

Retail Development Opportunity

WASHINGTON, DC



OFFERING MEMORANDUM

PRESENTED BY:

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RETAIL DEVELOPMENT OPPORTUNITY

PROPERTY INFORMATION

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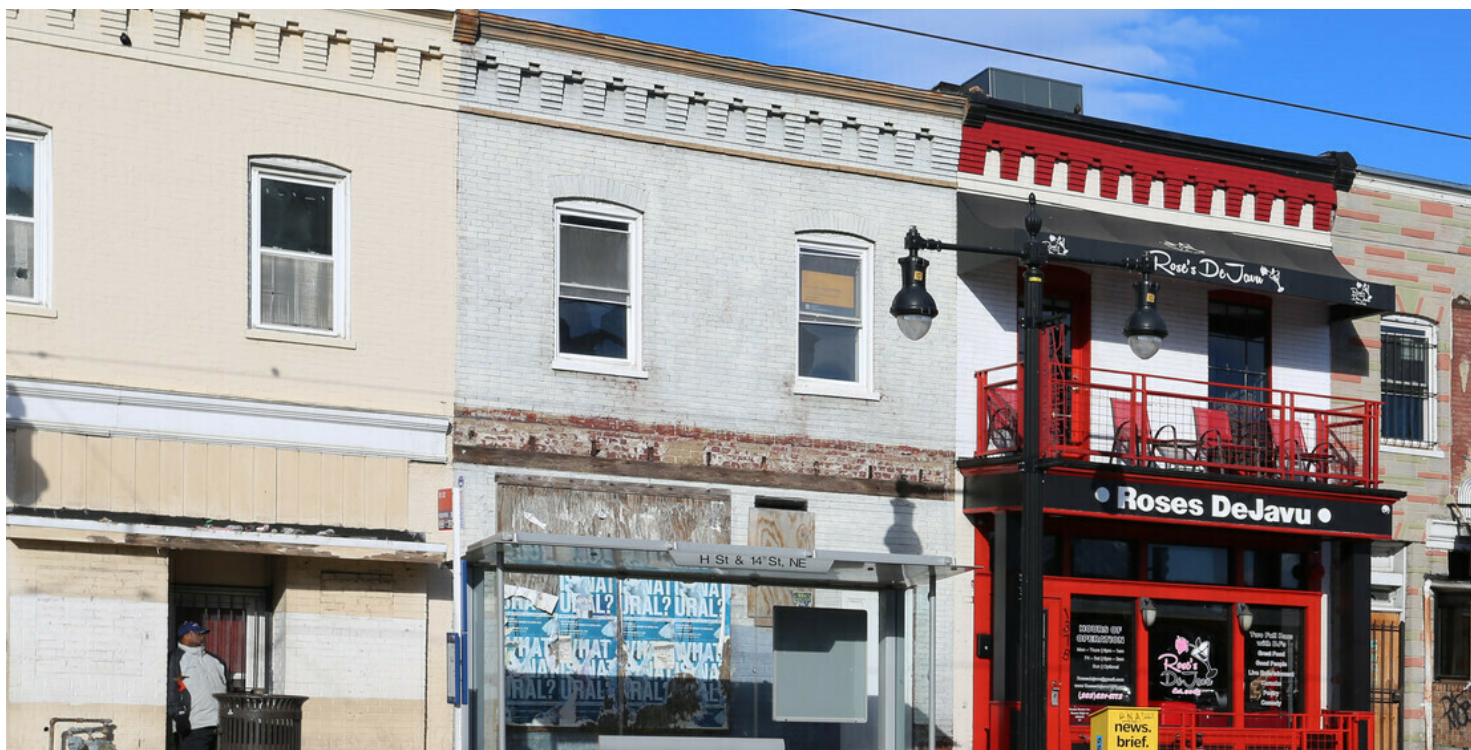
PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY_REPORT_-_RPR.PDF

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing 1376 H Street Northeast, an exceptional commercial property available for lease in the heart of Washington, DC. Boasting modern architecture, this versatile space offers expansive windows that flood the interior with natural light. This property's prime location provides an excellent opportunity for businesses to thrive. The spacious layout is ideal for retail, office, or restaurant use, with ample room for customization to suit your needs. Take advantage of this premier location and elevate your business in this dynamic and vibrant neighborhood.

PROPERTY HIGHLIGHTS

- - Modern architecture with expansive windows
- - Versatile space suitable for retail, office, or restaurant use
- - Ample natural light throughout the interior
- - Prime location in the heart of Washington, DC
- - Spacious layout offering room for customization

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,548 SF
Lot Size:	864 SF
Building Size:	1,548 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,954	8,553	25,994
Total Population	4,206	19,570	57,630
Average HH Income	\$116,361	\$119,512	\$123,380



Property Description



PROPERTY DESCRIPTION

Introducing 1376 H Street Northeast, an exceptional commercial property available for lease in the heart of Washington, DC. Boasting modern architecture, this versatile space offers expansive windows that flood the interior with natural light. This property's prime location provides an excellent opportunity for businesses to thrive. The spacious layout is ideal for retail, office, or restaurant use, with ample room for customization to suit your needs. Take advantage of this premier location and elevate your business in this dynamic and vibrant neighborhood.

LOCATION DESCRIPTION

Prime Commercial Space for Lease: 1376 H Street NE

****A Unique Business Opportunity in a Vibrant Neighborhood****

Nestled in the bustling heart of the H Street Corridor, an opportunity awaits at 1376 H Street NE that cannot be overlooked. This prime location is perfect for entrepreneurs and businesses ready to thrive in an area renowned for its dynamic atmosphere and continuous growth. With the unique charm of a neighborhood on the move, this two-level space offers an exceptional blank canvas for your business vision.

****Location Highlights:****

- ****Central Position**** in the H Street Corridor, known for its eclectic mix of dining, entertainment, and shopping options. This location promises high foot traffic and visibility, making it a desirable spot for any business.
- Easy accessibility ensures your establishment is within reach for residents and visitors, enhancing your potential customer base.

****Property Features:****

- ****Two Spacious Levels:**** Offering ample room to craft the perfect setting for your business, whether it's a boutique, café, gallery, or any venture you envision.
- ****Exterior Appeal:**** The brick exterior boasts a timeless appeal, ensuring your business stands out while complementing the historic charm of the area.
- ****Built-in 1923:**** This property combines historical allure with the potential for modern innovation, providing a space full of character ready to meet the needs of a contemporary business.



Property Details

Lease Rate

NEGOTIABLE**PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Street Retail
Zoning	NMU-7B/H-A
Lot Size	864 SF

PARKING & TRANSPORTATION**UTILITIES & AMENITIES****LOCATION INFORMATION**

Building Name	Retail Development Opportunity
Street Address	1376 H Street Northeast
City, State, Zip	Washington, DC 20002
County	DC
Market	Old City 1
Cross-Streets	14th street NE

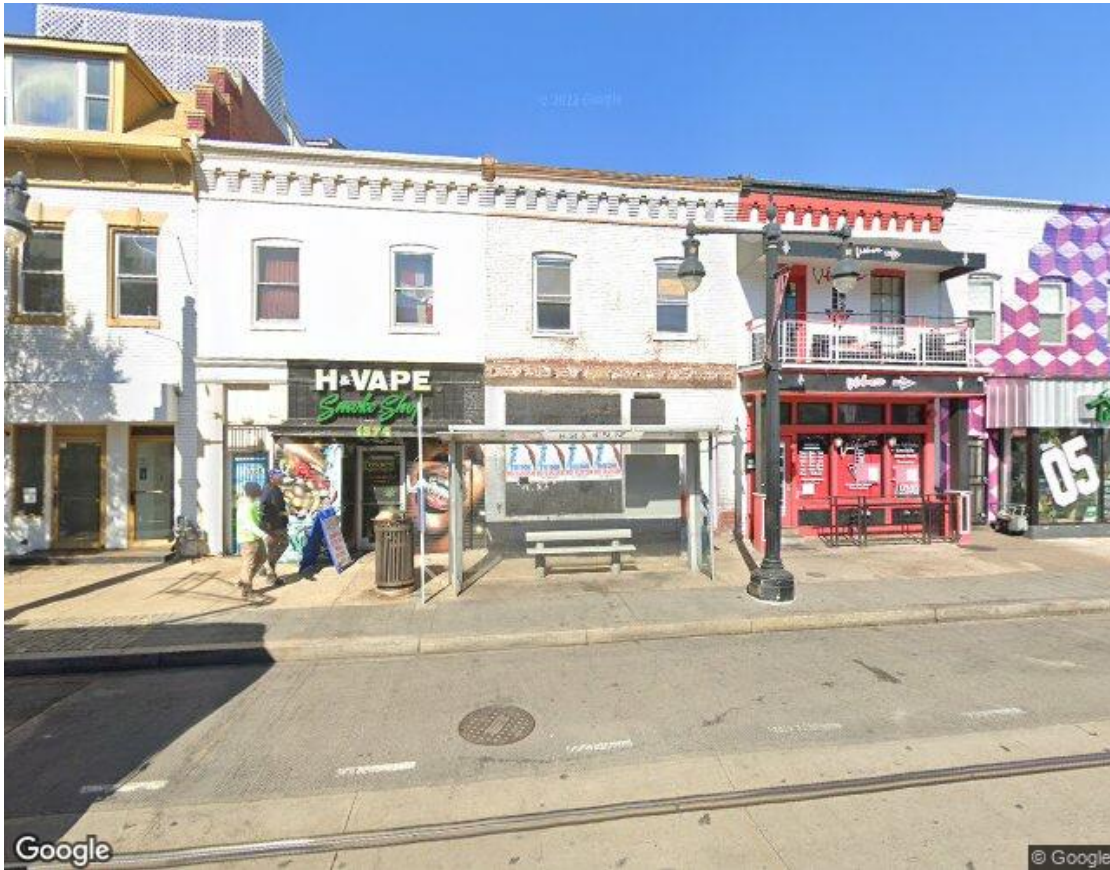
BUILDING INFORMATION

Building Size	1,548 SF
Occupancy %	0.0%
Tenancy	Single
Year Built	1923



PROPERTY REPORT

1376 H St NE, Washington, DC 20002



Presented by

Anthony R Bolling | Group Leader

Washington, D.C. Appraisal License: Br701884

Washington, D.C. Real Estate License: BR710884

THE ANTHONY BOLLING GROUP
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Keller Williams Preferred Properties
1441 McCormick Drive
Suite 1020
Upper Marlboro, MD 20774

