



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
Karen Thomas, Development Review Specialist
Joel Lawson, Associate Director, Development Review
Jennifer Steingasser, Deputy Director, Development, Design and Preservation

DATE: June 16, 2025

SUBJECT: OP Set Down Report for Proposed Zoning Text and Map Amendments to create and map a new Cleveland Park Neighborhood Mixed Use Zone - NMU-8A/CP and a new Woodley Park Neighborhood Mixed Use Zone - NMU-9A/WP.

I. RECOMMENDATION

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

- Create and map the Cleveland Park Neighborhood Mixed Use Zone, (NMU-8A/CP) on properties fronting Connecticut Avenue, NW between Porter Street, N.W. and Macomb Street; and
- Create and map the Woodley Park Neighborhood Mixed Use Zone (NMU-9A/WP) on properties fronting Connecticut Avenue between Woodley Road and Calvert Street NW. [\(See Section III – Area Description\)](#)

The proposed new zoning text and map amendment are not inconsistent with the Comprehensive Plan, including when viewed through a Racial Equity lens, and incorporate land use, massing, design and use guidance from the Connecticut Avenue Development Plan (September 2023). Setting down the proposal would allow OP, ANC-3C, neighborhood organizations and residents to continue the conversation about the proposal prior to a public hearing.

OP also requests that the Zoning Commission **waive the requirements of Subtitle Z § 502.1 (e)** to post notices on properties regarding the proposal. The waiver is requested as the applicant in this case is OP and none of the properties to be rezoned are owned by the government and OP cannot post signs on private property. Similarly, OP is not permitted to post signs on electrical or light standards.

OP has taken steps to notify the public through many meetings with the ANC and other community organizations. Although not required, OP sent notices to the owners of property to be rezoned as well as to owners within a radius of 200 feet of the properties proposed to be rezoned. OP's community engagement is detailed in Section V of this report. To date, comments have been positive and supportive of this initiative to implement Council policy. OP anticipates additional outreach and community outreach prior to a public hearing.

If set down for a public hearing, OP requests flexibility to work with the Office of Zoning Legal Division on the draft language for the public hearing notice.

This report also serves as the Pre-hearing Statement.

II. PLANNING BACKGROUND SUMMARY

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 Connecticut 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.

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 Connecticut Avenue Area was identified as one of three priority areas¹ in Rock Creek West for the production of housing and affordable housings, supported by vibrant public spaces, retail and other amenities. The Roadmap identified three approaches to affordable housing production: Financial Subsidies, Land Use Regulations and Planning for Opportunity Sites. Regarding development on opportunity sites, the Roadmap provides the following guidance:

Planning for opportunity sites in Rock Creek West includes exploring the possibility of including mixed income housing, especially for the lowest-income households, to support the District’s housing goals. Many different types of sites can be considered “opportunity sites.” For example, the District can leverage the land value of underutilized parcels of District-owned land to redevelop properties and produce new affordable housing, job opportunities, and community amenities. Projects on public disposed land are required to allocate 30% of housing units as dedicated affordable if close to public transit or 20% of units for all other projects.

Neighborhood Planning & Opportunity Sites: Neighborhood Planning can engage the community in establishing a vision and goals for redevelopment that can integrate a mix of housing options, high-quality design, public space, and community-serving amenities.

In Rock Creek West, OP’s 2021-2023 neighborhood planning efforts are intended to implement the Comp Plan, particularly where land use changes have been made on Wisconsin and Connecticut Avenues that increase opportunities for residential development. These land use changes were an important step for Rock Creek West to support an equitable share of the District’s growth, specifically providing for more dedicated affordable and moderate-income housing.

Connecticut Avenue Development Guidelines: The Comp Plan also recommended a more detailed and holistic analysis be done of the Cleveland Park and Woodley Park² corridors, looking at the physical, social, transportation, environmental, housing and economic issues of the area. After multiple community meetings and conversations, the [Connecticut Avenue Development Guidelines](#), (CADG) was published by OP in September 2023. The CADG places great emphasis on the provision of more housing and in particular affordable housing, as well as neighborhood

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

² See Comp Plan Policy Map, and Rock Creek West Area Element Policy Focus Areas § 2310

retail, along Connecticut Avenue NW. A more detailed discussion of the CADG is provided in Section VI of this report.

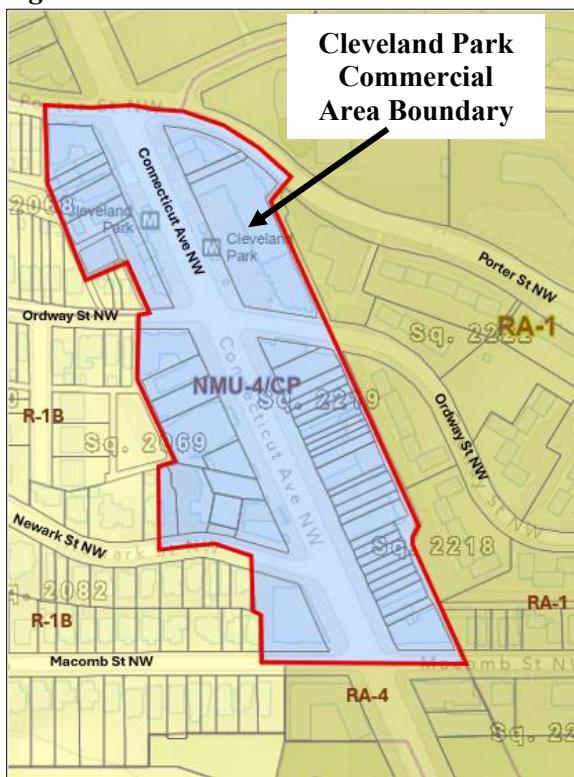
The proposed text and map amendment is the next step towards implementing the recommendations of the Comp Plan and the CADG. The proposed text amendment reflects the density, heights, and form of buildings that would accommodate additional housing and neighborhood serving retail, as established in the Comp Plan, while addressing neighborhood character and impact guidance from the CADG.

III. AREA DESCRIPTIONS

The areas proposed to be included in the proposed text and map amendment are the Cleveland Park Neighborhood Mixed Use Corridor and Woodley Park Neighborhood Mixed Use Corridor.

Cleveland Park

Figure1 – Cleveland Park Area



The Cleveland Park Neighborhood Mixed Use Corridor is the area generally between Porter Street, N.W. to the north and Macomb Street, N.W. to the south and includes properties fronting both the east and west sides of Connecticut Avenue, NW. There are a small number of lots or portions of lots which face side streets, Ordway Street, N.W. and Newark Street, N.W., and are typically part of larger development sites fronting onto Connecticut Avenue NW. (Figure 1). The area is within the Cleveland Park Historic District.

Properties within the boundary include a variety of lot shapes and sizes, and buildings are mostly one or two stories in height, with a variety of architectural styles. The corridor also has a variety of restaurant, retail and service, and government uses which serve the local community.

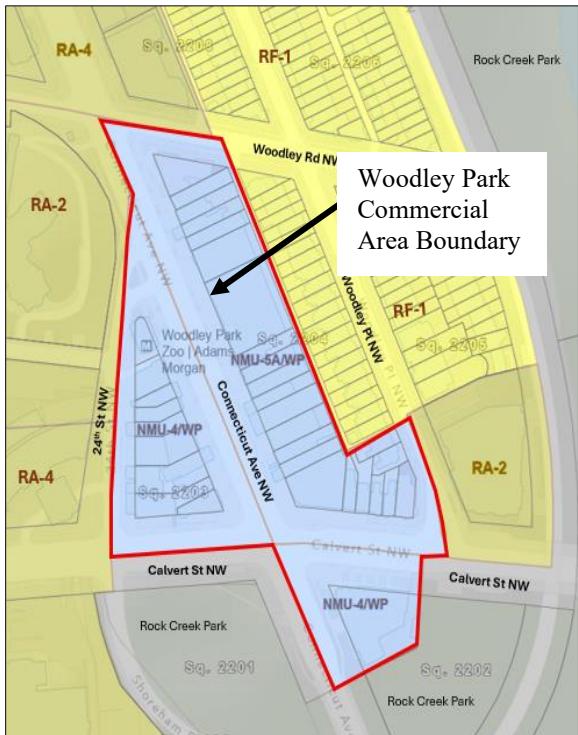
The northeastern side of Connecticut Avenue has a gas station and a mainly one-story strip mall with a variety of retail, restaurant and service uses fronting a parking lot and the Cleveland Park

Metro entrance/exit. Farther south are relatively small rectangular lots interspersed with larger lots that are developed with mostly one-story buildings also housing a variety of retail, service and restaurant uses. At the southernmost end of the area, at Connecticut Avenue and Macomb Street, is a five-story building with commercial uses on the ground floor facing Connecticut Avenue and five stories of residential use along Macomb Street.

On the west side of Connecticut Avenue, the lots are generally larger, and buildings range in height from one to five stories with a variety of retail and service uses, some three- to five-story buildings housing residential uses. Some significant buildings on this side of Connecticut Avenue include the Cleveland Park Fire Station, the Cleveland Park Library at the corner of Connecticut Avenue and Macomb Street and the historic Uptown Theater.

Woodley Park

Figure 2-Woodley Park Area



The Woodley Park Neighborhood Mixed Use Corridor is the area generally fronting on the east and west sides of Connecticut Avenue, N.W. between Woodley Road, N.W., Calvert Street, N.W., and the east side of 24th Street, N.W., with a small number of lots fronting Calvert Street and Woodley Place, N.W. (Figure 2). The area is within the Woodley Park Historic District.

The area to the east of Connecticut Avenue includes a variety of lot shapes and sizes, and buildings height range from one to four stories with a variety of architectural styles. The corridor also has a variety of ground floor retail uses, mostly restaurants, service and residential uses which serve the local community.

There are several buildings along Calvert Street, which are developed with mainly service and office uses and with some retail uses along Calvert Streets. There are also two lots that are

out of character with the uses along Connecticut Avenue and Calvert Street as they are developed with residential uses along Woodley Place.

On the west side of Connecticut Avenue, is a triangular parcel bounded by Connecticut Avenue, 24th Street, and Calvert Street. On the northern tip of the square is the Woodley Park Metro Station, while most of the buildings are one-story with a few two and three story buildings. Some of the buildings front onto both Connecticut Avenue and 24th Street. The uses are mostly ground floor retail, mostly restaurants, and other service uses.

IV. SUMMARY OF PROPOSED TEXT AND MAP AMENDMENT

The proposal would replace the existing Cleveland Park Neighborhood Mixed Use zone, NMU-4A/CP with the new Cleveland Park Neighborhood Mixed Use zone, NMU-8A/CP and the existing Woodley Park Mixed Use zones, NMU-4/WP and NMU-5A/WP to the new Woodley Park Mixed Use zones, NMU-9A/WP, along Connecticut Avenue, N.W.

The proposed zoning bulk (height and density) and use parameters of the proposed zones are consistent with the Comp Plan Generalized Policy and Future Land Use Maps, as well as the Comp Plan land use policy direction. To address the policy direction within the Comp Plan, the proposed NMU-8A/CP zone is based on the MU-8A zone, and the proposed NMU-9A/WP zone is based on the MU-9A provisions. The more area-specific zoning provisions for new construction and additions address specific guidelines of the CADG.

NMU (Neighborhood Mixed-Use) zones are applied to many neighborhood commercial corridors and are intended to, among other things:

- provide for a mix of residential, employment, retail, service, and other related uses in the area;
- identify designated areas within which ground floor use restriction can apply, and

- preserve and enhance neighborhood shopping areas; encourage a general compatibility in scale between new and older buildings.

While each NMU zone is different, there are important provisions that apply to all NMU zones, and these would also apply to the NMU-8A/CP and NMU-9A/WP zones where they are consistent with the direction of the CADG. Other guidelines from the CADG are incorporated and would apply only to the NMU-8A/CP and NMU-9A/WP zones, although where appropriate, they are often based on similar regulations from other NMU zones.

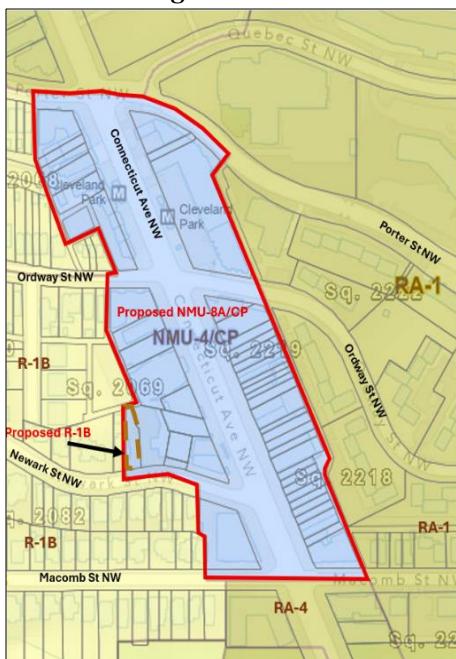
Other provisions of the CADG such as design guidelines cannot be addressed or could not be enforceable in Zoning Regulations, such as ones related to public space improvements, and therefore are not incorporated into the proposed zoning text.

OP is also proposing that IZ Plus be applied to both the NMU-8A/CP and the NMU-9A/WP zones and that any new development would be required to meet the IZ Plus requirements.

Within Cleveland Park, **Square 2069 Lot 0823, is split zoned, R-1B and NMU-4/CP**, and is developed with a single family detached house. Due to the size of the lot and the existing house, it seems unlikely that the NMU-4/CP portion of the lot could be developed with the proposed recommendation. From historic maps, it seems a portion of the property was included in NMU-4/CP without any justification. **OP recommends that the NMU-4/CP portion of the property be rezoned to the R-1B zone.**

In Woodley Park, an owner whose property is currently in the Woodley Park Neighborhood Mixed Use zone **NMU-4/WP at 2612 Woodley Place, N.W. (Square 2204, Lot 137)** has requested that the property not be included in the proposed NMU-9A/WP zone. OP is recommending that the property not be included in the proposed NMU-9A/WP zone along with a similar situated property at **2610 Woodley Place, N.W. (Square 2204, Lot 138)**. Both these properties are developed with residential uses and are unlike other properties in the neighborhood commercial area which front on Connecticut Avenue or Calvert Street. **OP is recommending that these properties be rezoned to the RF-1 zone**, like directly adjacent properties to the north.

Figure 3



Proposed NMU-8A/CP and R-1B Zones



Proposed NMU-9A/WP and RF-1 Zones

Cleveland Park Neighborhood Mixed Use Corridor - NMU-8A/CP Zone

The NMU-8A/CP zone would apply to the existing neighborhood commercial portion of Cleveland Park along Connecticut Avenue and would be mapped in Squares 2068, 2069, 2082, 2218, 2219 and 2222 on lots between Porter Street, N.W. and Macomb Street, N.W. with a small number of lots fronting on Ordway Street, N.W. and Newark Street, N.W. These properties are currently zoned NMU-4/CP.

The NMU-8A/CP zone would allow mixed use, medium-density residential and moderate density commercial uses – generally ground floor retail and residential use above. The non-residential FAR is limited, which is typical for MU and NMU zones. The development parameters, based on Comp Plan policy direction as modified by the CADG guidelines as appropriate, are summarized on Table 1 below.

