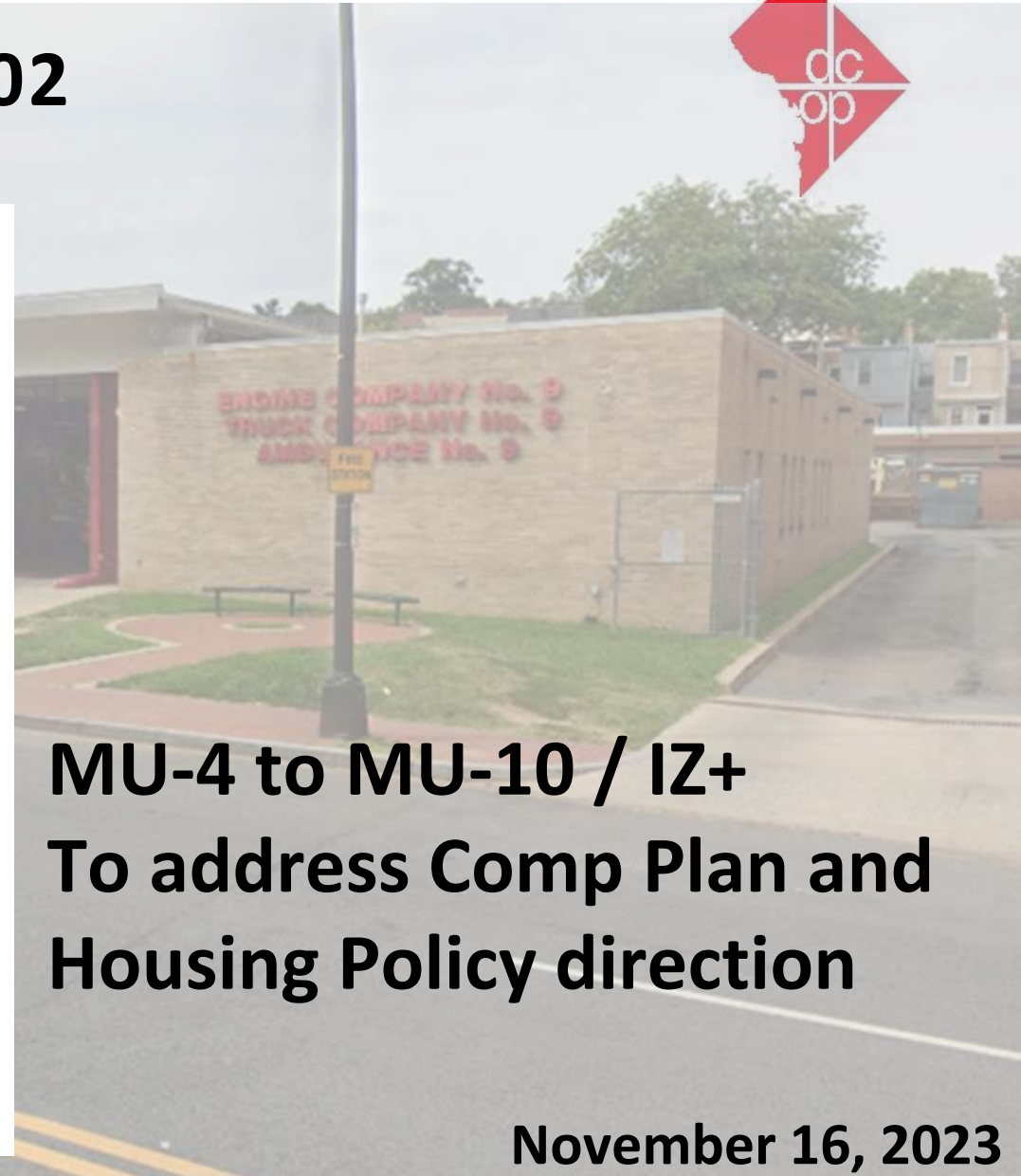
