Government of the District of Columbia
OFFICE OF ZONING

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MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

DATE: April 24, 2003

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on May 2, 2003:

1. Z.C. Notice of Hearing (Case No. 03-06 SEFC)

Received By

Date

Attachments

441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
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ZONING COMMISSION
District of Columbia
Case 03-06
EXHIBIT NO.17

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, June 19, 2003 @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 03-06 (Southeast Federal Center (SEFC) - General Services Administration – Text and Map Amendments)

THIS CASE IS OF INTEREST TO ANC 6D

On February 14, 2003, the Office of Zoning received a petition from the United States General Services Administration ("GSA" or the "applicant") for a map amendment and a text amendment. This case was set down for hearing on February 24, 2003. The applicant's initial filing constituted its prehearing statement.

The property that is the subject of the petition is a portion of what is known as the Southeast Federal Center ("SEFC") and is currently unzoned. The subject property consists of: (1) Squares 743, 744, 771, 802, 826, 853, and a portion of 801; and (2) a portion of land south of Squares 771 and 802, bounded by the Water and Sewer Authority facility to the west, the Washington Navy Yard to the east, and the Anacostia River to the south. A metes and bounds description of the latter portion of the subject property is attached to this notice as Attachment 1.

The petitioner seeks 1) an amendment to the Zoning Map to zone the unzoned site to the CR, R-5-E, R-5-D, and W-0 Zone Districts, 2) a text amendment to create a new SEFC Overlay District, and 3) a further map amendment to map the SEFC Overlay District over the site. Theses requests are not inconsistent with the Comprehensive Plan of the District of Columbia.

For the purposes of this notice, specific areas within the proposed overlay will be referred to as Parcels A, D through I, and K through Q. A map depicting the approximate locations of each of these parcels is attached to this notice as Attachment 2. It is anticipated that a metes and bounds description of each proposed zone district will be furnished by the petitioner prior to the hearing date. Parcels B, C and J comprise the site to be occupied by the United Stated Department of Transportation. The USDOT site is the subject of an application for a planned unit development, related map amendment and permanent map amendment (Z.C. Case No. 03-05).

The SEFC/CR Zone District (Parcels A, D, E, F, G, H, I, and K) will permit mix of residential, retail, and office uses to a maximum density of 6.0 FAR, no more than 3.0 FAR of which may be non-residential, and a maximum height of ninety (90) feet. The proposed SEFC Overlay will permit combined lot development within the SEFC/CR Zone District, the transfer of up to 0.5 FAR of density to Parcel A, and a height of 110 feet (130 feet on Parcel A). Further, it will require ground floor retail and Zoning Commission approval for buildings along M Street. The Commission invites public testimony concerning whether the recreational space requirements applicable to CR properties (11 DCMR § 635) should be reduced or eliminated within the proposed Overlay District.

The SEFC/R-5-E Zone District (Parcels L, M, N, and O) will permit high-density residential use to a maximum density of 6.0 FAR and a maximum height of ninety (90) feet. The proposed SEFC Overlay will permit, and for certain buildings require, retail, service, entertainment, or arts uses on the ground floor level in conjunction with residential development. The density for such uses will be in addition to the matter-of-right residential density, up to 0.5 FAR. A height of 110 feet will be permitted within the SEFC/R-5-E Overlay District. The SEFC/R-5-D Zone District (Parcel Q) will permit medium-high density residential use to a maximum density of 3.5 FAR and a maximum height of ninety (90) feet. The proposed SEFC Overlay will permit, and for certain buildings require, retail, service, entertainment, or arts uses on the ground floor level in conjunction with residential development. The density for such uses will be in addition to the matter-of-right residential density, up to 0.5 FAR. Zoning Commission approval will be required for development which fronts onto the proposed Waterfront Park.

The SEFC/W-0 Zone District (Parcel P and certain adjacent property) will permit a maximum density of 0.5 FAR and a maximum height of forty (40) feet. Zoning Commission approval will be required for most uses. Combined lot development within the W-0 zone is permitted for the purpose of transferring density from the proposed Waterfront Park to the area described in the text as the "Development Area."

