



Fixing zoning to build more affordable housing & walkable communities

Some thoughts on history and the “art of the possible”

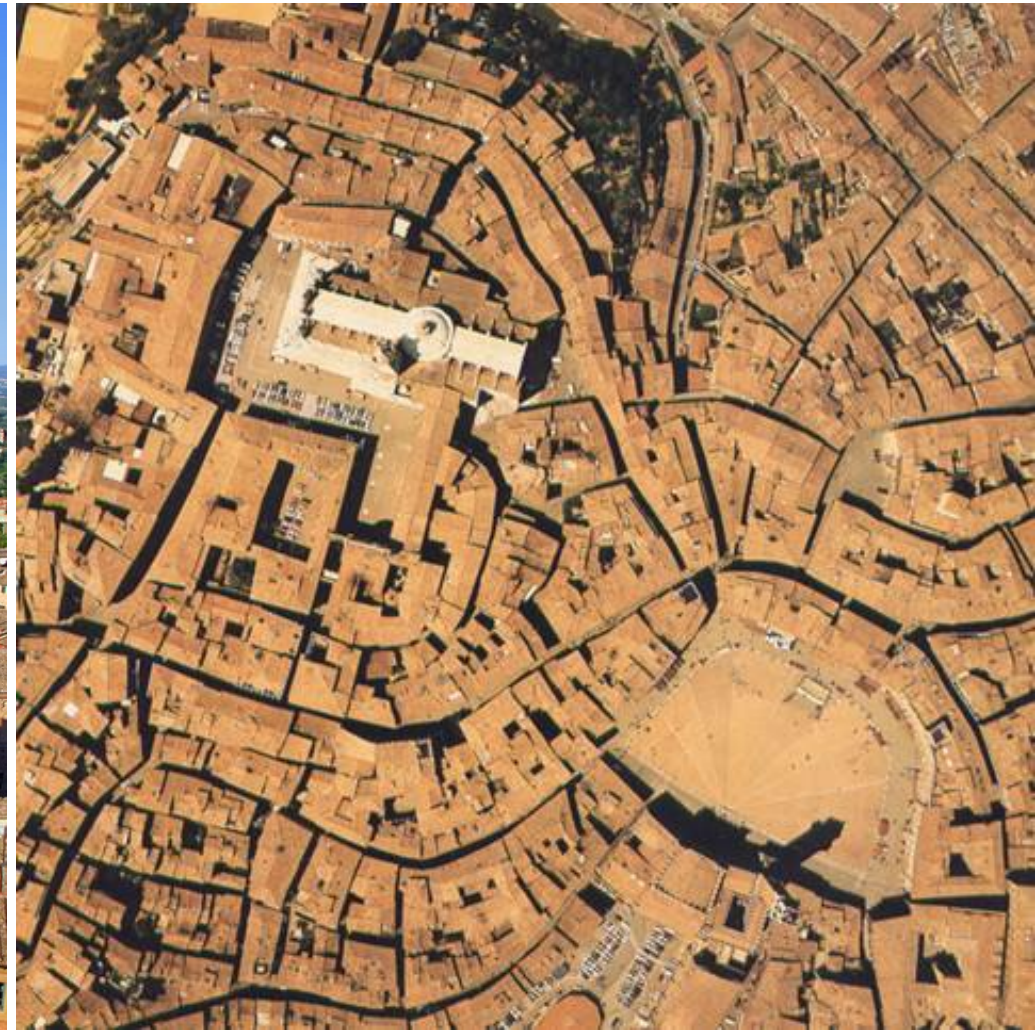
November 18, 2024



**PERKINS —
EASTMAN**
Human by Design

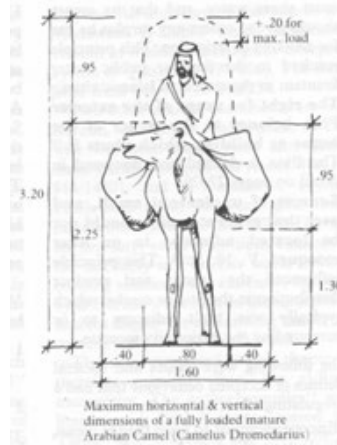
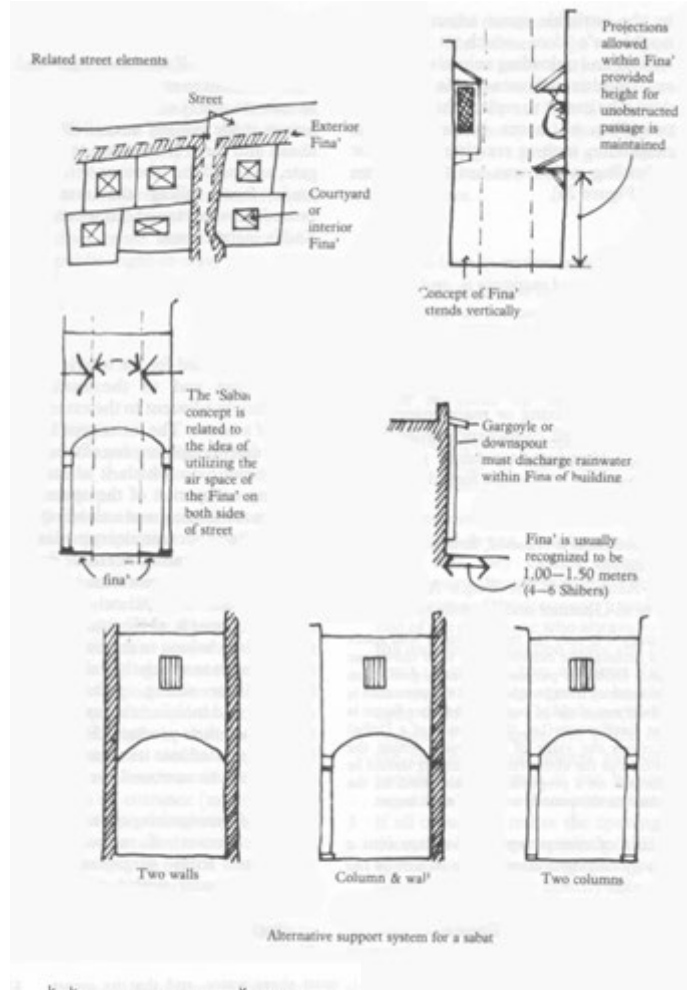
Matthew Bell FAIA FCNU
Professor- University of Maryland
Principal- Perkins Eastman

