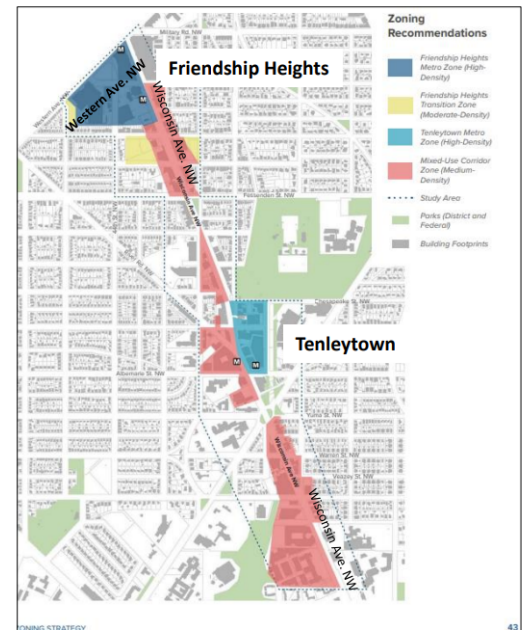


Wisconsin Ave. Rezoning - briefing on proposed action Zoning Case 25-13

What & why?

- **Worth fighting for:** Wisc. Ave. rezoning is a significant advance to encouraging much more housing & mixed use development close to Metro & along this major Ward 3 transit corridor. But we expect plenty of opponents.
- **Live testimony makes the most impact:** Submitting a letter is great but live testimony is orders of magnitude better: opponents are likely to testify in person & give a stronger impression that opposition is widespread. Supporters also need to show up in real time - for a virtual hearing.
- **The rezoning significantly increases in housing capacity** especially at Friendship Heights Metro station. The Wisconsin Ave Development Framework cites up to 9,500 new housing units, with 1,700 could be dedicated affordable. These housing increases have key smart growth, housing attainability, affordable housing and environmental benefits.
- **New zones provide design guidance to support a walkable environment;** mid block connection to break overly long blocks
- **Upzoning adds affordable housing** with the market rate housing (through Inclusionary Zoning)
- **Rezoning makes it less risky to build bigger** by making most new development matter of right - but at same time provides design guidance to support essential elements to make the street a good place to walk & linger.
- **Design guidance could be better:** we are asking for even stronger guidance to ensure realizing the walkable environment envisioned. But we support how far we've come in this rezoning!
- **Inclusionary Zoning Plus:** IZ+ requires a larger set aside of affordable units than regular IZ, depending on how much extra density a rezoning gives to a parcel. Land owners/developers are citing concerns about costs of development - including IZ+ requirements. IZ+ requirements should be evaluated to see how the 2021 policy fairs under different market conditions, but this is a separate issue from the rezoning case.

Wisconsin Avenue, NW Corridor



View Office of Planning's [Presentation](#)

Proposed rezonings are substantial increases in height & density.

Friendship Heights Metro Mixed-Use Zone (MU-10/FHM) (Blue)

Proposed Height	130 ft (with IZ+)
Existing Height	50 ft & 65 ft

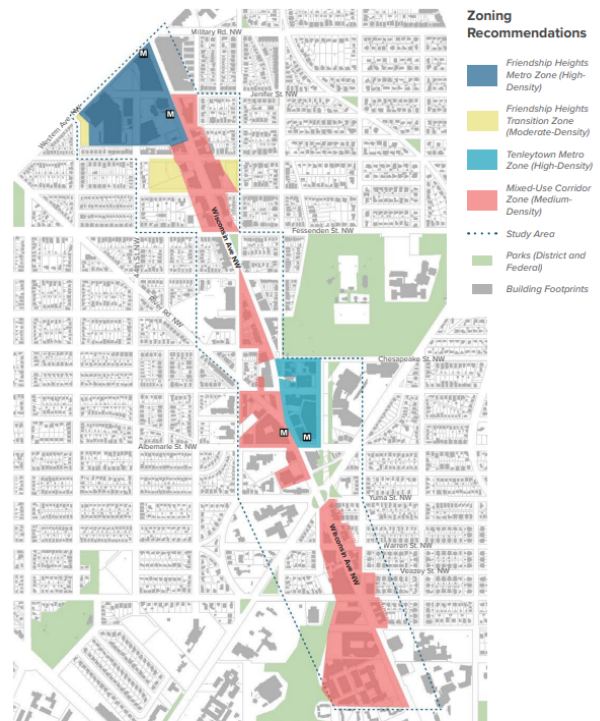
Friendship Heights Transition Area (RA-2) - 50' (from 40') (yellow)

