



IN REPLY REFER TO:
NCPC File No. ZC 04-33I

December 26, 2018

Ms. Sharon Schellin
Secretary to the Zoning Commission
District of Columbia Zoning Commission
441 4th St, NW, Suite 200-S
Washington, DC 20001

Re: Notice of Proposed Action: Z.C. No. 04-33I – (Text Amendment Regarding Inclusionary Zoning - Subtitles A-H and K)

Dear Ms. Schellin:

The purpose of this letter is to respond to your referral of the above-referenced case to the National Capital Planning Commission (NCPC) for review and comment, as required under 40 U.S.C. §8724 (a) and DC Code §2-1006(a).

Upon review of the case documents, NCPC staff has determined that the proposed text amendment falls under one of the exceptions listed in *Chapter 8 Exceptions and Project Changes* of NCPC's Submission Guidelines. In particular, the proposed text amendment is not inconsistent with criteria (12), which pertains to "Referrals from the Zoning Commission of the District of Columbia where the following conditions are satisfied: 1) the project is consistent with the Height Act; 2) the project would not cause adverse impacts on federal property or other federal interests; and 3) the project site is located outside the boundary of the L'Enfant City." Accordingly, this project is exempted from Commission review.

The application was also made available for public review on the NCPC website, and no comments were received. This determination applies only to the text amendment listed above. Determinations as to whether a particular project falls within one of the Commission's exceptions are done on a case-by-case basis, either during early consultation or upon request for review. The applicant may not make this determination independently and must submit projects to NCPC staff to confirm that an exception applies.

If you have any questions or need additional information, please contact Vivian Lee at (202) 482-7238 or vivian.lee@ncpc.gov.

Sincerely,

A handwritten signature in blue ink that reads "Diane Sullivan".

Diane Sullivan
Director, Urban Design and Plan Review