In the event that the W-0 zone has not been formally adopted by the Zoning Commission when the Commission is prepared to take proposed and final actions on the SEFC Overlay, the Commission reserves the right to apply another existing zone district in lieu of W-0, which zone shall be modified by the overlay to achieve the restrictions applicable in the SEFC/W-0 zone as advertised.

All Zoning Commission reviews provided for in the proposed Overlay District would be conducted in accordance with its rules of procedures. Text amendments to authorize this will be included in any proposed notice of rulemaking issued for this case.

The proposed language to amend the Zoning Regulations is as follows:

1. Amend Chapter 1, section 105.1, to add a new subsection (q) to read as follows:

(q) SOUTHEAST FEDERAL CENTER (SEFC) OVERLAY DISTRICT

2. Amend Chapter 6, Mixed Use Districts, and § 631.2 to read as follows:

631.2 For the purposes of this section, the term "residential purposes" shall include ~~dwellings, flats, multiple dwellings, rooming and boarding houses, community-~~ based residential facilities, inns, guest room areas and service areas within hotels, *except that this term shall not include guest room areas and service areas within hotels located or proposed to be located on CR zoned property in the Capital Gateway Overlay District established by chapter 13 of this title* **or the Southeast Federal Center Overlay District established by chapter 18 of this title.**

(The language in italics is the language that was added by the adoption of the CG Overlay District. The language in bold underline is the proposed language to be added with the adoption of the SEFC Overlay District.)

3. Add a new Chapter 18, Southeast Federal Center Overlay District, to read as follows:

CHAPTER 18 SOUTHEAST FEDERAL CENTER OVERLAY DISTRICT

1800 PREAMBLE

1800.1 The Southeast Federal Center (SEFC) Overlay District is applied to a 43-acre portion of the SEFC site that is designated for "federal use" and "parks, recreation, and open space" in the Comprehensive Plan for the National Capital. The following squares and portions of squares in the southeast quadrant of the District of Columbia are included in the SEFC Overlay District: Squares 743, 744, 771, 802, 826, 853, a portion of 801, and a portion of land south of 771 and 802 bounded by the District of Columbia Water and Sewer Authority ("WASA") facility to the west, the Washington Navy Yard to the east, and the Anacostia River to the south. The site is bounded generally by M Street, S.E. to the north; the Anacostia River to the south; 1st Street, S.E. and WASA to the west; and the Washington Navy Yard to the east.

1800.2 The SEFC Overlay District and the underlying CR, R-5-E, R-5-D, and W-0 Zoning Districts shall constitute the Zoning Regulations for the geographical areas referred to in §1800.1. Where there are conflicts between this chapter and the underlying zoning, the provisions for the SEFC Overlay District shall govern.

1801 SEFC OVERLAY DISTRICT STATEMENT OF INTENT

1801.1 The SEFC Overlay District is intended to provide for the development of a vibrant, urban, mixed-use, waterfront neighborhood, offering a combination of uses that will attract residents, office workers, and visitors from across the District and beyond.

1802 SEFC OVERLAY DISTRICT OBJECTIVES

1802.1 Assure development of the area with a mixture of residential and commercial uses and a suitable height, bulk, and design of buildings, as generally identified in the Comprehensive Plan and planning studies of the area.

1802.2 Encourage ~~high-density residential development through flexible zoning~~ parameters.

1802.3 Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural, and hotel or inn uses.

1802.4 Provide for a reduced height and bulk of buildings along the Anacostia riverfront in the interest of ensuring views over and around waterfront buildings, and provide for continuous public open space along the waterfront with frequent public access points.

1802.5 Require suitable ground-level retail and service uses and adequate sidewalk width along M Street, S.E., near the Navy Yard Metrorail station.

1802.6 Encourage the design and development of properties in a manner that is sensitive to the adjacent Navy Yard and the historically significant buildings within the SEFC.

1802.7 Provide zoning incentives and restrictions to encourage the development of a publicly-accessible park, referred to as the Waterfront Park, along the Anacostia River and encourage uses in that park as permitted in the W-0 District.