1376 H St NE, Washington, DC 20002

■ Off Market

* Sold Date: 3/23/2010
* Public Record

Closed Price

\$384,400

Closed Date: 3/23/2010

Property Facts

	Public Facts	Listing Facts
Property Type	Retail	—
Property Subtype	Retail Stores (Personal Services	—
Number of Units	0	—
Number of Stories	2	—
Building Area (sq ft)	1,548	—
Lot Size	864 sq ft	—
Lot Dimensions	864 SF	—
Year Built	1923	—
Garage (spaces)	0	—
Construction	Brick	—
Exterior Walls	Brick	—

Extended Property Facts

Exterior Details

Lot Size - Square Feet	864 sq ft
Lot Size - Acres	0.020 ac
Neighborhood Code	039

Other Details

Building Quality	B
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This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Public Facts

Owner Information

Owner Name	TELESOLV CONSULTING LLC
Mailing Address	1325 18Th St Nw STE 204 Washington DC 20036-6501
Mail Care-Of Name	David Vincent
Vesting	Company/Corporation
Contact Name	DAVID VINCENT

Legal Description

APN	1026 0840
FIPS Parcel Number	110011026 0840
Zoning	NC-15
Census Tract	110010084.101001
Abbreviated Description	CITY/MUNI/TWP:WARD 006 SQUARE 1026 LOT 0840 NBHD: OLD CITY 1
City/Municipality/Township	Washington, DC 20002
General Use	Retail Stores NEC
Overall Use	RETAIL

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$66,020	\$270,780	\$336,800	\$16,195
2022	\$82,740	\$270,780	\$353,520	\$5,833
2021	\$85,630	\$270,780	\$356,410	\$5,881
2020	\$88,740	\$246,160	\$334,900	\$5,526
2019	\$82,270	\$223,780	\$306,050	\$5,050
2018	\$76,220	\$205,290	\$281,510	\$4,645
2017	—	—	\$260,550	\$4,299
2016	—	—	\$240,500	\$7,997
2015	—	—	\$241,430	\$3,984
2014	—	—	\$182,880	\$3,018
2013	—	—	\$182,320	\$3,008
2012	—	—	\$192,600	\$1,589
2011	—	—	\$192,600	—

Deed Records

Recording Date	3/23/2010
Document Type	Warranty Deed
Sales Price	\$384,400
Sales Price Code	Full amount stated on Document.
Buyer Name	TELESOLV CONSULTING LLC
Buyer ID	Company or Corporation
Seller Name	IVAN R LEE
Document #	201024938
Contract Date	1/4/2010

Distressed Activity

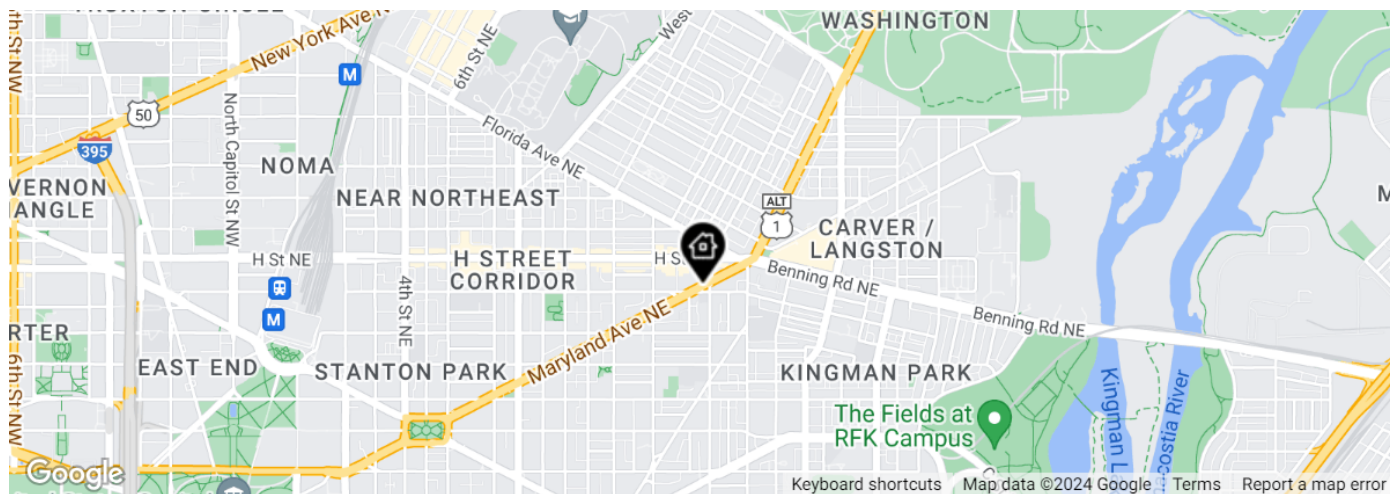
Recording Date	6/5/2014
Document Type	Notice of Default
Past Due Amount	0
Unpaid Balance	0


Recording Date	6/27/2013
Auction City	WASHINGTON
Auction Date	7/15/2013
Auction Location	1101 4TH STREET SW 2ND FLOOR ROOM W250
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Unpaid Balance	1990

Financial Details

Adjusted Prop. Value	\$336,800
Est. Prop Change Current Owner	34%
Default History	PRIOR DEFAULT, THIS OWNER
New Applicant Underwriting Score	74
Property Use Reliability Score	74
Property Use Risk Score	C
Financial Risk Score	74
Local Area Credit Risk Score	D
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK

Maps



Legend:  Subject Property



Legend:  Subject Property

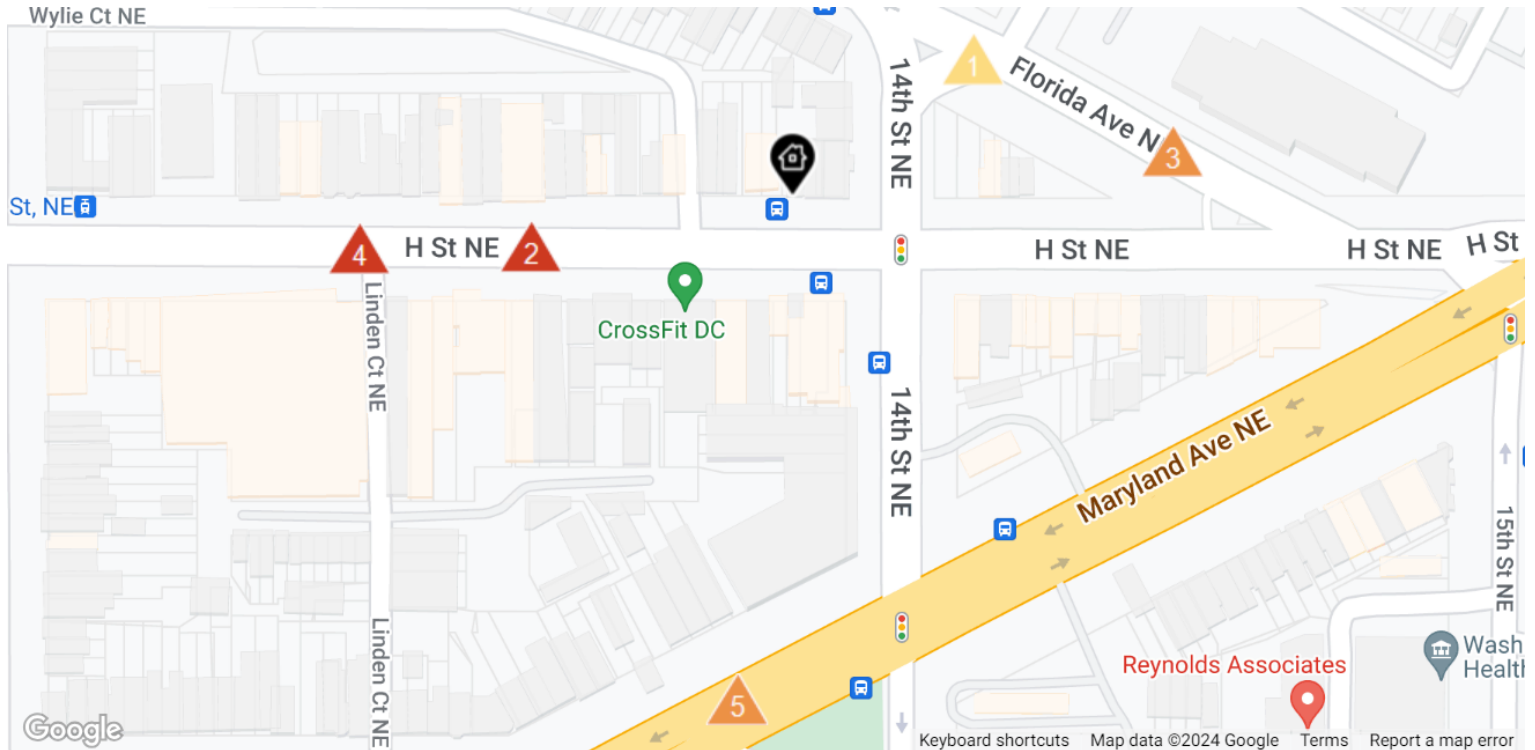


Legend:  Subject Property

Historical Photos



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

1,971

2023 Est. daily traffic counts

Street: Florida Ave NE
Cross: Holbrook St NE
Cross Dir: E
Dist: 0.01 miles

Historical counts

Year	Count	Type
2017	2,000	AAWT
2002	24,200	AAWDT
2001	24,200	AAWDT
1999	24,200	AAWDT
1997	23,800	AAWDT

2

17,262

2023 Est. daily traffic counts

Street: H St NE
Cross: 13th St NE
Cross Dir: E
Dist: 0.05 miles

Historical counts

Year	Count	Type
2021	17,247	AAWT
2002	24,200	AAWDT
2001	24,200	AAWDT
1999	24,200	AAWDT
1997	23,800	AAWDT