Medieval Cities



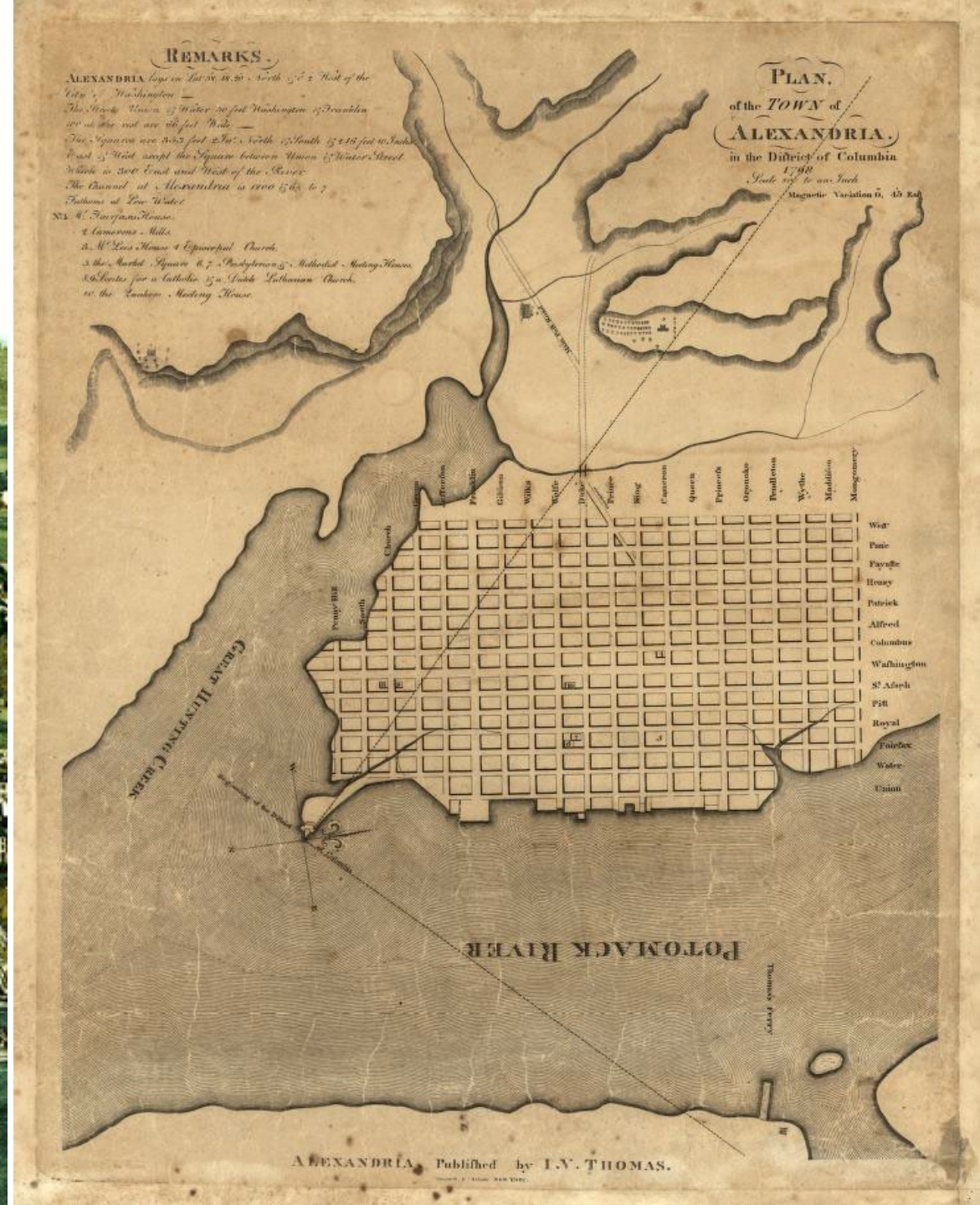
Siena, Italy

Cities in the Arab world



From Arab-Islamic cities: building and planning principles by B. S. Hakim

Alexandria, Virginia