1803 SEFC/CR ZONING DISTRICT

1803.1 Within the SEFC/CR District, the following buildings, structures, and uses are not permitted:

(a) chancery;

(b) embassy; and

(c) parking lot or garage located on or above grade.

1803.2 Within the SEFC/CR District, the following buildings, structures, and uses are permitted only if approved by the Zoning Commission, in accordance with the standards and procedures specified in §§1805.9 and 1805.11 through 1805.13 of this title:

(a) Automobile, truck, or motorcycle accessory sales, including installation;

(b) Automobile rental agency, provided the use has no exterior automobile storage area;

(c) Department store;

(d) Gas station;

(e) Hotel/inn;

(f) International organization;

(g) Library;

(h) Museum;

(i) Place of worship, which may include a parsonage, vicarage, rectory, or Sunday school building;

(j) School, private, public, or trade; and

(k) All buildings and structures that have frontage along M Street.

1803.3 Within the SEFC/CR District, retail, service, entertainment arts, or arts-related uses ("preferred uses") as permitted in §§ 701.1, 701.4 and 701.5 and §§ 721.2, 721.3, and 721.6 of this title shall be permitted in accordance with the following:

(a) The following uses shall not be permitted: automobile laundry, drive-through accessory to any use, gasoline service stations, and office uses (other than those accessory to the administration, maintenance, or leasing of the building);

(b) Each new building with frontage on M Street or New Jersey Avenue shall provide preferred uses comprising a minimum of seventy five percent (75%) of the frontage and a minimum of fifty percent (50%) of the gross floor area of the ground floor, *not including parking, parking access, mechanical rooms, and other non-public spaces.*

(c) For good cause shown, the Commission may authorize interim occupancy of the preferred use space required by subsection (b) by other uses permitted in the Overlay District for up to a five (5) year period; Provided that the ground-floor space is suitably designed for future occupancy by the preferred uses;

(d) Not less than fifty percent (50%) of the surface area of the streets wall of those properties described in subsection (a) shall be devoted to display windows having clear or low emissivity glass and to entrances to commercial uses or to the building;

(e) Ground floor area required for preferred uses may not be transferred through Combined Lot Development to any other lot;

(f) Preferred uses shall provide direct, exterior access to ground level; and Minimum floor-to-floor height of preferred uses shall be fourteen (14) feet.

1803.4 Except as provided in §1803.5, the maximum building height in the SEFC/CR District shall not exceed 110 feet, unless the site has frontage on both New Jersey Avenue and M Street, in which case a maximum height of 130 feet is permitted.

1803.5 ~~Notwithstanding §1803.4, a height of 110 feet shall be permitted for sites fronting~~ on M Street east of 4th Street only with special exception approval from the Zoning Commission pursuant to the standards set forth in §1808 herein.

1803.6 The maximum permitted density in the SEFC/CR District shall be 6.0 FAR overall with a maximum commercial density of 3.0 FAR, except that a site that is permitted a height of 130 feet may contain a maximum density of 6.5 FAR of commercial density through combined lot development, in accordance with §1809.

1804 SEFC/R-5-D AND R-5-E ZONING DISTRICTS

1804.1 Within the SEFC/R-5-D and R-5-E Districts, the following buildings, structures, and uses are not permitted:

(a) chancery;

(b) embassy;

(c) mass transit facility;

(d) museum;

(e) parking lot or garage located on or above grade; and

(f) sanitarium.

1804.2 Within the SEFC/R-5-D and R-5-E Districts, the following buildings, structures, and uses are permitted only if approved by the Zoning Commission, in accordance with the standards and procedures specified in §§1805.9 and 1805.11 through 1805.13 of this title:

(a) arts or cultural use south of Water Street only;

(b) hospital;

(c) hotel, south of Water Street only;

(d) place of worship, which may include parsonage, vicarage, rectory, and Sunday school building;

(e) private club, lodge, fraternity house, sorority house, dormitory;

(f) school, private, public, or trade; and

(g) all buildings and structures that abut the Waterfront Park, as described in §1805.3, whether or not a street intervenes.

