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The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 25-15

July 10, 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 Florida & Q Street, LLC Proposed Map Amendment from MU-4 to MU-7B located at 1600 North Capitol 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/2026/7/ as part of the July 2026 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Anita Cozart, Director, DC Office of Planning

Delegated Action of the Executive Director

PROJECT
Map Amendment from MU-4 to MU-7B, Florida & Q Street, LLC
 1600 North Capitol Street, NW
 Washington, DC

NCPC FILE NUMBER
 ZC 25-15

NCPC MAP FILE NUMBER
 32.10(06.00)46243

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 Florida & Q Street, LLC (the “Applicant”), has referred a proposed map amendment for comment to re-zone 1600 North Capitol Street, NW, Lot 48, in Square 3100, from the MU-4 zone to the MU-7B zone. The proposed map amendment would allow for medium-density, mixed-use development, including residential and commercial uses, which are consistent with the Comprehensive Plan Future Land Use Map (FLUM) and Generalized Policy Map (GPM) designations for the site. The zoning change would allow an increase in permissible building height for the parcel from 50 to 65 feet. The site was previously approved for a Planned Unit Development (PUD) under ZC Order No. 06-04, which expired in 2023.

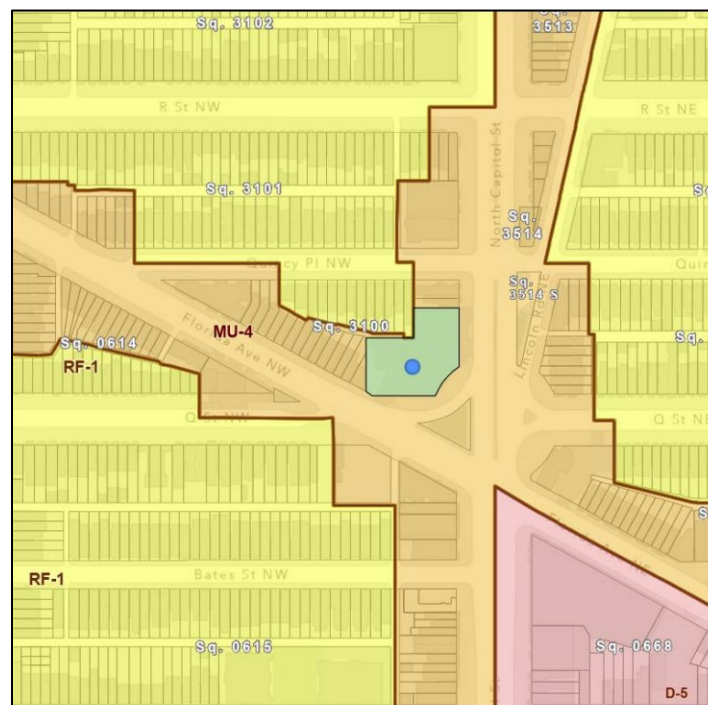


Figure 1: Map amendment location and vicinity.

The existing site is currently developed as a surface parking lot, bounded by North Capitol Street, NW to the east; Florida Avenue, Q Street, and Truxtun Circle, NW to the south; and a public alley and residential development to the north and west. The surrounding area is a mix of residential and commercial uses. This proposed re-zoning would permit an increase in allowable residential density on the property, and enable new development consistent with the area's Main Street Mixed Use Corridor designation, as well as goals and objectives from the Mid City East Small Area Plan.

The allowable height (under the new zoning designation) appears consistent with the Height of Buildings Act given the width of the North Capitol Street (130 feet). The property is located along North Capitol Street, NW, which is an important view corridor to the U.S. Capitol Building. The subject property is currently a parking lot. Conversion to a multi-story building may help further enhance and frame the view corridor. The subject property on the other side of a slip ramp from a small NPS parcel (Reservation 227A), situated adjacent to North Capitol Street and Florida Avenue, NW; however, staff believes any future development would not adversely impact the small parcel, which has several small trees, some decorative grasses, and is surrounded by a decorative fence. 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 3100, Lot 48 from MU-4 to MU-7B 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.



Marcel Acosta
Executive Director

July 1, 2026

Date