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2007 SEP 17 PM 12:00



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The Honorable Adrian M. Fenty

Chairman
Council of the District of Columbia
The Honorable Vincent C. Gray

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 07-09

SEP 14 2007

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

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed text amendment to amend the administrative procedures for the residential use requirement within the Downtown Development Overlay District, 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 interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcel C. Acosta".

Marcel C. Acosta
Acting Executive Director

Enclosure

**ZONING COMMISSION
District of Columbia**

CASE NO. 07-09
EXHIBIT NO. 11

**TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA
TO MODIFY THE ADMINISTRATIVE PROCEDURES FOR THE RESIDENTIAL USE
REQUIREMENT WITHIN THE DOWNTOWN DEVELOPMENT (DD) OVERLAY DISTRICT
IN SQUARE 374, LOT 848, AND SQUARE 369 OR 370, LOTS 40, 62,
65 THROUGH 67, 801 THROUGH 805, 838, 839, 842, 848, 849 AND 878
Washington, D.C.**

Delegated Action of the Executive Director

AUG 30 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a) and DC Code §2-1006(a), I find that the proposed text amendment to amend the administrative procedures for the residential use requirement within the Downtown Development Overlay District would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

* * *

The DC Office of Planning has requested that the Zoning Commission of the District of Columbia take action to approve a text amendment to amend the administrative procedures for the residential use requirement within the Downtown Development Overlay District. This action would eliminate the escrow requirements associated with residential uses in the overlay district. Amending the procedures is intended to facilitate a land swap between Gould Property Company and the District, resulting in Gould's ability to develop a Convention Center headquarters hotel and the District controlling the remainder of the combined lot development.

The Office of Planning advises that since any residential development will be on land controlled by the District, the District is in a position to guarantee that required residential development will be provided without the need to place money in escrow to ensure construction.

The proposed text amendment is neither inconsistent with the Comprehensive Plan for the National Capital nor would it have an adverse impact on any other federal interests.



Patricia E. Gallagher, AICP
Executive Director