Alexandria, Virginia



Alexandria, Virginia



Alexandria, Virginia and the John Carlyle House



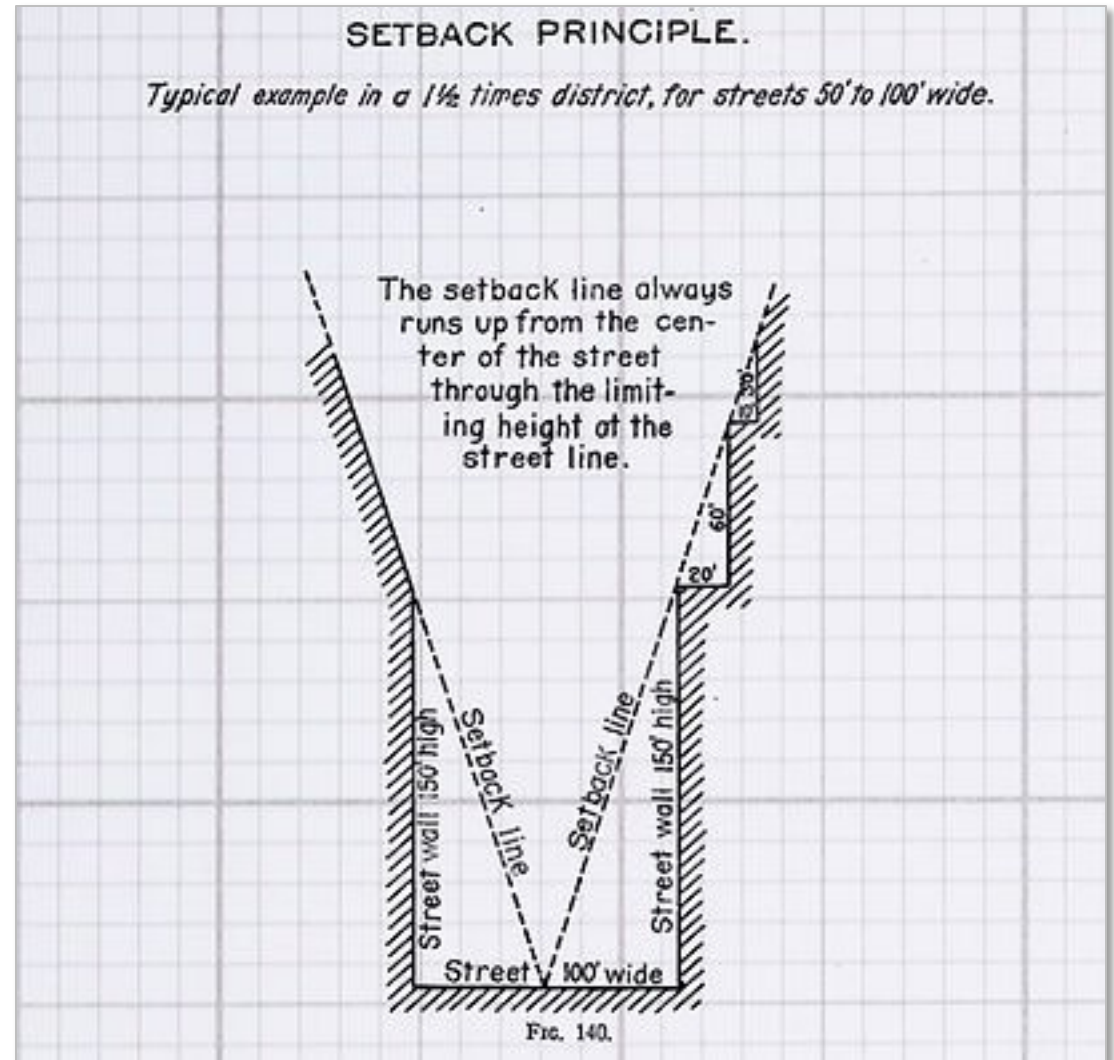
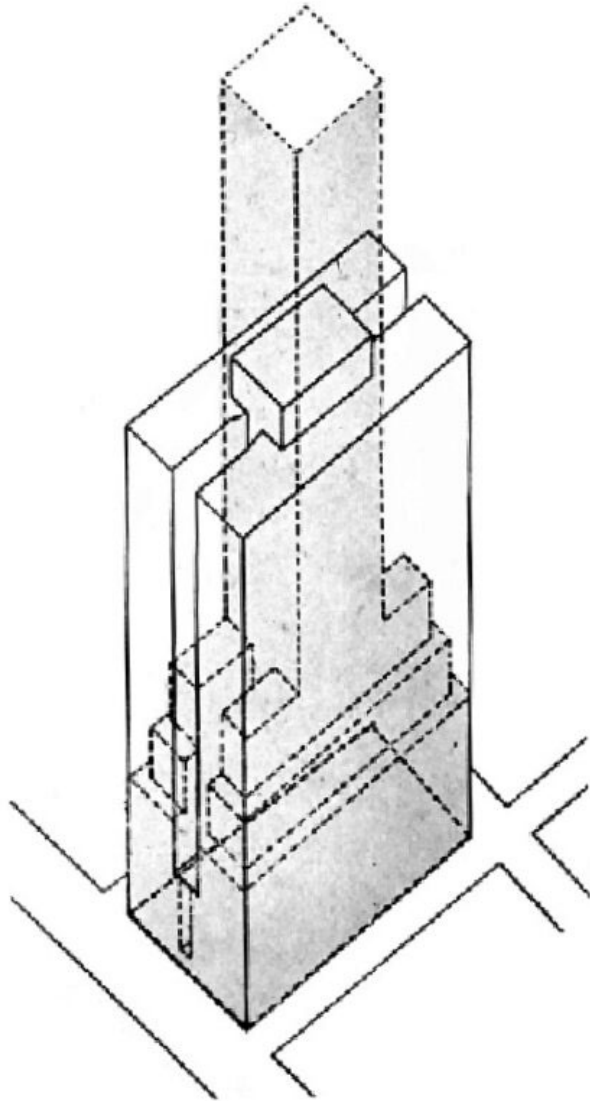
Alexandria, Virginia



