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The Honorable Muriel Bowser

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The Honorable Phil Mendelson

Executive Director
Marcel Acosta

**IN REPLY REFER TO:
NCPC File No. ZC 18-18/ZC 18-19**

September 5, 2019

**Zoning Commission of the
District of Columbia
441 4th Street, NW
2nd Floor, Suite 210
Washington, DC 20001**

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found the proposed Text Amendment to Subtitle K to create the Northern Howard Road Zone (NHR) (ZC 18-18); and the proposed Map Amendment at Squares 5860 and 5861 (ZC 18-19) to establish NHR Zone Map Amendment at Squares 5860 and 5861, Poplar Point RBBR, LLC located on Howard Road, SE between South Capitol Street and the Anacostia Freeway / I-295, Washington, DC, are not inconsistent with the Comprehensive Plan for the National Capital and would not adversely impact any other identified federal interests.

Sincerely,



**Marcel C. Acosta
Executive Director**

Enclosure

**cc: Andrew Trueblood, Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission**



Delegated Action of the Executive Director

PROJECT Text Amendment to Subtitle K to Create the Northern Howard Road Zone (NHR); and Map Amendment at Squares 5860 and 5861 (ZC 18-19) to establish NHR Zone	NCPC FILE NUMBER ZC 18-18 and ZC 18-19
North Howard Road, SE Washington, DC	NCPC MAP FILE NUMBER 82.00(06.00)44989
SUBMITTED BY Zoning Commission of the District of Columbia	ACTION TAKEN Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY Advisory Per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred two related zoning cases, ZC 18-18 and ZC 18-19 for review and comment. The first case creates a new zoning district, while the second seeks to apply the zone to certain properties through a map amendment. Given the relationship of the two cases, staff has evaluated them together. In ZC 18-18, the District of Columbia Office of Planning (OP) proposes the creation of the new Northern Howard Road (NHR) zone, which would permit high-density mixed-use development for the area along the northernmost portion of Howard Road, SE, which is adjacent to Poplar Point and between Suitland Parkway and the Anacostia Freeway / I-295. The northern parcels abut Poplar Point, which is currently under the jurisdiction of the National Park Service.

The new zone would allow higher-density mixed-use development, and would require design review by the Zoning Commission. The NHR zone would support a mix of uses with a substantial affordable housing component, along with a high degree of sustainability and pedestrian and bicycle mobility. A minimum 2.5 residential floor area ratio (FAR) is proposed, within an overall maximum 9.0 FAR. The NHR zone would allow building heights up to 130 feet and a maximum lot occupancy of one hundred percent. Proposed development in the zone would be subject to a mandatory design review process by the Zoning Commission to allow for expanded involvement by the public, Advisory Neighborhood Commissions (ANCs), and District agencies in the initial design planning for buildings in the zone.

In ZC 18-19, the applicant (Poplar Point RBBR, LLC) requests a map amendment for 8.0 acres of property along Howard Road, SE. The amendment would change the zoning from MU-14 to the new NHR zone, described above. NCPC previously reviewed a first-stage planned unit development (ZC 16-29) which encompasses nearly the same properties and found no impacts to the federal interest. Future coordination with NPS will be necessary given their adjacent interests. The new zone and map amendment are intended to replace the planned unit development as a new zone, with similar height and bulk requirements. Any future buildings will be subject to the Height

of Buildings Act. As such, the proposed PUD and related map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