3

13,608

2023 Est. daily traffic counts

Street: Florida Ave NE
Cross: New York Ave NE
Cross Dir: SE
Dist: 0.01 miles

Historical counts

Year	Count	Type
2021	13,596	AAWT
2002	46,100	AAWDT
2001	46,100	AAWDT

4

19,970

2023 Est. daily traffic counts

Street: H Street Northeast
Cross: Linden Ct NE
Cross Dir: W
Dist: 0.01 miles

Historical counts

Year	Count	Type
2017	19,916	AAWT

5

11,192

2023 Est. daily traffic counts

Street: Maryland Ave NE
Cross: G St NE
Cross Dir: SW
Dist: 0.02 miles

Historical counts

Year	Count	Type
2010	10,900	AAWDT
2008	11,200	AAWDT
2007	11,300	AAWDT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



RETAIL DEVELOPMENT OPPORTUNITY

LOCATION INFORMATION

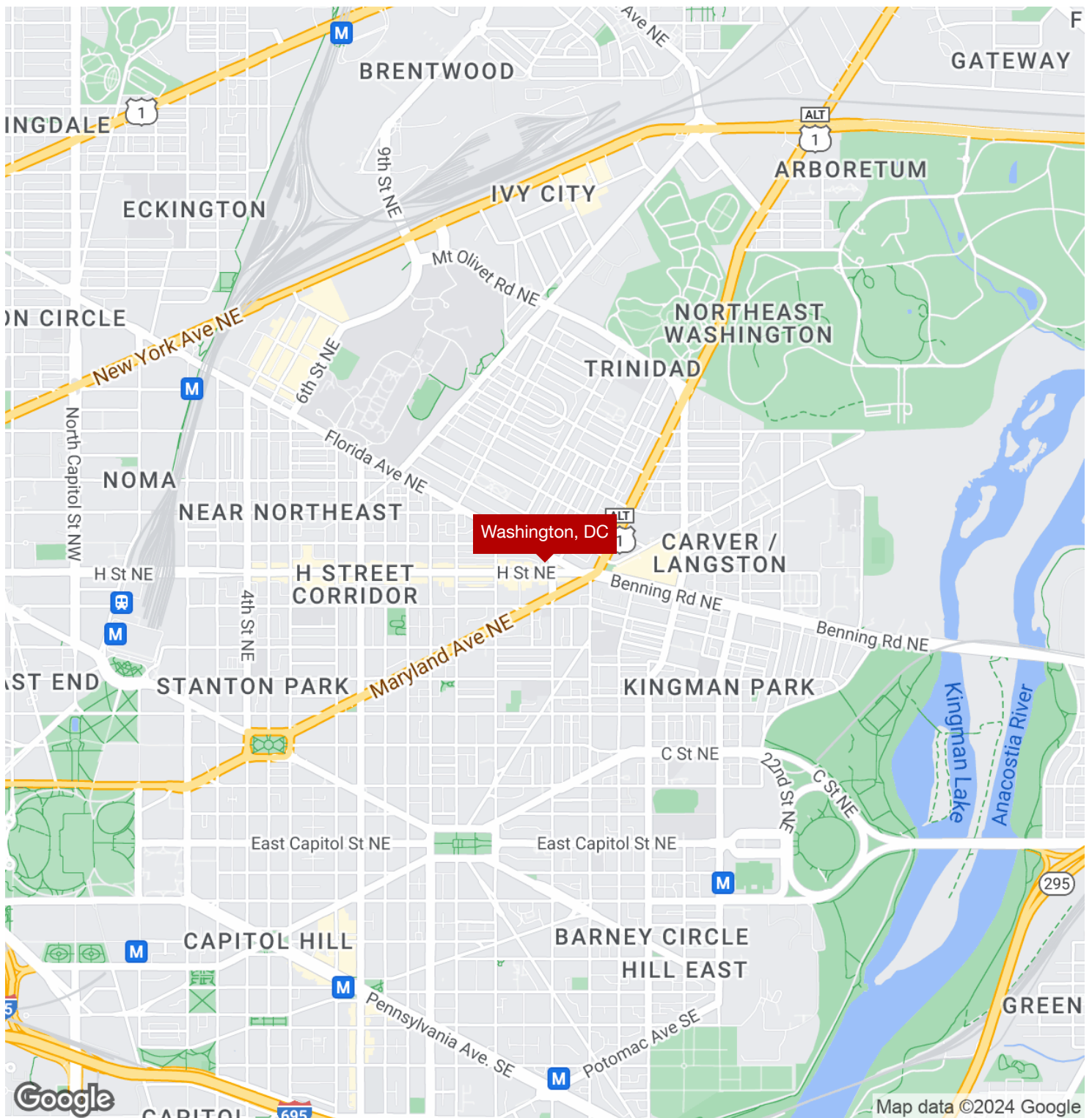
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REGIONAL MAP

