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The Honorable Phil Mendelson

**Executive Director**  
Marcel Acosta

IN REPLY REFER TO:  
NCPC File No. ZC 19-25

April 1, 2020

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 the proposed Map Amendment at Square 982 located at 1101-1125 H Street, NE, 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.

Sincerely,

Marcel Acosta  
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning  
Mr. Anthony Hood, Chairman, Zoning Commission



## Delegated Action of the Executive Director

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**PROJECT**

**Map Amendment at Square 982**

South side of H Street, NE between 11th Street, 12<sup>th</sup> Street and G Street, NE  
Washington, DC

**NCPC FILE NUMBER**

ZC 19-25

**NCPC MAP FILE NUMBER**

42.00(06.00)45090

**REFERRED BY**

Zoning Commission of the District of Columbia

**DETERMINATION**

Approval of Report to the Zoning Commission of the District of Columbia

**REVIEW AUTHORITY**

Advisory

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

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The Zoning Commission of the District of Columbia has referred a proposed map amendment submitted by Airdome, LLC (the applicant) to establish a NC-17 zone for Square 982, Lots 57, 65, 68, 70 and 823 between 1101 H Street and 1125 H Street, NE. The applicant proposes to rezone the entire south side of the block from NC-16 and MU-4 to NC-17, a mixed-use moderate- to medium-density zone.

The subject properties front H Street, which is primarily a mixed-use corridor with retail at the ground floor and residential uses above. The corridor is transit accessible, including a number of Metro bus routes, the streetcar, and bike share facilities. Residential uses are located to the north and south of the corridor. Lot 65 is currently developed with a single-story brick commercial building occupied by a convenience store use and a rear parking area. Lot 70 is developed with a two-story building. Both lots are controlled by the applicant. Lots 57 and 68 are owned by separate entities and are each developed with a five-story mixed-use apartment building with ground floor retail uses. Lot 823 to the east is developed with a two-story commercial building. All owners have consented to the application.

The map amendment will allow increased density and height if the parcels are redeveloped. The maximum height will increase from 50 feet to 65 feet (or 70 feet with inclusionary zoning), and the maximum floor area ratio (FAR) will increase from 3.0 to 3.5 (or 4.2 with inclusionary zoning). The allowed height is not inconsistent with the Height of Buildings Act. Further, no federal properties are located in proximity to the site. As such, the proposed map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely effect any other federal interests.

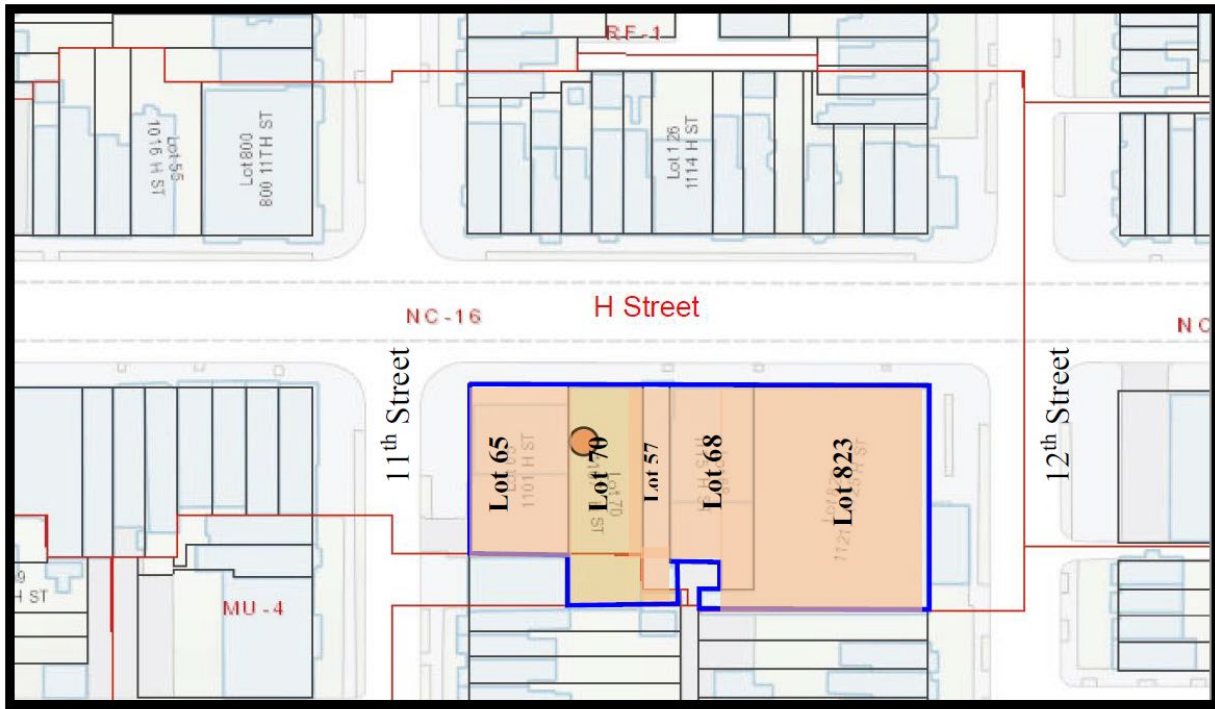


Figure 1: Properties subject to map amendment request.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Map Amendment at Square 982 (ZC 19-25) to establish a NC-17 Zone at Lots 57, 65, 68, 70 and 823, between 1101 H Street and 1125 H Street, NE by Airdome, LLC in Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capital and would not adversely impact any other identified federal interests.

Marcel Acosta  
Executive Director

3/26/20

Date