



401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
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. ZC 05-12

JAN 11 2006

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 delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed text amendment to permit an existing hostel located at 1009 11th Street, NW (Square 341, Lot 810) to expand or rebuild to achieve the maximum density, 9.5 floor-area-ratio, without meeting the residential requirement within a Major Business and Employment Center (C-3-C) and the Downtown Development (DD) overlay zone district and found that the proposal would not adversely affect any 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

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DC OFFICE OF ZONING
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ZONING COMMISSION
District of Columbia

CASE NO. 05-12
EXHIBIT NO. 16

STAFF RECOMMENDATION

NCPC File No. Z.C. 05-12



TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA TO ALLOW EXPANSION OF EXISTING HOSTEL USE IN THE DOWNTOWN DEVELOPMENT DISTRICT

SQUARE 342 LOT 810
1009 11th Street, NW
Washington, D.C.

Delegated Action of the Executive Director

DEC 30 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed text amendment to permit an existing hostel located at 1009 11th Street, NW (Square 341 Lot 810) to expand or rebuild to achieve the maximum density, 9.5 floor-area-ratio, without meeting the residential requirement within a Major Business and Employment Center (C-3-C) and the Downtown Development (DD) overlay zone district, 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 amendment to allow expansion or rebuilding of an existing youth hostel use located at 1009 11th Street, NW (Square 341 Lot 810). The eight-story existing building is located on the east side of 11th Street slightly north of K Street, NW, on a 5,043 SF site. The facility area would likely increase from 28,000 to 48,000 square feet and bed capacity from 250 to 350 beds. The height could increase from 85 feet to the maximum allowable, which is 110 feet, and encompass ten stories. The petitioner, Hostelling International (HI-USA) and the Potomac Area Council of American Youth Hostels, Inc, has requested that the Zoning Commission approve text amendments to DCMR to allow expansion or rebuilding the existing hostel to the maximum permitted density of 9.5 for the applicable DD/C-3-C District, currently allowed only for residential or mixed-use buildings including a required residential component, and exempt the hostel from the residential use requirement.

DCOP supports the proposal as advertised, which clarifies that the exemption from the DD overlay zone district residential land use requirement only applies to the equivalent portion of the lot of record that succeeds the subject tax parcel, should the applicant propose to develop a mixed-use project including a new hostel use on the subject property and adjacent properties.

Adopting the proposed text amendment would support visitor transportation and services policies under the Visitors Federal Element of the Comprehensive Plan for the National Capital. It would promote a pedestrian friendly monumental core and improved pedestrian access to neighborhood and federal visitor attractions within the nation's capital. John Canon, Assistant Director of Hostel Development for HI-USA, explained in a letter dated October 12, 2005, "The hostel serves a very important, but neglected market of visitors to Washington, D.C.", and "...affords them the opportunity to experience D.C. in the heart of downtown, within minutes of the Mall." "Further, the hostel contributes greatly to the very type of street feel that Washington is trying to achieve." by "...the creation of a lively downtown, with activity well beyond business hours."

Therefore, I find that the proposed text amendment 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, and strongly support the DCOP recommendation to approve the text amendment.


Patricia E. Gallagher, AICP
Executive Director