable housing as the principal use along the corridor, by accommodating 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) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (e) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character; and**

- (f) 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:**

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

**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:**

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

**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 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 all uses.**

**1007** **DESIGN 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)** **Retail entrances shall face Wisconsin Avenue N.W; however, other uses could include storefronts, live/work residential, office, and other active ground floor uses;**
- (b)** **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;**
- (c)** **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;**
- (d)** **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;**
- (e)** **Each new building entrance with frontage on Wisconsin Avenue, N.W. shall have individual public entrance directly at grade with the public sidewalk;**
- (f)** **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;**
- (g)** **Buildings on corner lots shall be constructed to all property lines abutting a public street;**
- (h)** **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, accessible from the alley, and located at-grade level of the building; and**
- (i)** **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**            **SPECIFIC DESIGN REQUIREMENTS**

- 1008.1**        **In the MU-8A/WA zone, any new development in Square 1733, shall provide an east-west pedestrian corridor at Davenport Street, N.W. between Wisconsin Avenue N.W. and 42<sup>nd</sup> Street, N.W. shall be provided in accordance with the following:**
- (a)**        **Any pedestrian corridor provided in accordance with Subtitle G § 1008.1 shall:**
- (1)**        **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)**        **Open and available to the general public on a continuous basis;**
- (5)**        **Used only for additional commercial frontage, outdoor seating, or open green space, provided that no connection provided under this section shall be used for loading, parking, vehicular access, or trash storage; and**
- (6)**        **Retail uses are discouraged along the Wisconsin Avenue, N.W. frontage between Grant Road, N.W. and Windom Place, N.W. around Tenley Circle.**

**1009**            **RELIEF FROM SPECIFIC DESIGN REQUIREMENTS**

- 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 provided that the project:**
- (a)**        **Results in a superior design that substantially achieves the design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 1000; and**
- (b)**        **Provides superior publicly accessible open space and improvements, or other public amenities.**

**IV.      Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES**

Add a new § 127, **WISCONSIN AVENUE MIXED-USE ZONE**, to Chapter 1, **BOUNDARIES** to read as follows:

**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)**        **Square 1655, Lots 0008, 0014 and 0807 and the MU-4 zoned portions of 0011;**

- (b) Square 1656, Lot 0809 and the MU-4 zoned portions of Lots 0009 and 0808;**
- (c) Square 1657, Lot 0023 and the southern portion of Lot 26;**
- (d) Square 1659, Lots 0001 and 0002;**
- (e) Square 1665, Lots 0010, 0011, 0801 and 0802;**
- (f) Square 1666, the MU-4 zoned portion of Lot 3 (aka Lots 0804 and 0807);**
- (g) Square 1668, Lot 0001;**
- (h) Square 1669, Lots 0034, 0035, 0036, 0037 (aka 0805);**
- (i) Square 1729, the MU-7B zoned portion of Lot 0808 and the northern portion of Lot 0007;**
- (j) Square 1730, Lots 0015, 0016, 0017 and 0018 (aka 0807);**
- (k) Square 1731, Lots 0002 and 0003;**
- (l) Square 1732, Lot 0019, 0020, 0046 and 0054;**
- (m) Square 1733; Lots 0002, 0003, 0004, 0005, 0006, 0007, 0014, 0016, 0017, 0018, 0019, 0020, 0021 (including lots 0817, 0818, 0827, 0828, 0829, 0830, 0831, 0835, 0836) and 0839;**
- (n) Square 1780, Lots 0006 and 0007 (aka lot 0820), 0020 and 0024;**
- (o) Square 1783, Lots 0001 and 0804;**
- (p) Square 1784, Lots 0014, 0017 and 0018;**
- (q) Square 1785, Lots 0009, 0014, 0017, 0018, 0801, 0802 and 0803;**
- (r) Square 1786, Lots 0006, 0007, 0008, 0009, 0010 and 0810;**
- (s) Square 1789, Lot 1 (aka Lots 0801, 0802, and 0803);**
- (t) Square 1823, Lots 0009 and 0801 (aka Lots 0802, 0803, 0804, 0806, 0807, 0808, 0809, 0810, 0811, 0812);**
- (u) Square 1829, Lots 0055 and 0056; and**
- (v) Square 1831, Lot 0037.**