Table 1 – Summary of NMU/CP Zone

	Existing NMU-4/CP Zone	Proposed NMU-8A/CP Zone
Maximum FAR	2.0 2.4 (IZ)	5.0 (IZ+) 2.0
Building Height	40 feet 40 feet (IZ) No minimum height.	75 feet maximum
Maximum Penthouse Height	12 feet except 15 feet for penthouse mechanical space	15 feet for penthouse and mechanical space
Maximum Lot Occupancy	Residential - 60% 75% (IZ) Non-residential – not limited	Residential – not limited Non-residential – not limited
Minimum Rear Yard	15 ft. minimum from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	12 feet minimum above 40 feet for buildings abutting an alley or a R zone. 1:1 step-back above 40 feet.
Minimum Side Yard	None required; 5 feet minimum if provided.	None required. 5 feet minimum if provided.
GAR	0.3	0.25

The proposed NMU-8A/CP development standards would include provisions to reflect building form, design, and use guidelines of the CADG:

- Additional non-residential FAR grants flexibility to have a variety of commercial uses on the lower floors;
- Penthouse and penthouse mechanical space height would be limited to 15 feet maximum; and
- Transition and compatibility requirements, to address the relationship between new development adjacent to low density residential properties include a rear yard requirement and a 1:1 site-back required above 40 feet.

Woodley Park Neighborhood Mixed Use Corridor - NMU-9A/WP Zone

The NMU-9A/WP zone would apply to the existing neighborhood commercial portion of Woodley Park along Connecticut Avenue and would be mapped in Squares 2202, 2203, and 2204, on lots between Woodley Road, N.W. and Calvert Street, N.W., and a few lots fronting on 24th Street, N.W. and Woodley Place, N.W. These properties are currently zoned NMU-4/WP and NMU-5A/WP.

The NMU-9A/WP zone would allow mixed use, high-density residential and low density commercial uses – generally ground floor retail and residential use above. The non-residential FAR is limited, which is typical for MU and NMU zones. The development parameters, based on Comp Plan policy direction as modified by the CADG guidelines as appropriate, are summarized on Table 2 below.

Table 2 – Summary of NMU-9A/WP Zone

	Existing NMU-5A/WP Zone	Existing NMU-4/WP Zone	Proposed NMU-9A/WP Zone
Maximum FAR	3.0; 3.6 (IZ)	2.5; 3.0 (IZ)	West Connecticut Avenue: 6.0 (IZ+); Non-Residential – 2.0 East Connecticut Avenue: 5.5 (IZ+) Non-Residential - 2.0
Maximum Building Height	50 feet; 55 feet (IZ)	40 feet; 50 feet (IZ)	West Connecticut Avenue: 90 feet; East Connecticut Avenue: 75 feet
Maximum Penthouse Height	12 feet except 15 feet for penthouse mechanical space	12 feet except 15 feet for penthouse mechanical space	15 feet for penthouse and mechanical space
Maximum Lot Occupancy	Residential - 80% Non-residential – not limited	60% max 75% (IZ)	Residential – not limited Non-residential - not limited
Minimum Rear Yard	15 ft. minimum from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	15 ft. minimum from centerline of alley below 20 ft. height, and from lot line above 20 ft. height	12 feet minimum above 40 feet except no rear yard required in Square 2203; 1:1 step-back above 40 ft. except in Square 2203
Minimum Side Yard	None required; 8 ft. for a detached or semi-detached dwelling. 5 feet minimum if provided.	None required; 8 ft. for a detached or semi-detached dwelling. 5 feet minimum if provided.	None required; 5 feet. minimum, if provided.
GAR	0.3	0.3	0.2

The proposed NMU-9A/WP zone would include provisions to incorporate building form and design guidelines of the CADG:

- Additional non-residential FAR grants flexibility to have a variety of commercial uses on the lower floors;
- Penthouse and penthouse mechanical space height would be limited to 15 feet maximum; and
- Transition and compatibility requirements, to address the relationship between new development adjacent to low density residential properties include a rear yard requirement except for lots in Square 2203 and a 1:1 site-back required above 40 feet.

To activate the Connecticut Avenue frontage in both the NMU-8A/CP Zone and the NMU-9A/WP Zone, a number of additional provisions are proposed:

- At least 75% of the front façade on new buildings would be built to the front lot line;

- Minimum door separations on the ground floor new buildings;
- Retail space required to be accessed from Connecticut Avenue and be at grade with the sidewalk; and
- Parking and loading could not be accessed from Connecticut Avenue.

The CADG include many additional guidelines related to building materials and relationship to historic structures, for new buildings and for additions to existing buildings. As the CADG document was reviewed and approved by the Historic Preservation Review Board (HPRB), Development Review staff discussed these guidelines with the Historic Preservation Office (HPO). HPO staff felt it was important that the zoning not include specific provisions that would be subject to careful, contextual review and approval by the HPRB. As such, provisions such as ones related to materials, front façade articulation, and front façade step-backs from historic structures were not included in the proposed zoning.

Many other guidelines with the CADG relate to public space design, which is also not within the purview of the Zoning Commission. As noted in the document, these would be administered through the Public Space permitting processes before the Public Space Committee, administered by DDOT.

Limitations of Eating and Drinking Establishments

A purpose and intent of the Neighborhood Mixed Use (NMU) zones (Subtitle H §101) is to *“Encourage retention and establishment of a variety of retail, entertainment, and personal service establishments, predominantly in a continuous pattern at ground level, to meet the needs of the surrounding area’s residents, workers, and visitors;”* Eating and drinking establishments are one of the uses permitted although, *fast food establishment and a food delivery business*, a subset of eating and drinking establishments, are not permitted as a matter-of-right (Subtitle H § 6006.1(d)). In many NMU zones, including the current NMU zones in Cleveland Park and Woodley Park, eating and drinking establishments are subject to the limitation that *“These uses shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NMU zone, as measured along the lots in the designated use area in the particular zone;”* (Subtitle H § 6001.3(b)).

In conversations with the Department of Buildings (DOB) which tracks and enforces the calculations of linear footage available for eating and drinking establishment, the information has been difficult to track as businesses transition in and out of the market and at times there is no clear definition of uses which qualify. ANC-3C and the Cleveland Park Main Street conveyed to OP that the retail market has changed since the restriction was adopted and only serves to dissuade entrepreneurs from establishing a business along the corridor. In response, [the CADG \(page 24\)](#) highlights that this restriction should be re-examined in the zoning.

As part of this rezoning process, OP heard from many individuals as well as the ANC who recommend the elimination of the limitation to allow the market to prevail, although there were also a few people who recommend retaining the limitations. However, OP has recommended that Subtitle H § 6001.3(b) be amended to exempt the proposed NMU-8A/CP and NMU-9A/WP zones from the eating and drinking establishment limitations of Subtitle H § 6001.3(b)(1)(2).

Please refer to Attachment 1 of this report for the full text amendment.

V. PLANNING CONTEXT

A. BRIEF HISTORY³

Cleveland Park consists of a set of independent subdivisions, platted in a series of phases, beginning in the early 1890s. Cleveland Park's initial growth was in direct response to the opening of the electric streetcars connecting this area to downtown. Streetcar service began in 1890 on Wisconsin Avenue and 1892 on Connecticut Avenue. The community grew rapidly, continuously reflecting changing aesthetic tastes, housing needs and lifestyles. Rapid residential development took place during the early 20th century as the Rock Creek rail line began operating on Connecticut Avenue and electric streetcar lines were extended up Wisconsin Avenue and through the Palisades to Glen Echo. Many of the large estates were subdivided during the 1890s and early 1900s. The country estate of President Grover Cleveland, for example, was developed as the Cleveland Park neighborhood, and much of the land owned by the Methodist church was developed as American University Park. Row house neighborhoods like Woodley Park, Glover Park, and Foxhall Village were also developed during this period. By the 1920s and 1930s, apartment construction was occurring up and down Connecticut Avenue NW, with structures like Cathedral Mansions (built in 1924) and the Kennedy-Warren (built in 1931) defining the avenue's image as a desirable residential address.

By the 1960s, the land use pattern was well established. Connecticut Avenue NW had apartment buildings interspersed with retail shopping areas. Wisconsin Avenue NW still had expanses of single-family residences, but mid-rise apartment and office buildings were being constructed on some blocks. The development of Metro led to additional development in the 1970s. By the late 1990s, almost all privately owned land in the community had been developed. In spite of this fact, much of Rock Creek West retains a small-town character today. The area's attractive and architecturally appealing and well-maintained housing stock, tree-lined streets, neighborhood-oriented shopping districts, and well-used parks and public facilities make this one of a highly sought-after part of Washington, DC.

Commercial buildings and apartment buildings in Ward 3 were limited to certain zones, mostly along Connecticut and Wisconsin Avenues and MacArthur Boulevard. Once new subdivisions gained a sufficient number of homeowners, they created a market for neighborhood shops, especially groceries and pharmacies, for convenient shopping without a trip downtown. These shops naturally located along streetcar lines, at locations that would then become attractive to a branch bank, theater, and other services. The adoption of zoning regulations in 1920 served to consolidate these uses into small neighborhood commercial clusters, featuring low-scale shops with functional designs, although many feature Classical Revival or Art Deco detailing and frequently limestone fronts. The late 1920s and 1930s saw the construction of higher and denser apartment buildings. In 1928, Mihran Mesrobian designed an annex to the Wardman Park Hotel in Woodley Park.

With the completion of the Wardman Park Hotel, many began to see the development potential of Woodley Park as a neighborhood of high rise and garden apartment buildings. From 1920 to 1921 alone, new apartment buildings caused a significant increase in population to the Woodley Park neighborhood. It also brought a commercial component to Connecticut Avenue, with its integral grocery, delicatessen, salon, and drugstore.

³ [Cleveland Park Historic District Brochure](#)
[Woodley Park Historic District Brochure](#)
[2021 Comprehensive Plan](#)

While select commercial uses were a community amenity, unrestricted commercial was seen as a detriment to quiet residential neighborhoods. Before trust in zoning regulations, developers either planned for limited shops or imposed covenants banning commercial use entirely. The tiny concessions were limited and included commercial zones along Connecticut Avenue and by W.C. & A.N. Miller at Spring Valley. Elsewhere, commercial strips developed organically before 1920. In time, the larger commercial nodes became convenient to commuters in automobiles, leading to areas like the Park & Shop in Cleveland Park.

By the mid-1980s, community organizations and ANCs began to seek protection for the historic resources and character of communities. The Cleveland Park Historical Society achieved historic district designation for its neighborhood in 1986, and the Woodley Park Community Association for the oldest section of Woodley Park in 1990.

New construction in has resulted from greater demand for housing as the District's population has increased steadily since 2010. New apartment buildings have risen along Connecticut Avenue and in Woodley Park.

B. COMPREHENSIVE PLAN MAPS

The Framework Element states that the “*Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comp Plan policies.*” Additionally, “*... the zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comp Plan, including the Citywide Elements and the Area Elements.*”

The proposed zoning is not inconsistent with the Generalized Policy Map and the Future Land Use Map and furthers many important policy statements of the Comp Plan, as well as the Cleveland Park Development Guidelines.

Generalized Policy Map (GPM)

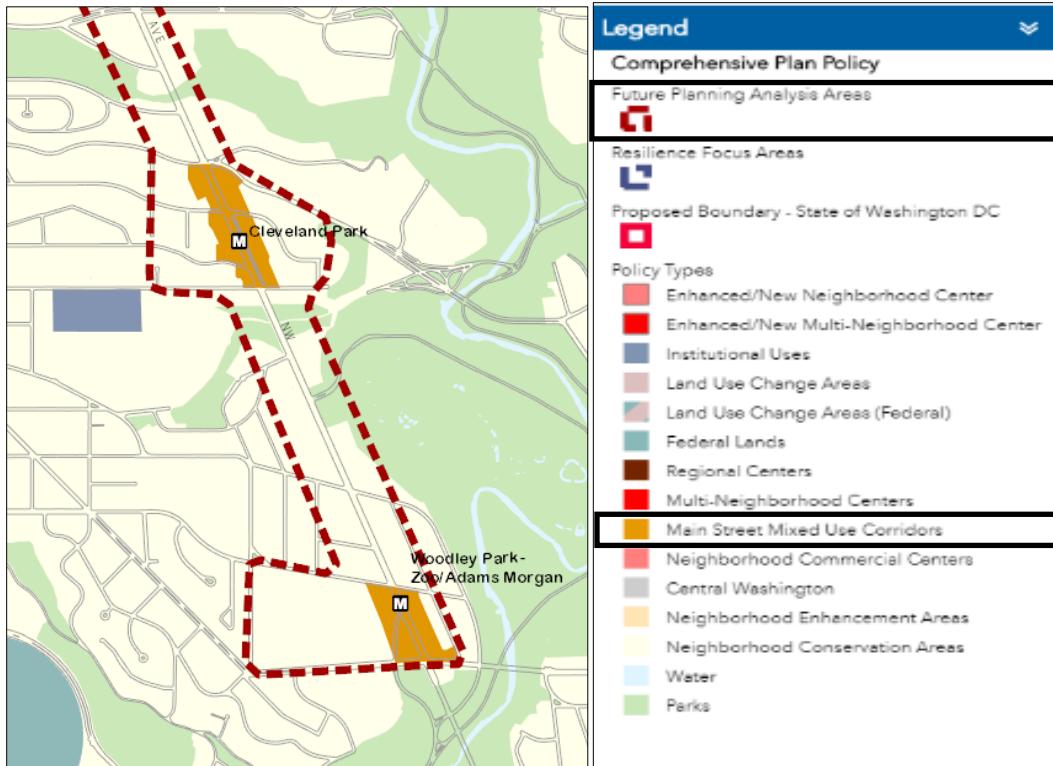
The Generalized Policy Map (Figure 4, below) designates the Cleveland Park and the Woodley Park areas as being within a Main Street Mixed Use Corridor and is within an area designated as a Future Planning Analysis Area.

Main Street Mixed Use Corridors: *These 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. Some corridors are underutilized, with capacity for redevelopment. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment.* 225.14

Future Planning Analysis Area: *As further discussed in Sections 2503.2 and 2503.3 of the Implementation Element, areas of large tracts or corridors where future analysis anticipated to ensure adequate planning for equitable development. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future planning analysis process for each area. Planning analyses generally establish guiding documents. Such analysis should precede any zoning change in this area. The planning process should evaluate current infrastructure and utility capacity against full buildout and projected population and*

employment growth. Planning should also focus on issues most relevant to the community that can be effectively addressed through a planning process. Individual planning analyses may study smaller areas than the Analysis Area. For the purposes of determining whether a planning analysis is needed before a zoning change, the boundaries of the Future Planning Analysis Areas shall be considered as drawn. The evaluation of current infrastructure and utility capacity should specify the physical or operational capacity both inside the boundaries and any relevant District-wide infrastructure available.