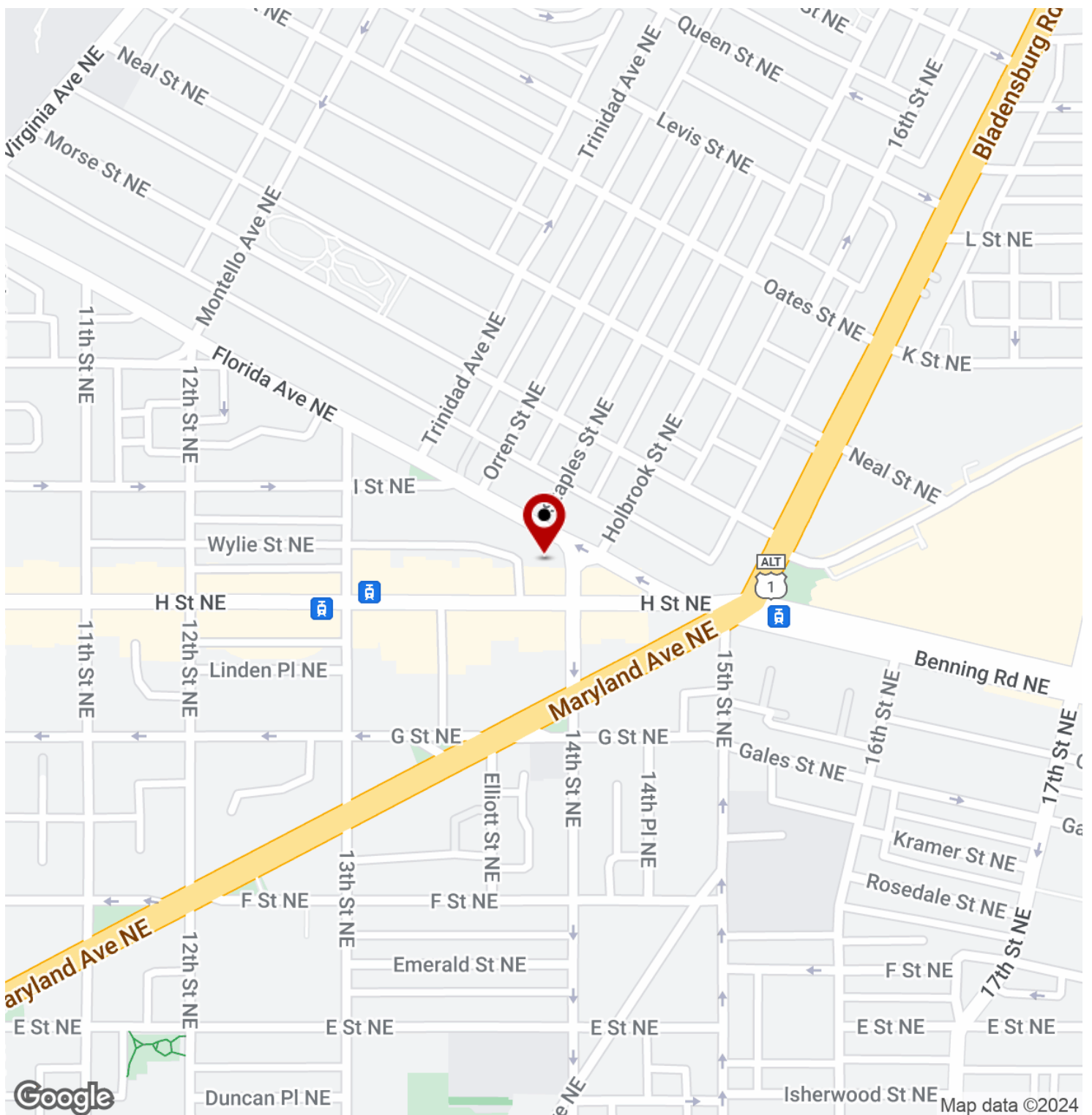
LOCATION MAP

AERIAL MAP

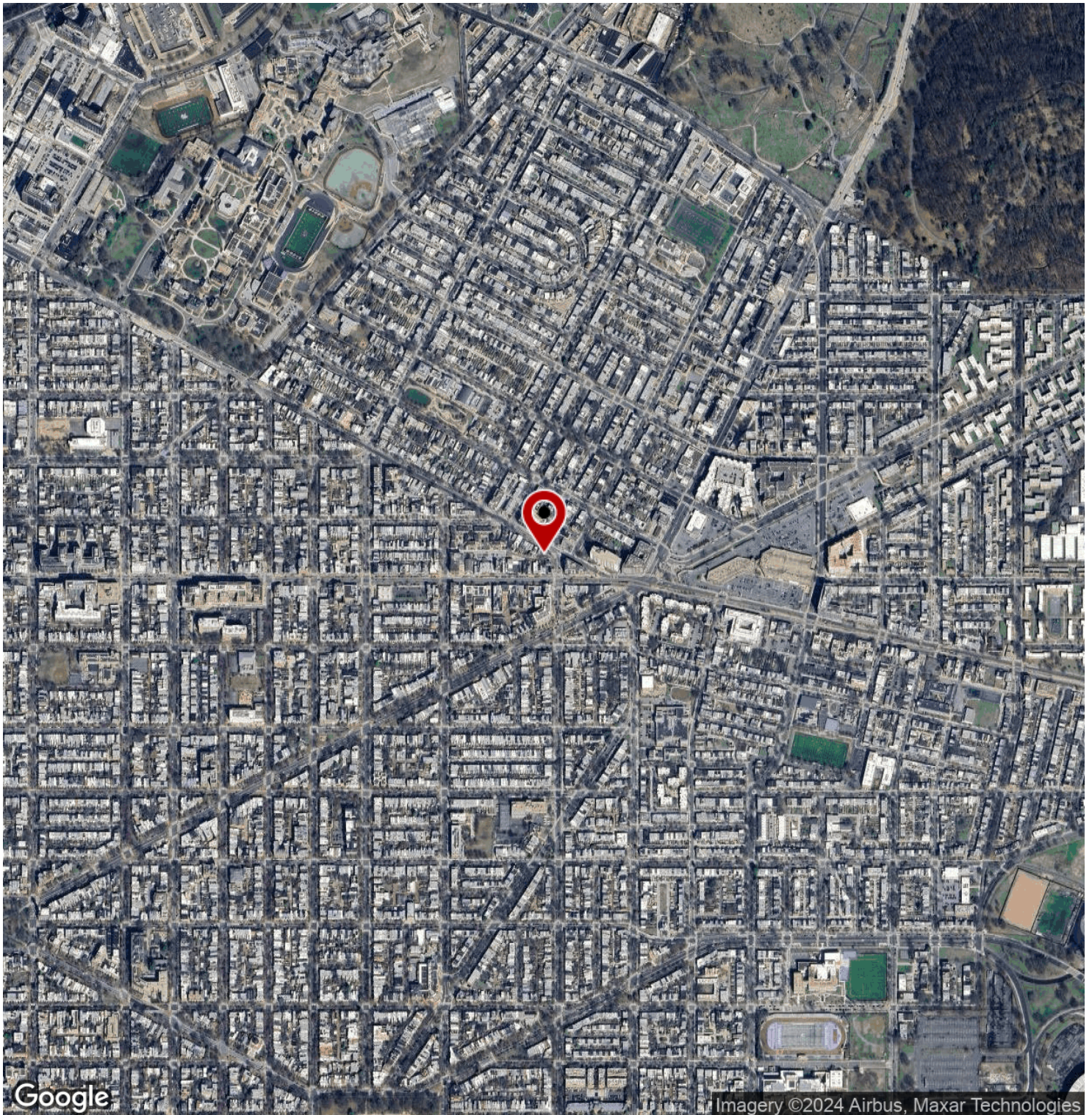
Regional Map



Location Map



Aerial Map



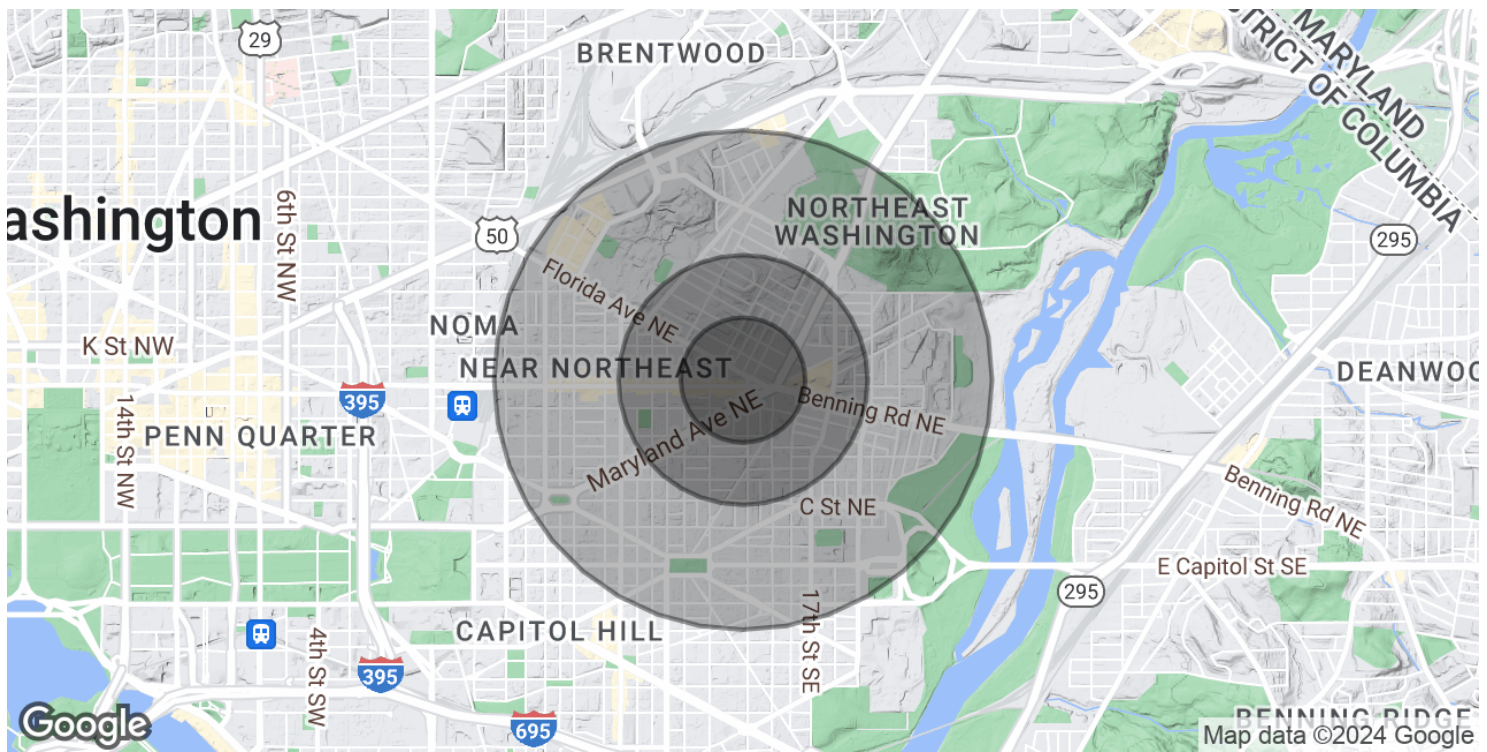
RETAIL DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,206	19,570	57,630
Average Age	34.2	35.1	34.8
Average Age (Male)	33.8	36.4	35.8
Average Age (Female)	35.0	33.6	34.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,954	8,553	25,994
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$116,361	\$119,512	\$123,380
Average House Value	\$583,979	\$626,237	\$691,153

2020 American Community Survey (ACS)



RETAIL DEVELOPMENT OPPORTUNITY

ADDITIONAL INFORMATION

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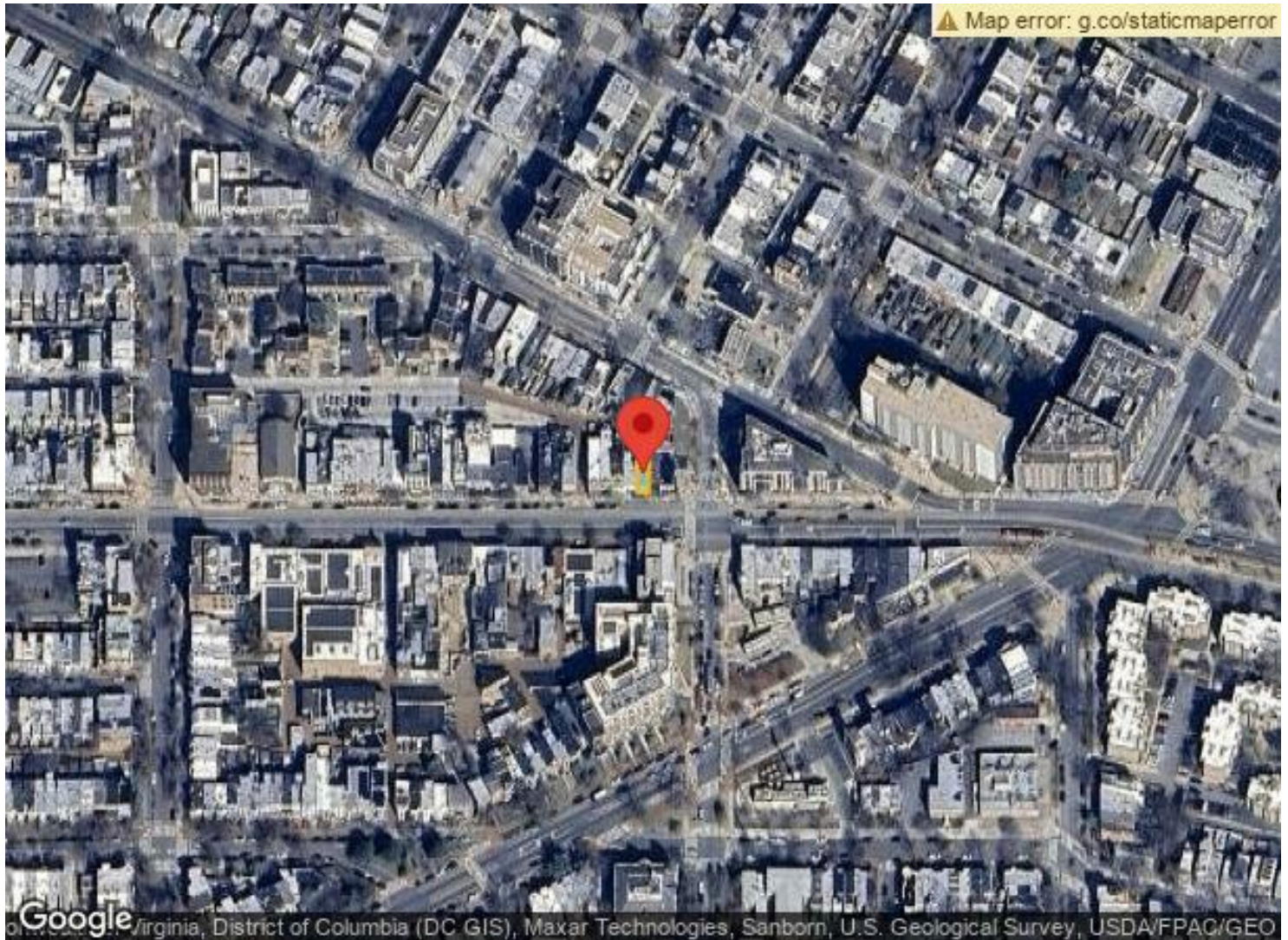
SITE PLANS

ZONING_MAP.PDF

30RHOOD_MIXED-USE_(NC)_ZONES___ZONING_HANDBOOK.PDF

OVERLAY_AREAS___ZONING_HANDBOOK.PDF

Site Plans





Zoning Data Summary

Premises Address	None	Council Member	Charles Allen
Square/Suffix/Lot	1026 0002	ANC	6A
Zoning District	NMU-7B/H-A	ANC Chairperson	Amber Gove
PUDs	None	SMD	6A01
Ward	Ward 6	Commissioner	Keya Chatterjee