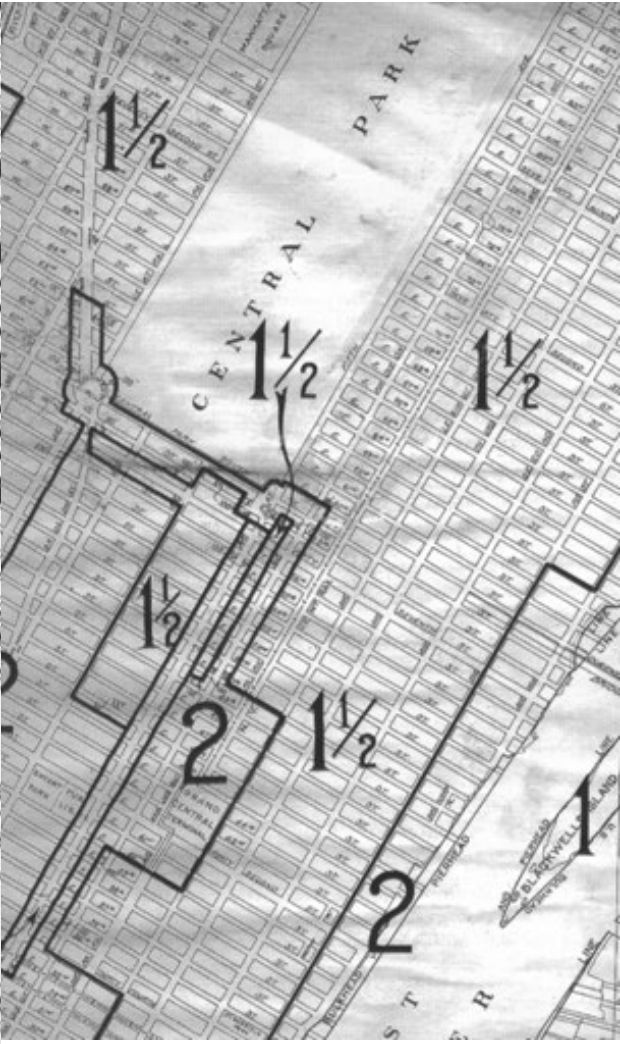
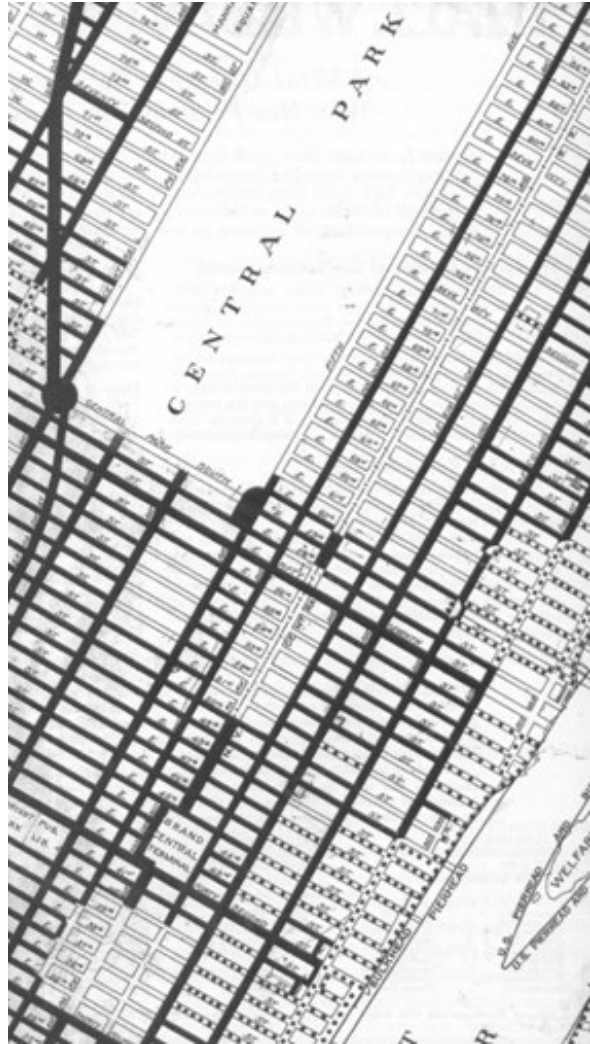
1916 NYC Zoning



