



Connecticut Avenue Development Guidelines

Draft Release for Public Comment

ANC 3C Planning, Zoning, Housing, and Economic Development Committee Meeting
May 1, 2023

Draft Release for Public Comment

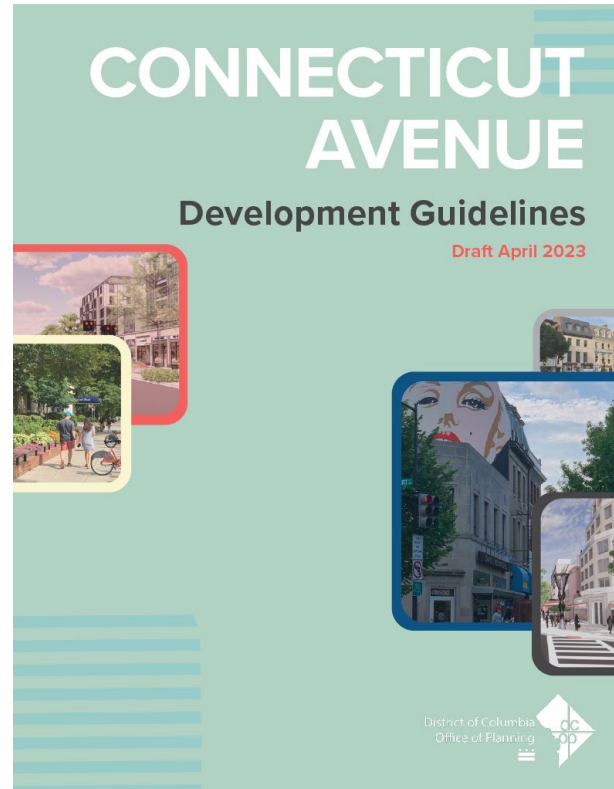


The Draft Connecticut Avenue Development Guidelines can be viewed and downloaded at:
publicinput.com/rcw-connecticut

Public Comment Period: April 21 – May 26

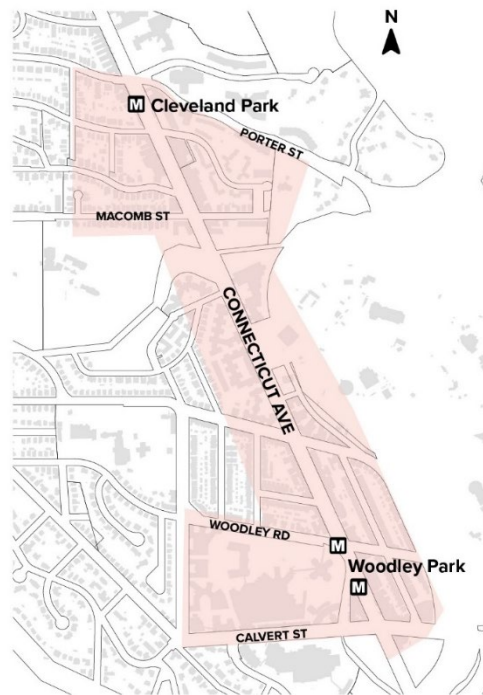
Community members can use the Public Input comment form on the project website to provide feedback on any parts of the draft.

Historic Preservation Review Board (HPRB) Hearing: Thursday, May 25
For details on the HPRB process visit
planning.dc.gov/node/1175830



