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 04-31

MAY 11 2005

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 delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed text amendment to the District of Columbia Zoning Regulations, to define clear ceiling height and low-emissive glass 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

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 04-31
EXHIBIT NO. 9

ZONING COMMISSION
District of Columbia
CASE NO.04-31
EXHIBIT NO.9

NCPC File No. Z.C. 04-31

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMNBIA TO DEFINE CLEAR CEILING HEIGHT AND LOW-EMISSIVITY GLASS

Delegated Action of the Executive Director

APR 28 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed text amendment to the zoning regulations to define clear ceiling height and low-emissive glass would not adversely affect federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a text amendment to the zoning regulations to define "clear floor to ceiling heights" and "clear or low-emission glass." The clear height is intended to be flexible enough to change with interior and market needs over time and to stimulate pedestrian activity. The clear glass definition is intended to ensure that clear or low-emission glass is used to allow pedestrians to easily see into the preferred use spaces on ground floor commercial areas. The regulations are being proposed to clarify current or proposed zoning regulations that contain overlays or text amendments specifying that ground floors of buildings must have a certain minimum floor to ceiling clear heights, or that they use clear or low-emission glass. These specifications are intended to facilitate ground-floor retail activity and reflect new industry standards for quality retail space.

Clear floor to ceiling height is defined as the vertical distance measured from the finished floor to the finished ceiling that is unobstructed by elements or the building structure other than columns and walls, components of mechanical or plumbing systems, or components of electrical systems except lighting fixtures. Clear or low-emission glass is defined as glass that has a visible light transmission rating of at least 70 percent and an outdoor visible light reflectance rating of no greater than 17 percent.

The proposed text amendment to the zoning regulations is not inconsistent with the Comprehensive Plan for the National Capital, which states that it is in the interest of the federal government to promote shops and other public activities that stimulate pedestrian street life in urban areas. Consequently, staff believes the text amendment is acceptable.

Patricia E. Gallagher, AICP
Executive Director