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The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 12-08

DEC 12 2012

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

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6,
1999, I find that the proposed text amendment and related map amendment to
create a Saint Elizabeths East Campus Zoning District, is not inconsistent with the
Comprehensive Plan for the National Capital. A copy of the Delegated Action of
the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission

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D.C. OFFICE OF ZONING
DEC 18 PM 3:15

ZONING COMMISSION
District of Columbia
CASE NO. 12-08
EXHIBIT NO. 32
ZONING COMMISSION
District of Columbia
CASE NO.12-08
EXHIBIT NO.32



Delegated Action of the Executive Director

PROJECT
Saint Elizabeths East Zoning District
Southeast, Washington, DC

NCPC FILE NUMBER
ZC 12-08

REFERRED BY
Zoning Commission of the District of Columbia

NCPC MAP FILE NUMBER
83.10(06.20)43689

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 referred a request by the District of Columbia Office of Planning to zone 85 acres of the Saint Elizabeths East Campus, including 13.93 acres for a Planned Unit Development of the Saint Elizabeths Psychiatric Hospital. The proposed Saint Elizabeths East Campus (StE) Zoning District will adhere to the approved Saint Elizabeths East Campus Master Plan and include a series of independent sub-districts for future development. The larger StE District will encompass approximately 4.2 million square feet of developable building space, include a broad mix of uses, and retain existing on-site historic resources. In particular, new construction will be concentrated on undeveloped land parcels, and buildings will be sited and scaled to minimize their potential visual impact on local historic buildings. The following table shows the development sub-districts (StE-1 through StE-19), along with their allowable maximum Floor Area Ratios, lot occupancies, building heights, and rear yard requirements.

Zone District	Area (sq.ft.)	FAR (Max.)	FAR - Required Residential (Min.)	FAR - Above Grade Parking (Max.)	Height (Max. Ft.)	Lot Occupancy (Max. %)	Rear Yard (Min. Ft.)
StE-1	292,808	0.20	-	-	25	25	-
StE-2	538,669	4.00	-	-	-	75	-
StE-3	207,495	2.50	-	-	80	60	-
StE-4	193,326	0.50	-	-	25	60	-
StE-5	360,593	1.50	-	-	65	60	-
StE-6	242,610	3.20	1.60	-	90	75	-
StE-7	164,079	1.50	1.00	§ 3306.3	§ 3306.4	60	-
StE-8	118,021	0.40	-	-	25	60	-
StE-9	84,845	1.50	-	-	65	60	-
StE-10	35,898	1.50	-	-	40	60	20
StE-11	479,132	0.70	-	-	25	60	-
StE-12	76,716	3.00	1.50	-	80	75	-
StE-13	152,358	3.20	1.60	-	90	75	-
StE-14a	37,068	1.50	-	-	40	60	20
StE-14b	53,207	1.50	1.00	-	40	60	20
StE-15	186,932	2.00	1.00	§ 3306.3	80	75	-
StE-16	76,206	3.20	1.60	-	90	75	-
StE-17	89,057	0.50	-	§ 3306.3	70	60	-
StE-18	148,976	4.00	-	-	90	75	-
StE-19	585,588	0.00	-	-	0	n/a	-

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed text amendment and related map amendment to create a Saint Elizabeths East Campus Zoning District, would not be inconsistent with the Comprehensive Plan for the National Capital: Federal Elements, nor would it adversely affect any other federal interests.



Marcel Acosta
Executive Director

12/29/12

[Date]