1804.3 Within the SEFC/R-5-D and R-5-E Districts, designated ground-floor street-oriented retail, service, entertainment, or arts uses, described in §1807.1, are permitted only in conjunction with residential development and shall be provided in accordance with the following regulations:

(a) Any building or structure facing onto 4th Street or the Waterfront Park, as described in § 1805.3, shall provide designated ground-floor street-oriented retail, service, entertainment, or arts uses comprising a minimum of seventy five percent (75%) of the frontage and a minimum of fifty percent (50%) of the gross floor area of the ground floor, not including parking, parking access, mechanical rooms, and other non-public spaces.

(b) Designated ground floor retail may be provided in buildings or structures that do not face 4th Street or the Waterfront Park, but is not required;

(c) The density associated with designated ground-floor street-oriented retail, service, entertainment, or arts uses shall be in addition to otherwise permitted FAR. The amount of retail, service, entertainment or arts uses shall not exceed 0.5 FAR;

(d) Not less than fifty percent (50%) of the surface area of the streetwall of those properties described in subsection (a) shall be devoted to display windows having clear or low emissivity glass and to entrances to commercial uses or to the building;

(e) Designated ground-floor street-oriented retail, service, entertainment, or arts uses shall provide direct, exterior access to ground level; and

(f) Minimum floor-to-floor height of designated ground-floor street-oriented retail, service, entertainment or arts uses shall be fourteen (14) feet.

1804.4 The maximum permitted height in the SEFC/R-5-E District shall be 110 feet and in the SEFC/R-5-D District shall be 90 feet.

1805 SEFC/W-0 ZONING DISTRICT

1805.1 The purpose of the SEFC/W-0 District is to:

(a) encourage open space;

(b) promote a lively, interactive waterfront environment; and

(c) discourage parking.

1805.2 The SEFC/W-0 District is divided into two geographic areas to be known as the Development Area and the Waterfront Park.

1805.3 The Development Area of the W-0 District consists [of Parcel P and the green space between Parcels P and Q as shown in Attachment 1 to this notice][1]. This area is located in the northeastern portion of the site. It is that area located south of the southern R-5-D zoning line extended westward. The Waterfront Park consists of all W-0 zoned property in the SEFC Overlay that is located outside of the Development Area.

1805.4 The aggregate density of all buildings and structures in the SEFC/W-0 District shall not exceed 0.5 FAR for all permitted uses.

1805.5 A lot or lots in the Development Area may receive and use density allocated from a lot or lots in the Waterfront Park, as described in § 1805.3, subject to all other applicable area restrictions. The transfer of such density shall be accomplished through the combined lot development procedures set forth in §§ 1809.3 through 1809.9 of this chapter. If a lot is included within both geographic areas, the portion of the lot in the Development Area may use the undeveloped density from the portion of the lot in the Waterfront Park.

1805.6 The minimum height for the ground floor of buildings in the SEFC/W-0 Zone is fourteen (14) feet if the ground floor is devoted to retail, service, entertainment, or arts uses.

1805.7 Gross floor area within structures in the W-0 District in existence as of the effective date of the SEFC Overlay does not count toward the 0.5 FAR limit.

1805.8 All proposed structures in the SEFC/W-0 District, or any proposed exterior renovation to any existing buildings or structures in the SEFC/W-0 District that would result in an alteration of the exterior design, and all buildings or structures that face the Waterfront Park, whether or not a street intervenes, shall be subject to review and approval by the Zoning Commission. The standards and procedures for such review are set forth in §§ 1805.9 through 1805.13 below. These standards also apply to the Zoning Commission review of certain buildings, structures, and uses as set forth in §§ 1803.2 and 1804.2.

1805.9 In addition to proving that the proposed use, building, or structure meets the standards set forth in § 3104.1, and the specific special exception standards applicable to the underlying W-0 District, the applicant shall further demonstrate that the use, building, or structure will help achieve the desired mix of uses in the SEFC Overlay District as set forth in § 1802.

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[1] The description of the "Development Area" will be refined through the use of a metes and bounds description or similar device at the time if and when the Commission takes final action on this petition.