Figure 4 – Generalized Policy Map (GPM)



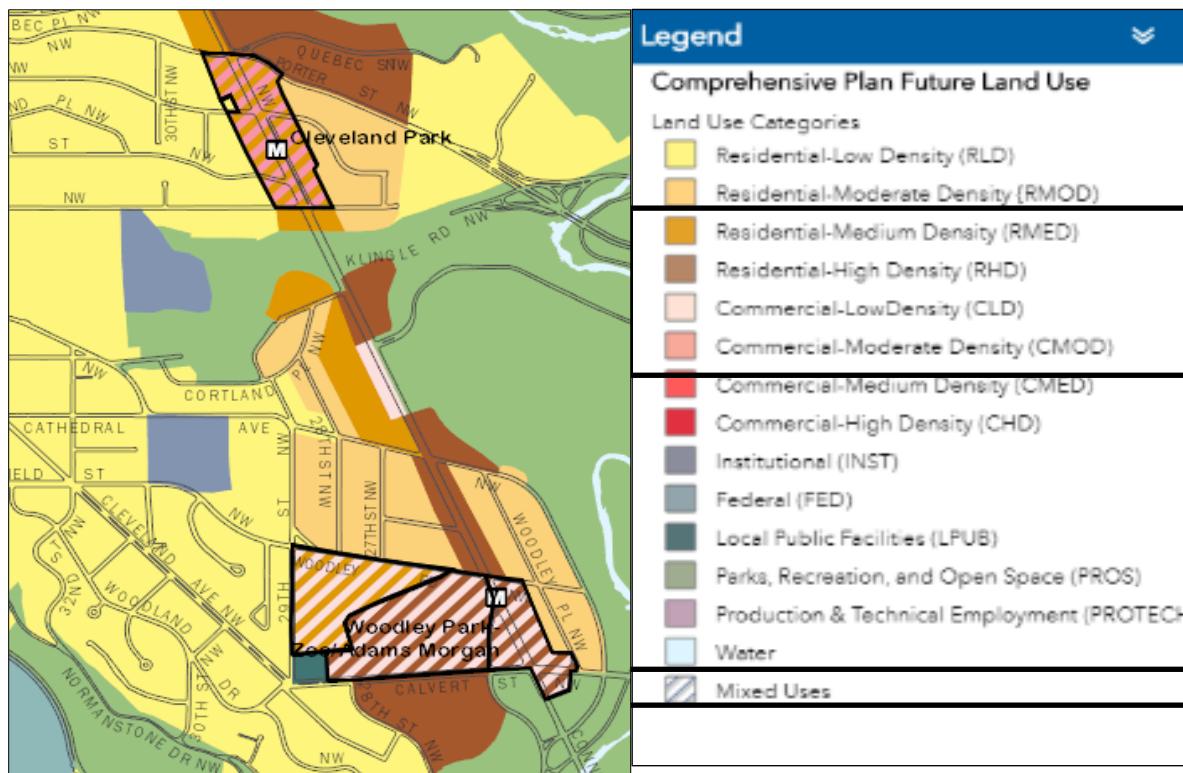
The proposed zones are not inconsistent with the GPM as they would allow a mix of uses, particularly ground floor commercial uses and upper floor residential uses. Both Cleveland Park and Woodley Park have a pedestrian oriented environment with traditional storefronts and strip shopping centers which are neighborhood mixed use centers. The anticipated redevelopment under current regulations has not taken place and the potential continues to exist for a more vibrant mixed-use corridor around the Cleveland Park and Woodley Park Metro stations. The capacity for redevelopment exists to encourage greater economic development and housing opportunities to address Comp Plan policies and neighborhood needs.

The recommended analysis for both the Cleveland Park and Woodley Park Neighborhood Mixed Use areas has taken place and resulted in the CADG. The vision of the CADG is to advance equity in housing and the provision of more affordable housing; having a thriving retail corridor with a mix of uses; new development that would preserve and be compatible with historic resources; provide safe and sustainable pedestrian ways; and be an inclusive built environment along Connecticut Avenue Main Street and the Cleveland Park and Woodley Park communities.

Future Land Use Map (FLUM)

The Future Land Use Map (Figure 5) designates the Cleveland Park area for mixed medium density residential and moderate density commercial for the corridor, and mixed high density residential and low density commercial for the Woodley Park corridor.

Figure 5 – Generalized Future Land Use Map (FLUM)



Mixed Use Categories: The Future Land Use Map indicates areas where the mixing of two or more land uses is encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with stripe colors corresponding to the categories defined on the previous pages. The Mixed Use category generally applies in the following three circumstances:

- Established, pedestrian-oriented commercial areas which also include substantial amounts of housing, typically on the upper stories of buildings with ground floor retail or office uses;
- Commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground floor retail or office uses and upper story housing; and
- Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared. 225.18

The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the Future Land

Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix ... 225.19.

Cleveland Park:

Medium Density Residential: *This designation is used to define neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas. Density typically ranges from 1.8 to 4.0 FAR, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The RA-3 Zone District is consistent with the Medium Density Residential category, and other zones may also apply. 227.7*

Moderate Density Commercial: *This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Low-Density Commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Buildings are larger and/or taller than those in Low Density Commercial areas. Density typically ranges between a FAR of 2.5 and 4.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-5 and MU-7 Zone Districts are representative of zone districts consistent with the Moderate Density Commercial category, and other zones may also apply. 227.11*

In Cleveland Park, the current MU-4 zone on which the NMU-4/CP is based, allows a mix of uses but is listed in both the Comp Plan and zoning (Subtitle G § 101.8) as a moderate density zone, and thus does not permit the medium density level of housing anticipated by the Comp Plan. The MU-9 zone on which the proposed NMU-8A/CP is based allows for medium density, mixed use developments, while allowing the incorporation of addition guidance from the CADG.

Woodley Park:

High Density Residential: *This designation is used to define neighborhoods and corridors generally, but not exclusively, suited for high-rise apartment buildings. Pockets of less dense housing may exist within these areas. Density is typically greater than a FAR of 4.0, and greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The RA-4 and RA-5 Zone Districts are consistent with the High Density Residential category, and other zones may also apply. 227.8*

Low Density Commercial: *This designation is used to define shopping and service areas that are generally lower in scale and intensity. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Their common feature is that they are comprised primarily of commercial and mixed-use buildings that range in density generally up to a FAR of 2.5, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-3 and MU-4 Zone Districts are consistent with the Low Density category, and other zones may also apply. 227.10*

In Woodley Park, the current NMU-4/WP is based on the MU-4 zone which is listed as a moderate density zone. The NMU-5A/WP zone is based on the MU-5 zone which is described in the Comp Plan and zoning as a medium density zone. The proposed NMU-9A/WP is based on the MU-9

zone which the Comp Plan and Zoning prescribe for high-density mixed-use developments. Therefore, neither of the current zones in Woodley Park reflect the high density recommendation of the Comp Plan, while allowing the incorporation of addition guidance from the CADG.

As such, the proposed zones are not inconsistent with both the Comp Plan's GPM and FLUM particularly when read in conjunction with policy recommendations of the Comp Plan.

C. THE COMP PLAN ANALYSIS THROUGH A RACIAL EQUITY LENS

The Comp Plan requires the Zoning Commission and staff to consider equity as part of its Comp Plan consistency analysis and to do so through a racial equity lens (10-A DCMR § 2501.8). The scope of the review and Comp Plan policies that apply depend on the nature of the proposed zoning action.

One way the Comp Plan seeks to address equity is by supporting additional housing in new developments. The Comp Plan increases drive up housing prices in a way that creates challenges for many residents, particularly low-income residents.

The Comp Plan Framework Element also states that equity is achieved by targeted actions and investments to create equitable opportunities. (10-A DCMR § 213.6.) Further, *“equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices [and] holistically considers land use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, healthcare, technology, workforce development, and employment opportunities.”*

Ultimately, a racial equity analysis is a tool for identifying and addressing structural inequalities and ensuring that all members of the community, regardless of race or ethnicity, can benefit. The Commission requires an analysis of the proposed zoning action through the equity lens, utilizing disaggregated race and ethnicity data.

The Commission's four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. As this is a rezoning, it can be difficult to assess the actual impact that would result from future development on these sites. However, the potential impacts – positive or negative - of new development that would result from the proposed rezoning can be assessed, on the assumption that development consistent with permissions of the new zones would, at some point, be done.

As detailed below, the proposed NMU-8A/CP and NMU-9A/WP zones are, on balance, not inconsistent with the policies and goals of the Comp Plan, particularly when the Comp Plan is read as a whole and in conjunction with other critical planning documents, including the CADG.

PART 1: COMPREHENSIVE PLAN POLICIES

The map amendment proposal is, on balance, not inconsistent with the Citywide Elements of the Comprehensive Plan and would further many policies of the Citywide Elements, and the Rock Creek West Area Element. The following policies would potentially be advanced by the requested rezoning.

Please refer to Appendix II at the end of this report for the full text of the relevant policies.

CITYWIDE ELEMENTS

CHAPTER 3 - LAND USE ELEMENT

- *Policy LU-1.1.1: Future Planning Analysis and Resilience Focus Areas*
- *Policy LU-1.4.6: Development Along Corridors*
- *Policy LU-2.1.1: Variety of Neighborhood Types*
- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*
- *Policy LU-2.1.4: Rehabilitation Before Demolition Policy:*
- *Policy LU-2.1.8 Explore Approaches to Additional Density in Low and Moderate-Density Neighborhoods*
- *Policy LU-2.2.4: Neighborhood Beautification*
- *Policy LU-2.3.2: Mitigation of Commercial Development Impacts*
- *Policy LU-2.3.3: Buffering Requirements*
- *Policy LU-2.4.1: Promotion of Commercial Centers*
- *Policy LU-2.4.6: Scale and Design of New Commercial Uses*

The 2021 Comp Plan changed the land use designation for properties fronting on Connecticut Avenue in the Cleveland Park and Woodley Park areas to medium and high-density levels of residential use respectively. The proposed zones would implement those recommendations by allowing multi-family dwellings consistent with FLUM direction and would require the inclusion of affordable housing consistent with IZ Plus. It is not anticipated that any existing housing would be demolished. Both subject areas are within historic districts which would require the retention of existing contributing structures to help maintain streetscape character and which would govern the extent of new development.

The proposed NMU-8A/CP and NMU-9A/WP zones would allow for growth along these portions of Connecticut Avenue, at a scale consistent with the FLUM. The proposed zones would allow uses and development at a height and density that would be compatible with the adjacent lower density residences, particularly with the transition and setback provisions proposed in zoning combined with the HPRB review of any new construction. The zoning would allow continued ground floor retail and service uses and the introduction of residential uses above structures along Connecticut Avenue.

The Comp Plan recommends Cleveland Park and Woodley Park corridors as areas for future planning analysis. The planning analysis for both areas was undertaken by OP with substantial involvement, input and support from the ANC, neighborhood organizations, business owners, property owners and residents of the wider Cleveland Park and Woodley Park areas and which resulted in the CADG. The proposed zoning would provide opportunities to help meet identified needs of the city as enumerated in the policy direction of the Comp Plan, while at the same time providing an opportunity for inclusive and equitable housing growth, additional retail opportunities, and main street activation that would benefit the neighborhood as recommended by the CADG.

CHAPTER 4 – TRANSPORTATION ELEMENT

- *Policy T-1.1.7: Equitable Transportation Access*
- *Policy T-1.2.1: Major Thoroughfare Improvements*
- *Policy T-1.3.1: Transit-Accessible Employment*

Both corridors are served by a metro station, the Cleveland Park and Woodley Park Metro Stations, as well as frequent bus lines. With the possible increase in housing and affordable housing opportunities, residents and workers would have access to transportation options and could open opportunities for jobs in the area. Along with the increase in housing, retail and services uses, the CADG encourages urban design improvements along the corridors and around the Metro stations, which would be largely administered through the Public Space and HPRB review processes, and which could encourage greater use of the transit system.

CHAPTER 5 – HOUSING ELEMENT

- *Policy H-1.1.1: Private Sector Support*
- *Policy H-1.1.2: Production Incentives*
- *Policy H-1.1.3: Balanced Growth*
- *Policy H-1.1.4: Mixed-Use Development*
- *Policy H-1.1.8: Production of Housing in High-Cost Areas*
- *Policy H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority*
- *Policy H-1.2.2: Production Targets*
- *Policy H-1.2.3: Affordable and Mixed-Income Housing*
- *Policy H-1.2.5: Moderate-Income Housing*
- *Policy H-1.2.7: Density Bonuses for Affordable Housing*
- *Policy H-1.2.9 Advancing Diversity and Equity of Planning Areas*
- *Policy H-1.2.11 Inclusive Mixed-Income Neighborhoods*
- *Policy H-1.3.1: Housing for Larger Households*
- *Policy H-1.3.2: Tenure Diversity*
- *Policy H-1.4.6: Whole Neighborhood Approach*
- *Policy H-1.5.1: Land and Building Regulations*
- *Policy H-1.6.5: Net-Zero, Energy Efficient Housing*
- *Policy H-2.1.4: Avoiding Displacement*

The proposed map and text amendments would provide significant opportunities for the provision of new housing, where housing does not currently exist, consistent with the Comp Plan direction, while the application of IZ Plus would facilitate the provision of affordable housing along the corridor.

The RCW Planning Area has the least amount of dedicated affordable housing of any Planning Area in DC. The Mayor's Housing Equity Report set a goal of 1,990 new affordable units for RCW by 2025. Since 2019, the RCW Planning Area has made the least amount of progress in meeting this goal, achieving only 11.6% of the target in 2024. Both Cleveland Park and Woodley Park are considered high-cost, high-opportunity areas with limited dedicated affordable housing. The proposed zones would permit more housing than the current zones, consistent with the FLUM designation and would encourage the construction of new housing including affordable units along the corridor. IZ Plus would be applied to all new residential development to encourage the provision of affordable units in all new development.

While zoning in DC does not establish specific requirements or targets for particular dwelling unit size, tenure, or target resident, the zoning would permit the range of potential housing types in either, or both, rental and home-ownership tenure.

CHAPTER 6 – ENVIRONMENTAL PROTECTION ELEMENT

- *Policy E-1.1.2: Urban Heat Island Mitigation*
- *Policy E-2.1.2: Tree Requirements in New Development*
- *Policy E-3.2.2: Net-Zero Buildings⁴*

Because there is no specific project at this time, the environmental benefits of new development cannot be immediately assessed. However, any new development would be subject to applicable green building standards and other environmental regulations. The proposed map and text amendment would further broaden environmental and climate resilience goals of allowing additional housing, retail, and employment opportunities in existing walkable neighborhoods.

CHAPTER 7 – ECONOMIC DEVELOPMENT ELEMENT

- *Policy ED-2.2.3: Neighborhood Shopping*
- *Action ED-2.2.B: Retail Ceiling Heights*
- *Policy ED-3.1.1: Neighborhood Commercial Vitality*

The proposed zoning would support additional shopping opportunities in the neighborhood by continuing to require ground floor uses along the corridor to better meet the demand for basic goods and services for the surrounding neighborhood. The proposal would also result in a stronger customer base for retail establishments, through increased residential density. The maximum 2.0 FAR of retail or other commercial use provides the flexibility to expand businesses to the second floor, if needed, and allows for an expansion in the variety of businesses.

CHAPTER 9 – URBAN DESIGN ELEMENT

- *Policy UD-1.4.1: Thoroughfares and Urban Form*
- *Policy UD-2.1.6: Minimize Mid-Block Vehicular Curb Cuts*
- *Policy UD-2.1.7: Streetscapes That Encourage Activation*
- *Policy UD-2.1.8: Special Streetscape Design Guidelines*
- *Policy UD-2.2.1: Neighborhood Character and Identity*
- *Policy UD-2.2.2: Areas of Strong Architectural Character*
- *Policy UD-2.2.3: Neighborhood Mixed-Use Centers*
- *Policy UD-2.2.4: Transitions in Building Intensity*
- *Policy UD-2.2.5: Infill Development*
- *Policy UD 4.1.1: Capital Improvements and Urban Design*
- *Policy UD-4.2.1: Scale and Massing of Large Buildings*
- *Policy UD-4.2.2: Engaging Ground Floors*
- *Policy UD-4.2.3: Continuity and Consistency of Building Frontages*
- *Policy UD-4.2.4: Creating Engaging Facades*
- *Policy UD 4.2.6: Active Facades*
- *Policy UD-4.3.4: Rooftop Penthouses*

The proposed new neighborhood commercial zoning would address many Urban Design policy statements, through the incorporation of streetscape character and neighborhood transition guidelines from the CADG. Additionally, as individual developments take place, many other policies would be implemented through HPRB review to enhance the historic neighborhood character envisioned for the historic district and the CADG, or through Public Space Committee review.