## **V. PROPOSED MAP AMENDMENTS**

The MU-8A/WA zone would replace the current R-2, R-1B, RA-1, RF-1, MU-3A, MU-4, MU-5A, and MU-7B zones resulting in the following map amendments:

<b>Square</b>	<b>Lot(s)</b>	<b>From</b>	<b>To</b>
1655	0008, 0014, 0807, portion of 0011	MU-4	MU-8A/WA
1656	0809, portion of 0009, portion of 0808	MU-4	MU-8A/WA
1657	0023	MU-4	MU-8A/WA
1657	Portion of 0026	R-2	MU-8A/WA
1659	0001 and 0002	MU-4	MU-8A/WA
1665	0010, 0801 and 0802	MU-4	MU-8A/WA

1665	0011	MU-4 and R-2	MU-8A/WA
1666	Portion of 0003 (aka 0804 and portion of 809)	MU-4	MU-8A/WA
1668	0001	MU-4	MU-8A/WA
1669	0034, 0035, 0036 and 0037 (aka 0805)	MU-4	MU-8A/WA
1729	Portion of 0007	R-1B	MU-8A/WA
1729	Portion of 0808	MU-7B	MU-8A/WA
1730	0015 and 0017	MU-7B	MU-8A/WA
1730	0018 (aka 0807)	RA-1	MU-8A/WA
1730	0016	MU-3A	MU-8A/WA
1731	0002 and 0003	MU-7B	MU-8A/WA
1732	0019, 0020, 0046 and 0054	MU-4	MU-8A/WA
1733	0002, 00003, 00004, 00005, 00006, 0007, 0014, 0016, 0017, 0018, 0019, 0020, and 0021, (which includes 0817, 0818, 0827, 0828, 0829, 0830, 0831, 0835, 0836) and 0839	MU-4	MU-8A/WA
1780	0006, 0007 (aka lot 820) and 0020	R-1-B	MU-8A/WA
1780	0024	MU-3A	MU-8A/WA
1783	0001 and 0804	MU-3A	MU-8A/WA
1784	0014, 0017 and 0018	MU-3A	MU-8A/WA
1785	0009, 0014, 0017, 0018, 0801, 0802 and 0803	MU-3A	MU-8A/WA
1786	0006, 0007, 0008, 0009, 0010, and 0810	MU-4	MU-8A/WA
1789	0001 (aka 0801, 0802, and 0803)	MU-5A	MU-8A/WA
1823	0009 and 0801 (aka 0802, 0803, 0804, 0806, 0807, 0808, 0809, 0810, 0811, and 0812)	MU-5A	MU-8A/WA
1829	0055 and 0056	MU-4	MU-8A/WA
1831	0037	MU-4	MU-8A/WA

This public hearing will be conducted in accordance with the rulemaking provisions of Subtitle Z, Chapter 5, of the Zoning Regulations as well as the text adopted by the Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the D.C. Register on October 30, 2020.

### **How to participate as a witness – oral presentation**

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- |                  |                |
|------------------|----------------|
| 1. Organizations | 5 minutes each |
| 2. Individuals   | 3 minutes each |

### **How to participate as a witness - written statements**

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record, provided that **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing, unless approved by the Commission upon request to be introduced at the public hearing.** The public is encouraged to submit written testimony 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](mailto:zcsubmissions@dc.gov). Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

### **"Great weight" to written report of ANC**

Subtitle Z § 505.1 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 505.2, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

**FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, ROBERT E. MILLER, TAMMY STIDHAM, GWEN WRIGHT, AND JOSEPH S. IMAMURA ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**

**Do you need assistance to participate?** If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or

[Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) five days in advance of the meeting. These services will be provided free of charge.

**¿Necesita ayuda para participar?** Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

**Avez-vous besoin d'assistance pour pouvoir participer?** Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

**참여하시는데 도움이 필요하세요?** 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

**您需要有人帮助参加活动吗?**如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312, 电子邮件 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 这些是免费提供的服务。

**Quý vị có cần trợ giúp gì để tham gia không?** Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

**ለመሳተፍ ዕርዳታ ያስፈልግዎታል?** የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጓሚ) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) ይገናኙ። እነዚህ አገልግሎቶች የሚሰጡት በነጻ ነው።