



401 9th Street, NW

North Lobby, Suite 500

Washington, DC 20004

Tel 202.482.7200

www.ncpc.gov

Commission Members

Presidential Appointees

Mark Paoletta, Chairman
Stuart Levenbach
Michael Blair

Mayoral Appointees

Arrington Dixon
Linda Argo

Ex Officio Members

Secretary of War
The Honorable Pete Hegseth

Secretary of the Interior
The Honorable Doug Burgum

Administrator of General Services
The Honorable Ed Forst

Chairman
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 26-01

September 8, 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 Map Amendment from RA-2 to MU-10 at Square 395, Lot 55 located at 801 R 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/2026/9/ as part of the September 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 RA-2 to MU-10 at Square 395, Lot 55 801 R Street, NW Washington, DC	NCPC FILE NUMBER ZC 26-01 NCPC MAP FILE NUMBER 31.20(06.00)46252
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 has referred Zoning Case (ZC) 26-01 to the National Capital Planning Commission (NCPC) for comment. The proposed map amendment would rezone Square 395, Lot 55 at 801-811 R Street, NW from the RA-2 Zone to the MU-10 Zone with IZ Plus. The subject property is currently developed with six, three-story brick-sided, multi-unit apartment buildings built in 1963.

The 65,568 square foot (199 feet x 325 feet), rectangular-shaped property is located in the Shaw neighborhood and is bounded by R Street to the south; 8th Street to the east; 9th Street to the west; and the New Bethel Baptist Church and S Street to the north. The subject parcel is located one block away from a Main Street Mixed Use Corridor, as designated in the Comprehensive Plan.

To the east of the property and across 8th Street is Lot 34 which has an approved map amendment from the RA-4 zone to the MU-8A zone and an associated planned unit development (PUD) for 317 residential units (ZC Order 22-09 and 22-09A). The southern entrance to the Shaw/Howard University Metro station is located at the northeast corner of R and 8th Streets, NW, directly across from the subject property. Rowhomes and the campus of the Benjamin Banneker Academic High School, operated by District of Columbia Public Schools (DCPS), are located to the west and southwest of the lot and are zoned RF-1.

Rezoning applications consider only consistency with the Comprehensive Plan and do not include a specific development proposal. According to the Office of Planning report, the proposed map amendment would rezone the site to a zone that would be more consistent with the Comprehensive Plan's maps and policies for the subject property. The proposed MU-10 Zone would provide additional opportunities for an expanded number and new housing consistent with the Comprehensive Plan and small area plan policy directions. OP found that the proposed map amendment is not inconsistent with the 2021 Comprehensive Plan, the Near Northwest Area Element, and the DUKE Development Framework, a small area plan. The current RA zoning allows heights to 50 feet, while the proposed MU zoning allows heights to 90 feet, or 100 feet with IZ. The report from Advisory Neighborhood Commission (ANC) 2G recommended approval and encouraged the applicant to install public art onsite.

The Commission has a limited, advisory review over Zoning Commission referrals. The subject property is not located near any federal property with potential to be impacted by the map amendment. Further, federal property is not subject to local zoning. The historic preservation review process for any changes to the site or buildings will be addressed through the local review process. As such, the proposal does not adversely impact federal interests, and it is not inconsistent with the Federal Elements of the *Comprehensive Plan of the National Capital*. NCPC has an advisory review of referrals from the Zoning Commission of the District of Columbia. As such, National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA) reviews are not applicable.