1805.10 With respect to a building or structure to be constructed on a lot that is subject to the setback requirement of § 935 of this title, the application shall include a plan for suitable open space treatment of the setback area for such uses as walkway and bikeway, passive or active recreational use, and provisions assuring private maintenance of the space, convenient and permanent public access to the space, and suitable connections to adjacent public space along the waterfront.

1805.11 With respect to all applications, the proposed building or structure shall be designed with a height, bulk, and siting so as to provide for openness of view and vistas to and from the waterfront and, where feasible, maintain views of federal monumental buildings.

1805.12 The Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

1805.13 At the time of filing an application with the Commission, the applicant shall pay the filing fee specified in §3180.1(b)(16) plus such fees as apply to any additional zoning relief requested. The provisions of § 3181 relating to the administration of fees shall apply, except that the applicant may appeal any decision of the Director regarding the fee schedule to the Commission, which shall decide the appeal at a meeting or hearing as a preliminary matter to hearing the application.

1806 PLANNED UNIT DEVELOPMENT

1806.1 The matter-of-right height and floor area ratio limits shall serve as the maximum permitted height and floor area ratio for a planned unit development ("PUD") in the SEFC Overlay District.

1807 DESIGNATED GROUND-FLOOR STREET-ORIENTED RETAIL, SERVICE, ENTERTAINMENT, OR ARTS USES

1807.1 Designated ground-floor street-oriented retail, service, entertainment, or arts uses are the following:

Retail Establishments

- antique store
- art gallery
- art supply store
- auction house
- bakery
- bar/cocktail lounge

Service/Entertainment Establishments

- bank/financial institution, provided that the use is not located at the intersection of two streets
- barber/beauty shop
- bicycle rental or repair
- blueprinting service
- bowling alley

Retail Establishments

- boat/marine sales
- book store
- camera/photo sales
- cosmetic/toiletries sales
- drug store
- dry goods
- electric appliance sales
- florist
- grocery store
- furniture sales
- gift shop
- hardware store
- hobby shop
- home furnishing sales
- jewelry store
- leather goods
- liquor store
- music store
- musical instruments
- newsstand
- notions/novelties
- office supplies and equipment
-
- optical goods
- paint store
- pet shop
- picture framing studio/shop
- precision instruments
- restaurant
- sporting goods
- stationery
- tobacco products
- toy store
- variety store
- watch repair shop
- other similar retail uses

Service/Entertainment Establishments

- catering establishment
- clinic
- cobbler/shoe repair
- dental lab
- doctor, dentist, optician office
- dry cleaning or laundry
- electric appliance repair
- film developing
- interior decorating
- locksmith
- optical lab
- photo studio
- pool hall
- shoeshine parlor
- tailor/dressmaker
- theatre/motion picture theatre
- ticket office
- veterinary hospital
- other similar service uses

1808 DESIGN STANDARDS FOR BUILDINGS AND STRUCTURES ON M STREET, S.E.

1808.1 Any proposed building that has frontage along M Street, S.E. shall be subject to review by the Zoning Commission. An applicant requesting approval under this section must prove that the architectural design, site plan, landscaping, and sidewalk treatment of the proposed building are of superior quality, pursuant to the design and use requirements set forth in §§ 1808.2 through 1808.6.

1808.2 The streetwall of each new building shall be set back for its entire height and frontage along M Street not less than fifteen (15) feet measured from the face of the adjacent curb along M Street, S.E.

1808.3 A minimum setback along the east side of 4th Street, S.E. of twenty (20) feet measured from the curb line shall be provided for the entire length and frontage of each new building, except where historically designated buildings or structures prohibit compliance.

1808.4 In considering a new building east of 4th Street with a height of more than 90 feet and up to the 110-foot maximum, the Commission shall consider the relationship of the new building to the Navy Yard to the east and may require setbacks, graduated height, and/or other design features because of the building's proximity to the Navy Yard.

1808.5 No driveway may be constructed or used from M Street to required parking spaces or loading berths in or adjacent to a new building.

