

STAFF RECOMMENDATION

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NCPC File No. ZC 08-19



MAP AMENDMENT FROM R-5-D TO C-3-C HSC FOUNDATION, SQUARE 101, LOT 874

2013 H Street, NW
Washington, DC

Submitted by the Zoning Commission of the District of Columbia

January 29, 2009

Abstract

The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment to change the zoning for Square 101, Lot 874 from R-5-D to C-3-C to increase the allowable density, change the allowable land use and remove the maximum lot occupancy requirement. Square 101 is located in Washington, D.C. on H Street, NW between 20th and 21st Streets, NW.

Commission Action Requested by Applicant

Approval of the report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006 (a).

Executive Director's Recommendation

The Commission:

Advises the Zoning Commission of the District of Columbia that the proposed map amendment for Square 101, Lot 874 to change the zoning from R-5-D to C-3-C would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other identified federal interests.

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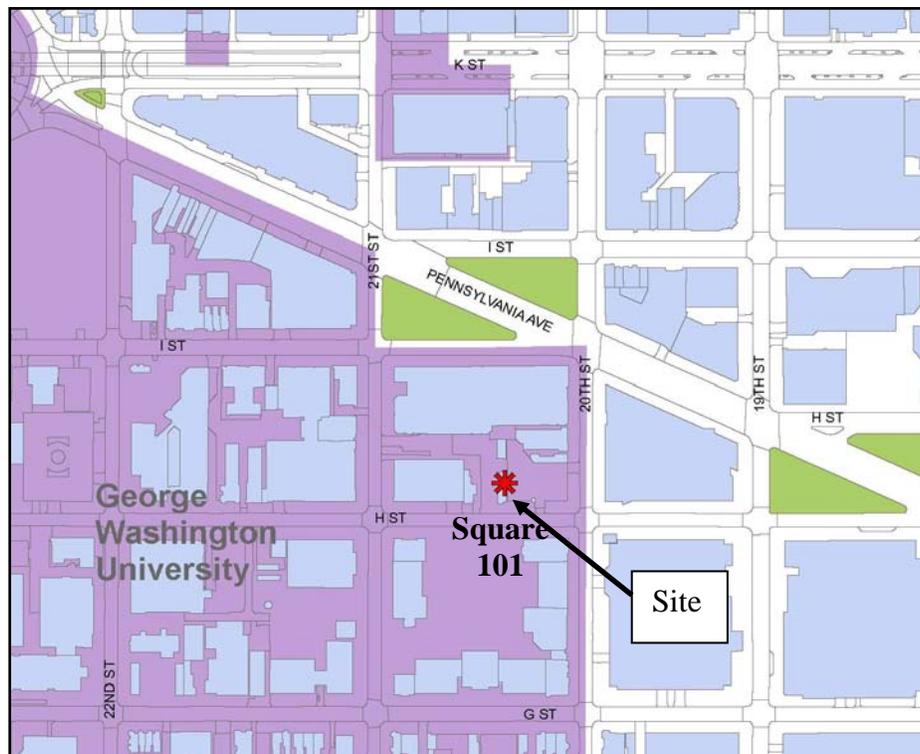
PROJECT DESCRIPTION

Site

This 5,300 square foot property, located in the institutionally-zoned George Washington University Campus, has a historic, three-story rowhouse and a two-story carriage house on-site that were built in the late nineteenth century. This property, owned by the Health Services for Children with Special Needs, Inc., is one of a number of sites identified within the proposed boundary of a Foggy Bottom Campus Historic District.

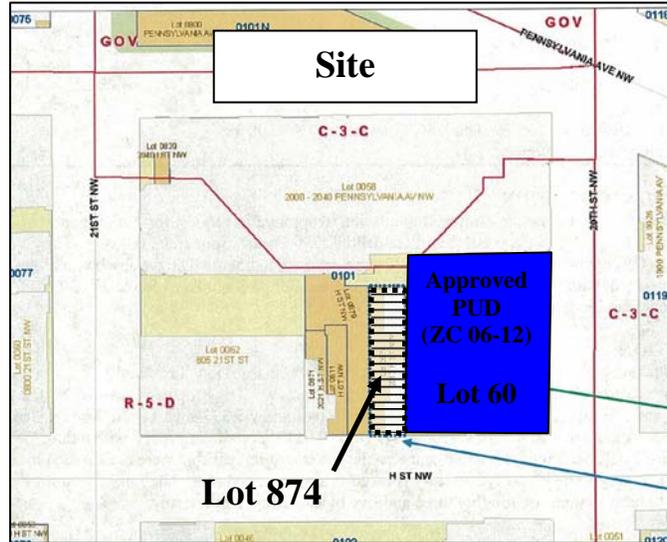
North of the property is an eleven-story commercial building owned by George Washington University and to the east is Lot 60, currently a surface parking lot. A development proposal for Lot 60 includes a building 90 feet in height. West of the site is another vacant lot. Other buildings on Square 101 include another three-story rowhouse and a six-story, university-owned building used by the University Media and Public Affairs Department. Both of these buildings are west of Lot 874.