* For a detailed explanation of zoning related items, please refer to the DC Zoning Map glossary
** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Details: NMU-7B/H-A

Description: Permits mixed-use development at a medium density with an emphasis on employment and arts-related uses

Building Category	Residential	Residential (IZ)	Non-Residential
Dwelling Units			
Minimum Lot Width (ft)			
Minimum Lot Area (sqft)			
Maximum Lot Occupancy (%)	75	80	100
Maximum Height (ft)	65	65	65
Maximum Stories			
Roof Structure			
Front Setback (ft)			
Front Build To (ft)			
Rear Yard Setback (ft)	12	12	12
Side Setback (ft)			
Waterfront Setback (ft)			
Pervious Surface (%)			
Maximum Floor Area Ratio	4	4.8	1
Gross Floor Area			
Green Area Ratio	0.3	0.3	0.3
Plaza			
Setbacks and Screening			
Design Requirements	See Subtitle H Chapter 909	See Subtitle H Chapter 909	See Subtitle H Chapter 909
Tree Protection			

CASES/ORDERS

Listed below are the ZC and BZA cases associated with the Square, Parcel, Lot(s) related to this zoning report. Case information is available online at <https://app.dcoz.dc.gov/Home/Search>

Board Zoning Adjustment (BZA) Case Number:
'No BZA case numbers associated with this Square and/or Lot'

Zoning Commission (ZC) Case Number:
[04-27 0840](#)

POLITICAL JURISDICTION REPRESENTATIVES

Ward Ward 6	ANC 6A	SMD 6A01
Council Member Charles Allen	ANC Chairperson Amber Gove	Commissioner Keya Chatterjee
Phone Number (202) 724-8072	Phone Number	Phone Number TBD
Email Address callen@dccouncil.gov	Email Address 6A@anc.dc.gov	Email Address 6A01@anc.dc.gov
Office Location 1350 Pennsylvania Avenue NW Suite 110	Office Location Unavailable	Office Location 1212 WYLIE ST NE
Website	Website http://anc.dc.gov/page/advisory-neighborhood-commission-6a	Website https://anc.dc.gov/page/advisory-neighborhood-commission-6A



Neighborhood Mixed-Use (NMU) Zones

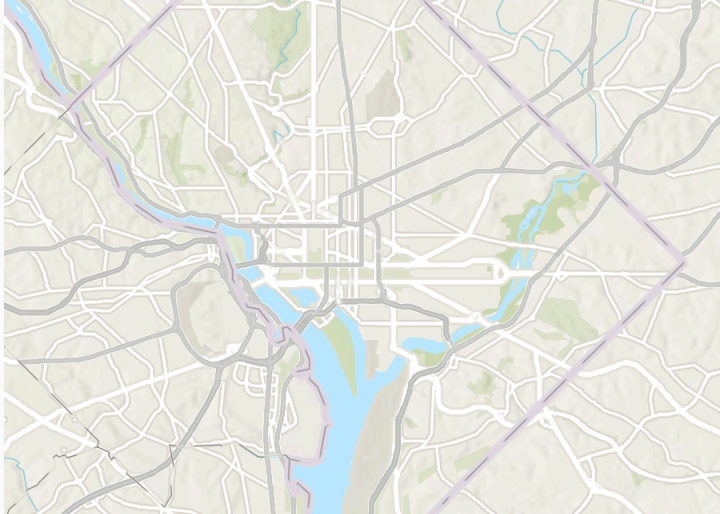
The Neighborhood Mixed-Use zones (NMU) are designed to provide for stable mixed-use areas permitting a range of commercial and multiple dwelling unit residential development in defined neighborhood commercial areas.

The purposes of the NMU zones are to:

- Provide for a varied mix of residential, employment, retail, service, and other related uses in the area;
- Encourage safe and efficient conditions for pedestrian and motor vehicle movement;
- Preserve and enhance neighborhood shopping areas, by providing the scale of development and range of uses that are appropriate for neighborhood shopping and services;
- Encourage a general compatibility in scale between new and older buildings;
- 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;
- Encourage a scale of development, a mixture of building uses, and other attributes, such as safe and efficient conditions for pedestrian and vehicular movement;
- Identify designated roadways within NMU zones with limitations on driveways and curb cuts; and
- Identify designated use areas within NMU zones within which use restriction shall apply to the ground floor.

View detailed development standards by specific Neighborhood Mixed-Use (NMU) zone below.

Neighborhood Mixed-Use (NMU) Zones



Esri, NASA, NGA, USGS | DCGIS, M-NCPPG, VGIN, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA... Powered by Esri

Zone

Overlay

[NMU-3A/MW](#)



[Macomb-Wisconsin](#)

[NMU-4/CP](#)



[Cleveland Park Neighborhood](#)

[NMU-4/GA](#)

[Georgia Avenue](#)

[NMU-4/H-A](#)

[H Street Northeast Neighborhood Mixed-Use Commercial Arts Sub-District](#)

[NMU-4/H-H](#)

[H Street Northeast Neighborhood Mixed-Use Housing Sub-District](#)

[NMU-4/H-R](#)

[H Street Northeast Neighborhood Mixed-Use Retail Sub-District](#)

[NMU-4/TK](#)

[Takoma](#)

[NMU-4/WP](#)

[Woodley Park](#)

[NMU-5A/H-H](#)



[H Street Northeast Neighborhood Mixed-Use Housing Sub-District](#)

[NMU-5A/H-R](#)



[H Street Northeast Neighborhood Mixed-Use Retail Sub-District](#)


[NMU-7B/ES](#)

[Eighth Street Southeast](#)
[NMU-7B/GA](#)

[Georgia Avenue](#)
[NMU-7B/H-A](#)

[H Street Northeast Neighborhood Mixed-Use Commercial Arts Sub-District](#)
[NMU-7B/H-H](#)

[H Street Northeast Neighborhood Mixed-Use Housing Sub-District](#)
[NMU-8B/H-H](#)

[H Street Northeast Neighborhood Mixed-Use Housing Sub-District](#)
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NMU-3A/MW

The [NMU-3A/MW Zone](#) comprises the non-residentially zoned lots near the intersection of Macomb Street and Wisconsin Avenue NW which front either Macomb Street, Newark Street, or Wisconsin Avenue NW. The NMU-3A/MW zone is intended to permit mixed-use development at a low density.



The purposes of the

[Macomb-Wisconsin](#) Neighborhood mixed-use zone (NMU-3A/MW) are to:

- Provide for public review of large developments to ensure that they are compatible with and enhance the primary neighborhood retail function of the area;



- Limit the scale and massing of new buildings and a mix of uses that is in general compatible in scale with existing buildings.

[See NMU-3A/MW Development Standards](#)

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NMU-4/CP

The [Cleveland Park](#) Neighborhood Mixed Use [NMU-4/CP Zone](#) is located in the vicinity of the Cleveland Park Metrorail Station and within the Cleveland Park Historic District. The zone is comprised of the non-residentially zoned lots, primarily fronting Connecticut Avenue, Macomb, Newark, Ordway, or Porter Streets NW.



The purposes of the Cleveland Park Neighborhood Mixed-Use zone (NMU-4/CP) are to:

- Encourage compatibility of development with the purposes of the [Historic Landmark and Historic District Protection Act of 1978](#);
- Limit the height of new buildings and encourage a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings; and
- Provide for retention of existing housing within the Cleveland Park commercial area to help meet the need for affordable housing and to enhance pedestrian activity, safety, and consumer support for businesses in the commercial area.



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NMU-4/GA

The [Georgia Avenue](#) Neighborhood Mixed-Use [NMU-4/GA Zone](#) is located along Georgia Avenue, N.W. south of New Hampshire Avenue, N.W. and north of Shepard Street, N.W., as well as along Georgia Avenue, N.W. north of Kenyon Street, N.W. and South of Park Road, N.W. This zone district applies to non-residentially zoned lots.



The purposes of the NMU-4/GA zone are to:

- Implement the objectives of the Georgia Avenue - Petworth Metro Station Area and Corridor Plan, approved by the Council of the District of Columbia, effective July 20, 2006 (Res. 16-686);
- Implement the goals of the Great Streets Framework Plan for 7th Street - Georgia Avenue, published by the District Department of Transportation and dated 2006;
- Encourage additional residential uses along the Georgia Avenue corridor;
- Encourage improved commercial uses;
- Provide uniform building design standards;
- Set guidelines for development review through [planned unit development](#) (PUD) and special exception proceedings; and
- Encourage vertically mixed-uses (ground floor commercial and residential above) within a quarter mile of the Georgia Avenue - Petworth Metrorail Station along Georgia Avenue, from

[See NMU-4/GA Development Standards](#)[^ Back to top](#)

NMU-4/H-A

The [H Street Northeast](#) Neighborhood Mixed-Use Commercial Arts [NMU-4/H-A Zone](#) is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E.. The H Street Northeast Mixed Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique destination sub-districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.



The purposes of the Commercial Arts Sub-district are to:

- Encourage arts and entertainment uses and a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.

The NMU-4/H-A zone is intended to permit mixed-use development at a moderate density with an emphasis on arts and arts-related uses.



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NMU-4/H-H

The [H Street Northeast](#) Neighborhood Mixed-Use Housing [NMU-4/H-H](#)

[Zone](#) is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th St, N.E. The H Street Northeast Mixed Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique

destination sub-districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.



The purposes of the Housing Sub-district are to:

- Encourage residential uses along the H Street, N.E. corridor, particularly the provision of affordable units and reuse of upper floors;
- Establish design guidelines for new and rehabilitated buildings that are consistent with the historic character and scale of the H Street, N.E. commercial corridor; and
- Encourage the reuse of existing buildings along the corridor.

The NMU-4/H-H zone is intended to permit mixed-use development at a moderate density with an emphasis on the provision of residential uses, particularly affordable units and reuse of upper floors.



NMU-4/H-R

The [H Street Northeast](#) Neighborhood Mixed-Use Retail [NMU-4/H-R Zone](#) is

a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E. The H Street Northeast Mixed Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into

unique destination sub-districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.



The purposes of the Retail Sub-district are to:

- Encourage retail uses and a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.

The NMU-4/H-R zone is intended to permit mixed-use development at a moderate-density with an emphasis on the provision of retail uses.