1808.6 The Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

1808.7 At the time of filing an application with the Commission, the applicant shall pay the filing fee specified in § 3180.1(b)(16) plus such fees as apply to any additional zoning relief requested. The provisions of § 3181 relating to the administration of fees shall apply, except that the applicant may appeal any decision of the Director regarding the fee schedule to the Commission, which shall decide the appeal at a meeting or hearing as a preliminary matter to hearing the application.

1809 COMBINED LOT DEVELOPMENT (SEFC/CR & SEFC/W0)

1809.1 Two or more lots, whether contiguous or non-contiguous, within the SEFC/CR District may be combined for the purposes of allocating residential and non-residential uses regardless of the normal limitation on floor area by uses on each lot, provided that the aggregate residential and non-residential floor area shall not exceed the matter-of-right maximum height or density of the underlying zone districts, as may have been modified by the Overlay.

1809.2 Two or more lots, whether contiguous or non-contiguous, within the SEFC/W0 District may be combined for the purposes of allocating density as provided and limited by § 1805.5 of this chapter.

1809.3 No allocation of gross floor area shall be effective unless an instrument, legally sufficient to affect such a transfer, is filed with the Zoning Administrator in accordance with this section.

1809.4 The instrument shall bind the present and future owners of the respective SEFC/CR lots so as to permanently devote residential and non-residential gross floor area on site equal to that square footage transferred or received, and shall specify the allocation of residential and non-residential uses among the lots.

1809.5 The instrument shall bind the present and future owners of the SEFC/W0 lots that are situated within the Waterfront Park, as described by § 1805.3, to permanently forego the development of such square footage as was transferred to lot in the Development Area and shall specify the amount of square footage transferred.

1809.6 The Office of the Corporation Counsel shall certify the instrument for legal sufficiency. The instrument shall also contain a certification by the Office of Planning attesting to:

(a) The lots' eligibility to send and receive allocated residential and non-residential uses; and

(b) The accuracy of the computations with respect to the amount of residential and non-residential uses or density reallocated or transferred.

1809.7 The District of Columbia need not be made a party to the instrument if the instrument provides that it shall neither be modified nor terminated without the express permission of the Zoning Commission of the District of Columbia.

1809.8 The document shall be recorded for all affected lots in the Office of Recorder of Deeds, so that the notice of restrictions and transfer shall run with the title and deed to each affected lot and so that each land record accurately reflects the amount and type of density associated with the lots.

1809.9 A certified copy of the recorded instrument shall be filed with the Zoning Administrator before approval of any building permit application that is affected by such allocation of uses or density.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938 (52 Stat. 797), as amended, and § 5-413 *et seq.*, D.C. Code, (1994 Repl).

The public hearing on this case will be conducted in accordance with the provisions of Section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to Section 3020, the Commission may impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary to the Zoning Commission, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C., 20001. Please include the case number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, JAMES H. HANNAHAM, AND PETER G. MAY---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.

Attachment 1

MAP AND PROPERTY DESCRIPTION
REMAINING PART OF SOUTHEAST FEDERAL CENTER
43 acres (approximate)
Being the former NAVY YARD ANNEX property;
Less and except future site of proposed USDOT Headquarters; and
Less and except boiler, power plant, and cooling tower areas
currently serving Washington Navy Yard; situated at
1st Street, S.E., M Street, S.E., Isaac Hull Avenue, S.E., and the Anacostia River,
District of Columbia.

The remaining **43.3531 acres** of **Southeast Federal Center,** formerly part of Navy Yard Annex, being bounded in part, except as set forth herein, on the west by 1st Street, S.E., on the north by M Street, S.E., on the east by Isaac Hull Avenue, S.E. and on the south by the Anacostia River and other described features; said land being all of the 55.94 acres, more or less, known as Southeast Federal Center; saving and excepting therefrom, however, the **11.0498 acres** designated as the future headquarters of the U.S. Department of Transportation; and saving and excepting also therefrom the **1.5327 acres** set aside for boiler, power plant, and cooling towers presently serving the Washington Navy Yard; said **remaining 43.3531 acres** being more particularly described, in accordance with a survey prepared for GSA by Currie & Associates, dated May 22, 1995, and following the bearing meridian of the Washington Metropolitan Area Transit Authority (WMATA) as set forth on that survey, as follows:

