NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A. Williams

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Council of the District of Columbia
The Honorable Linda W. Cropp

Executive Director

Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 02-41

JUL 17 2003

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

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 zoning of a portion of U.S. Reservation 501 Parcel 236, Lot 144 which is under the jurisdiction of the District of Columbia Government, from unzoned land to SP-1 Special Public Interest 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 02-41
Exhibit 34

RECEIVED
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ZONING COMMISSION
District of Columbia
CASE NO.02-41
EXHIBIT NO.34

NCPC File No. ZC 02-41

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ZONING MAP AMENDMENT TO ZONE A PORTION OF U.S. RESERVATION 501 FROM UNZONED TO SP-1 SPECIAL PUBLIC INTEREST DISTRICT
Washington, DC

Delegated Action of the Executive Director

JUL - 1 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed zoning of a portion of U.S. Reservation 501 Parcel 236, Lot 144 which is under the jurisdiction of the District of Columbia Government, from unzoned land to SP-1 Special Public Interest would not adversely affect the identified federal interests

* * *

The proposed zoning map amendment applies to approximately 16.4 acres of land that is a portion of U.S. Reservation 501, Parcel 236, Lot 144. The site is located outside of the original L'Enfant City in southeast Washington DC, adjacent to the State of Maryland border. The jurisdiction for this site was transferred from the National Park Service to the District of Columbia in December of 1973. The District of Columbia has since leased the property, with the consent of the National Park Service, to allow for the development of several community oriented uses. These include the Covenant House Washington, the Levine School of Music, the Washington Ballet, a theater, a wellness center, and other community based uses.

The subject site is bordered by Mississippi Avenue SE on the north, the balance of US Reservation 501 on the south and west, and Southern Avenue to the east, which parallels the State of Maryland border. Given that administrative jurisdiction has been transferred to the District of Columbia, the District may zone the property. The SP-1 Zoning is intended to be a zone of transitional uses and it permits a variety of uses developed for community purposes. In the SP-1 District a site can be developed up to a Floor-to-Area Ratio of 4.0, with a maximum height of 65 feet and a lot occupancy of 80 percent.

The identified federal interest in this proposed action is US Reservation 501, which is owned by National Park Service but under the jurisdiction of the District of Columbia. An additional federal interest is Southern Avenue, which is a Special Street under the Federal Elements of the Comprehensive Plan for the National Capital. The proposed zoning of SP-1 is appropriate for the proposed use of the property, and is consented to by the National Park Service. Also, the

proposed map amendment would not negatively affect Southern Avenue as the SP-1 zoning only allows residential, commercial and community uses at a density that would not affect the character of this Special Street. As such, it is determined that the proposed Zoning Commission action will not adversely affect the identified federal interests.

Patricia E. Gallagher, AICP
Executive Director