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Executive Director
Marcel C. Acosta

**IN REPLY REFER TO:
NCPC File No. Z.C. 09-17**

JAN 12 2010

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

Members of the Commission:

The National Capital Planning Commission, at its meeting on January 7, 2010, approved the enclosed action on the proposed map amendment to zone unzoned (GOV) land to R-5-A (Residential) to accommodate the new Francis A. Gregory Library. The Staff Recommendation for the project is also enclosed.

Sincerely,



**Marcel C. Acosta
Executive Director**

Enclosure

**cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission**

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2010 JAN 15 AM 12:57**

**ZONING COMMISSION
District of Columbia**

**CASE NO. 09-17
EXHIBIT NO. 42**

**ZONING COMMISSION
District of Columbia
CASE NO. 09-17
EXHIBIT NO. 42**

COMMISSION ACTION

NCPC File No. Z.C. 09-17



AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA UNZONED

(GOV) TO R-5-A

**FRANCIS A. GREGORY LIBRARY
3660 ALABAMA AVENUE, SE
RESERVATION 518, PARCEL 67/204**

Washington, DC

Referred by the Zoning Commission of the District of Columbia

January 7, 2010

Commission Action Requested

Approval of the report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006(a).

Commission Action

The Commission:

Advises the Zoning Commission that the proposed map amendment to zone unzoned (GOV) land to R-5-A (Residential) to accommodate the new Francis A. Gregory Library would not have an adverse effect on identified federal interests because the use of federal land for public library purposes is consistent with the 1958 transfer of jurisdiction and the project design is consistent with the Commission's September 24, 2009 project review.

Advises the Zoning Commission that the public library use is the only use permitted for this federal property as established in the 1958 transfer of jurisdiction.

A handwritten signature in cursive script, appearing to read 'Deborah B. Young', written over a horizontal line.

Deborah B. Young
Secretary to the National Capital Planning Commission

STAFF RECOMMENDATION^{NT}



NCPC File No. ZC 09-17

AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA UNZONED (GOV) TO R-5-A

FRANCIS A. GREGORY LIBRARY
3660 ALABAMA AVENUE, SE
RESERVATION 518, PARCEL 67/204

Washington, DC

Referred by the Zoning Commission of the District of Columbia

December 30, 2009

Abstract

The District of Columbia Zoning Commission has taken a proposed action to zone currently unzoned property (GOV) to R-5-A (Residential). The action is to accommodate the construction of the new Francis A. Gregory Library located at 3660 Alabama Avenue, SE. The property is owned by the federal government, however, jurisdiction has been transferred to the District of Columbia for public library purposes. Because the new library is a District of Columbia project, the District requires the underlying land to be zoned in order to permit construction. While the R-5-A zoning permits various residential and public uses, a public library is the only permissible use in this instance.

Commission Action Requested by Applicant

Approval of the report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006(a).

Executive Director's Recommendation

The Commission:

Advises the Zoning Commission that the proposed map amendment to zone unzoned (GOV) land to R-5-A (Residential) to accommodate the new Francis A. Gregory Library would not have

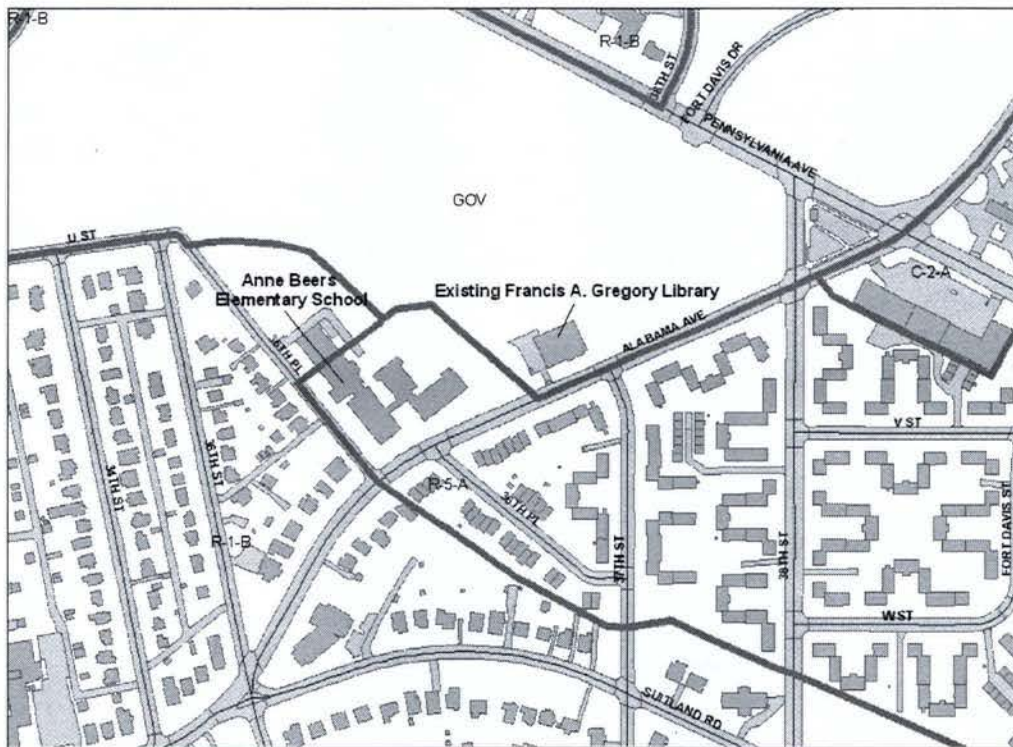
an adverse effect on identified federal interests because the use of federal land for public library purposes is consistent with the 1958 transfer of jurisdiction and the project design is consistent with the Commission's September 24, 2009 project review.

