NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 04-25

JUN 14 2005

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

2005 JUN 16 PM 2:59
D.C. OFFICE OF PLANNING

Members of the Commission:

The National Capital Planning Commission, at its meeting on June 2, 2005 approved the enclosed action on the proposed map amendment to the Zoning Map of the District of Columbia to zone Parcel 129/29 in Square 3663 to R-5-A and found that it would not adversely affect the identified federal interests and is consistent with the Comprehensive Plan for the National Capital. Also enclosed, for your information, is a copy of the Staff Recommendation for the project.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosures

ZONING COMMISSION
District of Columbia
CASE NO. 04-25
EXHIBIT NO. 32

ZONING COMMISSION
District of Columbia
CASE NO.04-25
EXHIBIT NO.32

COMMISSION ACTION

NCPC File No. Z.C. 04-25

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

AMDENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA TO ZONE AN UNZONED PARCEL 129/29 IN SQUARE 3663 TO R-5-A, ADJACENT TO THE INTERSECTION OF NORTH CAPITOL STREET AND IRVING STREET, NE, AND TO AMEND THE CAMPUS PLAN TO ADD PARCEL 129/29 IN SQUARE 3663 TO THE CATHOLIC UNIVERSITY CAMPUS

Submitted by the Zoning Commission of the District of Columbia

June 2, 2005

Commission Action Requested by Applicant

Approval of comments to the Zoning Commission of the District of Columbia pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724(a)) and D.C. Code § 2-1006(a).

Commission Action

The Commission:

Concludes that the proposed map amendment to zone Parcel 129/29 in Square 3663 to an R-5-A District Zone would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

Deborah B. Young
Secretary to the National Capital Planning Commission

STAFF RECOMMENDATION

NCPC File No. ZC04-25

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

AMDENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA TO ZONE AN UNZONED PARCEL 129/29 IN SQUARE 3663 TO R-5-A, ADJACENT TO THE INTERSECTION OF NORTH CAPITOL STREET AND IRVING STREET, NE, AND TO AMEND THE CAMPUS PLAN TO ADD PARCEL 129/29 IN SQUARE 3663 TO THE CATHOLIC UNIVERSITY CAMPUS

Submitted by the Zoning Commission of the District of Columbia

May 26, 2005

Abstract

On September 29, 2004, the Office of Zoning received an application from The Catholic University of America requesting an amendment to the Zoning Map of the District of Columbia for the unzoned property it had acquired, Parcel 129/29 in Square 3663. The land previously was federal property which was sold to the University at the direction of the U.S. Congress. The University will require the property to be zoned, since it now is owned by a private sector entity.

Federal Interests

The identified federal interest relevant to this project is limited to only one federal property, the Armed Forces Retirement Home-Washington, and the North Capitol Street viewshed.

Commission Action Requested by Applicant

Approval of comments to the Zoning Commission of the District of Columbia pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724(a)) and D.C. Code § 2-1006(a).

Executive Director's Recommendation

The Commission:

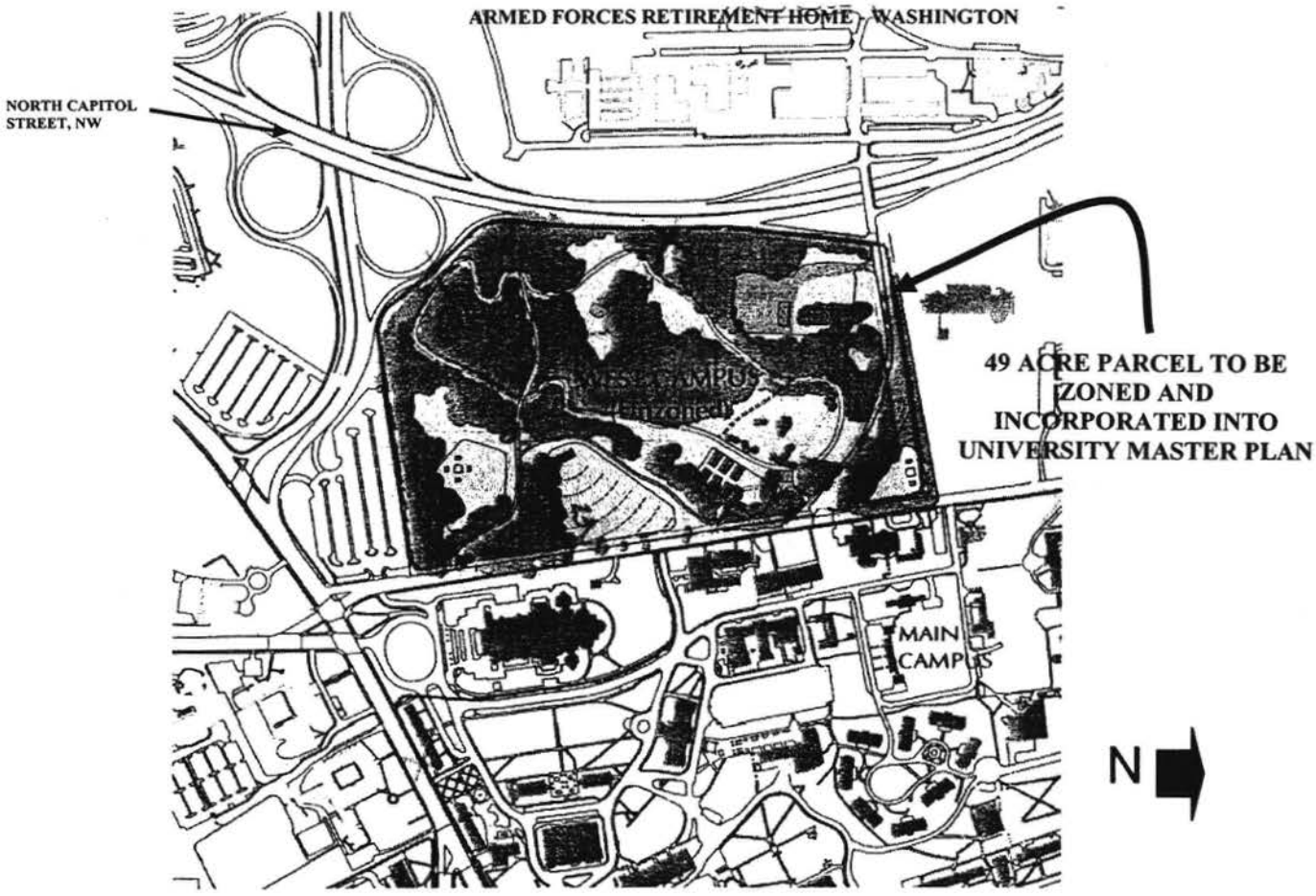
Concludes that the proposed map amendment to zone Parcel 129/29 in Square 3663 to an R-5-A District Zone would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