CHAPTER 10 – HISTORIC PRESERVATION

- *Policy HP-1.6.3: Enhancing the District's Historic Character*
- *Policy HP-1.6.4: Downtown and Neighborhood Character*
- *Policy HP-1.6.5: Commercial Signage*
- *Policy HP-2.1.2: Spatial and Landscape Character of L'Enfant Plan Streets*
- *Policy HP-2.1.4: Enhancing Washington, DC's Urban Design Legacy*
- *Policy HP-2.5.1: Rehabilitation of Historic Structures*
- *Policy HP-2.5.2: Adaptation of Historic Properties for Current Use*
- *Policy HP-2.5.3: Compatible Development*
- *Policy HP-2.5.4: Suitability to the Historic Context*
- *Policy HP-2.5.5: Protecting Historic Building Integrity*
- *Policy HP-2.5.6: Review Process for Local Projects*
- *Policy HP-2.5.7: Reconciliation of Multiple Public Goals*
- *Policy HP-4.1.2: Preservation and Neighborhood Identity*
- *Policy HP-4.1.3: Neighborhood Revitalization*

Both corridors are within historic districts. The proposed new zones allow additional density, height and transitions that would be compatible with buildings within the historic districts. The Historic Preservation Review Board (HPRB) would review all new development or additions for appropriate setbacks, heights, façade treatments, materials and compatibility with the historic resources and character of the area.

CHAPTER 23 - ROCK CREEK WEST AREA ELEMENT

Cleveland Park and Woodley Park are in the Rock Creek West Area Element which outlines planning and development priorities including:

- increasing affordable and moderate-income housing units within new market rate projects;
- attracting non-residential uses to provide a wider range of neighborhood serving retail and service;
- encouraging developments that would improve the vibrancy of pedestrian oriented corridors; and

The proposed zoning text and map amendment would allow for more housing and affordable housing while also creating retail opportunities. The proposed density, consistent with the Comp Plan policy direction, would allow for more housing units to support local businesses.

The proposed zoning would incorporate Rock Creek West recommendations that would encourage a vibrant pedestrian corridor.

- *Policy RCW-1.1.1: Neighborhood Conservation*
- *Policy RCW-1.1.3: Conserving Neighborhood Commercial Centers*
- *Policy RCW-1.1.4: Infill Development*
- *Policy RCW-1.1.5: Preference for Local-Serving Retail*
- *Policy RCW-1.1.7: Housing for Older Adults and Persons with Disabilities*

Along the corridor there are a number of underutilized properties which could utilize the additional height and density permitted by the Comp Plan. The proposed zoning would allow for mixed-use developments, including housing and affordable housing along the corridor, with expanded

opportunities for retail and service uses and furthering the housing and affordable housing goals of the Comp Plan. The proposed zones would require setbacks and transitions to adjacent low density residential neighborhoods.

The proposed zoning would require ground floor retail along the corridor in all new developments with required door spacing, requirements that the floor level of retail be at grade with the sidewalk, and for parking and loading access from the rear and not from Connecticut Avenue, to mitigate impacts and create a vibrant streetscape.

Rock Creek West Element Policy Focus Areas

The site is within the **Connecticut Avenue Corridor Policy Focus Area**. The proposed text and map amendment is the next step in implementing the recommendations of the Comp Plan and the CADG for this policy focus area.

- ***Policy RCW-2.1.1: Connecticut Avenue NW Corridor***
- ***Policy RCW-2.1.2: Infill Development***
- ***Policy RCW-2.1.3: Cleveland Park Retail Enhancement***

The proposed zoning encourages the retention of positive qualities of the corridor. The new zones offer opportunities for additional housing, including affordable and moderate-income units, through the application of IZ Plus to new development. The additional housing could expand the retail market for local businesses to serve. The proposed zoning continues to permit most forms of retail, service and office uses along the both corridors. Many other CADG guidelines will be implemented as part of any new development through HPRB and Public Space Review processes.

Potential Inconsistencies with Specific Comp Plan Policies

If approved, this map amendment could provide an opportunity for new development consistent with the intent of the Comp Plan and CADG. Through HPRB review there will be additional opportunities for development to address urban design and compatibility with buildings within the historic districts.

- ***Policy ED-3.2.6: Commercial Displacement***

Avoid displacement of small, minority, and local businesses due to rising real estate costs. Develop programs to offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices. Also consider enhanced technical support that helps long-standing businesses grow their revenues and thrive in the strengthening retail economy. 714.11

The proposed map amendment could impact small business retention within the existing structures. Like most commercial corridors, there are typically some vacant commercial spaces. However, should a commercial building with a retail tenant choose to redevelop, this could lead to displacement, at least temporarily, for some small businesses. While the rezoning could also result in additional new commercial space on the site or along these sections of the Connecticut Avenue corridor, it could be at a higher cost to small and minority-owned businesses. However, redevelopment could also create new retail opportunities, and an increased population base to support small and minority-owned businesses in the area. On balance, while the rezoning could have some impacts on existing businesses, any new development would happen over time, and overall, the impact should be minimal or mitigated by the increased population base to support local businesses and new opportunities for location of businesses.

PART 2: COMMUNITY OUTREACH AND ENGAGEMENT

Cleveland Park

In Cleveland Park, the community most impacted by the proposed zoning action is the area identified in the CDG as the area around the Cleveland Park Mixed Use Corridor. The area generally consists of commercial properties fronting Connecticut Avenue between Porter Street, NW to the north and Macomb Street, NW to the south with a small number of lots fronting on Ordway and Newark Streets.

Woodley Park

The Woodley Park community most impacted by the zoning action would be the area also identified in the CADG around the Woodley Park Mixed Use Corridor. The area generally consists of lots fronting on Connecticut Avenue between Woodley Road, NW, Calvert Street, NW and along 24th Street, NW with a small number of lots fronting on Calvert Street, NW and Woodley Place, NW.

Community Participation/Outreach Efforts

Following the approval of the 2021 Comp Plan, OP, ANC-3C and various other community organizations began the planning analysis for the Connecticut Avenue Commercial Corridor as recommended by the Comp Plan. Goals for community engagement were established and included:

1. *Design and implement creative and meaningful ways to invite residents to participate in the planning process.*
2. *Engage a diverse audience in the process, and amplify underrepresented voices.*
3. *Obtain robust ideas for creating expanded housing opportunities for current and future residents across broad demographic lines and increase access to the corridor's rich amenities.*

These goals were achieved through:

- Various in-person and online activities which were open to the general public or targeted to specific groups.
- Two in-person Community Design Conversations.
- An online design survey to explore future development potential and public space enhancements in Woodley Park and Cleveland Park.
- Focus group conversations with targeted groups/ perspectives.
- Pop-ups at neighborhood events.
- Door-to-door discussions with local business owners.
- Presentations to, and engaging ANC-3C and local civic groups: Cleveland Park and Woodley Park Community Associations, Cleveland Park Historical Society, Cleveland Park Smart Growth, and the Cleveland Park and Woodley Park Main Street organizations in promoting and hosting engagement activities and dialogue.
- A five-week comment period of the draft Connecticut Avenue Development Guidelines.

As part of the Connecticut Avenue Development Guidelines planning process, OP held two in-person Community Design Conversations and an online design survey to explore future development potential and public space enhancements in Woodley Park and Cleveland Park. Participants shared their thoughts with staff and neighbors and explored different design approaches for incorporating larger developments into the neighborhood. Responses from both

the in-person workshops and the online survey showed majority support for greater densities along the corridor that result in the creation of more market-rate and affordable housing units.

Staff from the Historic Preservation Office was also present at many of the events and the draft Connecticut Avenue Development Guidelines was presented to HPRB at a public hearing on May 25, 2023.

A project website was established for the duration of the planning process to which a record of all the outputs shared and key feedback received were posted for public review and comment. At all events, opportunities for feedback were provided, which in turn informed the development guidelines.

OP continues to be committed to community engagement throughout the current text and map amendment process towards implementing the recommendations of the Comp Plan and the guidelines of the CADG. The following are the main OP engagements, not including one-on-one discussions and email exchanges:

January 1, 2025	OP met with ANC-3C to discuss the best way to proceed with the zoning recommendations of the CADG.
January 31, 2025	OP met with a community member regarding the retention of the Eating and drinking establishment limitations in Cleveland and Woodley Park.
February 2, 2025	OP made a presentation to ANC-3C Planning, Zoning Historic Preservation Education and Development Committee. Responded to questions on IZ in current height and density proposed, timing of review, posting on web site, and document the Zoning process.
February 4, 2025	OP Presentation at a full ANC-3C Public Meeting. Presentation posted on ANC-3C website.
February 4, 2025	OP Presentation given to Cleveland Park Smart Growth to be used in their Newsletter.
February 12, 2025	OP met with a property owner who wanted to file for map amendment in Woodley Park but encouraged to wait until after the rezoning process.
February 18, 2025	OP presented at an ANC-3C scheduled meeting.
March 11, 2025	OP presented to the Woodley Park Community Association.
April 1, 2025	OP made a presentation to Cleveland Park Main Street. Encouraged to remove fast food limitations.
April 3, 2025	OP made a presentation to Cleveland Park Smart Growth.
April 15, 2025	OP mailed a notice (not required) to property owners, ANC-3C and property owners within a 200 feet radius of the Cleveland Park and Woodley Park areas.
	Posting on OP website with a dedicated email address ConnecticutAvenuerezoning@dc.gov for the project.
June 16, 2025	OP had a discussion with representatives of the Cleveland Park Community Association

If the application is set down, OP will continue to engage ANC-3C, community organizations, property owners and the public to discuss the proposed rezonings prior to the public hearing. The

OP report and presentation to the Zoning Commission will also be made available on the OP website for this case.

Potential Impact of the Proposed Zoning Action

There is no expectation that local residents will be displaced, either directly or indirectly, as a result of the proposed text and map amendment. This zoning action would continue to enable mixed-use redevelopment on the commercial properties, but with a more substantial residential component including introducing dedicated affordable housing along the corridors, consistent with Comp Plan policy direction. Rather, the zoning action would provide new opportunities for housing for residents of the neighborhood and of DC. No low density residential areas would be rezoned as part of this initiative.

Displacement pressures on existing businesses could be intensified by the proposed text and map amendment. These could be mitigated through other technical assistance such as that administered by the Main Street organization. In addition, the new regulations would require the provision of ground floor retail space which could accommodate existing businesses and provide opportunities for larger or improved commercial spaces.

The proposed zoning and map amendment appear have been received as generally positive steps to implement established policy, by many members of the ANC, community organization and community members, particularly regarding the opportunity to provide additional housing and affordable housing. There have been some concerns expressed regarding compatibility of future buildings with the historic district, parking and the continued issue of traffic impacts along the corridor.

Although developments would be allowed as matter-of-right, because both areas are within historic districts, all development and additions would have to be reviewed by OP’s Historic Preservation staff and HPRB which is a process that is open to the public for input. The proposed zoning text did not incorporate the public space design recommendations of the CADG as these are issues addressed at the time of Public Space Permitting by the Public Space Committee.

PART 3: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY

Part 3 of the Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens for the planning area. The data source is the 2012-2016 and 2019-2023 American Community Survey 5 Year Estimates, available via the OP State Data Center ([ACS DATA](#)). Part 3 also asks if the planning area is on track to meet affordable housing goals, and whether the data shows any *“intersectionality of factors such as race, ethnicity, age, income, gender, or sexual orientation within the area of the zoning action and how might the zoning action impact the intersection of those factors”*.

It can be difficult to assess the impact that would result from future development on these sites. However, the *potential* impact that would result from the proposed zoning map and text amendment can be generally assessed.

Population by Race or Ethnicity

The site is in the Rock Creek West Planning Area (RCW). Table 3 below indicates that the area is has not experienced recent population growth. In 2012-2016, the Planning Area had a population of 91,389 or 13.9% percent of the District-wide total. In the 2019-2023 period, the population decreased to 86,400 and 12.8% percent of the Districtwide total.

However, the area has become somewhat more racially and ethnically diverse. For the Planning Area population in 2019-2023, the population identifying as white decreased by 8.4% and Hispanic by 0.3% from 2012-2016. Meanwhile, the population identifying as Black increased by 1.5% and Asian by 0.3%. As with some other planning areas, the largest percent increase, 5.7%, was for persons who identified as having Two or More Races. Nevertheless, white-identifying residents continue to comprise nearly three-quarters of the Planning Area's population.

Table 3: Race or Ethnicity Districtwide and in the Rock Creek West Planning Area (2012-2016 and 2019-2023)

Race or Ethnicity	District-wide 2012-16	District-wide Percent	RCW 2012-16	RCW Percent	District-wide 2019-23	District-wide Percent	RCW 2019-23	RCW Percent
Population	659,009	100%	91,389	13.9%	672,079	100%	86,400	12.8%
White alone	266,035	40.4%	73,607	80.5%	262,549	39.1%	62,327	72.1%
Black alone	318,598	48.3%	6745	7.4%	290,772	43.3%	7,722	8.9%
American Indian and Alaskan Native alone	2,174	0.3%	293	0.3%	2,044	0.3%	212	0.2%
Asian alone	24,036	3.6%	5,479	6%	27,465	4.1%	5,481	6.3%
Native Hawaiian and Other Pacific Islander alone	271	0.04%	0	0%	378	0.01%	9	0%
Some other race alone	29,650	4.5%	1,552	1.7%	32,338	4.8%	2,227	2.6%
Two or more races	18,245	2.8%	3,622	4%	56,533	8.4%	8,421	9.7%
Hispanic	69,106	10.5%	9,250	10.1%	77,760	11.6%	8,439	9.8%

Median Income

The Rock Creek West planning area continues to have a significantly higher median income than the District as a whole. The 2012-2016, ACS data identify the median household income as \$118,411 for the Planning Area, which was 62% greater than the median Districtwide household income of \$72,935 (Table 2). There was a significant increase of approximately \$34,000 in the Districtwide median household income for the period 2019-2023. This may be expected, given the planning area's high-income base and high-level of educational attainment.

Although the planning area median income increased at nearly the same rate as the citywide median, these gains were not distributed evenly across racial groups. Black or African Americans have the lowest median income in the District as well as in the Planning Area. In fact, between the time periods Blacks or African Americans and Some Other Race experienced a reduction in median income between the two time periods. In the 2012-2016 time period, the difference between the median income of Black or African American and white residents Districtwide was approximately \$52,000. This difference significantly increases in the 2019-2023 period to an approximately \$100,000 difference. The median income in the Planning Area for the 2019-2023 saw a similar difference in the median income for Blacks or African American vs white residents of approximately \$100,000.

Table 4: Median Income Districtwide and in the Mid-City Area (2012-2016 and 2019-2023)

Median Household Income	Districtwide 2012-2016	Districtwide 2019-2023	RCW 2012-2016	RCW 2019-2023
Total Median	\$72,935	\$106,287	\$118,411	\$152,529
Asian Alone	\$91,453	\$121,619	\$91,732	\$121,202
Black or African American	\$40,560	\$60,466	\$76,527	\$74,363
Hispanic or Latino	\$60,848	\$106,435	\$89,692	\$120,638
American Indian and Alaskan Native	\$51,306	\$63,617	\$47,168	n/a
Native Hawaiian and Other Pacific Islander	n/a	n/a	n/a	n/a
Some Other Race	\$48,047	\$74,754	\$100,817	\$85,465
Two or More Races	\$83,243	\$116,869	\$82,692	\$153,640
White	\$119,564	\$166,774	\$128,941	\$174,547

General Characteristics

Between 2012-2016, the unemployment rate in the Planning Area was at 3.5%, which was substantially lower than the District at 8.7% (Table 5). Although the rate of the District fell in 2019-2023 to 6.5% that of the Planning Area's increased to 4.1%, but remained well below that of the District as a whole.

The housing cost burden in the Planning Area was over 7 percentage points lower than that of the District during both the 2012-2016 and 2019-2023 time periods. The poverty rate of the Planning Area 2012-2016 was lower than the District as a whole by approximately half but in the 2019-2023 period the poverty rate in the District and the Planning Area both fell making poverty level Districtwide and in the Planning Area both below 10%.