1916 NYC Zoning



1916 NYC Zoning





EMPIRE STATE

NYC is ESB

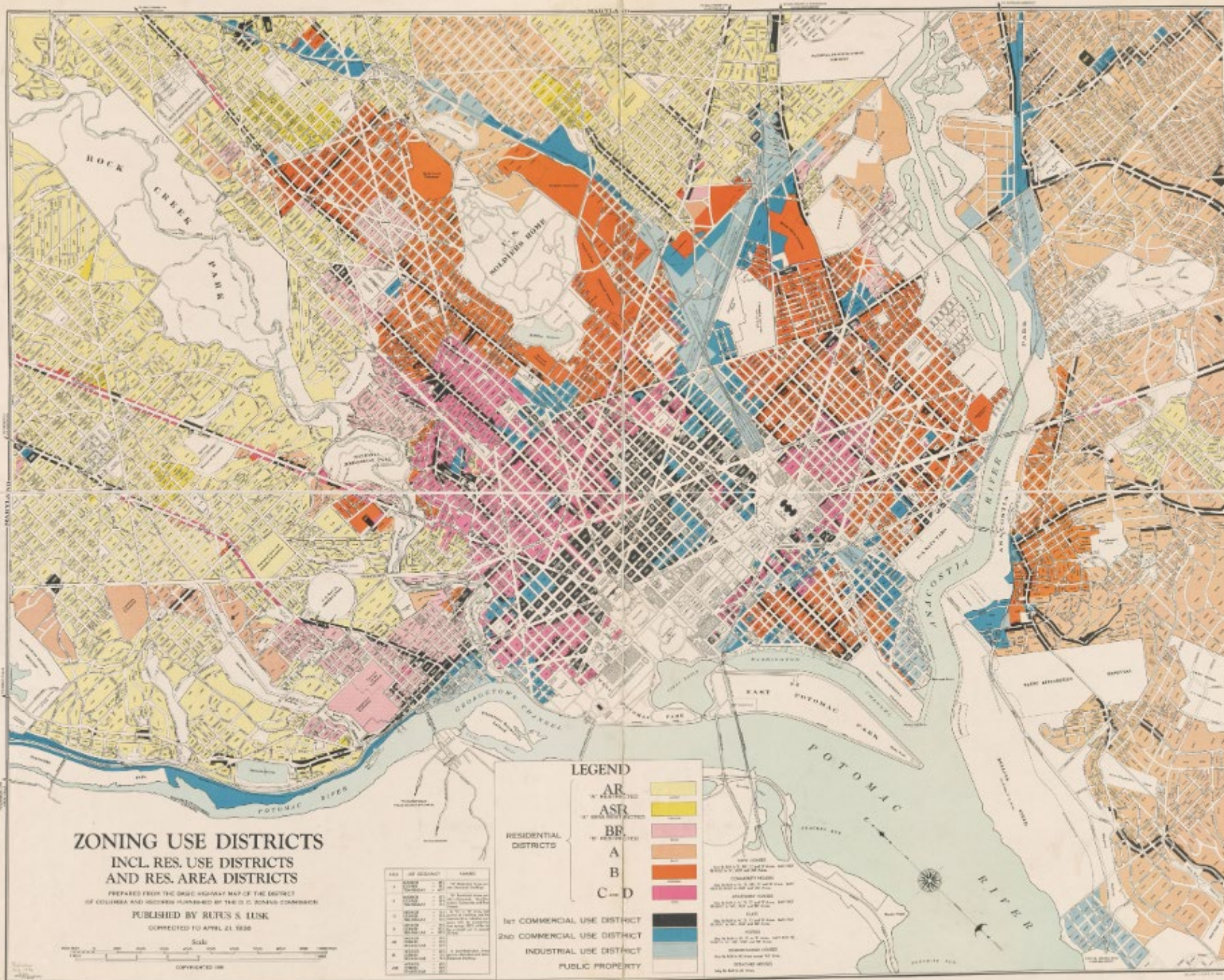
100 Ave

WALGREENS

BRADLEY

Wendy's
FRESH HAMBURGERS





**Washington, DC
 1936 Zoning Use District map
 published by Rufus S. Lusk**

from: "What Once Was
 The City of Our Hopes and Desires: Zoning Comes
 to Washington DC"

