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The Honorable Phil Mendelson

Executive Director

Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 23-26

January 15, 2025

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

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Proposed Text Amendment to Create a Building Height Transition Setback and a Side Yard in Square 175 located at 1617 U Street, NW, Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2025/1/ as part of the January 2025 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Ms. Anita Cozart, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT

Proposed Text Amendment to Create a Building Height Transition Setback and a Side Yard in Square 175

1617 U Street, NW
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 23-26

NCPC MAP FILE NUMBER

33.10(06.00)45948

DETERMINATION

Approval of report to the Zoning Commission

REVIEW AUTHORITY

Advisory

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

The Zoning Commission of the District of Columbia has referred a proposed text amendment that would create a building height transition setback and side yard in Square 175. This area was the subject of an earlier map amendment (ZC 23-02). The current text amendment includes the following:

- A 40-foot height transition setback after 60 feet of building height in the MU-10 zone behind the V Street rowhouses on the northern side of Square; and
- A 12-foot side yard in the MU-10 zone along the lot line adjoining a RA zone on U Street, NW in Square 175.

As noted above, the proposed text amendment corresponds to ZC 23-02, which approved a map amendment to lots 826 (1617 U Street, NW) and 827 (1620 V Street, NW) in Square 175 from MU-4 to MU-10. The case was approved by the Zoning Commission on September 12, 2024. NCPC determined the case would not adversely impact any federal interests on September 5, 2024.

This text amendment proposal is intended to address concerns heard from the public through community engagement about the MU-10 zone and the potential impact a future building may have on existing residential uses to the north and east of the site. The proposed building height transition setback would limit the maximum height of a building to 60 feet for the first 40 feet of lot depth as measured from the property line on the south side of the public alley separating the subject property from the rear of the lots which front onto V Street to the north. In addition, the proposed text would require any new construction adjacent to 1603 U Street, NW (located to the west), regardless of height, to provide a 12-foot side yard for the full lot depth of 145 feet.

The area subject to the text amendment does not include any federal properties. It is not near any federal properties that would be impacted by the rezoning. No other federal interests have been identified in the vicinity. Further, the approved heights in the earlier zoning case up to one hundred feet with IZ plus are allowable per the 1910 Height of Buildings Act based on the width of the

elements of the *Comprehensive Plan for the National Capital* nor would it adversely impact any other identified federal interests.



Marcel Acosta
Executive Director

12-31-24

Date