



Delegated Action of the Executive Director

PROJECT Map and Text Amendments at Square 487, Lot 17 - WMATA 600 5 th Street, NW Washington, DC	NCPC FILE NUMBER ZC 18-05
REFERRED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 21.10(06.00)44831
	DETERMINATION 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 of the District of Columbia has taken proposed action on an application from the Washington Metropolitan Area Transit Authority (WMATA) to rezone Square 487 from the D-2 to the D-5-R zone with a related text amendment. Square 487 is currently improved with the WMATA Headquarters, which was constructed in the 1970s and occupies the entire Square. Square 487 is bound by 5th Street to the east, 6th Street to the west, G Street to the north and F Street, NW to the south. It is designated for high-density commercial on the Future Land Use Map. The existing building is eight stories and 90 feet in height with a floor to area ratio (FAR) of 6.0.

The WMATA headquarters building was originally approved by the Zoning Commission as a Planned Unit Development (“PUD”) in 1971. The Zoning Commission approval included the following stipulation: Occupancy is limited to “offices for [WMATA], the housing of control equipment for WMATA, offices for private or public organizations having a direct working relationship with WMATA, and offices for other permissible Special Purpose uses.”

The rezoning of the site from D-2 to D-5-R would result in:

- an increase in height from 90 feet to 120 feet;
- an increase in density;
- a residential requirement;

There is also a desire for Inclusionary Zoning if the residential use is constructed on-site. Inclusionary Zoning is not normally required in the D-5-R zone so the following related text amendment language is proposed (proposed language is **bold and underlined**): *Subtitle I, § 547.3* – **Except for Square 487, Residential-residential** density in the D-5-R zone is not subject to the Inclusionary Zoning requirements or bonuses of Subtitle C, Chapter 10.

WMATA notes that it is requesting the zoning change to increase redevelopment opportunities for the site, which will help support the relocation of a new headquarters building.



Figure 1 - Photo of WMATA Headquarters Building looking southwest from G Street, NW.

Square 487 is bound by four streets and any of them can be used to determine the building height. Both 6th Street and F Street are 100 foot rights of way and the maximum building height under the Height of Buildings Act of 1910 is 120 feet. The text amendment is a minor change allowing inclusionary zoning at this Square, which will not affect any federal interest and is not inconsistent with the Comprehensive Plan.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed text and map amendment at Square 487/Lot 17 located at 600 5th Street, NW, Washington, DC, to change zones from D-2 to D-5-R and require inclusionary zoning would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital nor would it adversely affect any other identified federal interests.

// Julia Koster for //

Marcel Acosta
Executive Director

October 25, 2018

Date