



Delegated Action of the Executive Director

PROJECT

Map Amendment at Square 621, Lot 860

1010 North Capitol Street, NW
Washington, DC

NCPC FILE NUMBER

ZC 25-02

NCPC MAP FILE NUMBER

31.30(06.00)46135

REFERRED BY

Zoning Commission of the District of Columbia

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, of behalf of the District of Columbia Office of the Deputy Mayor for Planning and Economic Development, (DMPED) and NW One Phase 3 Owner, LLC (the “Applicant”), has referred a proposed map amendment to rezone 1010 North Capitol St. NW, lot 860, in Square 621 from MU-4 zone to the MU-9A zone, for NCPC comment. The proposed map amendment would allow for higher-density mixed-used development and an increase in permissible building height.

The existing site is currently being used as a surface parking lot. It is bounded by North Capitol Street, NW to the east, K Street, NW to the south, a public alley to the north and to the west. The property neighbors several multi-story residential buildings. The surrounding area is a mix of residential, commercial, and government uses. The property is approximately two blocks away from Union Station and across the street from Gonzaga College High School.

This proposed rezoning would help to facilitate the last phase of the NW One redevelopment effort. NW One Redevelopment project is part of the New Communities Initiative to revitalize the area along North Capitol Street, NE. This redevelopment is a multiphase project that includes lots 249 and 250 in Square 621. All three properties are owned by the District of Columbia and are being redeveloped by the applicant pursuant to their Land Disposition and Development Agreement with the District. The first phase is completed, and the second phase of the project is currently under development. The last phase involves constructing a 10-story residential building on the subject property, which requires the property to be rezoned to a high-density mixed-use zone. The building will include mixed-income residential units, and it may also include retail and/or community use space on the ground floor.

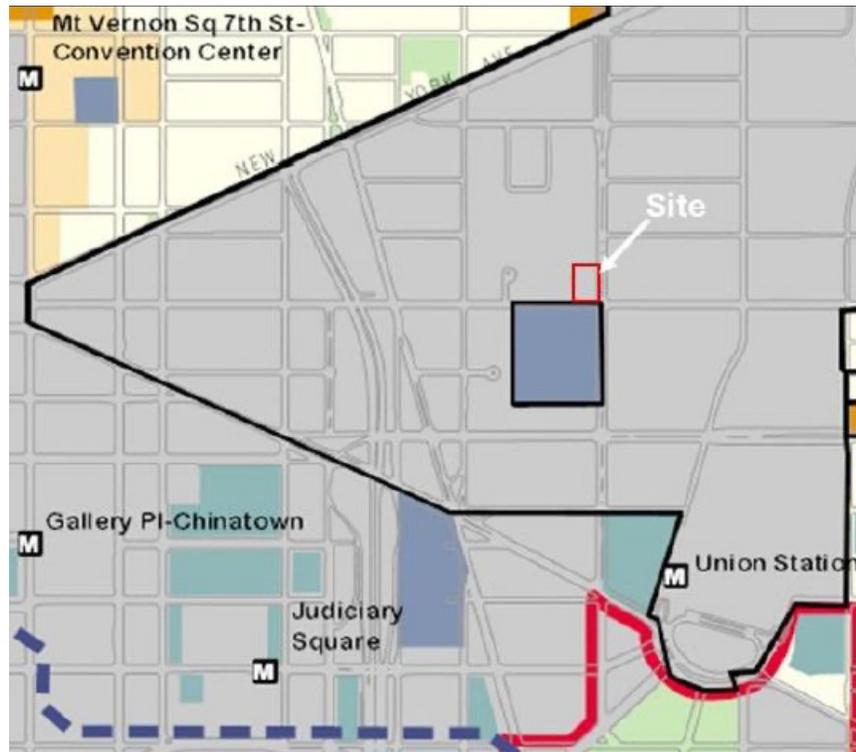


Figure 1: Map amendment location and vicinity.

The proposed map amendment would allow increased density and an increase in permissible building height from 50 feet to 90 feet (100 feet with Inclusionary Zoning). The allowed height appears consistent with the Height of Buildings Act given the width of the North Capitol Street (130 feet). The property is within the L'Enfant City along North Capitol Street, NW, which is an important view corridor to the U.S. Capitol Building. The vicinity, including those blocks to the south, already includes high-density multi-story buildings which help frame views to the Capitol. The subject property is currently a parking lot. Conversion to a multi-story building may help further enhance the view corridor. Further, the subject property is not near any federal facilities. As such, the map amendment does not appear inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* nor will it adversely effect any other identified federal interest.

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Pursuant to delegations of authority adopted by the Commission on March 6, 2025 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Map Amendment at Square 621, Lot 860 from MU-4 to MU-9A would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* nor will it adversely affect any other identified federal interest.



12/31/2025

Marcel Acosta
Executive Director

Date