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The Honorable Doug Burgum

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The Honorable Ed Forst

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Committee on Homeland Security
and Governmental Affairs
United States Senate
The Honorable Rand Paul

Chair
Committee on Oversight and
Accountability
U.S. House of Representatives
The Honorable James Comer

Mayor
District of Columbia
The Honorable Muriel Bowser

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 25-08

April 3, 2026

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 Text Amendment to Update the RA-1 Zone located in 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/2026/4/ as part of the April 2026 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Anita Cozart, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT
Text Amendment to Update the RA-1 Zone
Washington, DC

SUBMITTED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 25-08

NCPC MAP FILE NUMBER
1.24(06.00)46189

ACTION TAKEN
Approve comments to the Council
of the District of Columbia

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 to update the Residential Apartment (RA)-1 Zone of the Zoning Regulations for review and comment. The amendment was filed at the direction of the Zoning Commission and the Board of Zoning Adjustment (BZA) members, and in response to issues raised by Area Neighborhood Commissions (ANCs) and residents at BZA public hearings.

The proposed amendment aims to provide clarity and additional direction pertaining to new development or expansion of existing buildings in the RA-1 zone. The District of Columbia Office of Planning (DCOP) has analyzed the language against current RA-1 intent, review standards, and development patterns; and identified ANC and community concerns related to new residential development in RA-1. As a result, the proposed text amendment will clarify processes and reduce excess special exception relief cases before the BZA; continue to provide flexibility for new development that is compatible with existing development patterns; remove the special exception requirement for opting into mandatory or voluntary Inclusionary Zoning (IZ); allow reasonable expansions of residential buildings by-right; and allow new rowhouse development by-right.

Federal properties are not subject to local zoning and therefore would not be impacted by the proposed amendment. Further, the amendment does not appear to be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would it impact 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 Text Amendment to Update the

RA-1 Zone would not be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would it adversely impact any other identified federal interest.



March 26, 2026

Marcel Acosta
Executive Director

Date