* * *

PROJECT SUMMARY

Site Description

The site of the proposed zoning consists of approximately 49 acres of land near the eastern limits of the Armed Forces Retirement Home-Washington, across North Capitol Street, and is located to the west of the Catholic University of America main campus. The site is bounded by North Capitol Street, NE to the west, Irving Street to the southwest, Michigan Avenue to the south, Harewood Road, NE to the east, and the Pope John Paul II Cultural Center to the north.



AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA FROM UNZONED TO R-5-A FOR PARCEL 121/29 IN SQUARE 3663

Background

The sale of the property from the Armed Forces Retirement Home-Washington (AFRH) has transpired at the direction of Congress from the AFRH to the University, and was not required to be reviewed by NCPC in the legislation. The proposed action to zone the property, and incorporating the area into the 2002 campus master plan, would insure any future development of the property adheres to the goals of the National Capital Comprehensive Plan and that development would fall under the zoning regulations of the District of Columbia.

Proposal

The University plans to use the parcel for a pavilion for outdoor performances field, an unpaved cross-country track, an environmental research area, two areas of spiritual repose, a maintenance truck and material storage structure, and temporary housing units. Total building space would be approximately 19,000 square feet.

A college campus in the R-5-A Zone District is permitted with a maximum FAR of 1.8. The maximum height for an institutional structure is 90 feet, subject to certain setbacks. Full development parameters are further prescribed by the 2002 Campus Plan. That Plan was approved by the Zoning Commission but was not required to be submitted to NCPC, according to a review of the Commission records. All currently proposed construction within the new campus addition falls within the limitations and requirements for site coverage and yard setbacks specified by the 2002 Plan.

FEDERAL INTEREST EVALUATION

Executive Summary

The identified federal interest that might potentially be affected by this proposal includes the existing federal facility of the AFRH and the North Capitol Street viewshed. Staff review finds no incompatible issues with the submitted project's effect on those federal interests. The sale of the property has been completed at the direction of Congress from the AFRH to the University, and was not required to be reviewed by NCPC in the legislation. The proposed actions now to zone the property, and with its incorporation into the 2002 campus master plan, would insure any future development of the property adheres to the goals of the National Capital Comprehensive Plan and that development would fall under the zoning regulations of the District of Columbia. Any variations for development would be necessarily achieved through the Board of Zoning Adjustments, and be referred to the Commission.

Consequently, **staff recommends** that the Commission conclude that the proposed **Map Amendment to zone Parcel 129/29 in Square 3663 to an R-5-A District Zone would not be inconsistent with the Comprehensive Plan for the National Capital,** nor would it have an adverse impact on any federal interests.

Streets and Alleys

The submitted proposal does not affect the street grid of the District of Columbia. No alley is affected by the proposal and none are altered in its physical extent. There will be no net decrease in capacity of service access as a result of the project.

The North Capitol Street right-of-way and cartway are not altered and streetscape amenities at either its west or east boundary of the street right-of-way are not adversely affected.

Building Heights

Building Heights Act

The new construction in the Square 3663 parcel is limited to 90 feet in height. The proposal would not alter or impact any building height limit. All structures proposed for the future development comply with the requirements of the Building Heights Act.

Urban Design/Streetscape Issues

No streetscape improvements are established in the future project design due to its limited scale and limited impact to only the central and east portion of the 49-acre site.

Parking and Traffic

No on-site parking is required for or provided by the University proposal except for University maintenance vehicles. An overall campus parking requirement is specified by the approved 2002 Campus Plan and that requirement would be adhered to by the University based on the total number of bed units supplied by the University campus-wide.

Existing on-street parking in the project vicinity is maintained and no additional curb-cuts for driveways or garage entrances are provided or planned.

Zoning

The proposal introduces zoning to the standard of an R-5-A District, which is created by the proposed Zoning Commission action to cover the whole 49-acre parcel.

Comprehensive Plan for the National Capital: Federal Elements

The proposal is consistent with the Comprehensive Plan for the National Capital. The facility and the campus adheres to the goals of *The Comprehensive Plan for the National Capital: Federal Elements,* which notes the preservation of important surrounding National Capital Image features (Federal Preservation and Historic Features Element, p. 161). Policies of the element include:

The federal government should:

3. Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act (36 Stat. 452; D.C. Code, sec. 5-401 et seq.).
4. Protect the skyline formed by the region's natural features, particularly the topographic bowl around central Washington, as well as historically significant built features, from intrusions such as antenna towers, water towers, and rooftop equipment.
5. Protect and enhance the vistas and views, both natural and designed that are an integral part of the national capital's image.
7. Encourage the practice of good design principles throughout the region to continually strengthen the image of the nation's capital.