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U.S. House of Representatives
The Honorable Carolyn B. Maloney

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 20-16

November 4, 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 in Square 442, Lot 106 located at 1707 7th 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/2020/11/ as part of the November 2020 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT

Map Amendment in Square 442, Lot 106
1707 7th Street, NW

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 20-16

NCPC MAP FILE NUMBER

31.20(06.00)45224

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)

The Zoning Commission of the District of Columbia has submitted a proposed map amendment for Square 442, Lot 106, located at 1707 7th Street, NW. The amendment is a petition by the District Office of Planning (OP), on behalf of the Office of the Deputy Mayor for Planning and Economic Development (DMPED). OP proposes an amendment from the ARTS-2 zone to the ARTS-4 zone.

The property is located at the northeast corner of the intersection of 7th Street, R Street and Rhode Island Avenue, NW. The Shaw/Howard University Metro Station is located across 7th Street and the Watha T. Daniel Library is diagonally across Rhode Island Avenue. The site is the southernmost property on that portion of the ARTS zoned 7th Street corridor. This portion of 7th Street, NW corridor is developed with a variety of retail, service, residential and office uses.

The ARTS zone districts encourage mixed use, pedestrian-oriented development with bonus density incentives for preferred ground floor uses and height and setback requirements for areas adjacent to certain moderate density residential zones. The proposed map amendment from ARTS-2 to ARTS-4 will allow for an increase in density and height (from a maximum of 70 feet to a maximum of 100 feet). The height does not appear to be inconsistent with the Height of Buildings Act.

Federal properties are not subject to local zoning and therefore would not be impacted by the proposed amendment. No federal properties are located near the area subject to the map 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.



Figure 1: Proposed Map Amendment Areas

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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 in Square 442, Lot 106, located at 1707 7th Street, NW is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* nor would it impact any other identified federal interest.

Marcel Acosta

Marcel Acosta
Executive Director

10/30/20

Date