Buzzard Point/Capital Gateway Rezoning -- Discussion Summary

Public Policy Basis:
- Comprehensive Plan
- Small Area Plans

Mixed Use Zoning:
- CR (Commercial-Residential) - 6.0 FAR, 90'
  - 3.0 to 6.0 residential, up to 3.0 commercial
- W-2 (Waterfront, Medium Density) - 4.0 FAR, 60'
  - 2.0 to 4.0 residential; up to 2.0 commercial

Overlay Zone:
- Preamble/Purposes:
  - Achieve mix of residential and commercial development
  - Also support and visitor uses: retail, cultural, hotel, entertainment
  - Allow existing industrial uses to continue
  - Reduced height and bulk of buildings along waterfront
  - Continuous public open space along waterfront
  - Along M Street, near Navy Yard Metrorail station, require ground floor retail uses and wider sidewalk width

- Bonus Height and Density:
  - Density may be increased to 8.0 FAR if extra residential is provided
  - In a bonus building, maximum height may be greater
  - In W-2 zone, no bonus density or height allowed on-site (can transfer)

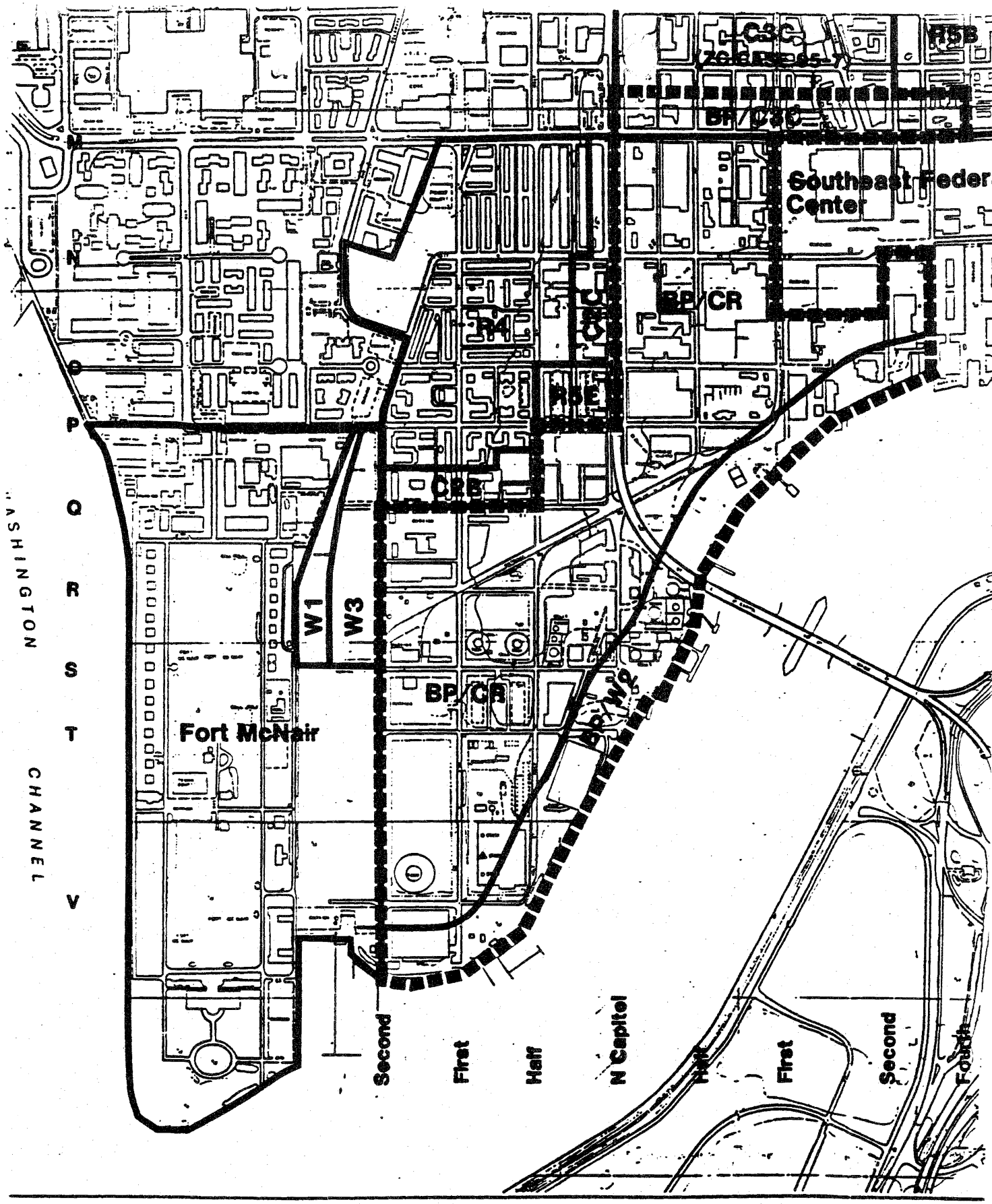
- Combined Lot Development:
  - Allows two or more lots to swap residential and commercial density, so that the residential component is built on one lot and the commercial building on another lot (same total mix)

- Waterfront Setback:
  - New buildings along waterfront must be set back an extra 50', to reserve space for continuous public open space along waterfont

- M Street:
  - Ground floor retail uses and extra (5') setback required to increase width of sidewalk and provide active uses near Metrorail station

- Existing Industrial Uses:
  - Existing industrial uses are conforming and may expand within the height and bulk limits of CR, W-2; CM performance standards apply

ZONING COMMISSION
District of Columbia
CASE NO.96-3
EXHIBIT NO.48



BUZZARD POINT/CAPITOL GATEWAY AREA
PROPOSED ZONING
DRAFT
Office of Planning, 9/95

Boundary – Proposed Buzzard Point/Capitol Gateway