NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20576
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

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The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 02-34

JUL 17 2003

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

Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed text amendment providing a definition and regulations for Optical Transmission Nodes and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

bc: Carol Mitten, Chairwoman
DC Zoning Commission

ZONING COMMISSION
District of Columbia
Case 02-34
Exhibit 12

ZONING COMMISSION
District of Columbia
CASE NO.02-34
EXHIBIT NO.12

NCPC File No. ZC 02-34

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

TEXT AMENDMENT TO THE DISTRICT OF COLUMBIA ZONING REGULATIONS TO PROVIDE A DEFINITION AND REGULATIONS FOR OPTICAL TRANSMISSION NODES

Washington, DC

Delegated Action of the Executive Director

JUL - 1 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed text amendment providing a definition and regulations for Optical Transmission Nodes (OTN) would not adversely affect the identified federal interests.

* * *

The proposed text amendment will add a specific definition for Optical Transmission Node facilities and will subsequently amend various portions of the Zoning Regulations to provide regulations for these facilities. Specifically, the text amendment will do the following:

- Add the following definition to Section 199 of the Zoning Regulations:

  Optical Transmission Node – an interior or exterior facility that is utilized as remote terminal units for the operation of such things as cable television systems, high-speed internet access and interactive video, not including any broadcast antenna or related towers for the transmission of radio waves.

- Establish OTN as a matter of right use in commercial and industrially zoned areas.

- In waterfront, mixed-use, and special public interest districts, OTNs will be permitted only if approved by the Board of Zoning Adjustment through a Special Exception process.

- Establish a parking standard for these uses of 1 space for each 3,000 gross square feet of floor area.

The federal interest related to this proposed action is various federal properties that are immediately adjacent to industrially, commercially zoned land throughout the District of

Columbia. The proposed text will add controls specific to these uses, whereas they have been improperly regulated in absence of these standards. The OTN will have to meet all established standards in the industrial and commercial districts, which will therefore keep them within the character and scale of those districts. In the remaining districts in which these uses are permitted, namely the Special Public Interest, Waterfront, and Mixed-Use Districts, these uses will be further regulated by the Board of Zoning Adjustment through a Special Exception process so as to ensure no negative impacts will result from the proposed OTN. As such, it is my conclusion that this proposed zoning commission action will not adversely affect the federal interests.

Patricia E. Gallagher, AICP
Executive Director