Advises the Zoning Commission that the public library use is the only use permitted for this federal property as established in the 1958 transfer of jurisdiction.

* * *

PROJECT DESCRIPTION

This proposed action to amend the subject site's zoning classification on the District of Columbia zoning map from unzoned (GOV) to R-5-A (Residential) is to accommodate the construction of the new Francis A. Gregory library in Southeast Washington. The site is located at 3660 Alabama Avenue, SE on a portion of U.S. Reservation 518 at the intersection of Alabama Avenue, SE and 37th Street, SE within Fort Davis Park, a National Park. The site is adjacent to a residential area with Beers Elementary School lying directly west of the site and a park playground to the east. The following map illustrates the site's location.



Site

The site is approximately 15,322 square feet in size and is owned by the United States. In 1958, the National Park Service transferred administrative jurisdiction of the site to the District of Columbia for public library purposes. The District then constructed the 8,240 square foot Fort Davis Park Library, which has since been renamed the Francis A. Gregory Library.

Background

This zoning action is to accommodate the construction of the new Francis A. Gregory library, a project that was submitted to the National Capital Planning Commission for review under Section 5 of the National Capital Planning Act in September 2009. Under delegated authority, the Executive Director approved the preliminary and final site and buildings plans for the new library. Since this review, the Zoning Commission has taken a proposed action to zone the subject site to R-5-A (Residential) to accommodate the public library use, as Section 106.5 (a) of the Zoning Regulations requires that any District of Columbia governmental use be zoned. This regulation was enacted in 1990 and was not effective in 1961 when the original library was constructed. However, since the old library is being demolished and replaced with a new facility, the building must comply with current District of Columbia Zoning Regulations and the land must be zoned in order for the District to issue a building permit.

Proposal

The Zoning Commission proposes to amend the District of Columbia zoning map to zone this parcel R-5-A (Residential). The site is currently unzoned, which is reflected in the current GOV zoning designation on the zoning map. The R-5-A classification is a low to moderate density residential zoning that allows for residential development with institutional and semi-public buildings that are compatible with adjoining residential uses. In general, the R-5-A permits a maximum Floor Area Ratio (FAR) of 0.9 and a maximum height of three (3) stories/forty (40) feet.

The new Francis A. Gregory Library will be two stories high and include 11,223 square feet of expanded space beyond the old program, bringing the total square feet to 22,500. The library will provide no off-street parking and is designed to achieve, at a minimum, a USGBC LEED® Silver Certification. The following is an illustration of the proposed design.



PROJECT ANALYSIS

The land on which the new Francis A. Gregory library is being built is owned by the federal government with administrative jurisdiction transferred to the District of Columbia for public library purposes. The continued use of the land for a public library is consistent with the 1958 transfer of jurisdiction. Further, the project site and building plans were reviewed and approved by the National Capital Planning Commission in September 2009 and the design for the facility has not changed since that review.

While zoning regulations do not apply to federally owned land, the District requires that the land be zoned for the construction of the public library. Although the R-5-A category generally allows other uses besides a public library, staff advises the zoning commission that the use of this land is strictly controlled by the terms of the transfer of jurisdiction and no uses outside of that transfer are permitted on this site.