NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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IN REPLY REFER TO:
NCPC File No. Z.C. 02-22-MA

FEB [illegible]

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

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D.C. OFFICE OF ZONING
2003 FEB 19 PM 12:00

Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed amendment to the Zoning Map of the District of Columbia to rezone Square 754, Lots 103-106 and l09 located on F and 2nd Streets, NE and found that the proposal would not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

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

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
Case 02-22
Exhibit 52

ZONING COMMISSION
District of Columbia
CASE NO.02-22
EXHIBIT NO.52

NCPC File No. Z.C. 02-22MA

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ZONING MAP AMENDMENT TO THE DISTRICT OF COLUMBIA ZONING MAP FOR SQUARE 754, LOTS 103-106 AND 109 LOCATED AT THE CORNER OF F & SECOND STREETS, NE
Washington, D.C.

Delegated Action of the Executive Director

JAN 30 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed rezoning of Square 754, Lots 103–106 and 109 located on F Street, NE, would not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The site proposed for rezoning is an 8,684-square-foot tract of land generally bounded by F Street, NE to the north, 2nd Street, NE to the west, Capitol Court, NE to the south, and a public alley to the east. The site is located within the Capitol Interest Overlay as well as the Capitol Hill Historic District. The vacant and underutilized site is currently zoned CAP/R-4, which is residential zoning that allows single-family developments with some permission of multi-family. The surrounding land uses are mixed in category and include mostly commercial and office uses with some residential and institutional uses. The Station Place Office Development is located diagonally across 2nd Street and the Thurgood Marshall Federal Judiciary Building is immediately west of the rezoning area.

The proposed Zoning Commission action entails rezoning Square 754, Lots 103-106 and 109 from a CAP/R-4 (Residential with the Capitol Interest Overlay) designation to CAP/C-2-A (Commercial with the Capitol Interest Overlay). This overlay permits development of uses that are consistent with the United States Capitol Master Plan and do not exceed a Floor-to-Area Ratio of 1.8 and a maximum height of 3 stories/40 feet. The proposed rezoning action does not eliminate the CAP designation, but does change the underlying zoning to a C-2-A (Commercial) designation which will allow for office, retail, residential, and institutional uses at a height and intensity not exceeding that established by the CAP overlay.

The identified federal interest in this proposed action is Union Station, located approximately two blocks west of the rezoning site. This proposed Zoning Commission action affects a change

in permitted uses from commercial to residential. There is no increase in allowable height as the Capitol Interest Overlay limits height to 40 feet and FAR to 1.8 and is the more restrictive district than the R-4 and C-2-A designations. As there are no changes in the allowable height, bulk or intensity, and as this action will not affect any historic designations, it has been determined that the proposed Zoning Commission action will not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director