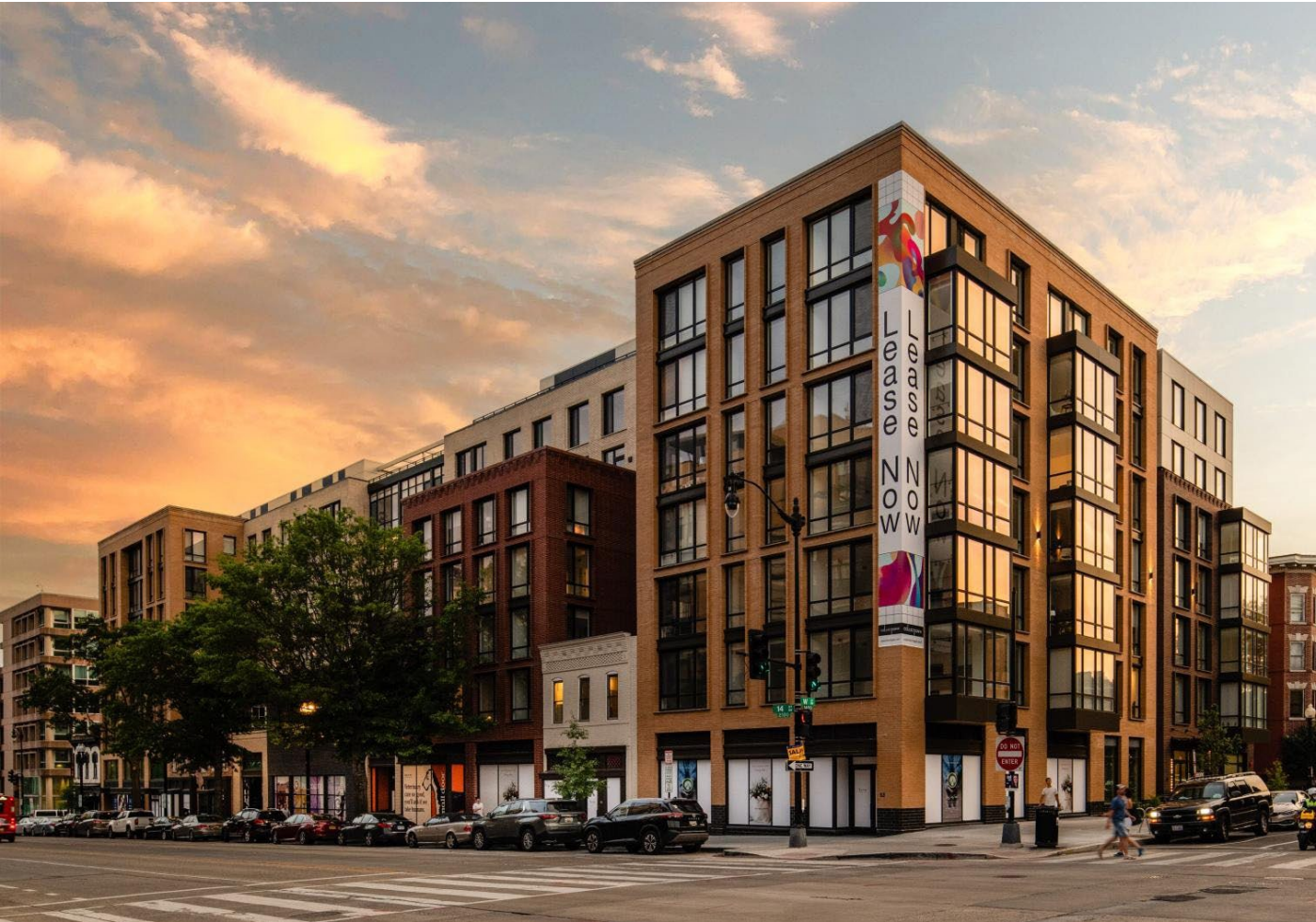
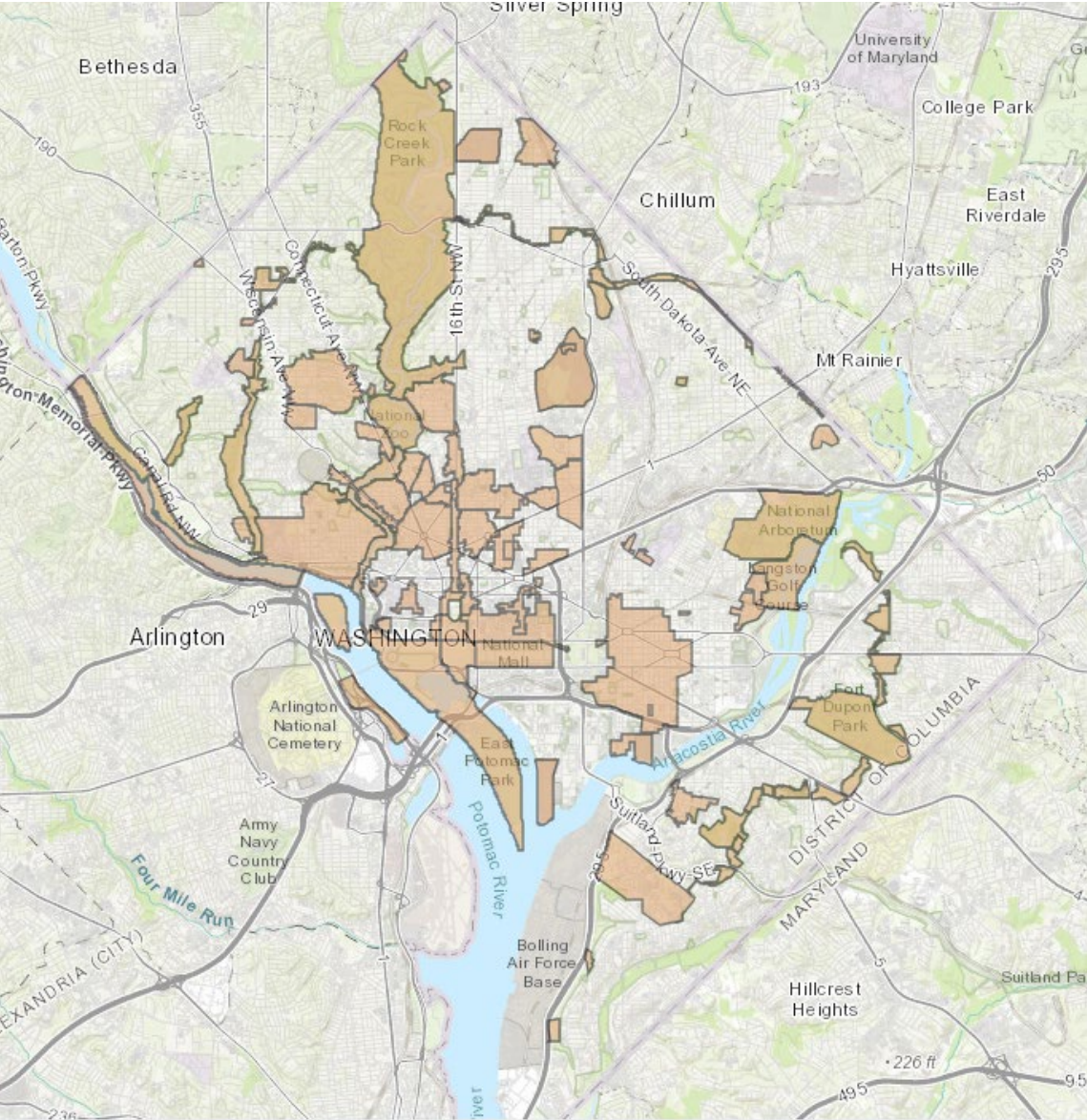
The In Towner October 26, 2016