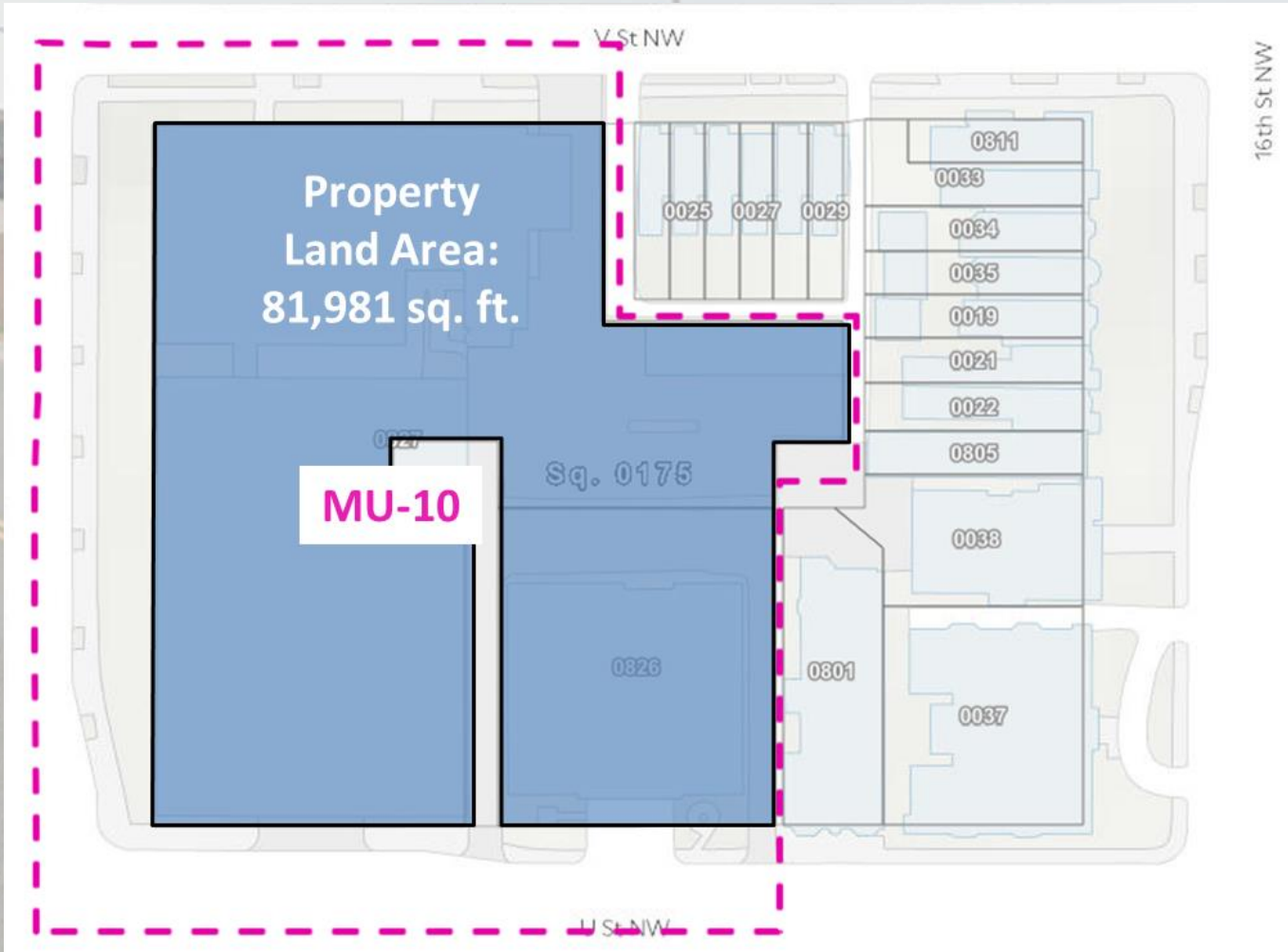