Table 5: General Characteristics of the Rock Creek West and District (2012-2016 and 2019-2023)

Characteristic	Districtwide (2012-2016)	RCW (2012-2016)	Districtwide (2019-2023)	RCW (2019-2023)
Unemployment Rate	8.7%	3.5%	6.5%	4.1%
Cost Burdened Households	38.6%	31.1%	34%	27.7%
Below Poverty Rate	17.9%	9%	14.5%	7.0%

Median Age and Vulnerable Populations

The Rock Creek West planning area's median age decreased between the two study periods. In the 2012-2016 time period, the median age of residents in Rock Creek West was slightly older. However, it was slightly younger in the 2019-2023 time period. When race is considered, the data shows that the Black residents and American Indian and Alaskan Native were older than most of the other groups during the two periods.

Table 6: Median Age (2012-2016 and 2019-2023)

Median Age	District 2012-2016	District 2019-2023	RCW 2012-2016	RCW 2019-2023
Total Population	37.7	35.5	38.2	34.0
Asian Alone	36.5	35.6	37.8	34.7
Black or African American	33.4	38.1	39.1	39.9
Hispanic or Latino	28.4	32.2	33.7	32.0

Median Age	District 2012-2016	District 2019-2023	RCW 2012-2016	RCW 2019-2023
American Indian and Alaskan Native	32.2	41.1	35.4	40.8
Native Hawaiian and Other Pacific Islander	30.8	n/a	n/a	n/a
Some Other Race	28.0	28.8	31.9	30.4
Two or More Races	19.8	30.8	31.1	31.0
White Alone	40.4	35.3	39.6	33.4

Vulnerable or Special Populations

Table 7 shows that the percentage of persons 65 years or older in the planning area between 2019-2023 was about 10% lower than the Districtwide percentage. Between 2012-2016 and the 2019-2023 time periods there was a 2% decline in the percentage of persons 65 years or older Districtwide while there was a 2% increase in the percentage of persons 65 years or older in the planning area. For persons under 18 years, the percentages of persons has remained nearly the same both Districtwide and in the RCW planning area. The disability rate Districtwide has remained fairly constant while that of the Planning Area has risen, but continues to be lower than the Districtwide rate.

Table 7: Age/Vulnerable Populations in the District and the Planning Area

Vulnerable Population	District 2012-2016	District 2019-2023	RCW 2012-2016	RCW 2019-2023
Persons 65 and Older	34.2%	32.3%	20.8%	22.0%
Persons Under 18	4.5%	4.5%	1.7%	2.0%
Percent Disable	11.3%	11.0%	5.7%	7.5%

Housing Tenure

More residents in Rock Creek West own their home than in the District as a whole – 53.7% compared to 41.1% in 2019-2023. The homeownership rate in the planning area decreased slightly over the two survey periods, while there was a small increase District-wide. The homeownership rate among white households had a slight decrease between the time periods, as opposed to citywide, where white ownership decreased by approximately 1%. Black homeownership decreased in the planning area, although somewhat less than the citywide trend. There was an increase in renter occupancy for blacks and a decrease for Whites. The Asian population has the largest increase in percentage of homeownership in the 2019 to 2023 period of 15%. Many other racial groups also experienced a slight decrease in homeownership and an increase in rentals.

Table 8- Owner Occupied and Rental Households Districtwide and in the Planning Area

Owners/ Renters		Districtwide 2012-2016	District wide 2019-2023	RCW 2012-2016	RCW 2019-2023
Total	Owner Households	40.7%	41.1%	55.1%	53.7%
	Renter Households	59.3%	58.9%	44.9%	46.3%
Asian Alone	Owner Households	43.1%	41.4%	33.0%	48.2%
	Renter Households	56.9%	58.6%	67.0%	51.7%

Owners/ Renters		Districtwide 2012-2016	District wide 2019-2023	RCW 2012-2016	RCW 2019-2023
Black or African American	Owner Households	46.6%	34.8%	29.3%	27.5%
	Renter Households	53.4%	65.1%	70.7%	72.6%
Hispanic or Latino	Owner Households	30.9%	36.4%	51.8%	43.6%
	Renter Households	69.1%	63.6%	48.2%	56.2%
American Indian and Alaskan Native	Owner Households	32.8%	19.6%	50.8%	40.7%
	Renter Households	67.2%	80.3%	49.2%	59.3%
Native Hawaiian and Other Pacific Islander	Owner Households	9.1%	31.8%	0%	0.0%
	Renter Households	90.9%	68.2%	0%	0.0%
Some Other Race	Owner Households	17.5%	28.7%	37.3%	29.9%
	Renter Households	82.5%	71.3%	62.7%	70.1%
Two or More Races	Owner Households	32.7%	41.3%	33.8%	47.0%
	Renter Households	67.3%	58.7%	66.2%	53.0%
White Alone	Owner Households	47.8%	48.0%	59.9%	58.8%
	Renter Households	52.2%	52.6%	41.2%	57.6%

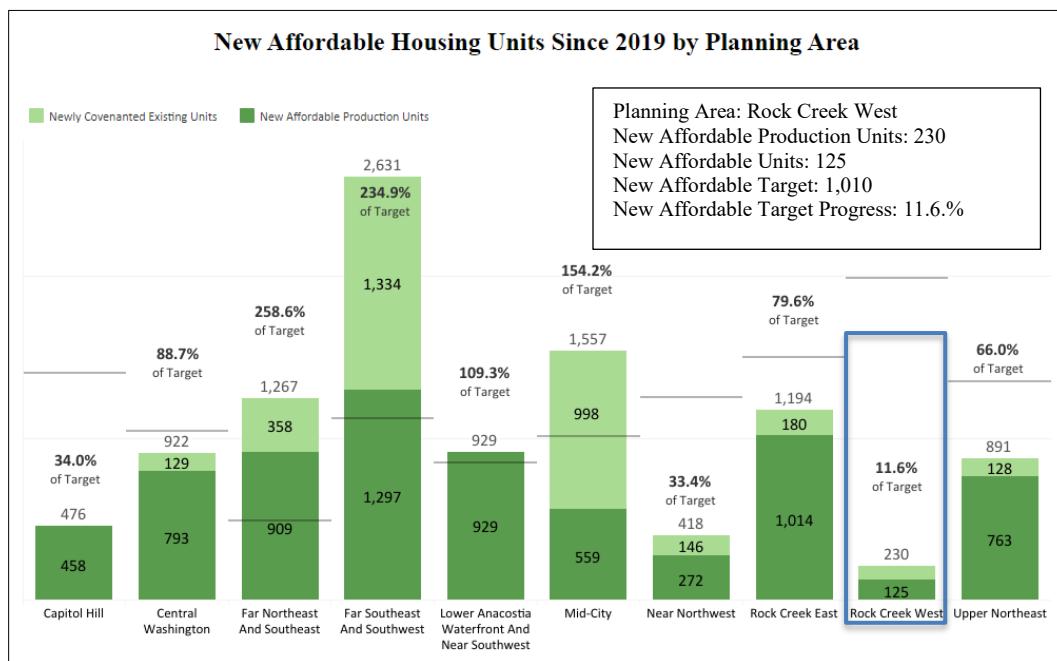
The rising cost of housing in the District limits the ability to provide housing for a variety of household types, including family, senior housing, rental and ownership housing, and housing for all income levels. Given the land use characteristics of the District, only a small amount of the total land area (28.1 percent) is dedicated to residential use (205.3). Scarcity of land increases the cost of new housing, limits the availability of housing, and intensifies housing cost burdens, particularly for lower- and middle-income households. The Comprehensive Plan states that *“residents of color are a majority of lower-income households in the District and, therefore, face a disproportionate share of the problems caused by housing insecurity and displacement”* (206.4).

The Comprehensive Plan recognizes that without increased housing the imbalance between supply and demand will drive up housing prices in a way that creates challenges for many residents, particularly low-income residents. The Comprehensive Plan further recognizes the importance of inclusionary zoning requirements in providing affordable housing opportunities for households of varying income levels.

Applying the lens of racial equity to zoning actions would target support to communities of color. The Comprehensive Plan states that *“residents of color are a majority of lower income households in the District and therefore face a disproportionate share of problems caused by housing insecurity and displacement. (206.4).*

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

Part 3 also asks if the planning area is on track to meet affordable housing goals. The Mayor’s housing goals include the production of 12,000 new affordable units citywide for households earning below 80% of Median Family Income (MFI). The Deputy Mayor for Planning and Economic Development (DMPED) provides regular updates ([DMPED 36,000 by 2025 Dashboard](#)) on how each planning area is progressing in meeting their portion of the affordable housing target. The most recent update (December 2024) indicates that the Rock Creek West planning area is, by far, more distant from achieving its goal than any other planning area. The proposed map and text amendment would provide opportunities for additional housing along major corridor, including affordable housing consistent with IZ+..



PART 4: ZONING COMMISSION EVALUATION FACTORS

Pursuant to the Racial Equity Tool, the Commission will use the following criteria, themes and questions, along with data provided in the filings in its evaluation of the proposed text and map amendment’s consistency with the Comp Plan, as viewed through a racial equity lens. Overall, the proposed text and map amendment would advance many of the policies related to racial equity in the provision of housing, job creation, the advancement of arts and culture and assist in the revitalization of an underserved area.

Table 9 below provides the OP response to themes/questions from the Racial Equity Tool, based on Comp Plan policies related to racial equity, that are anticipated to have positive or negative impacts and/or outcomes as a result of the proposed text and map amendment.

Table 9 - Proposed Zoning Action / Racial Equity

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The text and map amendment would not likely result in the direct displacements of residents. The zoning action itself would have no physical impact until a property owner chooses

Factor	Question	OP Response
		to move forward with a redevelopment. While this could result in the displacement of existing businesses, the text and map amendment would also provide opportunities that may enable existing or new businesses to relocate or expand within the community.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	<p>OP does not anticipate indirect displacement of residents as a result of this zoning action. The amendments provide opportunities for existing residents to stay in the neighborhood if they downsize.</p> <p>Likewise, OP does not anticipate indirect displacement of businesses. Rather, additional residents along the Connecticut Avenue corridor could benefit local businesses by increasing their customer base and labor market.</p>
Housing	<p>Will the action result in changes to:</p> <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	<p>The text and map amendment would enable additional market rate housing along the corridor, and new dedicated affordable housing which does not currently exist. This could benefit current and future residents of the area and the city as a whole by providing greater housing choice in terms of housing location, cost and type. In general, the provision of market rate and affordable housing should help to ease upward pressure on housing costs in the area and the city.</p> <p>The proposal also includes provisions to lessen the potential impact of new development on adjacent single-and multifamily areas.</p>
Physical	<p>Will the action result in changes to the physical environment such as:</p> <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Infrastructure Improvements ▪ Arts and Culture ▪ Environmental Changes ▪ Streetscape Improvements 	<p>The CADG outlines a number of streetscape and public space improvements envisioned for this portion of the Connecticut Avenue Corridor. While many of these are outside the scope of zoning, as they apply to sidewalk and roadway treatments, the proposed zoning text includes many design and siting related guidelines, not present in current zoning, to foster an improved streetscape.</p> <p>Any new construction would be held to all current and applicable zoning regulation and DOEE environmental standards as well as review by HPRB.</p>
Access to Opportunity	<p>Is there a change in access to opportunity?</p> <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services 	If the zoning action leads to redevelopment of sites, it could result in a temporary increase in construction jobs and a permanent increase in jobs in expanded and new retail and service facilities on the corridor. Overall, the proposal could result in new or improved retail and

Factor	Question	OP Response
		<p>services for new and existing residents of the area.</p> <p>While healthcare uses would not be required by the zoning, they would be permitted in the proposed zones.</p>
Community	<p>How did community outreach and engagement inform/change the zoning action?</p> <ul style="list-style-type: none"> ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?) 	<p>As discussed in <i>Part 2: Community Outreach and Engagement</i> there was significant community outreach, engagement, input and agreement through the development of the Comp Plan and CADG.</p> <p>The proposed map and text amendment has incorporated the relevant recommendations of the CADG. OP met with representatives of the ANC and made presentations to the ANC and various community organizations and received generally positive feedback. In addition, OP sent a letter of Intent to File with a summary of the proposed amendments to all property owners within the area of the text and map amendments and owners within 200 feet of the corridor.</p> <p>Changes proposed by OP that were not recommended by the CADG include:</p> <ul style="list-style-type: none"> • removing two lots within the Woodley Park area that are currently in the NMU-4 zone and would be upzoned to the NMU-8A zone. The properties are developed with row dwellings, and do not front on Connecticut Avenue or Calvert Street which are the designated streets of the new zone. One of the property owners also requested that the lot not be included in the area to be granted increased density and height as it is a single-family residence. • In the Cleveland Park Area, a single lot that is developed with a single family detached house along Newark Street, and is split zoned, R-1B and NMU-4, would be rezoned to the R-1B zone. <p>Setting down the proposal will grant OP the opportunity to continue working with the ANC, community organizations, property and business owners and adjacent residents to refine the proposal.</p>

VI. CLEVELAND PARK DEVELOPMENT GUIDELINES

The 2021 Comp Plan update amended Citywide and Area policies as well as the Future Land Use Map and the Generalized Policy Map designations along Connecticut Avenue NW in the Cleveland Park and Woodley Park Neighborhood Mixed Use corridors. The amendments allow greater heights and densities in mixed use developments to support citywide housing equity goals

which encourages the provision of opportunities for more housing, including affordable housing, as well as neighborhood serving retail and service uses.

The Comp Plan also placed the Connecticut Avenue NW corridor within a Future Planning Analysis Area. Accordingly, OP initiated the Connecticut Avenue Development Guidelines to guide future changes to the built environment. Following analysis and discussions with the ANC, community groups, individuals, the Historic Preservation office and HPRB, and other district agencies, the CADG was approved in September 2023. Generally, the CADG outlines Building Design and Streetscape Design Guidelines.

Building Design Guidelines:

The building design guidelines for Cleveland Park and Woodley Park outline ways “*to achieve compatibility through design strategies that address building massing and height transitions, façade modulation, rooftops, streetwall design and activation, building projections, materials, and articulation.*” The Building Design Guidelines are structured around six principles (p. 19)

- *PRESERVATION: Use redevelopment opportunities to restore, preserve, and enhance neighborhood historic assets, structures, and design details.*
- *HOUSING: Leverage the Comprehensive Plan land use policy direction to increase housing options at various income levels and household sizes.*
- *HARMONY: Design new buildings and building additions to highlight neighborhood assets, be in harmony with existing historic buildings, and respect existing neighboring residences.*
- *ACTIVITY Enliven the public realm with design elements that promote a welcoming and active street life, celebrate the history of the neighborhood, and showcase design creativity.*
- *SUSTAINABILITY Use site and building design systems and materials that reduce energy and water use, steward the environment, and connect people to nature.*
- *COORDINATION Coordinate development activities to minimize impacts on existing residents and businesses while allowing people to continue to engage in their daily activities.*

CADG includes guidelines to achieve these principles:

- **Architectural Compatibility** - Address the relationship between new development and the existing historic character of Cleveland Park and Woodley Park corridors as well as the surrounding low and moderate density residential areas.
- **Historic Preservation** - Supplement existing historic preservation laws and policies. The unique designs and features of existing historic buildings and contributing buildings should be preserved. Upper floor additions to contributing buildings must preserve the underlying structure and avoid substantial demolition.
- **Building Height and Massing** - Massing should be varied and interesting, and provide transitions to adjacent buildings of substantially different height and mass. The guidelines address building density and height, with an emphasis on ground floor retail and service uses guided by the recommendations established in the Comp Plan.
- **Building Streetwall Activation** - Street wall of new buildings should be designed to contribute to public life by promoting an active, safe, and vibrant public realm.

