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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 08-06C

MAY 13 2015

Zoning Commission of the
District of Columbia
441 4th Street NW
2nd Floor, Suite 210
Washington, DC 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I approved comments on the map amendment to implement the comprehensive zoning regulations revisions in case 08-06A. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Eric Shaw, Acting Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission

Delegated Action of the Executive Director

PROJECT

**Map Amendment to Implement the
Comprehensive Zoning Regulations
Revisions (ZRR) in case ZC08-06A**

Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 08-06C

NCPC MAP FILE NUMBER

00.00(06.00)44132

ACTION TAKEN

Approval of report to the Zoning
Commission of the District of
Columbia

REVIEW AUTHORITY

Advisory

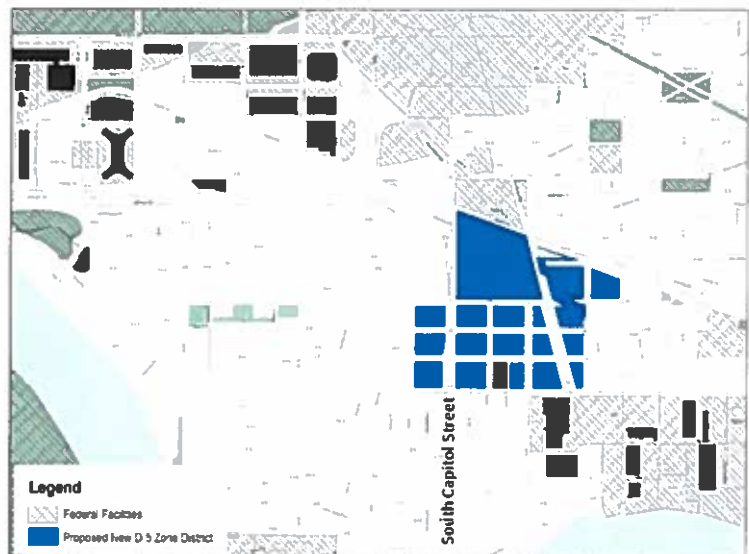
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission has referred ZC 08-06C: *Map Amendment to implement the Comprehensive ZRR (Zoning Regulations Revisions) in case 08-06A* to NCPC. ZC 08-06A (the ZRR associated with this proposed map amendment) will not be referred to NCPC until it is published for final comment.

The map amendment reflects the proposed comprehensive revisions to the ZRR (ZC 08-06A) through the remapping of the existing zone district names to the new zone district names. The boundaries of the new zone district names are the same boundaries as the existing zone districts except for the proposed R-19 and R-20 zones and parts of the proposed D zone districts. NCPC staff finds that the remapping of the new zone district names and the boundary changes of the proposed R-19, R-20, and select D zone districts do not impact the federal interest but staff notes one possible exception:

There are a handful of properties along South Capitol Street that are proposed to be mapped into the D-5 zone district (as shown). South Capitol Street, a significant federal interest, is one of the most important gateways into the capital city with sweeping views of the Capitol. NCPC staff have worked closely with staff at the District Office of Planning to establish regulations in the draft ZRR that include development controls to enhance the urban design of this street.

Through this map amendment the matter-of-right height on South Capitol Street (north of M Street) will change from 110' to 130'.



NCPC staff finds that the proposed zoning (and matter-of-right height increase) for these parcels does not impact the federal interest if the upper-story setback and build-to-line development controls for South Capitol Street proposed in the ZRR Draft dated December 2014 are maintained in the final regulations. The specific language from the December 2014 draft reads:

1 § 616.4 (b) The following provisions apply to the South Capitol Street frontage of buildings:

- 1) The streetwall on the eastern and western sides of South Capitol Street shall be set back for its entire height and frontage not less than 15 feet, from the property line adjacent to South Capitol Street, with the following exceptions:*
 - a. No setback, west side of South Capitol Street, Square 649 between L and M Streets, S.W.*
 - b. A setback of 73.5 feet from the centerline of South Capitol Street on its west side, Square 648 between I and K Streets, S.W.*
 - c. A setback of 81 feet from the centerline of south Capitol Street, on its west side, Square 643.*
- 2) Any portion of a building that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step-back from the building line along South Capitol Street;*
- 3) There shall be no openings in building frontages adjacent to South Capitol Street that provide entrances or exits for vehicular parking or loading;*
- 4) A minimum of 75% of the street-wall on the east side of South Capitol Street shall be constructed on the setback line; and*
- 5) A minimum of 60% of the street-wall on the west side of South Capitol Street shall be constructed on the setback line.*


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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C.

§ 8724(a) and DC Code § 2-1006(a), I approve the comments on the map amendment to implement the comprehensive zoning regulations revisions in case 08-06A.



Marcel Acosta
Executive Director

5-1-15

[Date]