NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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District of Columbia
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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 04-01

JUL 15 2004

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 delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Consolidated Planned Unit Development and Amendment to the Zoning Map to zone currently unzoned land owned by the United States of America for the American Pharmacists Association in Square 62, and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with 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

Enclosures

ZONING COMMISSION
District of Columbia
Case 04-01
Exhibit 32

ZONING COMMISSION
District of Columbia
CASE NO.04-01
EXHIBIT NO.32

bc: Carol Mitten
Chairwoman
Zoning Commission

NCPC File No. ZC 04-01

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
AMERICAN PHARMACISTS ASSOCIATION
2215 Constitution Avenue, NW
Washington, DC

Delegated Action of the Executive Director

JUL 0 2 2004

Pursuant to the Commission's delegation of authority adopted August 6, 1999, I find that the proposed Consolidated Planned Unit Development and related Map Amendment to zone currently unzoned land owned by the United States of America for the American Pharmacists Association in Square 62, lots 19, 810, 814 and 815 and part of lot 813 to the SP-2 zone, would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital

* * *

The American Pharmacists Association (APhA) proposes to construct an addition to its existing building in Square 62 and has requested for itself and on behalf of the United States of America (the General Services Administration, GSA) the approval of a planned unit development (PUD) and a related map amendment for part of the property from unzoned to SP-2. The subject property under the existing building is zoned SP-2 and the lots on which APhA proposes building an addition are currently unzoned. Since Zoning Regulations require that each building be located on its own lot of record, the proposed consolidation of the individual lots into a lot of single record is appropriate. The applicant proposes zoning the unzoned lots SP-2, consistent with the developed lot (lot 19) in the square. The proposed addition, which received preliminary site and building plan approval from the Commission on May 6, 2004, is well below the allowable height and Floor Area Ratio (FAR) limits allowed in the PUD/SP-2 zone. The Generalized Land Use Map categorizes Square 62 as institutional. The SP-2 Zone designation for this site is classified as medium to high density matter-of-right development and is designed in part to preserve and protect areas with "buildings of historic and architectural merit." I concur that the SP-2 zone is the most appropriate zoning category for the unzoned lots The D C Office of Planning recommends that the proposed PUD is not inconsistent with elements of the Comprehensive Plan and is consistent with the requirements of the Zoning Regulations, and therefore supports the applicant's design and submission on its merits

The identified federal interests include the National Register-listed building and setting by architect John Russell Pope; designated L'Enfant Plan streets such as Constitution Avenue, and 22nd, 23rd, and C Streets, NW; the Lincoln Memorial and views southward on 23rd Street toward the memorial and views from the memorial and Constitution Gardens; and adjacent and nearby federal and National Register-listed buildings including the Old Naval Observatory, the State Department, and the National Academies of Science. The Commission and staff have taken the protection of these federal interests into account during extensive design and historic preservation consultation with the applicants on the proposed addition and site alterations. Furthermore, the 23rd Street viewshed will be protected through the transfer of a 17-foot parcel of land to the National Park Service.

The Coordinating Committee reviewed and coordinated the proposal prior to concept review by the Commission at its July 2003 meeting. GSA and the Commission both concluded their responsibilities under the National Environmental Policy Act with a finding of no significant impact. GSA is serving as lead agency for the historic preservation consultation under Section 106 of the National Historic Preservation Act, which is still underway while the architectural design is developed further.

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director