- **Building Materials and Articulation** - Building materials and their articulation should ensure design quality and compatibility of new development with existing buildings in the Cleveland Park and Woodley Park Historic Districts.

The CADG further describes how the guidelines would be incorporated into review of proposals by the Historic Preservation Review Board, and into the creation of new zoning, consistent with the Comp Plan direction, for the Woodley and Cleveland Park nodes.

Streetscape Design Guidelines

The CADG envisions Connecticut Avenue as a corridor that builds upon its historic character and natural features. The Streetscape Guidelines provide “*detailed guidance to celebrate and build on the corridor’s architectural, functional, and landscape character. Street trees, ground cover planting, paving, and lighting will serve as unifying elements to provide a cohesive landscape character. Features such as furnishings, public art, special paving, and wayfinding elements will help to define unique, distinct, memorable places along the corridor.*” The streetscape guidelines are guided by the following six principles:

- **CONNECTIVITY:** *Enhance the safety and comfort for all public space users and introduce creative wayfinding solutions to leverage the Zoo’s proximity to the Cleveland Park and Woodley Park Metro station areas.*
- **LIVABILITY:** *Create an inclusive and vibrant corridor that provides opportunities for outdoor dining, gathering, play, and socializing for residents and visitors of all ages, abilities, and socio-economic backgrounds.*
- **COMFORT:** *Integrate best practices in environmental sustainability to reduce the impacts of a warming climate and create a comfortable pedestrian realm year-round.*
- **BEAUTIFICATION:** *Extend the corridor’s rich landscape into the commercial areas to enhance their visual character and create a distinct sense of place.*
- **HISTORY:** *Celebrate the history, architecture, and unique physical characteristics of the corridor.*
- **STEWARDSHIP:** *Ensure the continued functionality of the street to support area businesses with consideration of long-term maintenance of proposed improvements.*

Public realm guidelines relate primarily to street and sidewalk design, so are outside the scope of zoning. These guidelines would not typically be included in zoning, but would rather be administered through the Public Space Permitting process. However, aspects of the public space guidelines – such as livability – can be impacted by the zoning, particularly the proposed ground floor use and design requirements.

Zoning Response to CADG Guidance

The CADG does not recommend specific zoning designations but gives overall building height, density to implement the policies established in the Comp Plan, including the FLUM. The proposed zones are intended to implement this direction as well as incorporate applicable guidelines from the CADG. Those guidelines were also built upon and supplement the Urban Design Guidelines of the Comp Plan.

The CADG urban design guidelines were assessed to see which would be appropriate for incorporation into the proposed Zoning Regulations. The aim is for the creation of zoning to address Comp Plan direction, particularly to increase housing opportunities, and simultaneously

provide provisions that address streetscape, neighborhood character, and activation guidelines of the CADG.

The proposed zoning along the corridor in both areas is intended to address these goals through the provision of requirements, such as the following:

- Require ground floor retail, service, and other non-residential uses;
- Require building setbacks;
- Encourage a strong relationship between retail spaces and the street; and
- Govern the location of commercial and residential entrances and access to parking and loading.

Not every provision of the CADG is relevant to zoning for this area or could be implemented through zoning. Provisions that are outside the scope of the Zoning Regulations would be relevant to other agencies' approval processes. The design guidelines are intended to be used by other agencies such a DDOT, HPRB, the Public Space Committee, various entities including private property owners, developers, design professionals, and community groups as they develop or review proposals.

VII. SUMMARY OF PLANNING CONTEXT ANALYSIS

On balance, the proposed text amendment is not inconsistent with the 2021 Comp Plan, including the proposed building density, height, and use as indicated on the FLUM; with the guidelines and descriptions within the Connecticut Avenue Development Guidelines; and with the objectives of the Rock Creek West Roadmap.

The Comp Plan maps and text provide a clear and definitive set of policy objectives that are supported by the proposed zoning, in particular the very strong policy language to provide housing and affordable housing, retail and service uses and preserve the historic character of both corridors. The proposed zoning text and map amendment would permit the provision of new housing and affordable housing along the Cleveland Park and Woodley Park mixed-use corridors. The proposal would also encourage the expansion of neighborhood retail and service uses, establish building setbacks and step-backs, and design guidelines to ensure an active streetscape along Connecticut Avenue, and to lessen potential impacts on the adjacent residential uses and historic resources.

VIII. ATTACHMENTS

Attachment I – Proposed Text Amendment

Attachment II – Comprehensive Plan Policy Statements

ATTACHMENT I - PROPOSED TEXT AMENDMENTS

CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-8A/CP

The proposed amendments to the text of the Zoning Regulations is to replace the existing Chapter 5, Cleveland Park Neighborhood Mixed-Use Zone, NMU-4/CP with a new Chapter 5, Cleveland Park Neighborhood Mixed-Use Zone, NMU-8A/CP zone as follows:

The general Neighborhood Commercial Zone provisions of Subtitle H CHAPTER 1 – INTRODUCTION TO NEIGHBORHOOD MIXED-USE (NMU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR NEIGHBORHOOD MIXED-USE (NMU) 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 H, NEIGHBORHOOD MIXED-USE (NMU) ZONES

A new Chapter 5, CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-8A/CP to replace CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-4/CP ZONE in Subtitle H, NEIGHBORHOOD MIXED USE (NMU) to read as follows:
CHAPTER 5 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE — NMU-8A/CP

500 PURPOSE AND INTENT

500.1 The purposes of the NMU-8A/CP zone shall be those of the MU-8A zone, as set forth in Subtitle G § 101, those of the Neighborhood Mixed Use zones, as set forth in Subtitle H § 101, and the following:

- (a) Implement the policies and goals of the 2021 Comprehensive Plan and the Connecticut Avenue Development Guidelines, published by the Office of Planning and dated September 2023;**
- (b) Allow and encourage additional residential development to help meet the need for housing, by accommodating a greater range of resident diversity to advance the District's housing equity goals, and by mapping the NMU-8A/zones as subject to IZ Plus;**
- (c) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (d) Enhance pedestrian activity, safety, and consumer support for businesses in the commercial area;**
- (e) Maintain Connecticut Avenue, N.W. between Porter Street, N.W. and Macomb Street, N.W. as an attractive, active, pedestrian oriented commercial corridor with residences and a convenient mix of neighborhood serving shops and services; and**

(f) **Encourage compatibility of development with the purposes of the Historic Landmark and Historic District Protection Act of 1978.**

500.2 The NMU-8A/CP zone is intended to permit mixed-use development at a medium density.

501 DEVELOPMENT STANDARDS

501.1 The MU-8A zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-8A/CP zone except as specifically modified by this chapter. 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.

502 DESIGNATED USE AREA

502.1 In the NMU-8A/CP zone, the designated use area shall include any lot that fronts on Connecticut Avenue, N.W. Within this area, designated uses shall be provided pursuant to Subtitle H § 6001.

503 DESIGNATED ROADWAY

503.1 In the NMU-8A/CP zone, the designated roadway shall be Connecticut Avenue, N.W. between Porter Street, N.W. and Macomb Street, N.W.

504 DENSITY

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

TABLE H § 505.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
NMU-8A/CP	5.0 (IZ+)	2.0

505 HEIGHT

505.1 In the NMU-8A/CP 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 H § 505.1: MAXIMUM HEIGHT AND NUMBER OF STORIES		
Zone	Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)	Maximum Stories
NMU-8A/CP	75	No Limit

506 PENTHOUSE AND ROOFTOP STRUCTURE

506.1 In the NMU-8A/CP zone, the maximum permitted height of a penthouse or rooftop structure shall be fifteen feet (15 ft.).

506.2 The maximum number of stories for a penthouse or rooftop structure shall be one (1), except a second story shall be permitted for penthouse mechanical space.

507 REAR YARD

507.1 In the NMU-8A/CP zone, a minimum rear yard of twelve feet (12 ft.) above twenty feet (20 ft.) shall be provided.

507.2 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 a line located forty-feet (40 ft.) directly above the rear property.

508 SIDE YARD

508.1 In the NMU-8A/CP, 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.).

509 DESIGN REQUIREMENTS CLEVELEND PARK NMU-8A/CP MIXED-USE ZONE

509.1 In the NMU-8A/CP zone, the following design requirements shall apply to a new building or addition on any lot fronting onto Connecticut Avenue, N.W., Porter Street, N.W., Ordway Street, N.W., Newark Street, N.W., and Macomb Street, N.W.:

- (a)** 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;
- (b)** New buildings shall be designed so as not to preclude an entrance every thirty feet (30 ft.) on average for the linear frontage of the building;
- (c)** Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall be devoted to display windows having clear or clear/low emissivity glass and to entrances to commercial uses or to the building;
- (d)** Display windows should have minimum visibility depth of ten feet (10 ft.) into retail spaces;

- (e) **Each new building entrance with frontage on Connecticut Avenue, N.W. shall have individual public entrance directly at grade with the public sidewalk along Connecticut Avenue, N.W;**
- (f) **On a corner lot that fronts onto both Connecticut Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;**
- (g) **Vehicle parking, loading and trash collection shall be accessed from the alley where an alley exists. Trash and recycling rooms shall be located internal to the building, accessible from the alley, and located at-grade level of the building; and**
- (h) **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 Connecticut Avenue right of way and shall be screened along Connecticut Avenue with designated uses.**

II. Proposed Amendments to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES

The proposed amendments to the text of the Zoning Regulations is to replace the existing Chapter 6, Woodley Park Neighborhood Mixed-Use Zone, NMU-4/WP and NMU-5/WP with a new Chapter 6, Woodley Park Neighborhood Mixed-Use Zone, NMU-9A/WP zone as follows:
A new Chapter 6, WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-9A/WP to replace WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES, NMU-4/WP ZONE and NMU-5A/WP ZONE in Subtitle H, NEIGHBORHOOD MIXED USE (NMU) to read as follows:

CHAPTER 6 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONE — NMU-9A/WP

600 PURPOSE AND INTENT

600.1 The purposes of the NMU-9A/WP zone shall be those of the MU-9A zone, as set forth in Subtitle G § 101, those of the NMU zones, as set forth in Subtitle H § 101, and the following:

- (a) **Implement the policies and goals of the 2021 Comprehensive Plan and the Connecticut Avenue Development Guidelines, published by the Office of Planning and dated September 2023;**
- (b) **Allow and encourage additional residential development to help meet the need for housing, by accommodating a greater range of resident diversity to advance the District's housing equity goals, and by mapping the NMU-9A/zones as subject to IZ Plus;**

- (c) Encourage sustainable, well designed new development that is compatible with the surrounding built environment and contributes to the main street character;
- (d) Enhance pedestrian activity, safety, and consumer support for businesses in the commercial area;
- (e) Maintain Connecticut Avenue, N.W. between Woodley Place, N.W. and Calvert Street, N.W. as an attractive, active, pedestrian oriented commercial corridor with residences and a convenient mix of neighborhood serving shops and services; and
- (f) Encourage compatibility of development with the purposes of the Historic Landmark and Historic District Protection Act of 1978.

600.2 The NMU-9A/CP zone is intended to permit mixed-use development at a high density including additional residential uses above commercial uses.

601 **DEVELOPMENT STANDARDS**

601.1 The MU-9A zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-9A/WP zone except as specifically modified by this chapter. 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.

602 **DESIGNATED USE AREA**

602.1 In the NMU-9A/WP zone, the designated use area shall include any lot that fronts on Connecticut Avenue, N.W. or 24th Street, NW (Square 2203). Within this area, designated uses shall be provided pursuant to Subtitle H § 6001.

603 **DESIGNATED ROADWAY**

603.1 In the NMU-9A/WP zone, the designated roadway shall be Connecticut Avenue, N.W.

604 **DENSITY**

604.1 In the NMU-9A/WP zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:

TABLE H § 604.1: MAXIMUM PERMITTED FLOOR AREA RATIO

NMU-9A/WP Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
West of Connecticut Avenue	6.0 (IZ+)	2.0
East of Connecticut Avenue	5.5 (IZ+)	2.0

605 HEIGHT

605.1 In the NMU-9A/WP zone, the maximum permitted building height, not including a penthouse or rooftop structure, shall be as set forth in the following table:

TABLE H § 505.1: MAXIMUM HEIGHT AND NUMBER OF STORIES		
NMU-9A/WP Zone	Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)	Maximum Stories
West of Connecticut Avenue	90	No Limit
East of Connecticut Avenue	75	No Limit

606 PENTHOUSE AND ROOFTOP STRUCTURE

606.1 In the NMU-9A/WP zone, the maximum permitted height of a penthouse or rooftop structure for mechanical space shall be fifteen feet (15 ft.).

606.2 The maximum number of stories for a penthouse or rooftop structure shall be one (1), except a second story shall be permitted for penthouse mechanical space.

607 REAR YARD

607.1 In the NMU-9A/WP zone, a minimum rear yard of twelve feet (12 ft.) above twenty feet (20 ft.) shall be provided; except on Square 2203 where a rear yard shall not be required.

607.2 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 a line located forty-feet (40 ft.) directly above the rear property except on Square 2203 where this provision shall not be required.

608 SIDE YARD

608.1 In the NMU-9A/WP zone, 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.).

609 DESIGN REQUIREMENTS WOODLEY PARK NMU-9A/WP MIXED-USE ZONE

609.1 In the NMU-9A/WP zone, the following design requirements shall apply to a new building or addition on any lot fronting onto Connecticut Avenue, N.W., Woodley Road, N.W., Calvert Street, N.W., and 24th Street, N.W.:

(a) 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;

- (b) **New buildings shall be designed so as not to preclude an entrance every thirty feet (30 ft.) on average for the linear frontage of the building;**
- (c) **Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall be devoted to display windows having clear or clear/low emissivity glass and to entrances to commercial uses or to the building;**
- (d) **Display windows should have minimum visibility depth of ten feet (10 ft.) into retail spaces;**
- (e) **Each new building fronting on Connecticut Avenue, N.W. shall have an individual public entrance directly at grade with the public sidewalk along Connecticut Avenue, N.W.;**
- (f) **On a corner lot that fronts onto both Connecticut Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;**
- (g) **Vehicle parking, loading and trash collection shall be accessed from the alley where an alley exists. Trash and recycling rooms shall be located internal to the building, accessible from the alley, and located at-grade level of the building; and**
- (h) **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 Connecticut Avenue right-of-way and shall be screened along Connecticut Avenue with designated uses.**

III. Proposed Amendments to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES. Proposed changes to current Zoning Regulations are highlighted and shown in **bold underline**, and deletions from existing text are shown in **~~bold strikethrough~~**.

