NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 02-44

JUL 17 2002

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 delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed text amendment to allow for the enclosure of arcades 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

bc: Carol Mitten, Chairwoman
DC Zoning Commission

ZONING COMMISSION
District of Columbia
Case 02-44
Exhibit 30

ZONING COMMISSION
District of Columbia
CASE NO.02-44
EXHIBIT NO.30

NCPC File No. ZC 02-44

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

TEXT AMENDMENT TO THE DISTRICT OF COLUMBIA ZONING REGULATIONS TO ALLOW THE ENCLOSURE OF ARCADES

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 text amendment to allow for the enclosure of arcades would not adversely affect the identified federal interests.

* * *

The proposed text amendment will amend the Zoning Regulations so as to allow for the enclosure of open arcades specifically within the commercial areas of the Central Employment Area. This text amendment was initiated by motion of the Zoning Commission in response to a petition from the District of Columbia Building Industry Association.

Open Arcades are defined in the Zoning Regulations as follows:

> *Open arcade – a continuous area, located along the perimeter of a building, designed for pedestrian uses, and which adjoins a street for its entire length; and, except for structural piers, columns, or arches, is open to the street.*

The area that fits this definition of an open arcade is excepted from the density calculations of a development under Section 2515 of the Zoning Regulations. This proposed text amendment will amend Section 2515.3, and will add a new Section 2515.13 so to allow for the enclosure of open arcades, provided the following:

- The arcade must be within a commercial district of the Central Employment Area.
- The arcade must be solely devoted to retail, arts, or services uses permitted within the commercial zoning.
- If the building housing the arcade is designated as a historic or contributing building, the Historic Preservation Review Board must have determined that the arcade is not a feature contributing to the building's historic or architectural significance.

The federal interest related to this proposed action is the quality of the pedestrian environment on L'Enfant Streets. Since the proposed text amendment allows for the conversion of existing arcade space into more inviting spaces that will enhance the pedestrian environment, it is my conclusion that this proposed text amendment will not adversely affect the federal interest. However, as a related recommendation, I encourage the Zoning Commission to consider the following:

- The preferred method of enclosure be in the nature of a glass storefront, and that entrances in that storefront be separate from the building entrance, and that
- With the exception of bays suitable to retail display, the enclosures not encroach on the public sidewalk.

Patricia E. Gallagher, AICP
Executive Director