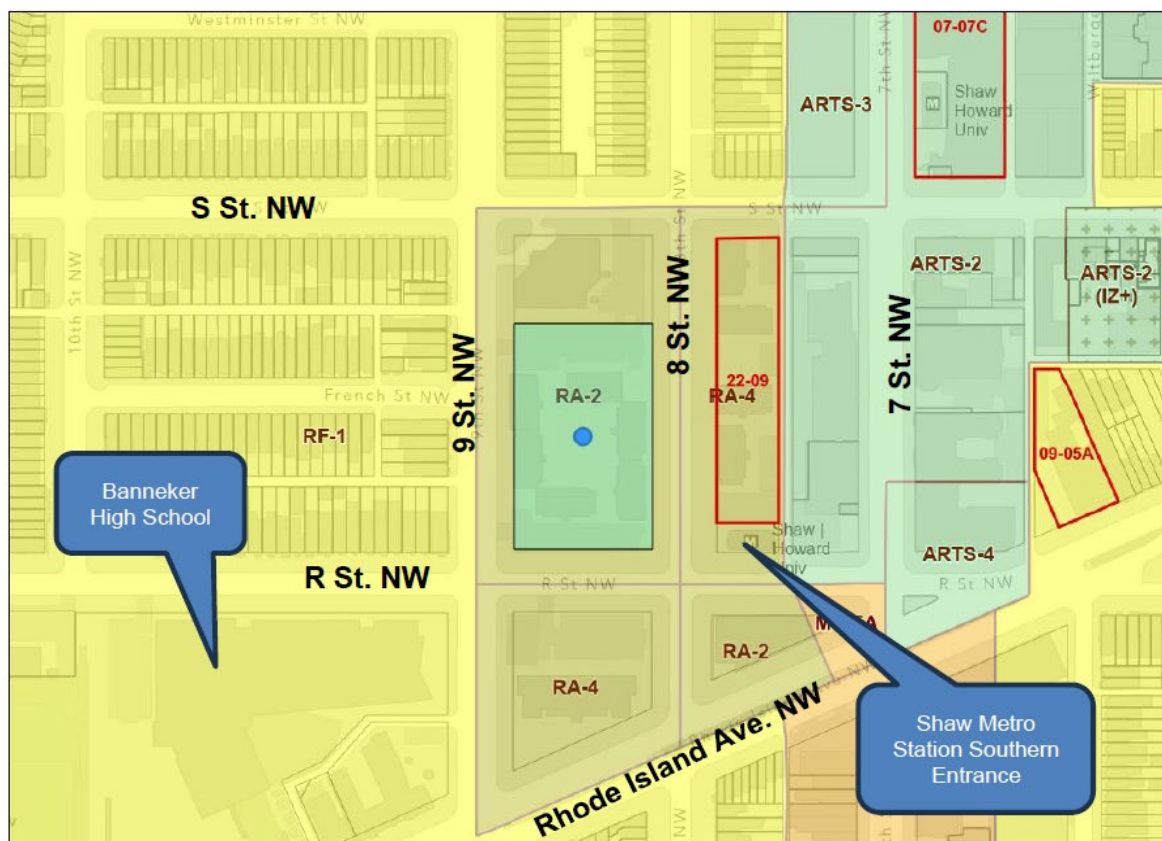


Figure 1: Site and area location.

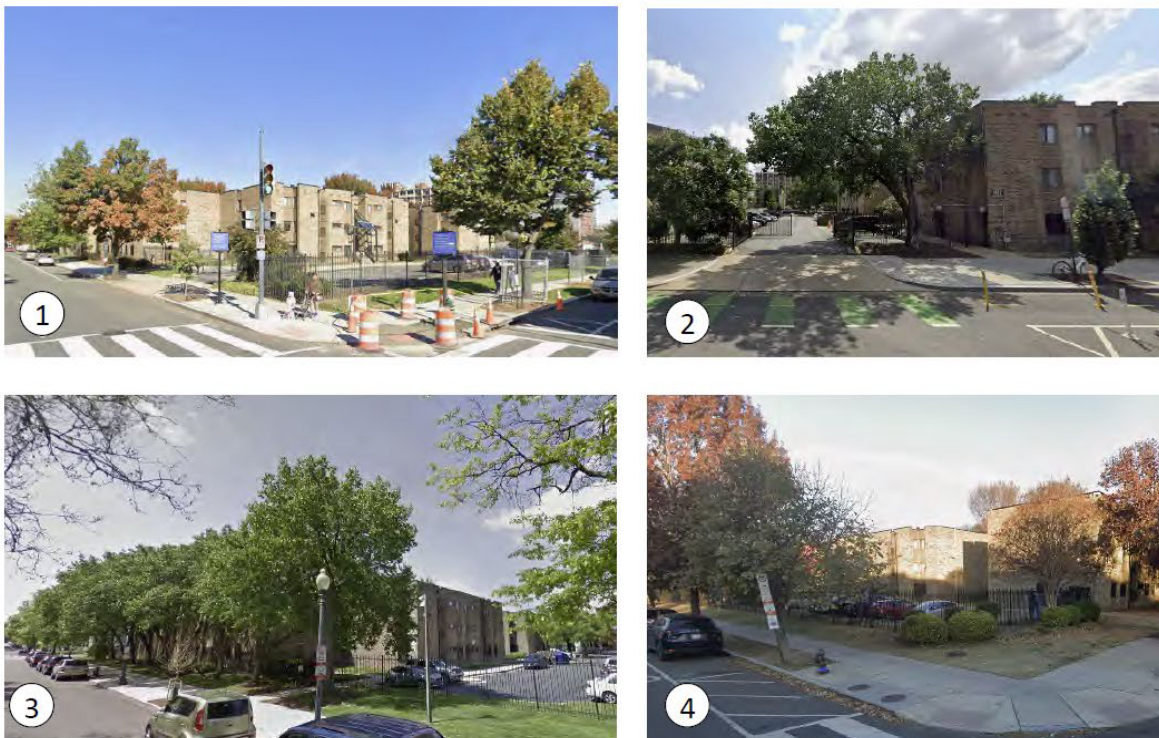


Figure 2: Photographs of subject area.

*

*

*

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 to rezone 801-811 R Street, NW, Square 395, Lot 55 from the RA-2 Zone to the MU-10 Zone with IZ Plus, in Washington, DC would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* nor would it adversely impact any other identified federal interests.

9/4/2026

Marcel Acosta
Executive Director

Date