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The Honorable Adrian M. Fenty

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The Honorable Vincent C. Gray

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 10-17

NOV 09 2010

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
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 found that the proposed map amendment to rezone Lot 809 in Square 160,
at 1200 17th Street, NW, from DC/SP-2 to DC/C-4 would not be inconsistent with
the Comprehensive Plan for the National Capital, nor would it adversely affect
any other federal interests. A copy of the Delegated Action of the Executive
Director is enclosed.

Sincerely,



Marcel C. Acosta
Executive Director

Enclosure

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

ZONING COMMISSION
District of Columbia

CASE NO. 10-17
EXHIBIT NO. 26

MAP AMENDMENT
NATIONAL RESTAURANT ASSOCIATION – REZONING OF LOT 809 IN SQUARE 160
FROM DC/SP-2 TO DC/C-4

1200 17th Street, NW
Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

OCT 29 2010

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and D.C. Code §2-1006(a)(1), I find that the proposed map amendment to rezone Lot 809 in Square 160, located at 1200 17th Street, NW, from DC/SP-2 to DC/C-4 would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve an application from the National Restaurant Association for a map amendment to rezone the property located at 1200 17th Street, NW (Lot 809, Square 160) from residential, Dupont Circle Overlay/ Special Purpose District (DC/SP-2), to commercial, DC/C-4. The parcel consists of approximately 17,000 square feet of area, and is located on the west side of 17th Street, NW, bounded by Rhode Island Avenue, NW on the north, and M Street, NW on the south. The site is currently improved with an eight-story commercial building.

The C-4 zoning district permits higher density commercial or residential uses, and allows for a higher Floor Area Ratio (FAR), height, and lot occupancy than the SP-2 district. A comparison of the use, FAR, and height for the existing and proposed zoning districts is provided in the following table:

District	Predominant Use	Floor Area Ratio		Height
		Allowable Residential/ Max FAR	Allowable Non-Residential	
DC/SP-2	Mixture of commercial and residential uses or high density residential use	6.0	3.5	90 feet
DC/C-4	Downtown office and retail core with high density commercial, residential, and mixed uses	8.5 or 10.0, if street is at least 110' wide	n/a	110' or 130', if street is at least 110' wide

The National Restaurant Association proposes to redevelop the existing office building with a high-density commercial building. The SP-2 Zone is identified as a medium-high zone district and limits the non-residential density to 3.5 FAR, which would limit new office construction to a medium density. The DC overlay prohibits additional density through a planned unit development; therefore, in order to redevelop the site with a modern office structure, the applicant has requested the rezoning.

Provided that any future redevelopment of the site complies with Height of Buildings Act of 1910, as amended, the proposed zoning map amendment to rezone Lot 809 in Square 160 from DC/SP-2 to DC/C-4, would not adversely affect identified federal interests. Therefore, the proposed zoning map amendment is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital nor would it adversely affect any other federal interests.



Marcel C. Acosta
Executive Director