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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 19-28

September 2, 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 that the proposed Map Amendment at Square 417 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.

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

PROJECT**Map Amendment at Square 417**

1840 7th Street, NW (Square 417, Lots 53-54)
Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 19-28

NCPC MAP FILE NUMBER

31.20(06.00)45187

ACTION TAKEN

Approved comments on map
amendment

REVIEW AUTHORITY

Advisory

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

The Zoning Commission has referred a proposed map amendment prepared by the District of Columbia Office of Planning (OP) for National Capital Planning Commission (NCPC) comment. The proposal recommends to rezone 1840 7th Street, NW (Square 417, Lots 53 and 54) from the RF-1 zone to the ARTS-3 zone. Lot 53 is developed with a three-story building which fronts on the 7th Street/Georgia Avenue corridor and is occupied by Howard University offices and a surface parking lot. The adjacent Lot 54 is a surface parking lot all within the RF-1 zone. This portion of the corridor is developed with a variety of retail, service, residential and office uses. To the east are the Shaw/Howard University Metro Station and the Progression Place development consisting of residential, office and ground floor retail uses in the ARTS-2 zone. To the south are a one-story liquor store and a nine-story residential building with ground floor retail uses in the ARTS-2 zone. To the west are row houses and the Cleveland Elementary School in the RF-1 zone, while to the north is a one-story CVS pharmacy in the ARTS-2 zone, and a one-story retail store in the MU-4 zone.

The existing RF-1 zone allows for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted. The ARTS-3 zone is intended to permit medium-density, mixed-use development, with a focus on employment. All the adjacent properties to the north, east and south are within the ARTS-2 category which is intended to permit medium-density, compact mixed-use development, with an emphasis on residential development.

A building in the ARTS-3 zone can be constructed to 75 feet; however, with the setback requirements, buildings inclusive of a penthouse may not exceed a height of 83.5 feet. Thus, if a building happens to be constructed to 75 feet that would only leave 8.5 feet available for the penthouse. This is the same height as would be achieved in the ARTS-2 and ARTS-3 zone if a building was constructed to 65 feet with an 18.5-foot mechanical penthouse. The proposed amendment would allow for a development with multifamily units and new affordable housing across from the Shaw-Howard University Metrorail station and would reduce the necessity of auto ownership and related reduction in household expenses in this location. The redevelopment of the site would allow for ground floor uses that would help to continue the revitalization of the Shaw neighborhood. The redevelopment of the site with more active uses would help to promote the 7th Street Corridor with a variety of retail and commercial uses and enhance its proximity to the Florida Avenue Corridor.

In reviewing the application material, staff finds that the proposed map amendment to rezone 1840 7th Street, NW (Square 417, Lots 53 and 54) from the RF-1 zone to the ARTS-3 zone would not be inconsistent with the Federal Elements of the Comprehensive Plan nor impact any other identified federal interests. In addition, no federal properties are located near the proposed map amendment area that have the potential to be impacted.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed map amendment, to rezone 1840 7th Street, NW (Square 417, Lots 53 and 54) from the RF-1 zone to the ARTS-3 zone, would not be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other identified federal interests.



Marcel Acosta
Executive Director



Date