



2011 MAY 11 AM 8:43
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The Honorable Darrell Issa

Mayor
District of Columbia
The Honorable Vincent C. Gray

Chairman
Council of the District of Columbia
The Honorable Kwame R. Brown

Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-06-06

MAY 09 2011

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed text for Subtitle J: Production, Distribution, and Repair Zones of the District of Columbia Zoning Regulation is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, District of Columbia Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO.

08-06

EXHIBIT NO.

144

ZONING COMMISSION
District of Columbia
CASE NO. 08-06
EXHIBIT NO. 144

**COMPREHENSIVE ZONING REGULATIONS REWRITE
SUBTITLE J: PRODUCTION, DISTRIBUTION, AND REPAIR ZONES**

Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

APR 28 2011

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 for Subtitle J: Production, Distribution, and Repair Zones of the District of Columbia Zoning Regulation is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

* * *

The Office of Planning (OP) is systematically reviewing the Zoning Regulations for the District of Columbia by subject area in consultation with a public working group (Task Force) focused on issues identified in the Comprehensive Plan and existing Zoning Regulations. Recommended changes are forwarded to the Task Force for review and input prior to a public hearing with the Zoning Commission. After the conclusion of public review for all subject areas, OP will work with the Office of the Attorney General to draft zoning language to reflect the proposed policy changes.

OP has been working on revisions to the industrial zoning regulations (Chapter 8, Title 11) since 2008 and held several public hearings with the Zoning Commission. Revisions proposed include changing the name of existing industrial zones to Production, Distribution, and Repair as well as the codes from C-M and M zones to P-1-A-1, etc. as described in the new text known as Subtitle J: Production, Distribution, and Repair Zones. A 2006 Industrial Land use study indicated that industrial zones comprise 5% of the total land area in Washington, DC and the supply of industrial land is limited. In order to retain the industrial land available, but also encourage mixed use as recommended in the Comprehensive Plan, OP recommended and the Zoning Commission was in support of putting a cap on the amount of non-PDR uses such as office and retail in PDR zoned areas. PDR zones would limit, but continue to permit, retail and office use while most residential development would be prohibited.

The proposed revisions to the Zoning Regulations are not inconsistent with the Comprehensive Plan for the National Capital, nor would they adversely affect any other identified federal interests.

A handwritten signature in black ink, appearing to read 'Marcel C. Acosta', written over a horizontal line.

Marcel C. Acosta
Executive Director