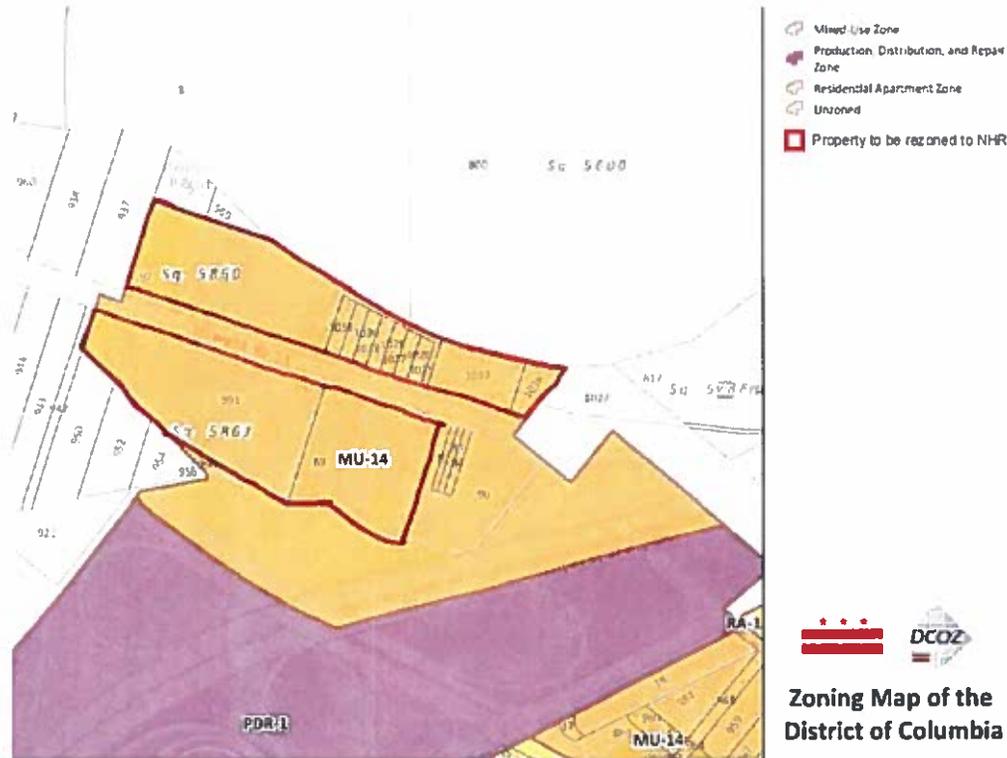


Figure 1: Proposed Boundary of NHR Zone

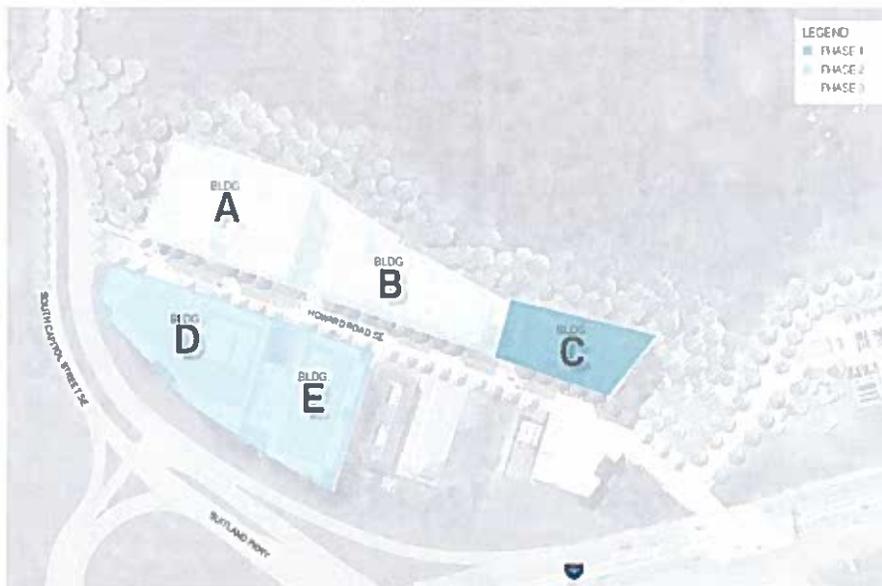


Figure 2: Previously-review first-stage PUD (ZC 16-29)

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Text Amendment to Subtitle K to create the Northern Howard Road Zone (NHR) (ZC 18-18); and the proposed Map Amendment at Squares 5860 and 5861 (ZC 18-19) to establish NHR Zone Map Amendment at Squares 5860 and 5861, Poplar Point RBBR, LLC located on Howard Road, SE between South Capitol Street and the Anacostia Freeway / I-295, Washington, DC, are not inconsistent with the Comprehensive Plan for the National Capital and would not adversely impact any other identified federal interests.



Marcel Acosta

8/29/19
Date