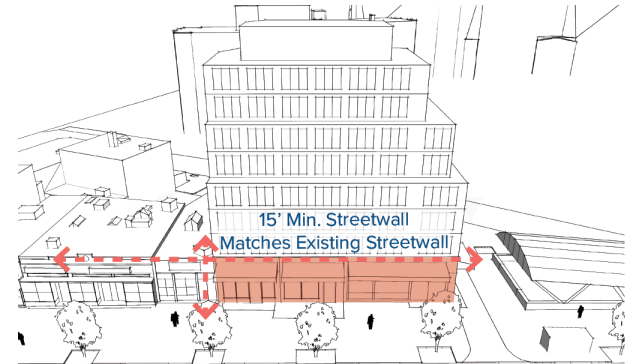
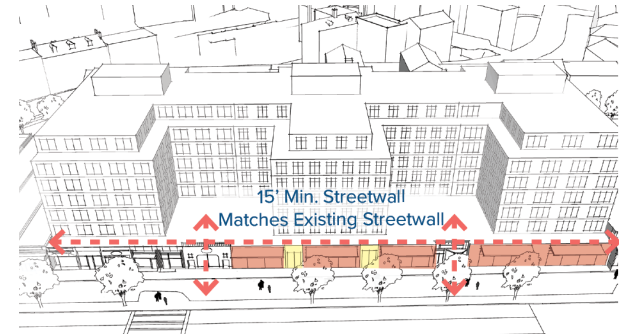
Overview

The Connecticut Avenue Development Guidelines sets a framework for integrating mixed-use development into the Woodley Park and Cleveland Park Historic Districts to support the need for housing at various income levels and household sizes while sustaining a thriving commercial corridor, and enhancing the public realm for residents and visitors. Part of a broader Rock Creek West Corridors Planning Initiative, the Connecticut Avenue Development Guidelines implement land use and housing policies outlined in the 2021 Comprehensive Plan (Comp Plan) and the [2021 Rock Creek West Roadmap](#).



Who Can Use These Guidelines?

- The Historic Preservation Review Board (HPRB)
The Zoning Commission (ZC) in its evaluation of PUDs or a change in zoning for the area
- The Office of Planning in its preparation of reports for HPRB or ZC
- The Public Space Committee
- The Advisory Neighborhood Commission (ANC) and other community groups
- The Cleveland Park and Woodley Park Main Streets in considering grants or other programs
- District and federal agencies considering public investments and planning to accommodate projected growth along the corridor.



Document Organization



Executive Summary

1. Introduction

2. Building Design Guidelines

3. Streetscape Design Guidelines

Plan Development

- Racial Equity
- Planning and Engagement Process



Historic Preservation

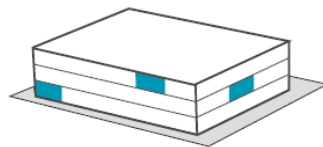
The Building and Streetscape Design Guidelines provide a blueprint for adapting the built environment in the Cleveland Park and Woodley Park Historic Districts to guide growth and change alongside preservation. Using this guidance in development and zoning applications will lead to greater equitable outcomes in the distribution of affordable housing, particularly in Ward 3, and a socio-economically diverse population that is reflective of the District's demographic make-up.



Housing Equity

Achieving the affordable housing goals in Rock Creek West requires leveraging the District's financing tools, land use regulations, and opportunity sites. For Cleveland Park and Woodley Park, this means contributing a greater number of dedicated affordable units such as through Zoning Map Amendments (ZMAs) subject to Inclusionary Zoning (IZ) Plus and Planned Unit Developments (PUDs).

Regular IZ
Old Zone



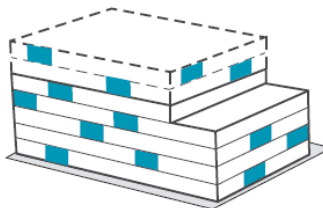
2.0 - 3.0
FAR

20%
Bonus Density

10%
Affordable
Set-Aside

Potential Increase in FAR = up to 100%

IZ Plus
New or Amended Zone



4.0 - 6.0
FAR

20%
Bonus Density

12 - 20%
New Affordable
Set-Aside



Affordable set-aside requirements increase after a rezoning that increases residential density, measured in Floor Area Ratio (FAR).

