NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20576
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

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The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-11

SEP 0 5 2003

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 Planned Unit Development and related amendment to the Zoning Map of the District of Columbia for a residential condominium and retail development at 2425 L 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 03-11
Exhibit 40

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.40

NCPC File No. ZC03-11

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA TO REZONE FROM R-5-D (HIGH DENSITY RESIDENTIAL) TO C-2-C (COMMERCIAL) FOR A RESIDENTIAL CONDOMINIUM AND RETAIL DEVELOPMENT LOCATED AT 2425 L STREET, NW, LOT 806 IN SQUARE 25 – COLUMBIA HOSPITAL FOR WOMEN

Delegated Action of the Executive Director

AUG 20 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 and retail development located at 2425 L Street, NW, Lot 806 in Square 25 (Columbia Hospital For Women) would not adversely affect the identified federal interests and is consistent with the 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 in Square 25, Lot 806, designated as 2425 L Street, NW. The site is located at the northeast corner of L Street and 25th Street, NW, directly north of Pennsylvania Avenue and Northwest of Washington Circle. The property is currently improved with the Columbia Hospital For Women, a building whose hospital use has been discontinued, but is being proposed for adaptive reuse through this proposed PUD and map amendment. The uses around the site include hotel and high-density residential uses, with C-2-C (commercial) zoning districts to the north and south and R-5-B zoning districts to the east and west.

The proposed Zoning Commission action includes a Planned Unit Development (PUD) approval to permit the renovation and expansion of the Columbia Hospital for Women as a mixed-use development including 315,000 square feet of residential space and approximately 15,000 square feet of retail space located on the ground floor. The project will demolish part of the existing structure and construct substantial additions to the east and the west wings of the building, while preserving the central core of the building and its southern wing extensions. The project will not exceed 90 feet in height, and will have a total Floor-to-Area Ratio of 3.31 and Lot Occupancy of 57 percent.

In addition to the Planned Unit Development approval, the proposed Zoning Commission action will rezone the approximate 2.5-acre site from the R-5-B (high density residential) zoning district to the C-2-C (commercial) zoning district. The existing R-5-B allows for high-density residential uses of both the single and multi-family types up to an FAR of 1.8 and a height of 90 feet. The proposed C-2-C zoning district allows both commercial and residential uses up to an FAR of 6.0 and height of 90 feet. The proposed project will be constructed to a FAR of 3.31 and a height of 90 feet, both of which are consistent with the proposed C-2-C zoning district.

The federal interests related to the proposed Zoning Commission action include Pennsylvania Avenue, which is a historic, designated Special Street under the Federal Elements of the Comprehensive Plan, and Washington Circle which is a National Park Service Reservation located approximately one block to the southeast. The project as proposed will rezone the site to a C-2-C classification and increase the density and height of the existing structure. However, this will not negatively affect the general character of the area around Pennsylvania Avenue nor Washington Circle, as the buildings to the north and the south are also zoned C-2-C and are also constructed to a height of 90 feet. Further, because of the project's distance from Washington Circle and Pennsylvania Avenue, there will be no adverse impact to the visual character of these historic elements. Therefore, it is my conclusion that the proposed text amendment will not negatively affect any federal interest.

Patricia E. Gallagher, AICP
Executive Director