17TH & U ST. NW – PROPOSED MAP AMENDMENT 23-02



MU-4 to MU-10 / IZ+
**To address Comp Plan and
Housing Policy direction**

November 16, 2023

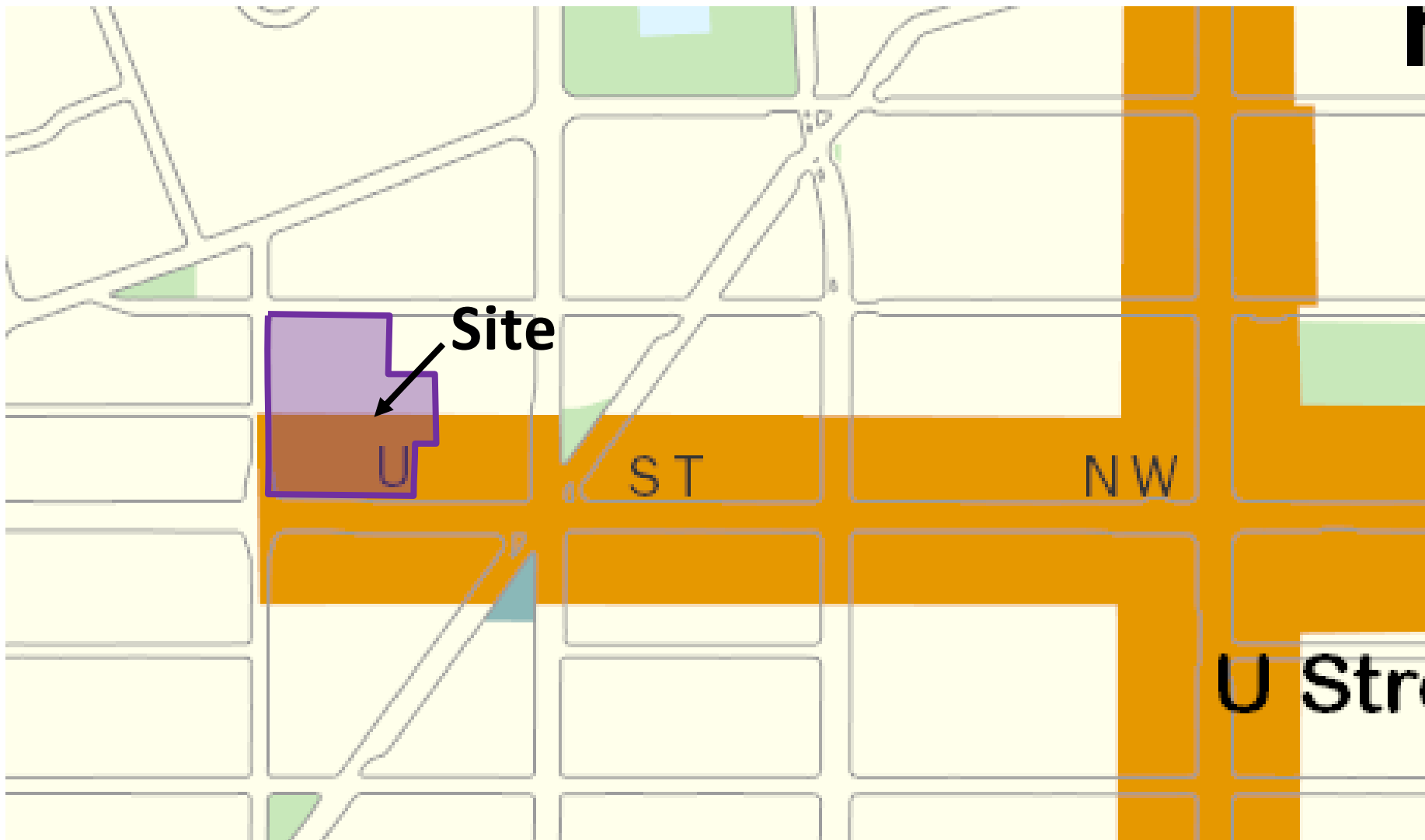
1617 U St and 1620 V Street NW



Legend	
Comprehensive Plan Future Land Use	
Land Use Categories	
	Residential-Low Density (RLD)
	Residential-Moderate Density (RMOD)
	Residential-Medium Density (RMED)
	Residential-High Density (RHD)
	Commercial-LowDensity (CLD)
	Commercial-Moderate Density (CMOD)
	Commercial-Medium Density (CMED)
	Commercial-High Density (CHD)
	Institutional (INST)
	Federal (FED)
	Local Public Facilities (LPUB)
	Parks, Recreation, and Open Space (PROS)
	Production, Distribution and Repair (PDR)
	Water
	Mixed Uses

2021 COMP PLAN FUTURE LAND USE MAP

HIGH DENSITY RESIDENTIAL / MODERATE DENSITY COMMERCIAL / LOCAL PUBLIC FACILITY



2021 COMP PLAN GENERALIZED POLICY MAP

NEIGHBORHOOD CONSERVATION AREA (V STREET)

MAIN STREET MIXED USE CORRIDOR (U STREET)

2021 COMP PLAN – MID-CITY AREA ELEMENT



POLICY MC-2.3.7 – USE OF PUBLIC SITES

Utilize public land at the Reeves Center, Housing Finance Agency, Garnet-Paterson, **Engine 9, and MPD 3rd District Headquarters** to create mixed-use neighborhood landmarks that acknowledge and continue the history of U Street as a Black business corridor.

