



TEXT AMENDMENT TO REMOVE SQUARE 374, LOT 44 (OLD CONVENTION CENTER SITE) FROM DOWNTOWN DEVELOPMENT DISTRICT HOUSING PRIORITY AREA B

Bounded by New York Avenue, 10th Street, and I Street Northwest, Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

November 25, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Text Amendment to §§1706.2 and 1706.8(b) of 11 DCMR to remove Square 374, Lot 44 from Downtown Development District Housing Priority Area B is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a Text Amendment to remove Square 374, Lot 44 from Downtown Development District Housing Priority Area B (HPA-B). This action would amend §§1706.2 and 1706.8(b) of 11 DCMR in response to a request by the District of Columbia Office of Planning. The action is needed in order to facilitate hotel/retail development on the Old Convention Center site (OCC). Commercial development of Lot 44 was contingent on the District deciding not to build a new central library on that lot; the District has decided not to use Lot 44 for the library.

Removing Lot 44 from HPA-B will result in a reduction of FAR for the lot, returning it to its underlying matter-of-right FAR for C-3-C zone districts; the lot will be permitted an FAR of 6.5, and will not require any residential uses be included in its development. All other lots on the OCC site will remain in HPA-B per action of prior Zoning Case 05-43 (06/2006).

Development on the other OCC lots includes more than 800,000 gross square feet of residential space, including 132,000 gross square feet of affordable housing. The proposed text amendment will not significantly affect the mix of residential and retail/commercial development planned for the area.

Staff notes that any development on the site would be subject to the Height of Buildings Act, which limits building height to the width of the fronting right-of-way plus twenty feet. Additionally, the sale of District land on this parcel is required to come to NCPC for review.

The proposed text amendment is not inconsistent with the Comprehensive Plan for the National Capital or the Urban Renewal Plan for the Downtown Urban Renewal Area, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
Executive Director