Community Engagement

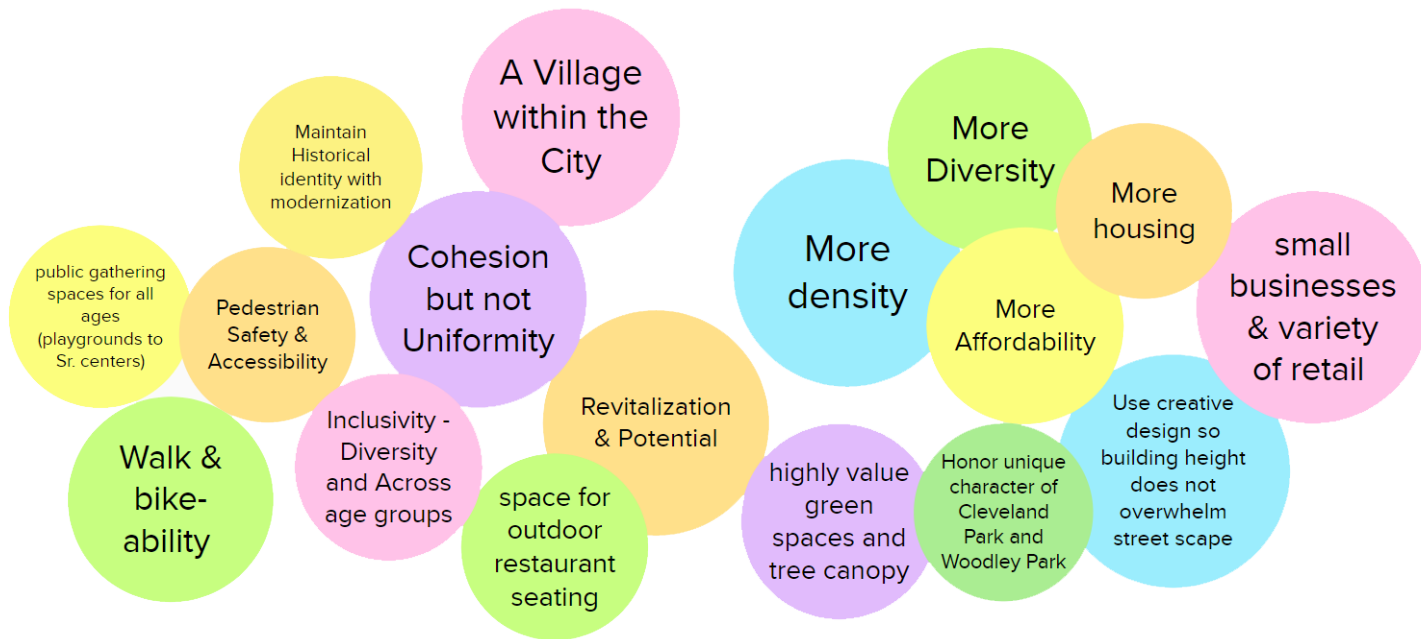
*Description of the Community Engagement approach and summary of feedback received can be found in the **Plan Development** section of the draft report*



40	Community Walk Participants
20	Cleveland Park Historic Walk Participants
1,800	Online Visioning Survey Participants
70	Pop-up Interactions
32	Focus Group Participants
49	What We've Heard Webinar
150	Community Design Conversation Participants
1,175	Community Design Online Survey Participants



Overarching Themes from Community Design Conversations



For detailed record of community comments and feedback visit the project website at www.publicinput.com/rcw-Connecticut

Upcoming Activities



Woodley Park Community Association Meeting
(Zoom) - Thursday, May 4, 6:30pm

Cleveland Park Community Association Meeting
(In-person) - Date/Time TBC

Friendship Heights Alliance Makers Market
Saturday, May 20, 3-5pm
Wisconsin Ave between Garrison and Jennifer St

HPRB Hearing - Thursday, May 25

Next Steps

Spring/Summer 2023 – Revise and release Final
Connecticut Avenue Development Guidelines

Contact:

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Learn more at:

publicinput.com/rcw-connecticut