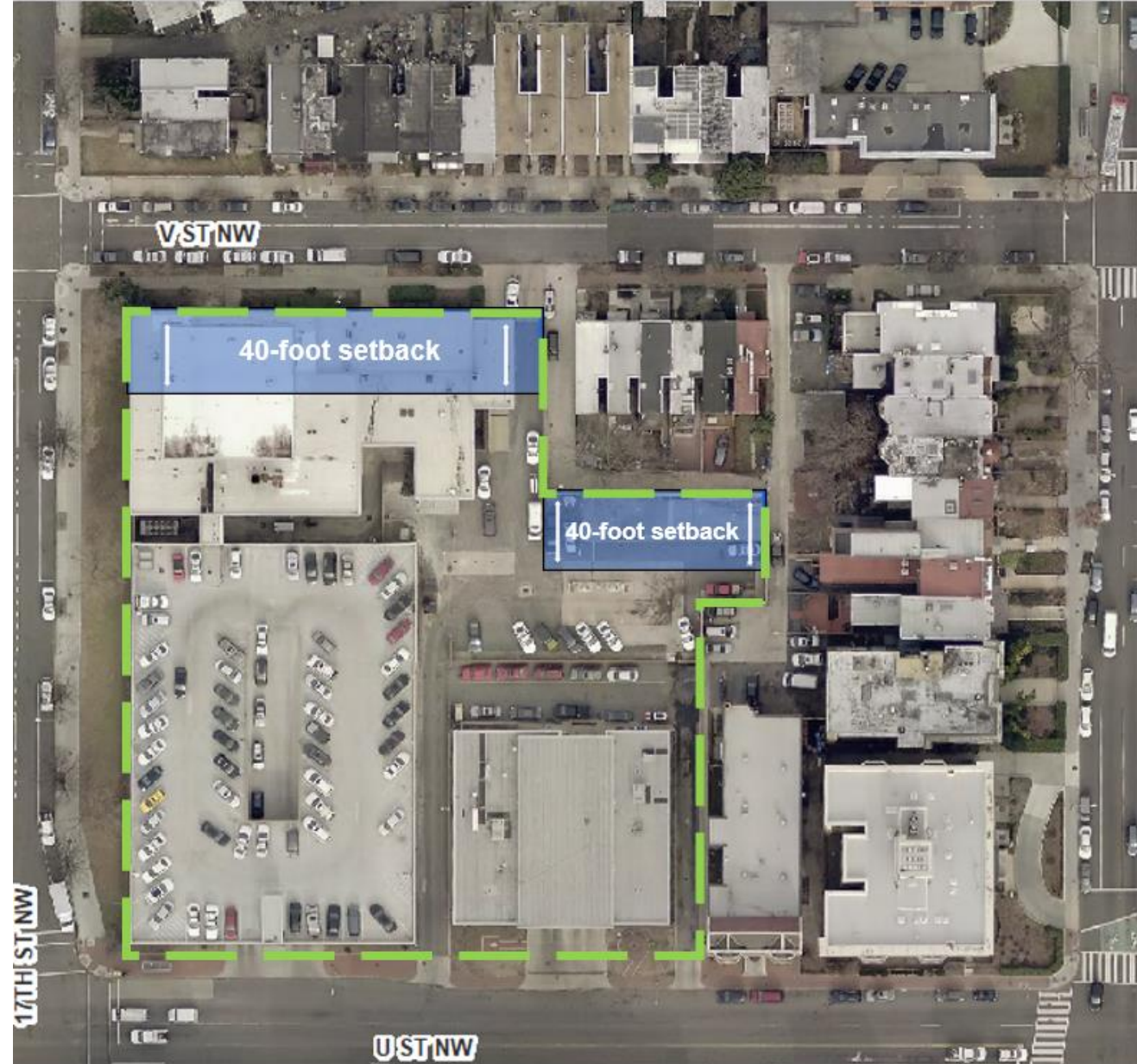
Added density at these public sites should be used to create a **significant amount of new affordable housing**, establish space for cultural uses, and provide for additional public facilities, including a new public library.