BEGINNING for said **43.3531 acres** at the intersection of the east line of 1st Street, S.E. (110 feet wide) and the south line of M Street, S.E. (90 feet wide), being the northwest corner of Square 743 as shown among the records of the Office of the Surveyor, D.C.; thence departing 1st Street, S.E. and running with said south line of M Street, S.E. and the north line of Square 743

1. **South 89° 58' 37" East, 426.89 feet** to the northwest corner of the proposed site for the U.S. Department of Transportation headquarters (11.0498 acres); thence departing M Street, S.E. and running with the outline of said USDOT site the seven (7) following courses and distances:

2. **South 15° 41' 22" East, 607.63 feet;** thence

3. **South 89° 58' 38" East, 233.84 feet;** thence

4. **North 45° 01' 21" East, 33.40 feet;** thence

5. **South 89° 58' 38" East, 235.80 feet;** thence

6. **North 00° 01' 22" East, 198.35 feet;** thence

7. **South 89° 58' 38" East, 414.74 feet;** thence

8. **North 00° 01' 22" East, 362.96 feet** to the aforesaid south line of M Street, S.E.; thence departing the aforementioned USDOT headquarters site and continuing with said line of M Street, S.E.

9. **South 89° 58' 38" East, 734.23 feet;** thence departing M Street, S.E. and running

10. **South 00° 51' 09" East, 40.00 feet;** thence

11. **South 89° 58' 37" East, 20.00 feet** to the centerline of Isaac Hull Avenue, S.E.; thence running with said centerline

12. **South 00° 51' 08" East, 507.36 feet;** thence departing said Isaac Hull Avenue, S.E. and running

13. **South 89° 05' 59" West, 458.03 feet** to the northwest corner of the land presently occupied by the boiler, power plant and cooling towers serving Washington Navy Yard; thence running with the westerly line of said land

14. **South 00° 48' 46" East, 630.26 feet;** to the southwest corner of said cooling towers; thence running with the southerly line of said cooling towers parcel

15. **North 89° 11' 14" East, 105.80 feet;** thence departing said cooling tower parcel and running

16. **South 00° 48' 46" East, 330.00 feet,** passing beyond the Anacostia River Bulkhead Line after **132.00 feet** and extending out into the Anacostia River to the established Pierhead Line; thence with said Pierhead Line

17. **North 72° 06' 56" West, 454.99 feet;** thence

18. **South 81° 32' 37" West, 679.11 feet;** thence departing said Pierhead Line and running

19. **North 00° 00' 26" East, 800.05 feet,** departing the Anacostia River and passing through the river Bulkhead Line at **100.00 feet** of distance, to the south line of former N Street, S.E. (90 feet wide), also known unofficially as Federal Court, S.E. and other various designations, at the northwest corner of Square 771; thence running with said south line of N Street, S.E.

20. **North 89° 56' 24" West, 290.01 feet** to the west line of Canal Street, S.E. (80 feet wide), also known variously as Second Street, S.E., said point being the original northeast corner of Square 774; thence departing N Street, S.E. and running with said west line of Canal Street, S.E.

