



401 9th Street, NW North Lobby, Suite 500 Washington, DC 20004 Tel 202.482.7200 Fax 202.482.7272 www.ncpc.gov

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The Honorable Vincent C. Gray

Chairman
Council of the District of Columbia
The Honorable Kwame R. Brown

Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-06-09

MAY 09 2011

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

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed green area ratio which is a weighted, value-based system intended to set requirements for landscape and site designs that meet District goals for limiting stormwater runoff, air quality and urban heat island effect would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, District of Columbia Office of Planning
Anthony Hood, Chairman, Zoning Commission

DISTRICT OF COLUMBIA
ZONING COMMISSION
CASE NO. 08-06
EXHIBIT NO. 145
EXHIBIT NO. 145
EXHIBIT NO. 145

**COMPREHENSIVE ZONING REGULATIONS REVIEW
CHAPTER B-13: PROPOSED GREEN AREA RATIO**

Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

APR 28 2011

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed green area ratio (GAR) which is a weighted, value-based system intended to set requirements for landscape and site designs that meet District goals for limiting stormwater runoff, air quality and urban heat island effect would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

* * *

The Zoning Commission for the District of Columbia has taken a proposed action to approve the green area ratio (GAR) requirement for all zoning districts, except R-1 to R-4 districts, which are the low- to medium-density residential districts in the city. This proposal, located in Chapter 13-B of the new Zoning Regulations, uses a weighted value-based system to set requirements and site designs meeting District goals for limiting stormwater runoff, air quality and the urban heat island effect. Chapter 13-B includes an explanation of the system, method of calculation, terms of measurement, and review requirements.

The GAR would apply to all new buildings requiring a Certificate of Occupancy and to all existing buildings that have expansions or repairs that exceed 100% of the assessed value of the building.

Federally owned property is not subject to zoning and therefore this zoning change would not affect federal properties.



Marcel C. Acosta
Executive Director