New construction should **concentrate density towards U Street and use design strategies to visually reduce building height and bulk to provide appropriate transitions to adjacent lower density areas.** 2013.10

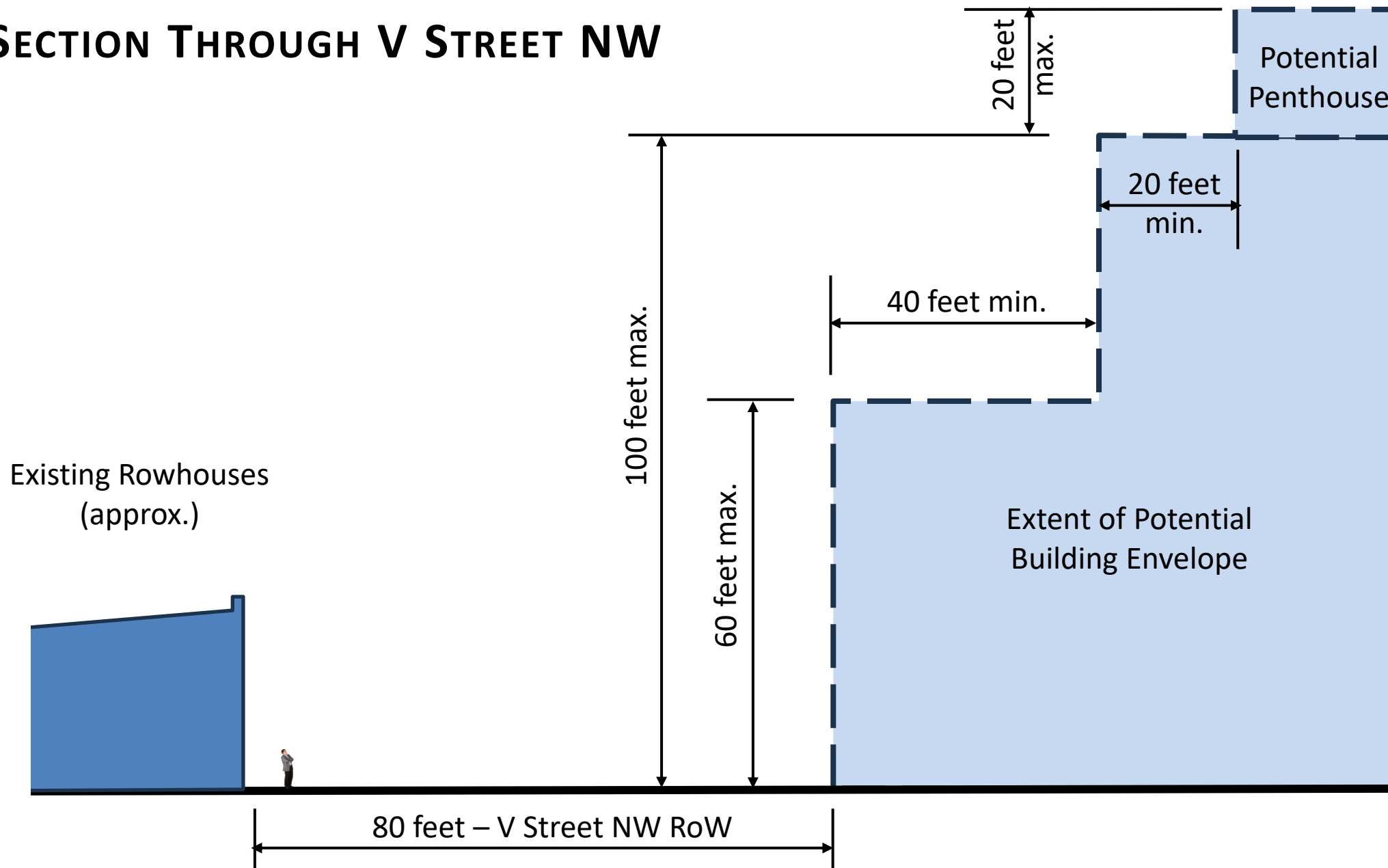
ZONING RESPONSE 1 – V ST. BUILDING HEIGHT TRANSITION



- Require 40 foot building setback above 60 feet of building height
- Achieved through a zoning text amendment applicable to this site



1. BUILDING HEIGHT TRANSITION – SECTION THROUGH V STREET NW



1. BUILDING HEIGHT TRANSITION – V STREET



Building limited to 60 feet tall at the street

Rowhouses across the street

EXAMPLE OF SIMILAR SETBACK ON M STREET NW

1. BUILDING HEIGHT TRANSITION – V STREET



110 ft. max. for this M St. building
100 ft. max. for subject site on V St.