CHAPTER 10 THROUGH CHAPTER 12 [RESERVED], Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES, is proposed to be amended to read as follows:

The table in Subtitle H § 6000.8 of § 6000, GENERAL USE PERMISSIONS, of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES is proposed to be amended to read as follows:

TABLE H § 6000.8: NMU USE GROUPS		
Use Group A	Use Group B	Use Group C
NMU-3A/MW	NMU-4/TK NMU-4/CP NMU-4/WP NMU-4/GA ...	NMU-5A/WP NMU-7B/H-A ... <u>NMU-9A/WP</u>

	<u>NMU-8A/CP</u>	
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Subsections 6001.2, 6001.3(b) and (e), and 6001.4(c), (d) (e), (f), and (g) of § 6001, DESIGNATED AND RESTRICTED USES of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES are proposed to be amended to read as follows:

6001.2 The NMU zone designated uses, for the purposes of this subtitle, are those permitted in the following use categories subject to any conditions of this section:

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

6001.3 The designated uses shall occupy no less than fifty percent (50%) of the gross floor area of the ground floor level of the building within a designated use area, subject to the following requirements:

- (a) No more than twenty percent (20%) of the ground floor level area shall be financial services, travel agencies, or other ticket offices;
- (b) Except in the NMU-4/CC1, NMU-4/CC2, NMU-4/H-H, NMU-4/H-A, NMU-4/H-R, NMU-5A/H-H, NMU-5A/H-R, NMU-6B/H-H, NMU-7B/H-H, NMU-7B/ES, NMU-7B/H-A, **and NMU-8B/H-H, NMU-8A/CP, and NMU-9A/WP** zones eating and drinking establishments, and fast food establishments where permitted, shall be subject to the following limitations:
 - ...
 - (e) ~~For the purposes of this section the designated use areas of the NMU 4/WP and NMU 5A/WP zones shall be treated as a single zone.~~

6001.4 The following conditions shall apply to the matter-of-right designated uses in a designated use area in the specified NMU zones:

- ...
- (c) ~~In the NMU 4/CP zone, no dwelling unit or rooming unit in existence as of October 1, 1987, shall be converted to any nonresidential use or to a transient use such as hotel or inn; provided, that this restriction shall not apply to the ground floor of the building; that is, that floor that is nearest in grade elevation to the sidewalk;~~
- (d)(c) In the NMU-4/TK, NMU-4/H-H, NMU-5A/H-H, NMU-6B/H-H, NMU-7B/H-H, and NMU-8B/H-H zones, residential uses may also be considered designated uses;
- ...

IV. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

104 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE

104.1 The Cleveland Park Neighborhood Mixed-Use zone (~~NMU-4/CP~~-~~NMNU-8A/CP~~) applies to a compact geographic area surrounding the Cleveland Park Metrorail Station and within the Cleveland Park Historic District, comprising those lots in Squares 2218, 2219, 2222, 2068, 2069, and 2082.

122 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES

122.1 The Woodley Park Neighborhood Mixed-Use zones (~~NMU-4/WP~~ and ~~NMU-5A/WP~~
~~NMU-9A/WP~~) ~~apply~~ applies to a compact geographic area surrounding the Woodley Park/Zoo Metrorail station, and within the Woodley Park Historic District, comprising those lots in Squares 2202 and 2203 and Square 2204.:

(a) ~~Those lots in the NMU-4 zone in Squares 2202 and 2203; and~~
(b) ~~Those lots in the NMU-5A zone in Square 2.~~

V. PROPOSED REZONINGS

1. Rezone Square 2069, Lot 823 from the R-1B and NMU-4/CP zones to the R-1B zone.
2. Rezone Square 2204, Lots 137 and 138 from the NMU-4/WP zone to the RF-1 zone.

ATTACHMENT II - COMPREHENSIVE PLAN**CITYWIDE AND ROCK CREEK WEST ELEMENTS POLICY STATEMENTS****CHAPTER 3 - LAND USE ELEMENT*****Policy LU-1.1.1: Future Planning Analysis and Resilience Focus Areas***

The Generalized Policy Map shows areas of large tracts and corridors where future analysis is anticipated to plan for inclusive, equitable growth and climate resilience. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future analysis process for each area. In certain locations, planning efforts will be undertaken to analyze land use and policy impacts and ways to capitalize on, mitigate, and incorporate the anticipated growth. Current infrastructure and utility capacity should be evaluated against full build-out and projected population growth. The planning process will target issues most relevant to the community that can be effectively addressed through neighborhood planning. Planning analyses generally establish guiding documents, such as Small Area Plans

Development Frameworks, Retail Strategies, or Design Guidelines. Areas anticipated for future planning analysis include the following:

...

- ***Upper Connecticut Avenue NW corridor;***
-

Policy LU-1.4.6: Development Along Corridors

Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design development adjacent to Metrorail stations and corridors to respect the character, scale, and integrity of adjacent neighborhoods, using approaches such as building design, transitions, or buffers, while balancing against the District's broader need for housing. 307.14

Policy LU-2.1.1: Variety of Neighborhood Types

Maintain a variety of neighborhoods, ranging from low-density to high-density. The positive elements that create the identity and design character of each neighborhood should be preserved and enhanced while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability, racial equity, and opportunity. 310.7

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply, including affordable units, and expand neighborhood commerce with parallel goals to preserve historic resources, advance environmental and sustainability goals, and further Fair Housing. The overarching goal to create vibrant neighborhoods in all parts of the District requires an emphasis on conserving units and character in some neighborhoods and revitalization in others, including inclusive and integrated growth and meeting communities and public facility needs. All neighborhoods have a role to play in helping to meet broader District-wide needs, such as affordable housing, public facilities, and more. 310.10

Policy LU-2.1.4: Rehabilitation Before Demolition

In redeveloping areas characterized by vacant, abandoned, and underused older buildings, generally encourage rehabilitation and adaptive reuse of architecturally or historically significant existing buildings rather than demolition. 310.11

Policy: LU-2.1.8 Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods

Notwithstanding Policy LU-2.1.5, explore approaches, including rezoning, to accommodate a modest increase in density and more diverse housing types in low-density and moderate-density neighborhoods where it would result in the appropriate production of additional housing and particularly affordable housing. Build upon the guidance of the April 2020 Single Family Housing Report to diversify the cost of housing available in high-opportunity, high-cost low- and moderate-density neighborhoods, especially near transit. However, neighborhood planning and engagement is a condition predicate to any proposals. Infill and new development shall be compatible with the design character of existing neighborhoods. Minimize demolition of housing in good condition.

310.15

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects that improve the visual quality of neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, murals, improvement or removal of abandoned buildings, street and sidewalk repair, park improvements, and public realm enhancements and activations. 311.5

Policy LU-2.3.2: Mitigation of Commercial Development Impacts

Manage new commercial development to maximize benefits such as enlivened neighborhoods, tax generation, and job creation, while ensuring that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas. Establish appropriate requirements for transportation demand management and noise control, parking and loading management, building design, hours of operation, and other measures as needed before commercial development is approved. 312.4

Policy LU-2.3.3: Buffering Requirements

Buffer new commercial development adjacent to residential areas to avoid adverse effects. Buffers may include setbacks, landscaping, fencing, screening, height step-downs, and other architectural and site-planning measures that avoid potential conflicts. 312.5

Policy LU-2.4.1: Promotion of Commercial Centers

Promote the vitality of commercial centers and provide for the continued growth of commercial land uses to meet the needs of residents, expand employment opportunities, accommodate population growth, and sustain Washington, DC's role as the center of the metropolitan area. Commercial centers should be inviting, accessible, and attractive places, support social interaction, and provide amenities for nearby residents. Support commercial development in underserved areas to provide equitable access and options to meet the needs of nearby communities. 313.9

Policy LU-2.4.6: Scale and Design of New Commercial Uses

Develop new uses within commercial districts at a height, mass, scale, and design that is appropriate for a growing, densifying Washington, DC, and that is compatible with surrounding areas. 313.14

CHAPTER 4 – TRANSPORTATION ELEMENT

▪ **Policy T-1.1.7: Equitable Transportation Access**

Transportation within the District shall be accessible and serve all users. Residents, workers, and visitors should have access to safe, affordable and reliable transportation options regardless of age, race, income, geography or physical ability. Transportation should not be a barrier to economic, educational, or health opportunity for District residents. Transportation planning and

development should be framed by a racial equity lens, to identify and address historic and current barriers and additional transportation burdens experienced by communities of color. 403.13

- **Policy T-1.2.1: Major Thoroughfare Improvements**

Beautify and stabilize gateways and major thoroughfares by implementing coordinated multimodal transportation, economic development, and urban design improvements. 404.4

- **Policy T-1.3.1: Transit-Accessible Employment**

Support more efficient use of the region’s transit infrastructure with land use strategies that encourage employment locations near underused transit stations. Work closely with the federal government and suburban jurisdictions to support transit-oriented and transit-accessible employment throughout the region. This would expand the use of major transit investments such as Metrorail. Encourage approaches that improve transit access to jobs for low-income residents. 405.7

CHAPTER 5 – HOUSING ELEMENT

Policy H-1.1.1: Private Sector Support

Encourage or require the private sector to provide both new market rate and affordable housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.3

Policy H-1.1.2: Production Incentives

Provide suitable regulatory, tax, and financing incentives to meet housing production goals, prioritizing affordable housing production in support of the targets in Policy H-1.2.2. These incentives should continue to include zoning regulations that permit greater building area for commercial projects that include housing than for those that do not, and relaxation of height and density limits near transit. Strongly encourage incentives and strategies that result in the production of more deeply affordable housing, such as the use of income averaging across a range of affordable housing income levels. 503.4

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing, including affordable housing, on surplus, vacant, and underused land in all parts of Washington, DC. Ensure that a sufficient supply of land is planned and zoned to enable the District to meet its long-term housing needs, including the need for low- and moderate-density single-family homes, as well as the need for higher-density housing. 503.5

Policy H-1.1.4: Mixed-Use Development

Promote moderate to high-density, mixed-use development that includes affordable housing on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed-use corridors and high-capacity surface transit corridors, and around Metrorail stations. 503.6

Policy H-1.1.8: Production of Housing in High-Cost Areas

Encourage development of both market rate and affordable housing in high-cost areas of the District, making these areas more inclusive. Develop new, innovative tools and techniques that support affordable housing in these areas. Doing so increases costs per unit but provides greater benefits in terms of access to opportunity and outcomes. 503.10

Policy H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority

The production and preservation of affordable housing for low- and moderate-income households is a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout all District neighborhoods. 504.8

Policy H-1.2.2: Production Targets

Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in Washington, DC from 2018 to 2030, or approximately 20,000 units, should be affordable to persons earning 80 percent or less of the area-wide MFI. In aggregate, the supply of affordable units shall serve low-income households in proportions roughly equivalent to the proportions shown in Figure 5.8: 30 percent at 60 to 80 percent MFI, 30 percent at 30 to 60 percent MFI, and 40 percent at below 30 percent MFI. Set future housing production targets for market rate and affordable housing based on where gaps in supply by income occur and to reflect District goals. These targets shall acknowledge and address racial income disparities, including racially adjusted MFIs, in the District, use racially disaggregated data, and evaluate actual production of market rate and affordable housing at moderate, low, very-low, and extremely-low income levels. 504.9

Policy H-1.2.3: Affordable and Mixed-Income Housing

Focus investment strategies and affordable housing programs to distribute mixed-income housing more equitably across the entire District by developing goals and tools for affordable housing and establishing a minimum percent affordable by Planning Area to create housing options in high-cost areas, avoid further concentrations of affordable housing, and meet fair housing requirements. 504.10

Policy H-1.2.5: Moderate-Income Housing

In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of those earning moderate incomes with wages insufficient to afford market rate housing in the District. 504.13

Policy H-1.2.7: Density Bonuses for Affordable Housing

Provide zoning incentives, such as through the PUD process, to developers proposing to build affordable housing substantially beyond any underlying requirement. Exceeding targets for affordable housing can refer to exceeding the quantity or depth of affordability otherwise required. The affordable housing proffered shall be considered a high priority public benefit for the purposes of granting density bonuses, especially when the proposal expands the inclusiveness of high-cost areas by adding affordable housing. When density bonuses are granted, flexibility in development standards should be considered to minimize impacts on contributing features and the design character of the neighborhood. 504.15

Policy H-1.2.9 Advancing Diversity and Equity of Planning Areas

Proactively plan and facilitate affordable housing opportunities and make targeted investments that increase demographic diversity and equity across Washington, DC. Achieve a minimum of 15 percent affordable units within each Planning Area by 2050. Provide protected classes (see H-3.2 Housing Access) with a fair opportunity to live in a choice of homes and neighborhoods, including their current homes and neighborhoods. 504.17

Policy H-1.2.11 Inclusive Mixed-Income Neighborhoods

Support mixed-income housing by encouraging affordable housing in high-cost areas and market rate housing in low-income areas. Identify and implement measures that build in long-term affordability, preferably permanent or for the life of the project, to minimize displacement and achieve a balance of housing opportunities across the District. 504.1

Policy H-1.3.1: Housing for Larger Households

Increase the supply of larger family-sized housing units for both ownership and rental by encouraging new and retaining existing single-family homes, duplexes, row houses, and three- and four-bedroom market rate and affordable apartments across Washington, DC. The effort should focus on both affordability of the units and the unit and building design features that support families, as well as the opportunity to locate near neighborhood amenities, such as parks, transit, schools, and retail. 505.8

Policy H-1.3.2: Tenure Diversity

Encourage the production of both renter- and owner-occupied housing, including housing that is affordable at low-income levels, throughout the District. 505.9

H-1.4.6: Whole Neighborhood Approach

Ensure that planning and new construction of housing is accompanied by concurrent planning and programs to improve neighborhood services, schools, job training, childcare, services for older adults, food access, parks, libraries, community gardens, and open spaces, health care facilities, police and fire facilities, transportation, and emergency response capacity. 506.11

Policy H-1.5.1: Land and Building Regulations

Ensure the District’s land regulations, including its housing and building codes, zoning regulations, construction standards, and permitting fees, enable the production of housing for all income groups. Avoid regulations that make it prohibitively expensive or difficult to construct housing. 507.2

Policy H-1.6.5: Net-Zero, Energy Efficient Housing

Encourage new housing units in the District to be net-zero energy and water efficient. 508.9

Policy H-2.1.4: Avoiding Displacement

Maintain programs to prevent long-term displacement resulting from the loss of rental housing units due to demolition or conversion, and minimize short-term displacement during major rehabilitation efforts, and the financial hardships created by rising rents on tenants and other shocks or stresses. Employ TOPA, DOPA, and other financial tools, such as the HPTF and the Preservation Fund. In addition, provide technical and counseling assistance to lower-income households and strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. 510.8

CHAPTER 6 – ENVIRONMENTAL PROTECTION ELEMENT

Policy E-1.1.2: Urban Heat Island Mitigation

Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for GI, tree canopy, parks, and public space initiatives. 603.6

Policy E-2.1.2: Tree Requirements in New Development

Use planning, zoning, and building regulations to promote tree retention and planting, as well as the removal and replacement of dying trees when new development occurs. Tree planting and landscaping required as a condition of permit approval should include provisions for ongoing maintenance. 605.6

Policy E-3.2.2 Net-Zero Buildings

Provide incentives for new buildings to meet net-zero energy design standards, as called for in Clean Energy DC and Sustainable DC 2.0. Establish a path to the phased adoption of net-zero codes between 2022 and 2026. The District's building energy codes should be updated again by 2026 to require that all new buildings achieve net-zero energy use or better. Prior to 2026, the District should provide incentives to projects that voluntarily seek to achieve net-zero energy use. 612.4

CHAPTER 7 – ECONOMIC DEVELOPMENT ELEMENT**Policy ED-2.2.3: Neighborhood Shopping**

Create and support additional shopping opportunities in Washington, DC's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately scaled retail infill development on vacant and underused sites. Promote the creation and growth of existing locally owned, nonchain establishments because of their role in creating unique shopping experiences, as well as in generating stronger local supply chains that facilitate community wealth building. 708.8

Action ED-2.2.B: Retail Ceiling Heights

Determine the feasibility of developing zoning amendments that would permit higher ground floor retail ceiling heights in neighborhood commercial areas. Through processes including ZR-16, many zones have been revised to better accommodate the national standards for retail space, which has higher ceiling limits than typical office or residential uses. However, there may be an additional opportunity to make similar adjustments to zones used in neighborhood commercial areas. If these adjustments are feasible, better accommodating national retail space standards would help improve the District's economic resilience. 708.16

Policy ED-3.1.1: Neighborhood Commercial Vitality

Promote the vitality and diversity of Washington, DC's neighborhood commercial areas by retaining existing businesses, attracting new businesses, supporting a strong customer base through residential density, and improving the mix of goods and services available to residents. 713.5