[See NMU-4/H-R Development Standards](#)

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provide adequate light and air to encourage retail and service uses, and pedestrian circulation in the vicinity of the Takoma Metro station;

- Require a minimum clear floor-to-ceiling height on the ground floor sufficient to accommodate the needs of neighborhood-serving retail, service, and office uses;
- Allow and encourage residential development to help meet the need for housing, enhance safety, and provide sufficient resident population to support neighborhood-serving retail, service, and office uses;
- Permit mixed-use development at a moderate density;
- Encourage residential development to enhance safety and provide resident population to support neighborhood-serving commercial uses; and
- Limit the height of new buildings and encourage a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.



[See NMU-4/TK Development Standards](#)

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NMU-4/WP

The [Woodley Park](#) Neighborhood Mixed-Use [NMU-4/WP Zone](#) is located in the vicinity of the Woodley Park Metrorail Station on non-residentially zoned lots at the intersection of Connecticut



- Limit the height of new buildings; and
- Encourage a scale of development and a mixture of building uses that are in general compatible in scale with existing buildings in the Woodley Park neighborhood.



The NMU-4/WP zone is intended to permit mixed-use development at a moderate-density.

[See NMU-4/WP Development Standards](#)

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NMU-5A/H-H

The [H Street Northeast](#) Mixed-Use Housing [NMU-5A/H-H Zone](#) is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E. The H Street Northeast Neighborhood Mixed-Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique destination sub-districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.

The purposes of the Housing Sub-district are to:

- Encourage residential uses along the H Street, N.E. corridor, particularly the provision of affordable units and reuse of upper floors;



and rehabilitated buildings that are consistent with the historic character and scale of the H Street, N.E. commercial corridor; and

- Encourage the reuse of existing buildings along the corridor.



The NMU-5A/H-H zone is intended to permit mixed-use development at a moderate- to medium-density with an emphasis on the provision of residential uses, particularly affordable units and reuse of upper floors.

[See NMU-5A/H-H Development Standards](#)

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NMU-5A/H-R

The [H Street Northeast Mixed-Use Retail NMU-5A/H-R Zone](#) is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E. The H Street Northeast Mixed Use



Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique destination



The purposes of the Retail Sub-district are to:

- Encourage retail uses and a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.

The NMU-5A/H-R zone is intended to permit mixed-use development at a moderate- to medium-density with an emphasis on the provision of retail uses.

[See NMU-5A/H-R Development Standards](#)

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NMU-5A/WP

The [Woodley Park](#) Neighborhood Mixed-Use [NMU-5A/WP Zone](#) is located in the vicinity of the Woodley Park Metrorail Station on non-residentially zoned lots at the intersection of Connecticut Avenue and Calvert Street, N.W.

The purpose of the NMU-5A/WP Zone is to:

- Limit the height of new buildings; and
- Encourage a scale of development and a mixture of building uses that are in general compatible in scale with existing buildings in the Woodley Park neighborhood.

The NMU-5A/WP zone is intended to permit compact mixed-use development at a medium density with an emphasis on residential development.





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NMU-6B/H-H

The [H Street Northeast](#) Neighborhood Mixed-Use Housing [NMU-6B/H-H Zone](#) is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th St, N.E. The H Street Northeast Mixed Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique destination sub-districts



along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.

The purposes of the Housing Sub-district are to:

- Encourage residential uses along the H Street, N.E. corridor, particularly the provision of affordable units and reuse of upper floors;
- Establish design guidelines for new and rehabilitated buildings that are consistent with the historic character and scale of the H Street, N.E. commercial corridor; and
- Encourage the reuse of existing buildings along the corridor.

The NMU-6B/H-H zone is intended to permit mixed-use development at a medium-density with an emphasis on the provision of residential uses, particularly affordable units and reuse of upper floors.

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NMU-7B/ES

The [Eighth Street](#)

Southeast Neighborhood Mixed-Use [NMU-7B/ES Zone](#) is located in along 8th Street, L Street, M Street, and Potomac Avenue, S.E. near the entrance to the Navy Yard on non-residentially zoned lots.

The purposes of the Eighth Street Southeast Neighborhood Mixed-Use zone (NMU-7B/ES) are to:



- Encourage and allow new neighborhood-serving retail and service businesses and office development in close proximity to the Navy Yard, with emphasis on firms that will conduct business with the Navy, as well as neighborhood-serving retail and service businesses;
- Allow and encourage mixed-use development at a medium density, in the interest of securing economic development, while restricting building heights to a low level density to respect the historic scale of buildings and the entrance to the adjacent Navy Yard; and
- Provide for safe and efficient pedestrian movement by reducing conflicts between pedestrian and vehicular traffic, so as to improve access to retail.

[See NMU-7B/ES Development Standards](#)

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The Georgia Avenue Neighborhood Mixed-Use [NMU-7B/GA Zone](#) is located primarily along Georgia Avenue, N.W. south of Shepard Street, N.W. and north of Park Road, N.W. This zone district applies to non-residentially zoned lots.

The purposes of the NMU-7B/GA zone are to:



- Implement the objectives of the Georgia Avenue - Petworth Metro Station Area and Corridor Plan, approved by the Council of the District of Columbia, effective July 20, 2006 (Res. 16-686);
- Implement the goals of the Great Streets Framework Plan for 7th Street - Georgia Avenue, published by the District Department of Transportation and dated 2006
- Encourage additional residential uses along the Georgia Avenue corridor
- Encourage improved commercial uses;
- Provide uniform building design standards;
- Set guidelines for development review through [planned unit development](#) (PUD) and special exception proceedings; and
- Encourage vertically mixed-uses (ground floor commercial and residential above) within a quarter mile of the Georgia Avenue - Petworth Metrorail Station along Georgia Avenue, from Park Road to Shepherd Street.

The NMU-7B/GA zone permits mixed-use development at a medium density with a focus on employment, including additional residential uses above improved commercial uses.

[See NMU-7B/GA Development Standards](#)



NMU-7B/H-A

The [H Street Northeast](#) Neighborhood Mixed-Use Commercial Arts [NMU-7B/H-A Zone](#) is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E.. The H Street Northeast Mixed Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique



destination sub-districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.

The purposes of the Commercial Arts Sub-district are to:

- Encourage arts and entertainment uses and a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.

The NMU-7B/H-A zone is intended to permit mixed-use development at a medium density with an emphasis on employment and the provision of arts and arts-related uses.

[See NMU-7B/H-A Development Standards](#)

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NMU-7B/H-A



7B/H-H Zone is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E. The H Street Northeast Mixed Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique destination sub-districts



along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.

The purposes of the Housing Sub-district are to:

- Encourage residential uses along the H Street, N.E. corridor, particularly the provision of affordable units and reuse of upper floors;
- Establish design guidelines for new and rehabilitated buildings that are consistent with the historic character and scale of the H Street, N.E. commercial corridor; and
- Encourage the reuse of existing buildings along the corridor.

The NMU-7B/H-H zone is intended to permit mixed-use development at a medium density with an emphasis on the provision of residential uses, particularly affordable units and reuse of upper floors.

[See NMU-7B/H-H Development Standards](#)

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NMU-8B/H-H



Housing NMU-8B/H-H Zone is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E. The H Street Northeast Mixed Use Zones (NMU-4/H-H – NMU-5A/H-R) seek to encourage the clustering of uses into unique destination sub-



districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.

The purposes of the Housing Sub-district are to:

- Encourage residential uses along the H Street, N.E. corridor, particularly the provision of affordable units and reuse of upper floors;
- Establish design guidelines for new and rehabilitated buildings that are consistent with the historic character and scale of the H Street, N.E. commercial corridor; and
- Encourage the reuse of existing buildings along the corridor.

The NMU-8B/H-H zone is intended to permit mixed-use development at a medium density with an emphasis on the provision of residential uses, particularly affordable units and reuse of upper floors.

[See NMU-8B/H-H Development Standards](#)

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Overlay Areas

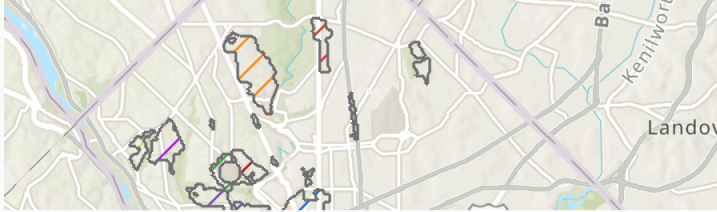
Overlay zoning modifies the development standards of the base zoning within a defined geographic area.

The Office of Planning (“OP”) filed a November 8, 2019 petition, proposing changes to the names of zones used in the Zoning Regulations and Zoning Map, which OP stated would result in specific benefits:

- Present a naming scheme familiar to the previous 1958 base zone plus **overlay** scheme;
- Reduce duplication of development standards by locating the primary development standards within the base zone chapter and only including those standards that are different in the modified zone chapter;
- Create an easier understanding of the relationship between zones especially zones within the same base zone (i.e., all the R-1-B share the same general standards);
- Create an easier understanding of the relationship between the geographically modified zones especially as seen on a zoning map (i.e., all the Capitol Interest (CAP) zones will be easily identified);
- Still accommodate the creation of new city-wide zones (i.e., MU-3A and MU-3B), new neighborhood-specific zones (i.e., MU-4/CAP and RF-1/CAP), and project-specific zones (i.e., USN); and
- Result in less opportunity for error because amendments can be made once to the base zone.

Overlay Areas





Esri, NASA, NGA, USGS | DCGIS, M-NCPPC, VGIN, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA... Powered by Esri

As part of this updated naming convention, 23 overlay areas were designated as shown in the accompanying map. More information about each overlay area can be found below.