by Matthew B. Gilmore

Do we have “form-based design” in DC?



Do we have “form-based design” in DC?



By-right design



Review and approval by HPRB



16th Street Historic District



Dupont Circle Historic District

So, what is the “art of the possible”?

- Form-based Code
- Modified Large Tract Review
- Design Guidelines enforced by Zoning Commission

Opt 1: Form-based Code- (Columbia Pike)

COLUMBIA PIKE FORM-BASED CODE



2001 Site Condition



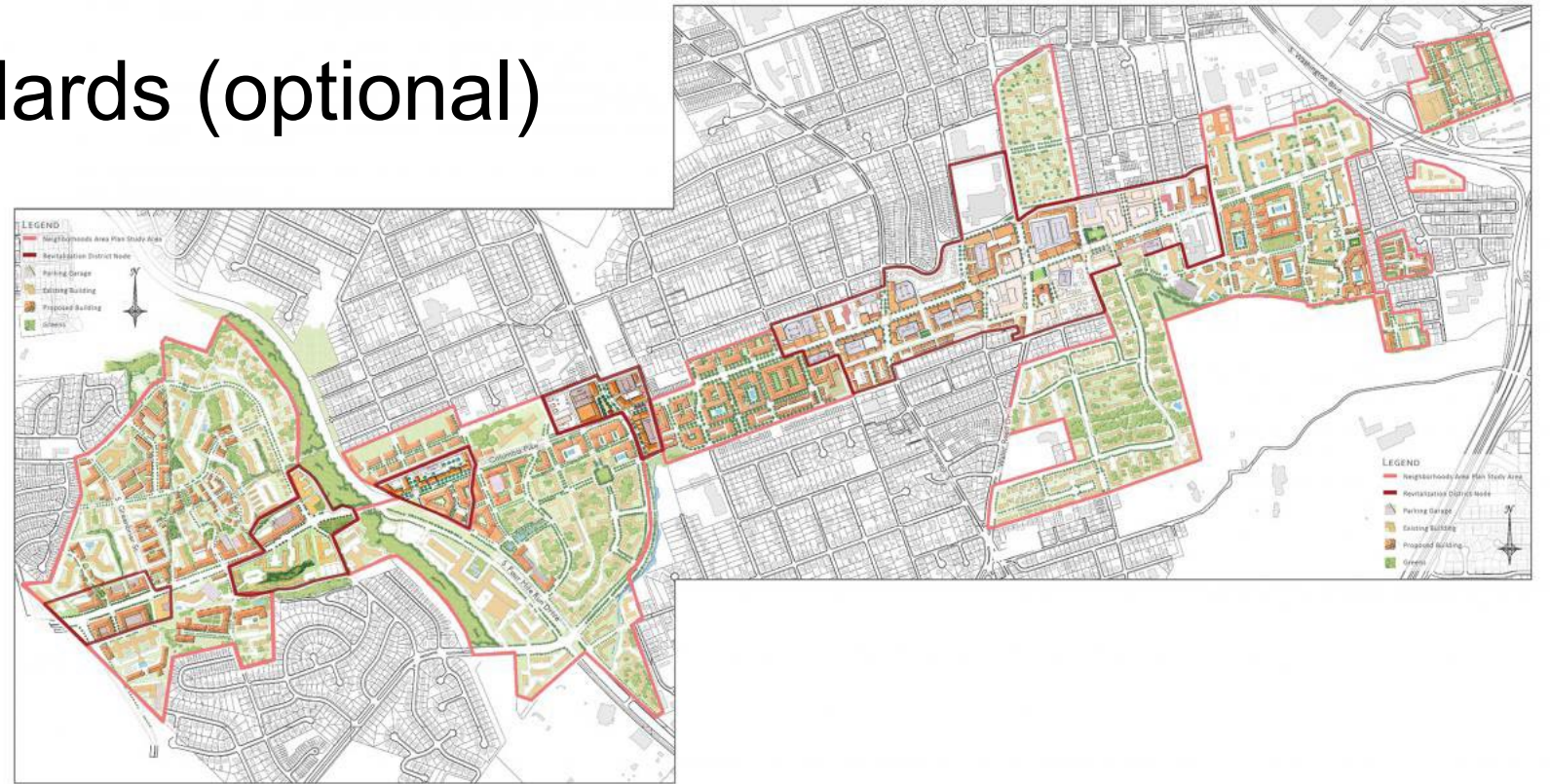
Form Based Code Projection (Steve Price)



