

# COMMISSION ACTION

NCPC File No. Z.C. 09-21



---

## TEXT AND MAP AMENDMENTS TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA, UNION STATION NORTH (USN) ZONING DISTRICT

Northeast, Washington, D.C.

Referred by the Zoning Commission of the District of Columbia

April 7, 2011

---

### *Commission Action Requested*

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

---

### *Commission Action*

The Commission:

**Supports** the District's efforts to develop the air-rights over a large portion of the Union Station railyard into an active, mixed-use development, and the urban design approach of stepping down building heights toward Union Station.

**Notes** that the Federal Elements of the Comprehensive Plan include policies that protect the character of historically significant buildings such as Union Station as well as the horizontal character of the National Capital.

**Finds** that the bonus height permitted for exemplary architecture could negatively impact the integrity and character of Union Station and the historically significant views toward the station from surrounding streets and that overall building heights allowed by the zoning envelope could negatively impact the horizontal character of the National Capital.

**Requests** that NCPC be afforded an opportunity to review and provide comments on the Union Station North Stage 1 and Master Plan submission on the south side of H Street so as to further advise the Zoning Commission on the potential impacts to the federal interest in this case, including the historic character and setting of Union Station and the character of the Washington skyline.

---

Deborah B. Young  
Secretary to the National Capital Planning Commission