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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 21-15

March 3, 2022

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 Zoning Map Amendment for Property Located at Square 442 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 and available online at www.ncpc.gov/review/archive/2022/3/ as part of the March 2022 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Ms. Anita Cozart, Interim Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT

Map Amendment for Property Located at Square 442

621 S Street, NW
Washington, DC

NCPC FILE NUMBER

ZC 21-15

NCPC MAP FILE NUMBER

31.20(06.00)45465

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)

The Zoning Commission of the District of Columbia has referred an application for a map amendment submitted by S Street Village, LLC for the property located at 641 S Street, NW (Square 442, Lots 88,108,110,810 and 811). The existing zoning is RF-1 zone. The applicant seeks an ARTS-2 zoning for the property's future redevelopment.

The map amendment area is approximately 22,144 square feet in size and is currently developed with a three-story brick mixed-use building and two-story rowhouse structures. The property is near the Shaw/Howard University Metrorail Station, which is located at the corner of 7th and S Streets, NW. The area includes rowhouse dwellings, apartments, small retail and institutional uses. The 7th Street corridor is developed with a variety of higher density retail, service, residential and office uses.

The existing RF-1 zoning primarily allows for rowhouses on small lots with no more than two dwelling units permitted by-right per lot. The applicant seeks to rezone the property to ARTS-2, which allows for mixed-use, pedestrian-oriented development with bonus density incentives for preferred ground floor uses. The zone allows for increased height and density as compared to the RF-1 zone.

Staff reviewed the proposed map amendment and finds it would not adversely effect any federal interests. The property subject to the application is not adjacent to any federal land. Further, any future development is required to comply with the Height of Buildings Act. No other federal interests were identified that would be impacted.

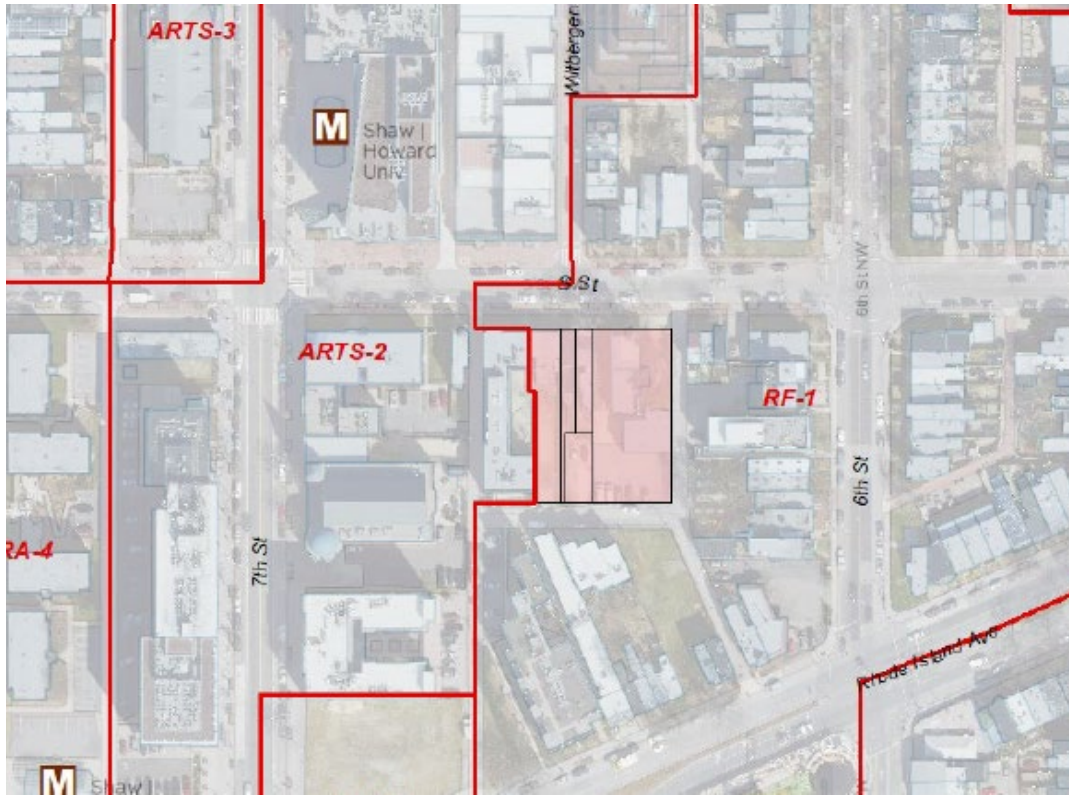


Figure 1: Site subject to proposed map amendment

* * *

Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed map amendment for the property located at located at 641 S Street, NW, in Square 442 (Lots 88,108,110,810 and 811) from RF-1 to ARTS-2 would not be inconsistent with the Comprehensive Plan for the National Capital nor would it adversely effect an identified federal interests.

Marcel Acosta

Marcel Acosta
Executive Director

2/23/22

Date