Tenleytown Metro Mixed-Use Zone (MU-10/TTM) (light blue)

Proposed Height	110 ft
Existing Height	50 & 65 ft

Wisconsin Avenue Mixed-Use Zone (MU-8A/WA) (Wisconsin Ave corridor - not a Metro stations - red)

Proposed Height	75 ft
Existing Height	40, 50, 65 ft



6

WISCONSIN AVENUE DEVELOPMENT FRAMEWORK

General Design Requirements

The new zones include provisions for:

- 80% maximum lot occupancy to provide 20% of lot for private or public open space, recreational areas, and give relief around large buildings;
- Transition and compatibility requirements, to address the relationship between new development adjacent to low density residential properties.
- At least 75% of the front façade of new buildings at street level be built to the front lot line;
- Front façade articulation above the ground floor;
- Retail entrances provided every 25 ft. or 40 ft. for other commercial uses along a designated roadway;
- Individual entrances to commercial spaces along designated roadway be at grade with the sidewalk;
- New retail spaces to have 50% transparency;
- Parking and loading accessed from side streets or alleys; not Wisconsin Ave.

Inclusionary Zoning explanation

> Regular IZ:

Matter of right development, 10 units or more:

Affordable set aside: 8-12.5%; 20% bonus density to offset cost

> IZ+

IZ+: affordable set-aside can be up to 18% or 20%, depending on the amount of additional density and a building's construction type.

Income targeting: 60% median family income for rental; 80% MFI for ownership

Term: for the life of the development

What is Median Family Income?

Median Family Income (max) (in DC, 2024-25)

60% MFI for a 2 person household: \$74,280

80% MFI for 2 person household: \$99,000

Maximum monthly rent

1 bedroom at 60% MFI: \$1,520

2 bedroom at 60% MFI: \$1,830

(DC avg 1 bedroom rent: \$2,151, per [Zillow](#))

Maximum sales price

2 bedroom at 80% MFI: \$247,400

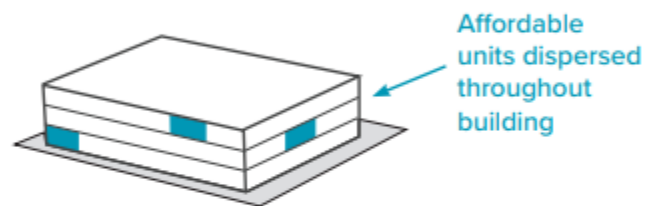
Source: [DHCD](#)

How Does IZ+ Work?

Affordable set-aside requirements increase after a rezoning that increases residential density, measured in Floor Area Ratio (FAR). The scenario below demonstrates how IZ+ works in a hypothetical change in zoning.

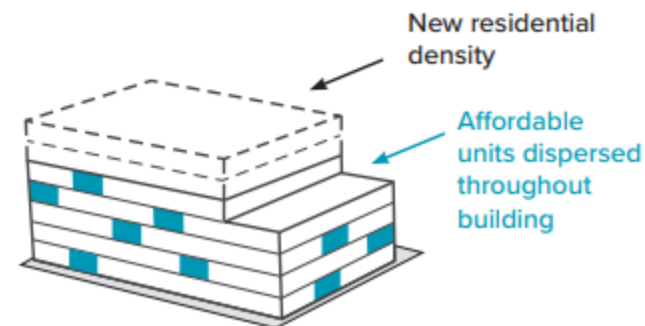
Old Zone (IZ)

3.0 FAR
10% Affordable Set-Aside



New Zone (IZ+)

5.4 New FAR
20% New Affordable Set-Aside



https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/Wisconsin%20Ave%20Development%20Framework_web.pdf

Zoning Tables for Metro cores

Friendship Heights Metro Zone	Proposed: Metro Mixed Use Zone - MU-10/FHM	Existing
Maximum Building Height	130 ft	50 ft & 65 ft
Maximum FAR (Floor Area Ratio -- building volume)	7.8 (with IZ+)	3 - 4.8 (IZ)
Lot Occupancy	80%	60-80%
Min. Rear Yard	none	15 ft.

Tenleytown	Proposed: Metro Mixed Use Zone - MU-10/TTM	Existing
Maximum Building Height	110 ft	50 ft & 65 ft
Maximum FAR (Floor Area Ratio -- building volume)	7.2 (with IZ+)	3 & 4.8 (IZ)
Lot Occupancy	80%	75-80%
Min. Rear Yard	15 ft	15 ft.

Source: [Office of Planning](#)