

IN REPLY REFER TO:
NCPC File No. ZC 22-22

January 6, 2023

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 449, Lot 64 located at 1100 6th 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/2023/1/ as part of the January 2023 meeting materials.

Sincerely,



Marcel Acosta
Executive Director

Enclosures

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



Delegated Action of the Executive Director

PROJECT

Map Amendment at Square 449, Lot 64

1100 6th Street, NW
Washington, DC

NCPC FILE NUMBER

ZC 22-22

NCPC MAP FILE NUMBER

31.20(06.00)45614

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approve comments 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 449, Lot 64 at 1100 6th Street, NW. The amendment is a petition by the District Office of Planning (OP), on behalf of the applicant, Preservation DC L&6 LLC. OP proposes an amendment from the RA-2 zone to the MU-8 zone.

The property is located at the southeast corner of the intersection of 6th Street, NW and L Street, NW. The Washington Convention Center and Mt. Vernon Square-7th Street-Convention Center Metro Station are located one block west on 7th Street. The north side of L Street, in which the subject property is located, is generally improved with low-rise residential buildings up to three or four stories in height. The adjacent property to the west is a two-story commercial structure, and a church is located several lots to the north on 6th Street. South of L Street, across from the subject property is a high-rise mixed-use office and retail building. To the east, across 6th Street, are two and three-story row houses, flats and small apartment buildings. The site is improved with an historic three-story brick building that includes a commercial space on the first floor. Attached on the northern and western facades are one-story additions. A portion of the site on the north side of the lot is unimproved and fenced-in with a curb cut providing vehicular access from 6th Street.

The subject property was the subject of a Planned Unit Development (PUD), ZC Case 06-28, in 2007 for a residential development. The validity of the PUD was extended in 2009 to September 28, 2011, with construction to begin no later than September 28, 2012. That PUD is now expired and the four lots that previously consisted of the subject property have since been consolidated into one record lot, Lot 64. The MU zones are designed to provide facilities for housing, shopping, and business needs, including residential, office, service, and employment centers. The proposed map amendment would allow for an increase in density and height (from a maximum of 50 feet to a maximum of 70 feet). 6th Street between Florida Avenue, NW and Constitution Avenue, NW is identified as a significant vista; however, the proposed maximum building does not appear inconsistent with the Height of Buildings Act and should not negatively affect this view.

Federal properties are not subject to local zoning and therefore would not be impacted by the proposed amendment. Rigo Walled Park at Reservation 178 is located approximately two blocks east of the subject property near the intersection of 5th Street, NW and New York Avenue, NW. No impacts to the park are anticipated due to this 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 Area

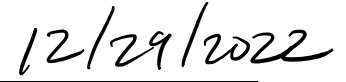
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Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Map Amendment at Square 449, Lot 64,

located at 1100 6th 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
Executive Director



Date