Site Location



Background

At its March 2007 meeting, NCPC approved a campus-wide, first-stage Panned Unit Development (PUD), Zoning Commission Case Number 06-12, which was an amendment to the overall campus master plan for George Washington University. While NCPC does not regularly review campus master plans, the Office of Planning suggested George Washington University submit a first stage PUD because of the downtown location of the campus. This first stage PUD for the campus described the development potential for several George Washington University owned parcels on campus including Lot 60, shown in the Site Map on this page, which is abuts Lot 874 to the west. The plan for Lot 60 was to develop a building for academic, administration or medical uses that was no more than 90 feet in height.



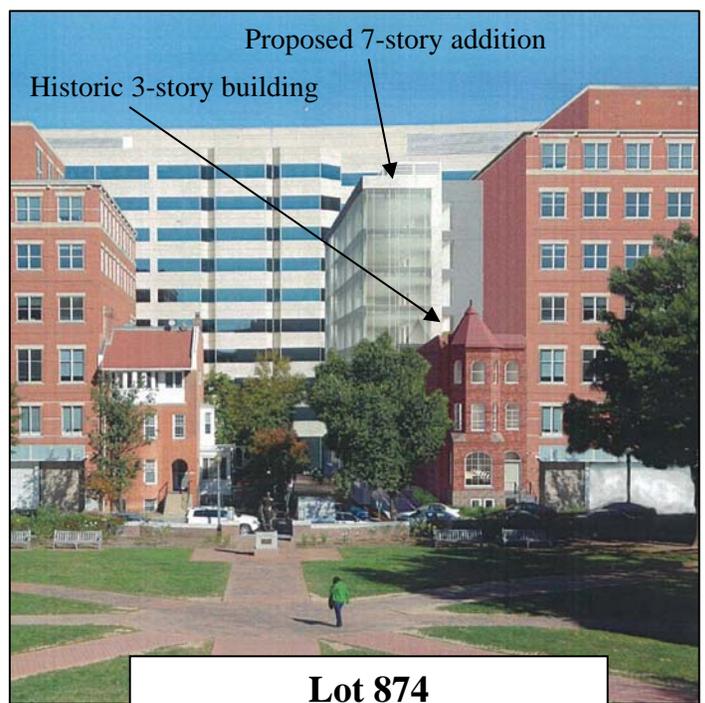
The Zoning Commission approved the First Stage PUD in March 2007.

The first stage PUD project did not include the development potential of Lot 874 because this parcel is owned by parties other than George Washington University. The land use associated with Lot 874 is institutional.

Proposal

The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment to change the zoning for Square 101, Lot 874 from R-5-D to C-3-C to increase the allowable density, change the allowable land use and remove the maximum lot occupancy requirement.

The proposed density would be increased from a floor-to-area ratio (FAR) of 3.5 which is allowed under R-5-D to 6.5 FAR which is allowed under C-3-C. The land use would also change from high density residential to commercial. The existing use of the site is institutional and this would remain the same. The lot occupancy



Lot 874
Computer Generated Perspective

would be increased from 75% to not being restricted under the new C-3-C zone.

A development proposal is included with this map amendment submission. This proposal includes retention of the historic, three-story building that exists on the site and the carriage house at the rear of the site. A modern, seven-story addition, 80 feet in height is also proposed for this site. H Street, NW is a 90 foot right-of-way, which would allow a building of 110 feet of height under the Height Act. The penthouse on its adjacent roof is 14 feet in height which would make the building 94 feet in height, which is well under the 110 feet allowed under the Height Act.

PROJECT ANALYSIS

Executive Summary

Staff identifies the only federal interest with respect to this proposed map amendment is its affect on the provisions of the Height Act. The development proposal submitted with this map amendment includes historic buildings that will be preserved and a new modern addition to the rear of the lot. The new building proposed will be 80 feet in height and the Height Act will allow a building 110 feet in height, given the 90 foot right of way on H Street, NW.

The District of Columbia Historic Preservation Review Board (HPRB) reviewed this proposal in September 2008 and again in November 2008 in the pending Foggy Bottom Campus Historic District. HPRB raised two main concerns in September and the applicant was asked to address these issues and return for a second review. The first concern was focused on retaining the visual link between the original house and the carriage house. The second concern was the overall treatment of the carriage house with respect to the proposed seven-story addition. The carriage house needed to be more visible and not enclosed by the new addition.

The applicant made the requested changes to the proposal by creating a glass enclosure for the lower levels of the proposed addition which would allow for a continuous visual link between the two buildings. The applicant also revised the seven-story addition by pulling back the walls of the addition and exposing more of the carriage house, thereby making it visible.

Residents representing the Foggy Bottom and West End Advisory Neighborhood Commission (ANC – 2A) have submitted a letter to the Zoning Commission, dated December 22, 2008, in opposition to the proposed map amendment on the grounds that the allowed development would be too dense, too high and would set a precedent for changing residential zones to commercial zones. While a concern, staff finds that in this case this issue is local, not federal, and that the Zoning Commission is the appropriate agency to decide local zoning concerns.

Staff recommends that the **Commission advise the Zoning Commission of the District of Columbia that the proposed map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.**