NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Linda W Cropp

Executive Director

Patricia E Gallagher, AICP

IN REPLY REFER TO.
NCPC File No Z C. 04-27

AUG 10 2005

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 text amendment and related map amendment to establish and map a new commercial overlay district over commercially zoned properties fronting H Street, NE from 2nd to 15th Streets, and a related rezoning for portions of Squares 752, 776, 777 and 858 from C-2-A to C-2-B, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest

A copy of the Delegated Action of the Executive Director is enclosed

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

[illegible]
District of Columbia
CASE NO. 04-27
EXHIBIT NO. 31

ZONING COMMISSION
District of Columbia
CASE NO.04-27
EXHIBIT NO.31

NCPC File No. Z.C. 04-27

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

H STREET, NE NEIGHBORHOOD COMMERCIAL OVERLAY ZONE
TEXT AND MAP AMENDMENT; AND RELATED REZONING FOR PORTIONS OF SQUARES 752, 776, 777, AND 858, NE
Washington, D.C.

Delegated Action of the Executive Director

JUL 28 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed text amendment and related map amendment to establish and map a new commercial overlay district over commercially zoned properties fronting H Street, NE from 2nd Street to 15th Street, and a related rezoning for portions of Squares 752, 776, 777, and 858 from C-2-A to C-2-B, would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Office of Zoning has referred to NCPC for comment a proposed text and map amendment to establish and map the H Street, NE Neighborhood Commercial Overlay District, as well as to modify the underlying zoning of certain blocks in the corridor that are planned for denser residential development. The overlay would apply to all lots fronting on H Street NE from 2nd to 15th Street zoned as commercial business centers (C-2-A, C-2-B, C-2-C, C-3-A, or C-3-B), in which residential density (allowable FAR) increases sequentially. The overlay would encourage residential uses, reuse of existing buildings, and the clustering of uses into unique destination districts along the corridor, and would be divided into three sub-districts for housing, retail and arts, affecting the following squares:

- The Housing Sub-district (HS-H) encompasses properties fronting on H Street, NE in Squares 0751, 0752, 0776, 0777, 0808, 0809, 0832, and 0833 from 2nd to 7th Streets, NE.
- The Retail Sub-district (HS-R) encompass properties fronting on H Street, NE in Squares 0858, 0859, 0889, 0890, 0911, 0912, 0933, 0958, and 0959 from 7th to 12th Streets, NE.

- The Arts Sub-district (HS-A) encompasses properties fronting on H Street, NE in Squares 0981, 0982, 1003, 1004, 1026, 1027, 1049N, and 1049 from 12th to 15th Streets, NE.

The three sub-districts would correspond to the Urban Living, the Shops, and the Arts and Entertainment areas of REVIVAL: The H Street NE Strategic Development Plan, adopted by the DC Council on February 17th, 2004, which the overlay would implement in part. REVIVAL outlined a vision for H Street, NE to become a unique and competitive shopping destination well-served by enhanced transit (bus rapid transit or trolley), and inviting to pedestrians. In addition, the overlay seeks to incorporate District policies for transit-oriented development and further goals and policies of the Comprehensive Plan. It would establish design guidelines for new and rehabilitated buildings to encourage an urban fabric that would perform well in the market place.

The related map amendment would modify portions of Squares 752, (200 block), 776 and 777, (north and south sides of the 300 block), and 858, (north side of the 600 block of H Street, NE) from Community Business Center (C-2-A) to Community Business Center (C-2-B). Rezoning portions of the housing sub-district, as envisioned in REVIVAL to permit larger in-fill residential or mixed-use buildings, is intended to increase residential density along a portion of the commercial corridor, thus, supporting the retail core through a mix of uses.

Advisory Neighborhood Commissions (ANC)s 6A and 6C worked together to develop joint recommendations, dated July 25, 2003, to guide implementation of zoning strategy. The District of Columbia Office of Planning (DCOP) used the recommendations to create an overlay that would meet the stated goals, and incorporated recommendations to increase non-residential FAR based on comments made at a public hearing on April 7, 2005.

Establishing the overlay would not adversely affect any federal interests, and the proposal is not inconsistent with the Comprehensive Plan. The Comprehensive Plan has many goals and objectives that are furthered by the proposed zoning text amendment. In addition, the amendment does not conflict with any of the recommendations in the H Street, NE Corridor Transportation Study, which the Executive Director approved as a delegated action on May 28, 2004 One significant difference between the proposed overlay and the area encompassed in REVIVAL is that identified potential federal interest areas in REVIVAL are not included in the overlay, areas which are the thematic areas at the ends of H Street, NE; The Hub, from North Capitol to 2nd Street, and Arboretum Place, from Bladensburg Avenue to 17th Street, NE. The DC Office of Planning reviewed the proposed zoning overlay on October 15, 2004, March 28, 2005, and issued a Supplemental Report on May 24, 2005, which recommend permitting up to a maximum non-residential FAR of 1.5 for office uses or neighborhood serving retail uses. Staff concurs with the conclusions of the DC Office of Planning; however, the recommended density for non-residential FAR of 1.5 is already a matter of right for C-2-A and C-2-B zones.

Patricia E. Gallagher, AICP
Executive Director