CHAPTER 9 – URBAN DESIGN ELEMENT

- **Policy UD-1.4.1: Thoroughfares and Urban Form**

Use Washington, DC's major thoroughfares to reinforce the form and identity of the District, connect its neighborhoods, and improve its aesthetic and visual character through context-sensitive landscaping, tree planting, and streetscape design. Special attention should be placed on how public space, building restriction areas, and adjacent buildings contribute to each thoroughfare's character. Focus improvement efforts on thoroughfares with limited amenities. 906.3

- **Policy UD-2.1.6: Minimize Mid-Block Vehicular Curb Cuts**

Curb cuts should be avoided on streets with heavy pedestrian usage and minimized on all other streets. Where feasible, alleys should be used in lieu of curb cuts for parking and loading access to buildings. Curb cuts for individual residences should only be allowed if there is a predominant pattern of curb cuts and driveways on the block face. 908.8

- **Policy UD-2.1.7: Streetscapes That Encourage Activation**

Design new streetscape projects with public spaces that can be flexibly programmed to enhance public life with short- or long-term uses throughout the year to meet the needs of a wide variety of

community members. Such spaces can be sites for creative placemaking efforts, block parties, festivals, markets, pop-up retail, or food trucks. 908.9

- **Policy UD-2.1.8: Special Streetscape Design Guidelines**

Create tailored streetscape guidelines for new neighborhoods or large sites undergoing redevelopment to promote interesting pedestrian experiences and a unique and consistent design for the public realm. 908.10

- **Policy UD-2.2.1: Neighborhood Character and Identity**

Strengthen the visual qualities of Washington, DC's neighborhoods as infill development and building renovations occur by encouraging the use of high-quality and high-performance architectural designs and materials. In neighborhoods with diverse housing types, or when introducing more diverse infill housing types, use design measures to create visual and spatial compatibility. 909.5

- **Policy UD-2.2.2: Areas of Strong Architectural Character**

Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development, additions, and renovations within such areas do not need to replicate prevailing architectural styles exactly but should be complementary. 909.6

- **Policy UD-2.2.3: Neighborhood Mixed-Use Centers**

Undertake strategic and coordinated efforts to create neighborhood mixed-use centers that reinforce community identity and form compact, walkable environments with a broad mix of housing types, employment opportunities, neighborhood shops and services, and civic uses and public spaces. New buildings and projects should support the compact development of neighborhood centers and increase the diversity of uses and creation of public spaces where needed. 909.8

- **Policy UD-2.2.4: Transitions in Building Intensity**

Design transitions between large- and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single-family or row houses) can be made more pleasing and gradual through a variety of context-specific design strategies, such as a slender massing of taller elements, stepping back the building at floors above its neighbors' predominant roof line, stepping a building's massing down to meet the roof line of its neighbors, or strategic placement of taller elements to mark corners, vista terminations, or large open-space frontages. 909.9

- **Policy UD-2.2.5: Infill Development**

New construction, infill development, redevelopment, and renovations to existing buildings should respond to and complement the defining visual and spatial qualities of the surrounding neighborhood, particularly regarding building roof lines, setbacks, and landscaping. Avoid overpowering contrasts of scale and height as infill development occurs. 909.10

- **Policy UD 4.1.1: Capital Improvements and Urban Design**

Use new capital improvement projects as opportunities to strengthen the District's urban design vision. Important community-serving civic places, such as schools and libraries, should be designed as civic icons with a high level of architectural quality, enhancing neighborhood identity and promoting the pride of residents and the admiration of visitors at both the neighborhood and District-wide level. 917.4

- **Policy UD-4.2.1: Scale and Massing of Large Buildings**

Design the scale, height, volume, and massing of large buildings to avoid monotony and enhance the human scale. Varied roof heights, facade widths, and more expressive massing can provide variety and visual interest. Massing should be articulated with a special emphasis placed on corners, especially along important view corridors or intersections. Patterns of architectural elements, expressive structure, or other design tactics can provide variety and visual interest. 918.3

- **Policy UD-4.2.2: Engaging Ground Floors**

Promote a high standard of storefront design and architectural detail in mixed-use buildings to enhance the pedestrian experience of the street. Promote a high degree of visual interest through syncopated storefronts that vary every 20 to 30 feet, provide direct lines of sight to interior social spaces, provide socially oriented uses along the public street, and use tactile, durable materials at the ground level. 918.4

- **Policy UD-4.2.3: Continuity and Consistency of Building Frontages**

Maintain the established frontage lines of streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings. Avoid placing new construction that extends beyond the existing facade line unless it significantly benefits the public life of the street. Where existing facades are characterized by an established pattern of windows and doors or other elements, new construction should complement the established rhythm. 918.5

- **Policy UD-4.2.4: Creating Engaging Facades**

Design new buildings to respond to the surrounding neighborhood fabric by modulating façade rhythms and using complementary materials, textures, and color, as well as well-designed lighting. Varying design tactics may be used to engage a building with its surroundings. In contexts with smaller lot sizes and multiple closely spaced building entrances, breaking up a building façade in the vertical direction is encouraged, along with strongly defined and differentiated bases, centers, and tops of buildings. In areas lacking a strong building-form pattern, the use of complementary or reinterpreted materials and colors could strengthen architectural identity (see Figure 9.19 for recommended façade design strategies). 918.6

- **Policy UD 4.2.6: Active Facades**

Prioritize the placement of multiple entrances for new multi-family and mixed-use buildings across the length of a block rather than a single lobby entrance at one location. New residential developments should promote active facades with spaces for social activity, such as porches, stoops, or patios along public streets, to encourage more activity along the sidewalk and increase social interaction in a neighborhood. 918.9

- **Policy UD-4.3.4: Rooftop Penthouses**

Encourage new buildings to maximize the potential of penthouse regulations that allow for greater design flexibility and architectural expression of rooftops. Use penthouses to create shared recreation spaces for building users, using sculptural roof forms. Pay special attention to setback lines and tower projections in designing rooftop treatments. See Figure 9.23 for examples of dynamic rooftops. 919.10

CHAPTER 11 – HISTORIC PRESERVATION

- **Policy HP-1.6.3: Enhancing the District's Historic Character**

Encourage new architectural contributions that complement and enrich the District's design heritage and historic character. 1008.5

- **Policy HP-1.6.4: Downtown and Neighborhood Character**

Recognize the distinctive character of Washington DC's historic downtown and varied neighborhoods as one of the District's prime attractions and competitive strengths. As Washington,

DC grows, encourage compatible new development that enlivens downtown and enhances the character and distinction of its neighborhoods. 1008.6

- **Policy HP-1.6.5: Commercial Signage**

Control commercial signage to avoid vacant and underused billboards and intrusion upon the District's monumental grandeur and residential neighborhoods. Support the District's economic vitality and quality of life through carefully considered policies and regulations for commercial signage in designated entertainment areas. 1008.7

- **Policy HP-2.1.2: Spatial and Landscape Character of L'Enfant Plan Street**

Protect the generous open space and reciprocal views of the L'Enfant Plan streets, avenues, and reservations. Protect the integrity and form of the L'Enfant system of streets and reservations from inappropriate new buildings and physical incursions. Reinforce the spatial definition of the historic street plan by aligning main building facades along the street right-of-way lines and applying traditional rules for building projections. Support public and private efforts to provide and maintain street trees and continuous front yard landscaping to help frame axial views and reinforce the District's historic landscape character. 1010.5

- **Policy HP-2.1.4: Enhancing Washington, DC's Urban Design Legacy**

Adhere to the design principles of the Plan of the City of Washington in any improvements or alterations to the street plan. Where intrusions and disruptions have damaged the character of the historic plan, promote restoration of the plan through coordinated redevelopment and improvement of the transportation network and public space. At the earliest opportunity, restore or rehabilitate historic streets and reservations that were inappropriately disrupted, or closed, to their original right-of-way configuration. 1010.7

- **Policy HP-2.5.1: Rehabilitation of Historic Structures**

Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation as suitable for the particular historic environment. 1014.7

- **Policy HP-2.5.2: Adaptation of Historic Properties for Current Use**

Maintain historic properties in their original use when possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property. Recognize the value and necessary function of special-purpose structures, such as utility buildings, and allow structural modifications and other alterations compatible with historic character when needed for the property to continue functioning in its original use. 1014.8

- **Policy HP-2.5.3: Compatible Development**

Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, respect the established form of development as evidenced by lot coverage limitations, height limits, open space requirements, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, building additions, and exterior changes are in scale with and respect their historic context through sensitive siting and design, and the appropriate use of materials and architectural detail. 1014.9

- **Policy HP-2.5.4: Suitability to the Historic Context**

Apply design standards in a manner that accounts for different levels of historic significance and types of historic environments. Encourage restoration of historic landmarks while allowing enhancements of equivalent design quality, provided such enhancements do not damage the landmark. Exercise greater restraint in residential historic districts and areas with a clear prevailing development pattern or architectural style. Allow greater flexibility where the inherent

character of historic properties can accommodate greater intervention or more dramatic new design, such as non-residential zones and areas without a significant design pattern. 1014.10

- **Policy HP-2.5.5: Protecting Historic Building Integrity**

Protect historic buildings from demolition whenever possible, and protect the integrity of whole buildings. Discourage treatments like facadism or relocation of historic buildings, allowing them only when no alternative for preservation is feasible, and only after a finding that the treatment is necessary in the public interest. Waivers or administrative flexibility should be provided in the application of building and related codes to permit maximum preservation and protection of historic resources while ensuring the health and safety of the public. 1014.11

- **Policy HP-2.5.6: Review Process for Local Project**

Maintain a fair and efficient preservation review process that handles applications according to clearly established procedures and timelines, consistent with applicable public notice requirements, laws, and regulations. Apply historic preservation standards and guidelines consistently, thoughtfully, and appropriately to the circumstances and practical constraints of specific situations. 1014.12

- **Policy HP-2.5.7: Reconciliation of Multiple Public Goals**

Use the mayor's agent's public hearing process to reconcile preservation concerns and other public goals when necessary. Apply the legal standards for consistently and appropriately determining what is necessary in the public interest to the circumstances of the specific situation based on conclusions supported by the hearing record. Clearly record any applicant commitments and conditions of approval in an official written order. 1014.13

- **Policy HP-4.1.2: Preservation and Neighborhood Identity**

Recognize the potential for historic preservation programs to protect and enhance the distinct identity and unique attractions of District neighborhoods. 1023.5

- **Policy HP-4.1.3: Neighborhood Revitalization**

Use historic preservation programs and incentives to encourage historic preservation as a revitalization strategy for neighborhoods and neighborhood business districts. 1023.6

CHAPTER 23 - ROCK CREEK WEST AREA ELEMENT

Policy RCW-1.1.1: Neighborhood Conservation

Preserve the low-density residential neighborhoods west of Rock Creek Park. Future development in both residential and commercial areas should be carefully managed to address the existing scale, function, and character of these neighborhoods. Updates to zoning regulations offer the opportunity to create more accessory dwelling units for this area to help absorb a share of the District's growth and provide a more proportional portion of affordable and moderate-income housing sensitive to existing neighborhood context. 2308.2

Policy RCW-1.1.3: Conserving Neighborhood Commercial Centers

Support and sustain local retail uses and small businesses in the area's neighborhood commercial centers as outlined in the Generalized Policy Map. Compatible new uses such as multi-family housing or neighborhood-serving office space (above local-serving ground-floor retail uses) should be considered within the area's commercial centers to meet affordable and moderate-income housing needs, provide transit-oriented development, and sustain existing and new neighborhood-serving retail and small businesses. 2308.4

Policy RCW-1.1.4: Infill Development

Recognize the opportunity for infill development within the areas designated for commercial land use on the Future Land Use Map. When such development is proposed, work with ANCs, residents, and community organizations to encourage mixed-use projects that combine housing, including affordable housing, neighborhood-serving retail, and commercial uses. Design transitions between large- and small-scale development to ameliorate the appearance of overwhelming scale and to relate to context of lower-scale surrounding neighborhoods. 2308.5

Policy RCW-1.1.5: Preference for Local-Serving Retail

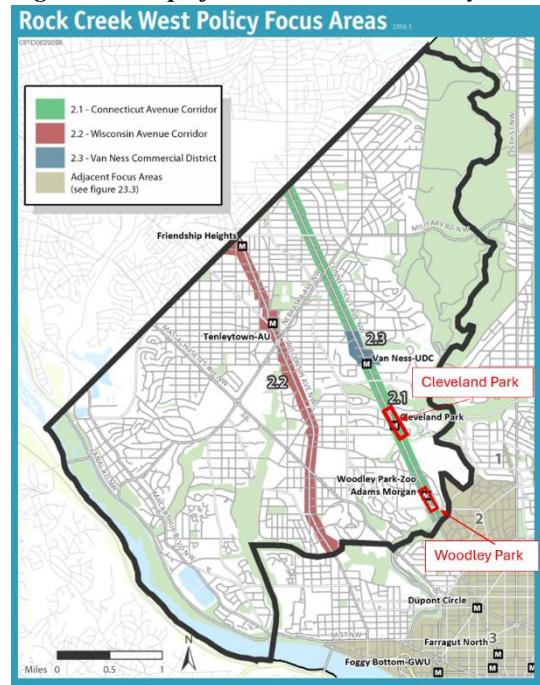
Support new commercial development in the Planning Area that provides the range of goods and services necessary to meet the needs of local residents. Such uses are preferable to the development of new larger-scale or big box retail uses that serve a regional market. Destination retail uses are not appropriate in smaller- scale commercial areas, especially those without Metro access. Regardless of scale, retail development should be planned and designed to mitigate traffic, parking, and other impacts on adjacent residential areas. 2308.6

Policy RCW-1.1.7: Housing for Older Adults and Persons with Disabilities

Maintain and increase housing for older adults and persons with disabilities, especially along the major transportation and commercial corridors of Wisconsin and Connecticut Avenues NW. 2308.8

Rock Creek West Policy Focus Area

Figure 6 – Map of Rock Creek West Policy Focus Areas



The Rock Creek West Area Element contains three policy focus areas (Figure 6) with additional guidance and direction to that provided in the Citywide and Area Elements and recommends *Future Planning Analysis Areas*, one of which is the Chevy Chase corridor on the upper portion of the Connecticut Avenue Corridor.

RCW-2 Policy Focus Areas 2310

The Comp Plan has identified three areas in Rock Creek West as Policy Focus Areas, indicating that they require a level of direction and guidance above that in the prior section of this Area Element and in the Citywide Elements. These areas are shown in Map 23.1 and are listed in Figure 23.3. The policy focus areas include:

- Connecticut Avenue corridor
- Wisconsin Avenue corridor
- Van Ness Commercial District. 2310.1

Two Future Planning Analysis Areas are located along Connecticut Avenue NW and Wisconsin Avenue NW. Within those Analysis Areas, additional finer-grained small area plans are needed at Friendship Heights, Tenleytown, Chevy Chase, Cleveland Park, Forest Hills, and Woodley Park, and may be appropriate at other areas. 2310.4

Policy RCW-2.1.1: Connecticut Avenue NW Corridor

Sustain the high quality of the Connecticut Avenue NW corridor. The positive qualities of the corridor, particularly its architecturally appealing, older apartment buildings; green spaces; trees; and walkable neighborhood shopping districts, should be conserved and enhanced. Continued

efforts to improve traffic flow and parking should be pursued, especially in the commercial districts. 2311.5

Policy RCW-2.1.2: Infill Development

Recognize the opportunity for additional housing, including new affordable and moderate-income units, with some retail and limited office space along the Connecticut Avenue NW corridor. 2311.6

Policy RCW-2.1.3: Cleveland Park Retail Enhancement

Support retail enhancement strategies for Cleveland Park to grow and strengthen the local business association, continue to attract and serve local residents, capture a larger share of Connecticut Avenue commuters as business patrons, and attract more visitors from outside neighborhoods. 2311.7