Abbreviation Overlay

CAP		Capitol Interest
CBUT		Chain Bridge/University Terrace
CHC		Capitol Hill Commercial
CP		Cleveland Park Neighborhood
DC		Dupont Circle
ES		Eighth Street Southeast
FB		Foggy Bottom
FH		Forest Hills Tree and Slope Protection
FT		Fort Totten
GA		Georgia Avenue
GT		Georgetown
H-A		H Street Northeast Neighborhood Mixed-Use Commercial Arts Sub-District
H-H		H Street Northeast Neighborhood Mixed-Use Housing Sub-District



NO		Naval Observatory
RC		Reed-Cooke
SH		Sixteenth Street Heights
TK		Takoma
TS		Tree and Slope Protection
WH		Wesley Heights
WP		Woodley Park

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Capitol Interest (CAP)

Promote and protect the public health, safety, and general welfare of the U.S. Capitol precinct and the area adjacent to this jurisdiction, in a manner consistent with the goals and mandates of the United States Congress in Title V of the Legislative Branch Appropriation Act, 1976 (Master Plan for Future Development of the



Capitol Grounds and Related Areas), approved July 25, 1975 (Pub. L. No. 94-59, 89 Stat. 288), and in accordance with the plan submitted to the Congress pursuant to the Act; Reflect the importance of and provide sufficient controls for the area adjacent to the U.S. Capitol; Provide particular controls for



Zones include: [RF-1/CAP](#); [RA-2/CAP](#); [MU-2/CAP](#); [MU-4/CAP](#); [MU-4/CAP/CHC](#); [PDR-1/CAP](#)

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Chain Bridge/University Terrace (CBUT)

Provide for areas predominantly developed with detached houses on large lots; Preserve and enhance the park-like setting of the area by regulating alteration or disturbance of terrain, destruction of trees, and ground coverage of permitted buildings and other impervious surfaces, and by providing for widely spaced residences;

Preserve the natural

topography and mature trees to the maximum extent feasible in a residential neighborhood; Prevent significant adverse impact on adjacent open space, parkland, stream beds, or other environmentally sensitive natural areas; Limit permitted ground coverage of new and expanded buildings and other construction, so as to encourage a general compatibility between the siting of new buildings or construction and the existing neighborhood; and Limit the minimum size of lots so as to prevent significant adverse impact on existing infrastructure, especially on traffic and pedestrian safety, and to achieve the other purposes listed in this subsection.

Zones include: [R-1A/CBUT](#)



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Capitol Hill Commercial (CHC)



that exceed the commercial floor area ratio permitted in the underlying zones; Concentrate non-residential uses in commercial zones in certain areas of Capitol Hill, thereby enhancing and protecting the residential character of the areas surrounding the commercial zones and relieving pressure to use

properties zoned residential for commercial uses; and Provide appropriate incentives for new infill construction that is compatible with the Capitol Hill Historic District and its predominance of low-scale row house structures.

Zones include: [MU-4/CHC](#); [MU-4/CAP/CHC](#)



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Cleveland Park Neighborhood (CP)

Encourage compatibility of development with the purposes of the Historic Landmark and Historic District Protection Act of 1978; Limit the height of new buildings and encourage a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings; and Provide for





Zones include: [NMU-4/CP](#)

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Dupont Circle (DC)

Recognize the Dupont Circle area is a unique resource in the District of Columbia that must be preserved and enhanced;

Zones include: [RF-1/DC](#); [RA-2/DC](#); [RA-4/DC](#); [RA-5/DC](#); [MU-1/DC](#); [MU-2/DC](#); [MU-4/DC](#); [MU-5A/DC](#); [MU-6B/DC](#); [MU-8B/DC](#); [MU-9B/DC](#); [MU-10/DC](#)



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Eighth Street Southeast (ES)

Encourage and allow new neighborhood-serving retail and service businesses and office development in close proximity to the Navy Yard, with emphasis on firms that will conduct business with the Navy, as well as neighborhood-serving retail and service businesses; Allow and encourage mixed-use development at a medium density, in the interest of securing economic development, while restricting building heights to a low-level density to respect the historic scale of buildings and the entrance to the adjacent Navy Yard; and Provide for safe and efficient pedestrian movement by reducing conflicts between pedestrian and vehicular traffic, so as to improve access to retail and other businesses in the area.

Zones include: [NMU-7B/ES](#)



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Foggy Bottom (FB)

The purposes of the Foggy Bottom Residential House (R-3/FB) zone are to:

Enhance the residential character of the area by maintaining existing low-scale residential uses, human scale streetscape, and historic character;

Enhance the human-scale streetscape by maintaining the public space in front of the buildings as landscaped green spaces and limiting

future curb cuts; Require a scale of development consistent with the Comprehensive Plan; and the characteristics of the low scale residential row house neighborhood that formed the basis on which the area was designated a historic district; Protect the integrity of the historic district, its small scale, and open spaces; require compatibility of any development with the purposes of the Historic Landmark and Historic District Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144, as amended:





light, air, and privacy that they provide, and Encourage greater use of public transportation through use of the nearby Metrorail Station, so as to protect the narrow residential streets and alleys from the deleterious effects of disruptive excessive traffic.

Zones include: [R-3/FB](#)

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Forest Hills Tree and Slope Protection (FH)

The purposes of the Forest Hills Tree and Slope Protection overlay is to: Preserve and enhance the park-like setting of designated neighborhoods bounded by Connecticut Avenue and Thirty-Second Street on the west, Rock Creek Park on the east, Fort Circle National Park and Nevada Avenue, NW on the north, and Melvin C. Hazen Park and adjacent to streams and parks on the south, by regulating alteration or disturbance of terrain, destruction of trees, and the ground coverage of permitted buildings and other



impervious surfaces. It includes Soapstone Valley Park as well as Melvin C. Hazen Park; Preserve the natural topography and mature trees to the maximum extent feasible in the Forest Hills neighborhoods; Prevent significant adverse impact on adjacent open space, parkland, stream beds, or other environmentally sensitive natural areas; and Limit permitted ground coverage of new and expanded buildings and other construction, so as to encourage a general compatibility between the siting of new buildings or construction and the existing neighborhood



Fort Totten (FT)

The purposes of the Fort Totten overlay are to:

- Encourage future residential and commercial development while enabling existing industries to remain in the District;
- and Protect surrounding residential areas from the adverse impacts of existing industrial support uses by means of the buffering standards.

Zones include: [MU-7B/FT](#); [MU-10/FT](#); [PDR-1/FT](#); [PDR-4/FT](#)



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Georgia Avenue (GA)

The purposes of the Georgia Avenue overlay are to: Implement the objectives of the Georgia Avenue - Petworth Metro Station Area and Corridor Plan, approved by the Council of the District of Columbia, effective July 20, 2006 (Res. 16-686); Implement the goals of the Great Streets Framework Plan for 7th Street - Georgia Avenue, published by the District Department of Transportation and dated 2006; Encourage additional residential uses along the Georgia Avenue corridor; Encourage improved commercial uses; Provide uniform building design standards; Set guidelines for development review through planned unit development (PUD) and special exception proceedings; and Encourage vertically mixed-uses (ground floor commercial and residential above) within a quarter mile of the Georgia Avenue - Petworth Metrorail Station along Georgia Avenue, from Park Road to Shepherd Street.

Zones include: [NMU-4/GA](#); [NMU-7B/GA](#)



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Georgetown (GT)

The purposes of the Georgetown overlay zones are to: Protect the Georgetown National Historic Landmark District and its historic character, buildings and open space in a manner consistent with the goals and mandates of the Historic Landmark and Historic District Protection Act of 1978, and the Old Georgetown Act, approved September 22, 1950 (64 Stat. 903; D.C. Official



Code §§ 6-1201-1206); Protect the integrity of “contributing buildings,” as that term is defined by the Historic Landmark and Historic District Protection Act of 1978; Recognize the compatibility of any development with the purposes of the Old Georgetown Act and the Historic Landmark and Historic District Protection Act of 1978; Limit permitted ground coverage of new and expanded buildings and



Zones include: [R-1B/GT](#); [R-3/GT](#)

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H Street Northeast Neighborhood Mixed-Use Commercial Arts Sub-District (H-A)

The H Street Northeast Neighborhood Mixed-Use Commercial Arts sub-district zones are intended to encourage arts and entertainment uses and a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.

Zones include: [NMU-4/H-A](#); [NMU-7B/H-A](#)



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H Street Northeast Neighborhood Mixed-Use Housing Sub-District (H-H)

The H Street Northeast Neighborhood Mixed-Use Housing Sub-District zones are intended to:

- Encourage residential uses along the H Street, NE, corridor, particularly the provision of affordable units and reuse of upper floors;
- Establish design guidelines for new and rehabilitated buildings that are consistent with the historic character and scale of the H Street, NE, commercial corridor; and
- Encourage the reuse of existing buildings along the corridor.

Zones include: [NMU-4/H-H](#); [NMU-5A/H-H](#); [NMU-6B/H-H](#); [NMU-7B/H-H](#); [NMU-8B/H-H](#)



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H Street Northeast Neighborhood Mixed-Use Retail Sub-District (H-R)

The H Street Northeast Neighborhood Mixed-Use Retail sub-district zones are intended to encourage retail uses and a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.

Zones include: [NMU-4/H-R](#); [NMU-5A/H-R](#)



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overlay zone is to: Provide for public review of large developments to ensure that they are compatible with and enhance the primary neighborhood retail function of the area; Ensure new construction is compatible with and enhances the primary neighborhood retail function of the area; and Limit the scale and massing of new buildings and a mix of uses that is in general compatible in scale with existing buildings.



Zones include: [NMU-3A/MW](#)

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Naval Observatory (NO)

The purpose of the Naval Observatory overlay area is to: Promote the public health, safety, and general welfare on land adjacent to or in close proximity to the highly sensitive and historically important Naval Observatory in keeping with the goals and policies of the Federal and District elements of the Comprehensive Plan and the adopted Master Plan for that facility; Ensure that public land within the





Reduce or eliminate any possible harm or restrictions on the mission of the Federal establishment within the zone.

Zones include: [R-1A/TS/NO](#); [R-1B/NO](#); [R-3/NO](#); [RA-1/NO](#); [MU-4/NO](#)

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Reed-Cooke (RC)

The purposes of the Reed-Cooke Mixed-Use zones are to: Protect current housing and provide for the development of new housing; Maintain heights and densities at appropriate levels; Encourage small-scale business development that will not adversely affect the residential community; Ensure that new nonresidential uses serve the local community by providing retail goods, personal services, and other activities that contribute to the satisfaction of unmet social, service, and employment needs in the Reed-Cooke and Adams Morgan community; Protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impacts; and Ensure the preservation and adaptive reuse of the First Church of Christ Scientist building, located on Lot 872 of Square 2560, through a planned unit development process.