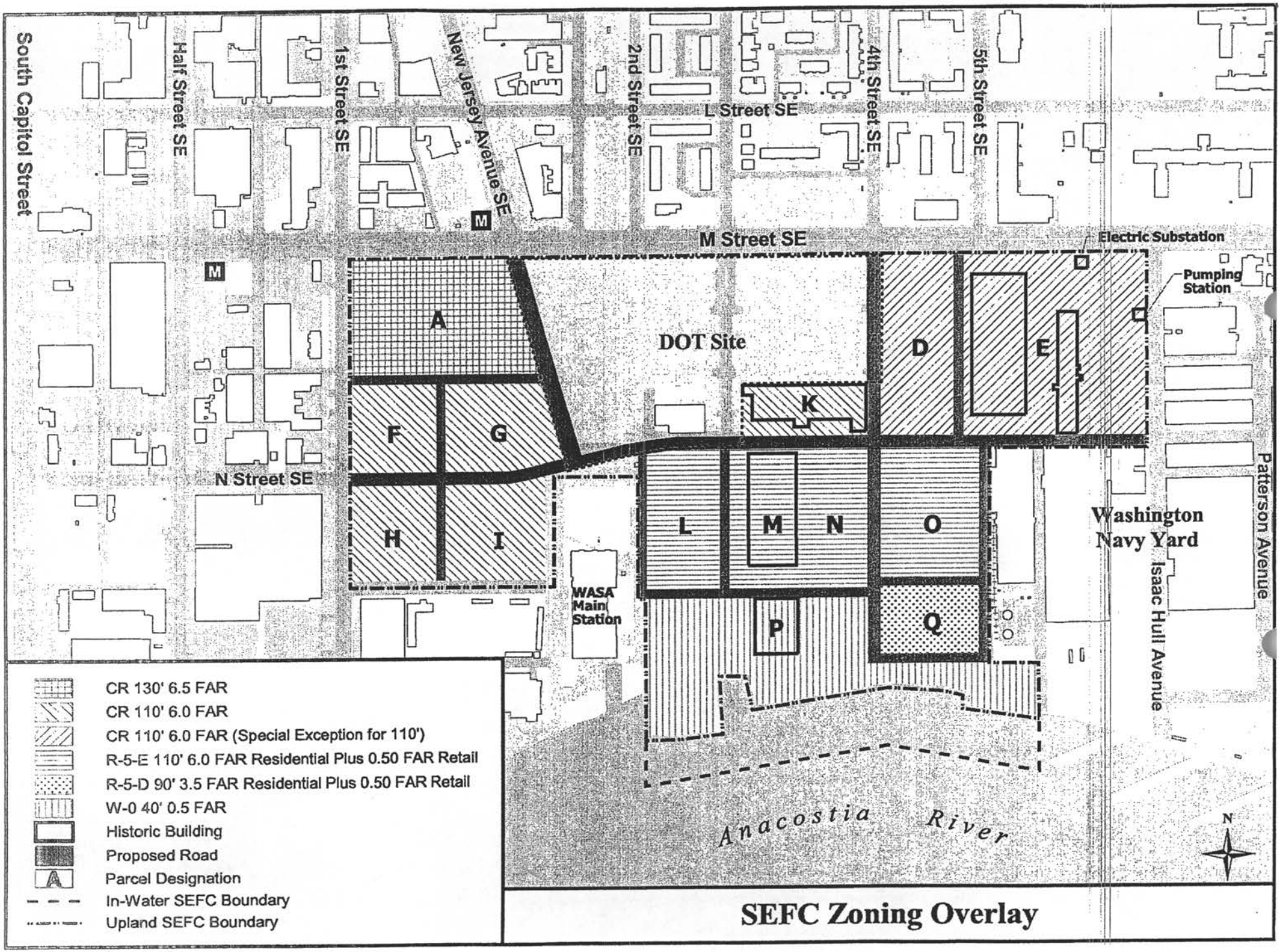
21. **South 00° 00' 03" West, 240.02 feet** to the north line of N Place, S.E. (60 feet wide), being the south line of Square 744; thence departing Canal or Second Street, S.E. and running with said north line of N Place, S.E. and the south line of Square 744

22. **South 89° 58' 58" West, 528.70 feet** to the aforesaid east line of 1st Street, S.E. (110 feet wide), at the southeast corner of Square 744; thence departing N Place, S.E. and running with said east line of 1st Street, S.E.

23. **North 00° 00' 21" East, 914.02 feet** to the place of beginning, containing a computed area of **1,888,460 square feet** or **43.3531 acres,** more or less, of which **40.0712 acres** are land and **3.2819 acres** are water.

NOTE: This description was based upon available former surveys and records, and is subject to modification.

Attachment 2)
(Map Depicting Overlay Zone Districts by Parcel)



SEFC Zoning Overlay