



Delegated Action of the Executive Director

PROJECT Map Amendment at Square 72 – BSREP II Dupont Circle, LLC 1143 New Hampshire Avenue, NW Washington, DC	NCPC FILE NUMBER ZC 18-08
	NCPC MAP FILE NUMBER 22.10(06.00)44847
SUBMITTED BY Zoning Commission of the District of Columbia	ACTION TAKEN 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 has referred an application for a proposed change in zoning (RA-5 to MU-10) for Square 72, Lot 74, with a street address of 1143 New Hampshire Avenue, NW, for review and comment. The property is situated on the western side of Square 72 - a triangular-shaped block bounded by New Hampshire Avenue, 21st, L, and M Streets, NW in Ward 2. The rezoning will facilitate a planned renovation of the existing hotel building, with ground floor retail or restaurant space visible from the building exterior. Both zones have a 90-foot maximum height and a Floor-to-Area ratio (FAR) of up to 6.0.

The District Office of Planning set down report concludes that the proposed map amendment is not inconsistent with the District Comprehensive Plan's Future Land Use and Policy maps and furthers many important policies for the Upper Northeast Area and Citywide Area Elements. The local Advisory Neighborhood Commission (2A) adopted a resolution of support for the proposed map amendment, which was expressed in a letter sent to the District Office of Zoning.

New Hampshire Avenue has a right-of-way of 120 feet in this area of the city, which would allow a maximum building height of 130 feet under the Height of Buildings Act of 1910. The height limit of 90 feet in the MU-10 zone is well within this allowable height. Therefore, the proposed zoning map amendment would not be inconsistent with the 2016 Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

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