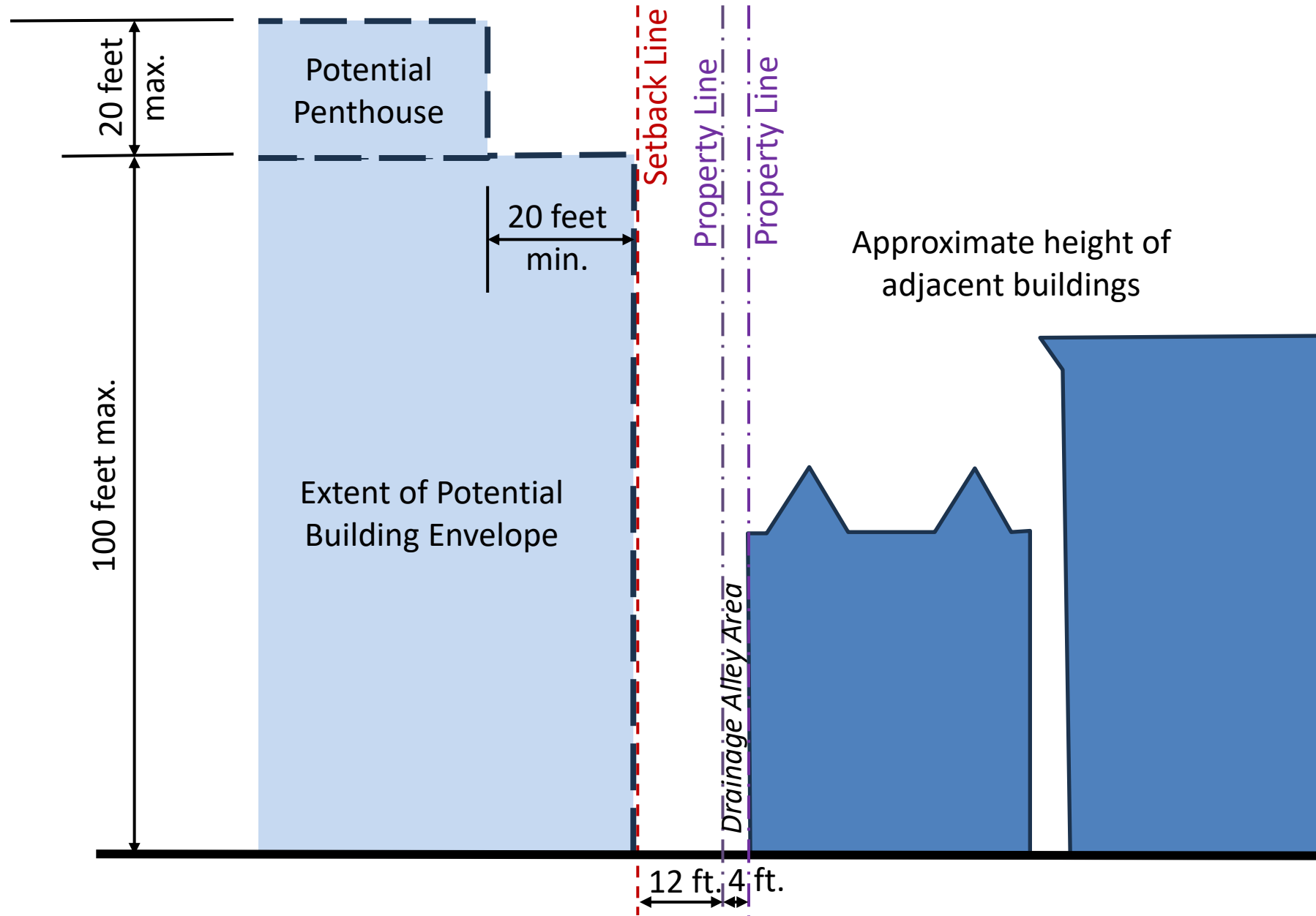
ZONING RESPONSE 2 – U STREET SETBACK



- Require 12-foot building setback
- In addition to the existing 4 ft. alley
- Achieved through the zoning text amendment applicable to this site



2. BUILDING SETBACK – U STREET ELEVATION



COMPARISON OF EXISTING AND PROPOSED ZONING



	Existing Zone – MU-4	Proposed Zone – MU-10
Height:	50 ft. max.	90 ft. 100 ft. with IZ+
Transition:	N/A	40 ft. setback from north property line above 60 ft. of building height
Side Yard:	None required	12 ft. minimum at U Street, east side
Floor Area Ratio (FAR):	2.5 max. 3.0 max. with IZ (1.5 max. non-residential use)	6.0 max. 7.2 max. with IZ+ (3.0 max. non-residential use)
Affordable Housing	IZ Required = 8 – 10%	IZ+ Required = up to 18%
Lot Occupancy:	60% max. 75% IZ	75% max. 80% IZ+



THANK YOU!

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