NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 02-50

SEP 0 5 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 Planned Unit Development and related amendment to the Zoning Map of the District of Columbia for a residential condominium development at the northeast corner of Wisconsin Avenue and Calvert Street, NW, 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 02-50
Exhibit 49

ZONING COMMISSION
District of Columbia
CASE NO.02-50
EXHIBIT NO.49

bc: Andrew Altman, Director
D.C. Office of Planning

Carol Mitten
Chairwoman
Zoning Commission

NCPC File No. ZC 02-50

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA TO REZONE FROM NO/R-1-B (LOW DENSITY RESIDENTIAL AND NAVAL OBSERVATORY OVERLAY) TO NO/R-5-B (HIGH DENSITY RESIDENTIAL AND NAVAL OBSERVATORY OVERLAY) FOR THE ST. LUKE'S CONDOMINIUMS LOCATED AT 3655 CALVERT STREET, NW, SQUARE 1935 IN LOT 815

Delegated Action of the Executive Director

AUG [illegible] 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed Planned Unit Development and related amendment to the District of Columbia Zoning Map for a residential condominium development on Lot 815 in Square 1935, at the northeast corner of Wisconsin Avenue and Calvert Street in Northwest Washington, DC would not adversely affect the identified federal interests and is not inconsistent with Federal Elements of the Comprehensive Plan.

* * *

The District of Columbia Zoning Commission has taken a proposed action to approve a Planned Unit Development and related map amendment for the St. Luke's condominiums in Square 1935, Lot 815, at the northeast corner of Wisconsin Avenue and Calvert Street. The site consists of 78,000 square feet of land and is located within the Naval Observatory Precinct Overlay Zoning District (NOPD), a zoning overlay designed to protect the area surrounding the Old Naval Observatory and the Vice President's residence in Northwest Washington, D.C. The site is one block west of the Naval Observatory, which is predominantly surrounded by residential, chancery and hotel land uses.

The proposed Zoning Commission action will give zoning approval to a residential Planned Unit Development (PUD) consisting of approximately 44 units of mixed types, and two levels of below grade parking. The development will measure 40 feet in height, and will have Lot Occupancy of 36 percent and a Floor-to-Area Ratio (FAR) of 1.27. The development is directly adjacent to the existing St. Luke's Methodist Church, located on the northern side of Calvert Street.

In addition to the PUD approval, the proposed action will rezone the subject property from R-1-B/NOPD (Single Family Residential and Naval Observatory Precinct Overlay) to R-5-B/NOPD (Multi-Family Residential and Naval Observatory Precinct Overlay). The R-5-B zoning district allows for single and multiple family dwellings up to a FAR of 1.8, while the existing R-1-B classification allows only single-family dwellings with no FAR limit. The NOPD is mapped in combination with the underlying zoning district where it establishes a strict height limitation of 40 feet with no exceptions permitted through the PUD process.

The federal interests related to the proposed Zoning Commission action include the Naval Observatory which is a federal facility containing the Vice President's Residence, located to the east of the site; as well as Wisconsin Avenue, which is a designated Special Street under the Federal Elements of the Comprehensive Plan. The Naval Observatory Precinct District was enacted to specifically protect the area adjacent to the Naval Observatory facility, and to ensure that developments surrounding this facility will not impede its function or affect its character. The proposed development does not exceed any provision of the NOPD, including the strict height limitation established therein. Further, the increase in density will not negatively affect either the Observatory or Wisconsin Avenue, as it is in keeping with the residential character of the area, and is directly adjacent to the Savoy Hotel, a more intense use zoned R-5-D. It is my conclusion that this proposed planned unit development and zoning map amendment will not negatively affect the identified federal interests.

Patricia E. Gallagher, AICP
Executive Director