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Executive Director
Marcel C. Acosta

**IN REPLY REFER TO
NCPC FILE No ZC 14-16**

MAR 19 2015

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

Members of the Commission

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the text amendment to create a C-2-B-1 zone and a map amendment to change the zoning for Square 4268 from C-M-1 to C-2-B-1, would not be inconsistent with the Comprehensive Plan for the National Capital. 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**

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ZONING COMMISSION
District of Columbia
Exhibit No. 14-16
ZONING COMMISSION
EXHIBIT NO. 15
District of Columbia
CASE NO. 14-16
EXHIBIT NO. 15



Delegated Action of the Executive Director

PROJECT	NCPC FILE NUMBER
Text and Map Amendment in Square 4268	Z C 14-16
New York Avenue, NE, Bladensburg Road, NE, and Montana Avenue, NE Washington, DC	NCPC MAP FILE NUMBER 43 00(06 20)44078
REFERRED BY	DETERMINATION
Zoning Commission of the District of Columbia	Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY
	Per 40 U S C § 8724(a) and DC Code § 2- 1006(a)

The Zoning Commission for the District of Columbia referred a proposed citywide text amendment and map amendment for a location in Ward 5. The District of Columbia Office of Planning (DCOP) is proposing a text amendment to designate a new C-2-B-1 zone in the city. The proposed map amendment changes the existing zoning district in Square 4268, Lots 2, 5, 6, 8, 10-12, 14, 800, 801, 811, 815, Parcels 153/26, 153/83, 153/105, 153/113, 153/123, 153/150, 153/152 and 153/153. Square 4268 is a 16-acre site bound by Montana Avenue, NE, Bladensburg Road, NE and New York Avenue, NE.

The C-2-B-1 zone proposed by DCOP would allow for buildings 75 feet in height, a total floor-to-area ratio (FAR) of 3.5 (1.5 FAR of it non-residential) and a potential floor area of 2.44 million gross-square-feet. The proposed map amendment is for 16 acre site that is currently within the C-M-1 zoning district. The existing height limit for the C-M-1 zoning district is 40 feet with a FAR of 3.0. This zoning district permits light industrial / commercial uses, but does not allow residential uses. The proposed map amendment would change the existing zoning from C-M-1 to C-2-B-1 and would permit residential uses and greater height on this site. The DCOP is proposing these amendments because this area is identified in the District Elements of the Comprehensive Plan as a medium-density residential and moderate-density commercial area.

Staff reviewed the proposed text and map amendments to determine if they were consistent with the policies in the Preservation and Historic Features Element of the Comprehensive Plan. Specifically, staff determined if these amendments were consistent with the Height of Buildings Act of 1910, as amended (Height Act). There are three roads directly adjacent to this area: New York Avenue, NE, Bladensburg Road, NE and Montana Avenue, NE. New York Avenue, NE is a 130 foot right-of-way and would allow a building 130 feet in height under the Height Act. Bladensburg Road and Montana Avenue, NE are both 90 foot rights-of-way and the Height Act would permit buildings 110 feet in height. Since the proposed zoning would permit building heights of no more than 75 feet, these buildings would be less than the height allowed under the Height Act. Staff also determined that there are no federal lands in or adjacent to this site. Therefore, staff determined that the proposed text and map amendment are not inconsistent with the Comprehensive Plan.

* * *

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 find the text amendment to create a C-2-B-1 zoning district and a map amendment to change the zoning for Square 4268 from C-M-1 to C-2-B-1 is not inconsistent with the Comprehensive Plan.

Marcel Acosta
Marcel Acosta
Executive Director

2/27/15
[Date]