NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-30

AUG 10 2005

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

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Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Planned Unit Development for Square 643 in Lot 830 and a related zoning map amendment from R-4 to R-5-C, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclosure

[illegible]
District of Columbia
CASE NO. 03-30
EXHIBIT NO. 63

ZONING COMMISSION
District of Columbia
CASE NO.03-30
EXHIBIT NO.63

NCPC File No. ZC 03-30

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

REVISED CONSOLIDATED PLANED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT FOR SQUARE 643

LOT 830

Northeast Corner of Delaware Avenue and H Street, SW

Washington, D.C.

Delegated Action of the Executive Director

JUL 28 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Planned Unit Development (PUD) for Square 643, Lot 830, and a related zoning map amendment from R-4 (row dwelling, flat) to R-5-C (medium density apartment), would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Planned Unit Development (PUD) for Square 643, Lot 830, the site of a church formerly known as Redeemed Temple of Jesus Christ, located at the northeast corner of Delaware Avenue and H Street, SW. The proposed PUD will rehabilitate and retain the landmarked church structure as office space intended for a non-profit organization; develop a 21-unit condominium building with a height of 50 feet and 5 stories on the north side of the church, and 70 feet and 7 stories on the east side; and provide access to 25 underground parking spaces accessed from H Street to permit the creation of a paved and landscaped courtyard in front of the structure along the former Delaware Avenue right-of-way.

The site is north of Randall School and west of South Capital Street. The church building is a historic landmark, and the bordering streets are partially intact L'Enfant Plan streets. The church was built in 1886-87, and was used as a place of worship until September 2001. The church structure received historic landmark status from the Historic Preservation Review Board (HRPB) at its March 15, 2004 meeting. The HPRB subsequently reviewed revised design drawings for the site, and at its meeting of October 28, 2004 (case number 04-339), and granted conceptual design approval for the proposal now before the Zoning Commission.

The site is designated on the Generalized Land Use Map as medium density residential, which allows for "multiple-unit housing and mid-rise apartment buildings" but "may also include low and moderate density housing." This designation also applies to most of the land adjacent to the site, and allows conversion of an existing building to an apartment/condominium building. The applicant requests that the site be converted to R-5-C, which exists in the general vicinity, to allow for increased density and the development of office space within the church structure. The R-5-C designation also allows for increased building height, lot area, lot occupancy, and square footage. There are outstanding relief requests for rear yard setback, side yard setback, open court width, and setback of roof structure.

The proposed project does not adversely affect any federal interests, and is not inconsistent with the Comprehensive Plan for the National Capital. As this project provides housing and office space approximately one half mile from the Waterfront-Southeastern University Metro station, it conforms to the policy which "support(s) transit-oriented development at Metrorail stations." The physical design, the proposed height of the addition, and the proposed use as office space for a non-profit organization are also in line with several of the Stewardship of Historic Properties policies found in the Comprehensive Plan. These policies include "identify and protect both the significant historic design integrity," "protect the settings of historic properties, including views to and from the sites where significant," and "use historic properties for their original purpose or, if no longer feasible, for an adaptive use that is appropriate for the context and consistent with the significance and character of the property."

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director