Built Realization

Opt 1: Form-based Code- (Columbia Pike)

1. Regulating plan(s)
2. Urban standards
3. Architectural standards (optional)
4. Street standards



Opt 1: Form-based Code- (Columbia Pike)



Opt 1: Form-based Code- Hill East



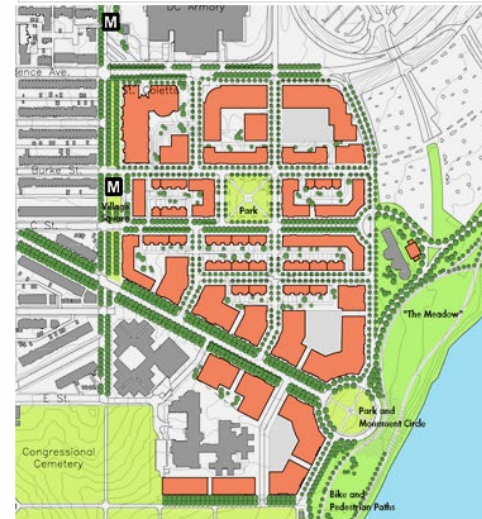
HE-2

Development Standards for HE-2

Link to Zoning Regulations:	K § 4
Zone District:	Special Purpose Zone
Zone:	HE-2
Building Category:	Residential
Description:	Supports the Development of Federal Reservation 13
Floor Area Ratio:	4.8
Height (ft):	80
Stories:	7
Minimum Lot Area (sq ft):	1800
Lot Occupancy (%):	75
Front Setback (ft):	12
Rear Setback (ft):	12
Design Requirements:	See Subtitle K Chapter 4

The development standards shown are intended for reference use and are not a substitution for the standards as defined in the zoning regulations.

[Report an issue with the development standards](#)



<https://dcgis.maps.arcgis.com/apps/dashboards/a934d4aef30c4c489bf869f2203bf59c#Zone=HE-2>

Opt 1: Form-based Code

Pros

1. Prescriptive
2. Min level of quality
3. Level of “surety”
4. Efficient approval process
5. Can be site specific

Cons

1. Prescriptive
2. Can be of average quality
3. Modification lengthy
4. Lengthy “creation process”

Opt 2: Modified Large-tract Review

- It is not a process that results in an “approval” or “denial”.
- Instead, it is an administrative review by District agencies and the affected community to identify issues and provide feedback to the developer of a by-right project, prior to applying for a building permit.
- It serves as a way for the developer of a large tract of land to receive comments from city agencies and the affected ANC early in the planning and design process of by-right projects.

Opt 2: Modified Large-tract Review

- Required when the proposed development is:
 - Min of three or more acres (optional) but required at 10 acres or more;
 - A commercial or mixed-use development exceeding 50,000 sf in area;
 - A subdivision on a site of three to ten acres in area
- Large Tract Review is not required when the development is:
 - Located within the C-3-C, C-4 or C-5 Zones;
 - Subject to Zoning Commission approval,
- If required, the Large Tract Review must be filed before a building permit is filed.

Opt 2: Modified Large-tract Review

What Does the Large Tract Review Assess?

- Consistency with District of Columbia laws;
- Potential traffic, neighborhood and design impacts;
- Quality of life and environmental impacts

- Modification: Could be mandatory design review at Zoning Commission

- Could be used in designated areas without size requirements

Opt 2: Modified Large-tract Review

Pros

1. Design Review
2. Already a DC process
3. Joint review by agencies

Cons

1. Existing process would need to be modified, perhaps min size area would be eliminated or reduced, or sites designated for LTR
2. Not currently binding

NOTE: Could include incentives

Opt 3: Design Guidelines for Zoning Commission

Develop guidelines for designated areas areas, similar to what OP HP staff does for historic districts

- Would be accompanied by a staff report and recommendation by OP
- ANC input would be of great weight, like PUD's and projects in historic districts or listed as landmarks
- Final approval would be with the Zoning Commission
- Could include incentives