Zones include: [RA-2/RC](#); [MU-4/RC](#); [MU-5A/RC](#)

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Sixteenth Street Heights (SH)



expansion or
nonresidential uses, and/or
further conversion of
residential housing to
nonresidential uses in
order to maintain the
housing supply and
minimize the external
negative impacts of new
nonresidential uses that
are permitted in the R-
1B/SH zone in order to



preserve neighborhood quality; and Allow neighborhoods to continue to provide a range of health and social service facilities as well as private institutions that provide cultural and religious enrichment and economic vitality, but within the framework of improved public review and control over the external effects of nonresidential uses. The objective is to make more compatible the Comprehensive Plan's goals and policies for maintaining the quality and stability of residential neighborhoods with other policies related to the reasonable provision of human services throughout the District of Columbia.

Zones include: [R-1B/SH](#)

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Takoma (TK)

The purposes of the MU-4/TK zone shall be those of the MU-4 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: Reserve sufficient open space to provide adequate light and air to encourage retail and service uses, and pedestrian circulation in the vicinity of the Takoma Metro station; Require a minimum clear floor-to-ceiling height on the ground floor sufficient to accommodate the needs of neighborhood-serving retail, service, and office uses; Allow and encourage residential development to help meet the need for housing, enhance safety, and provide sufficient resident population to support neighborhood-serving retail, service, and office uses; Permit mixed-use development at a moderate density; Encourage residential development to enhance safety and provide resident population to support neighborhood-serving commercial uses; and Limit the height of new buildings and encourage a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.



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Tree and Slope Protection (TS)

The purpose of the Tree and Slope Protection area is to: Preserve and enhance the park-like setting of designated neighborhoods adjacent to streams or parks by regulating alteration or disturbance of terrain, destruction of trees, and ground coverage of permitted buildings and other impervious surfaces; Preserve the natural topography and mature trees to the maximum extent feasible in a residential neighborhood; Prevent significant adverse





Zones include: [R-1A/TS](#); [R-1B/TS](#); [R-1A/TS/NO](#)

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Wesley Heights (WH)

The purpose of the Wesley Heights overlay area is to: Preserve and enhance the low-density character of Wesley Heights by regulating construction and alteration of residential and other buildings in the area; Preserve in general the current density of the neighborhood; Allow reasonable opportunities for owners to expand their houses; and Preserve existing trees, access to air and light, and the harmonious design and attractive appearance of the neighborhood.



Zones include: [R-1A/WH](#); [R-1B/WH](#)

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Woodley Park (WP)

The purpose of the Woodley Park overlay area are to: Limit the height of new buildings; and Encourage a scale of development and a mixture of building uses that are in general compatible in scale with existing buildings in the Woodley Park neighborhood.

Zones include: [NMU-4/WP](#); [NMU-5A/WP](#)





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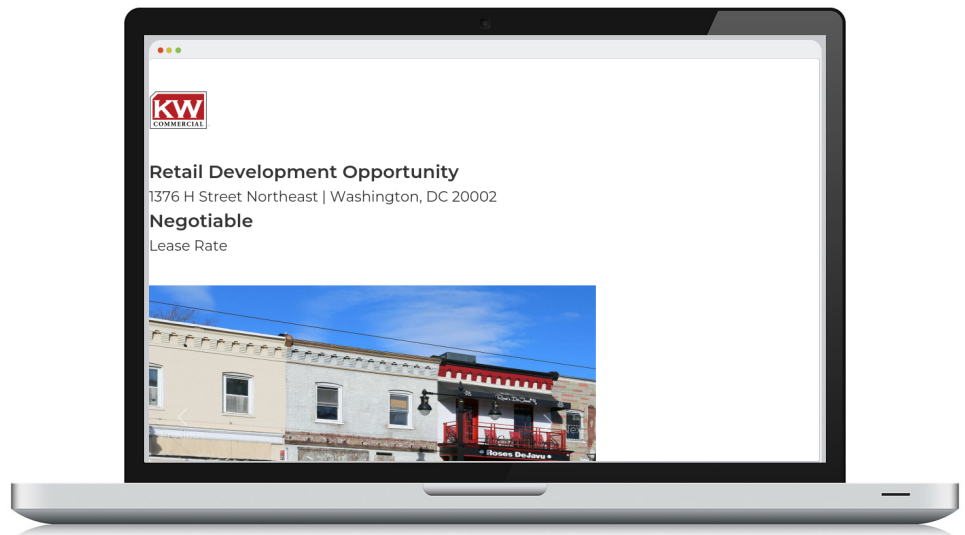
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WASHINGTON, DC



RETAIL PROPERTY FOR LEASE

THE ANTHONY BOLLING GROUP
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PRESENTED BY:
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DC RBG701884

theast, an exceptional commercial property available for
gton, DC. Boasting modern architecture, this versatile
rooms that flood the interior with natural light. This
vides an excellent opportunity for businesses to thrive.
for retail, office, or restaurant use, with ample room for
eds. Take advantage of this premier location and elevate
and vibrant neighborhood.

Location: Prime Commercial Space for Lease: 1376 H Street NE

"A Unique Business Opportunity in a Vibrant Neighborhood"

Zoning: NMU-7B/H+A Nestled in the bustling heart of the H Street Corridor, an opportunity awaits at 1376 H Street NE that cannot be overlooked. This prime location is perfect for entrepreneurs and businesses ready to thrive in an area renowned for its dynamic atmosphere and continuous growth. With the unique charm of a neighborhood on the move, this two-level space offers an exceptional blank canvas for your business vision.

Market: Old City 1

"Location Highlights:"



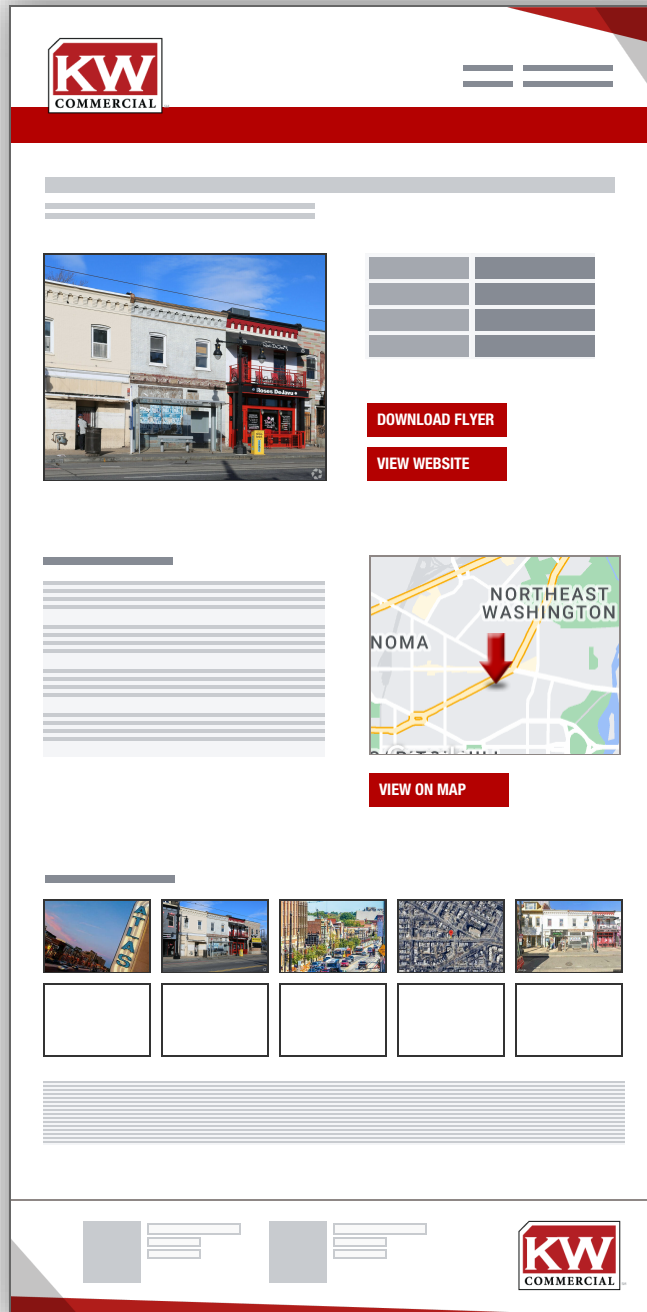
Each Office Independently Owned and Operated anthonybollinggroup.com



Sample - Email Marketing

HTML EMAIL CAMPAIGNS

We will create a marketing email packet for the project and email the packets to all interested prospects in our extensive email database. We will effectively track, target, and pursue prospects reporting prospect contacts with our clients



Advisor Bio



ANTHONY R. BOLLING, JD, CCIM

Group Leader

anthony@anthonybollinggroup.com

Direct: **240.339.6979** | Cell: **202.531.6159**

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PROFESSIONAL BACKGROUND

Anthony was recognized as a Mega agent ranked #3 in sales production (out of 3,800 Keller Williams associates) across the MD/DC region and ranked #24 out of the country's Top 50 producing real estate agents by Keller Williams International. He is the #1 ranked commercial real estate professional at KWPP and "We're excited to see Anthony accomplish this achievement," said Patricia Long, Team Leader of Keller Williams Preferred Properties. "At Keller Williams, we believe in succeeding through people, and having Anthony on our team is a huge win, for us."

Anthony has superior training, skills, and tools as a real estate professional. After graduating from the University of Virginia (In Charlottesville, VA) he sold homes to first-time home-buyers for the Marshall Heights Community Development Organization. After law school, he served as a commercial leasing broker for Barrueta & Associates and earned his Certified Commercial Investment Member designation (CCIM). "We're proud to be in business with Anthony," said John Davis, President, of Keller Williams International. "He's using Keller Williams systems, models, and tools to grow his business and help clients. And clearly, he's just hitting his stride in his market."

Anthony is very active in his community. He is a member of the Antioch Baptist Church of Deanwood, Washington (DC) Alumni Chapter of Kappa Alpha Psi Fraternity Incorporated, Fellowship Lodge No. 26 of Prince Hall Mason, UVA Football Alumni Club, CCIM Board of Director and twice past president of Mid-Atlantic Chapter of CCIM.

EDUCATION

CCIM Institute (CCIM) 2005

DC School of Law (JD) 1994

University of Virginia (BA) 1987

Mckinley Technical Institute (H.S.) 1982

Rabaut Jr. High 1979

Kneen Elementary 1976

Carver Elementary 1975

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