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August 15, 2003

Ms. Carol Mitten, Chairman
District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Petition for the Southeast Federal Center ("SEFC") Zoning Overlay Commission Case No. 03-06

Dear Chairman Mitten and Members of the Commission:

On behalf of the General Services Administration ("GSA"), Petitioner in Case No. 03-06, we hereby submit the Final Prehearing Statement. By letter dated March 7, 2003, the Petitioner requested the opportunity to file supplemental materials not later than 20 days prior to the hearing. The hearing is scheduled for September 4, 2003.

Enclosed please find a prehearing statement, including the outline of Pat Daniels, Senior Project Manager of GSA, the Petitioner's witness, the materials that she proposes to use in connection with her presentation, the current version of the text of the SEFC Overlay, and detailed metes and bounds descriptions of the site and proposed zone districts prepared by A. Morton Thomas & Associates, Inc.

The attached text of the overlay contains certain changes that have been made since the petition was advertised for hearing. None of the changes affect the proposed zone districts, height or FAR. These changes are in the nature of refinements and clarifications which were discussed extensively with the Office of Planning.

We look forward to the hearing on September 4, 2003.

Very truly yours,

Maureen E. Dwyer

Maureen E. Dwyer

Allison C. Prince

Allison C. Prince

cc: Office of Planning
Alan Bergstein
ANC 6B
ANC 6D

ZONING COMMISSION
District of Columbia
Case 03-06
Exhibit 35

ZONING COMMISSION
District of Columbia
CASE NO.03-06
EXHIBIT NO.35

SOUTHEAST FEDERAL CENTER ZONING OVERLAY

ZONING COMMISSION CASE NO. 03-06

FINAL PREHEARING FILING BY THE U.S. GENERAL SERVICES ADMINISTRATION, PETITIONER

I. INTRODUCTION

On February 14, 2003, the United States General Services Administration ("GSA" or "Petitioner") filed a Petition requesting that the Zoning Commission establish zoning for approximately 42 acres of the Southeast Federal Center (the "Property"). During its public meeting on February 24, 2003, the Zoning Commission (the "ZC") voted to schedule the Petition for hearing. The public hearing on the Petition will be held on September 4, 2003. By letter dated March 7, 2003, GSA requested permission to supplement the record with additional materials not later than 20 days prior to the hearing. This document constitutes the final prehearing submission of the Petitioner.

II. STATUS OF COMMUNITY OUTREACH

GSA has played an active role in the numerous plans and initiatives affecting the Southeast Federal Center ("SEFC"). GSA's efforts included working with the Office of Planning on the Anacostia Waterfront Initiative ("AWI"), an interagency partnership that has considered the entire waterfront in a comprehensive manner and has studied the SEFC as well as other target planning areas. Coordination for the AWI was facilitated by a multi-disciplinary team of architects, planners and economic development consultants. GSA and its proposed zoning fully support many key objectives of the AWI.

During recent months, GSA has presented its proposed zoning in numerous community forums. For example, GSA made presentations to Advisory Neighborhood Commissions 6B and 6D during their April meetings and returned to both ANCs in June. On April 29, 2003, GSA made a detailed presentation of the proposal at the well attended community meeting "The Near Southeast Planning & Zoning Forum," sponsored by AWI and organized by the D.C. Office of Planning and Council member Sharon Ambrose. That meeting featured the major waterfront projects including the proposed Petition, the Hope VI development directly north of the SEFC and the DOT project which will occupy approximately 11 acres of the SEFC. To date, members of the community have demonstrated significant interest in the proposal.

III. THE PETITION

In determining the appropriate zoning for the site, GSA considered specific input from the development community in addition to the extensive planning history for the area and the recently adopted Capitol Gateway Overlay District. GSA prepared a Request for Qualifications ("RFQ"), as part of a two-phase selection process, to provide an opportunity for the development community to share its views on the most feasible and desirable uses for the SEFC. The RFQ attracted significant interest from major, nationally-known developers. Their input has helped to shape and refine this proposal. The RFQ process highlighted two important factors for GSA: 1) The SEFC has tremendous development potential; and 2) There is a strong need for the completion of the zoning process in order to attract development interest and realize the current vision for the SEFC.

The proposed zoning is shown in detail on the map attached in Exhibit A. The land area along M Street is proposed for the CR zone, as modified by the SEFC overlay. The center of the site is proposed for the R-5-E zone in order to permit high density residential development. One

parcel in the southern portion of the site is proposed for the R-5-D Zone District. This will provide a transition between the R-5-E zoning to the north and the waterfront park to the south. With the exception of Parcel Q, the parcels south of the line formed by N Street extended eastward are proposed for W-0 zoning consistent with the waterfront location of the properties. In the interest of achieving the desired mix of uses, certain cultural uses within the overlay would count as residential FAR. Consistent with the recent action of the Commission in the Capitol Gateway case, hotels would count toward the commercial FAR in the CR District. Finally, the proposed zoning will include incentives that will allow properties within the SEFC to participate in a combined lot development process with other properties in the SEFC.

Numerous additional development controls currently exist that will facilitate the creation of a well-designed urban waterfront neighborhood. Specifically, the site is subject to the National Environmental Policy Act ("NEPA") and Section 106 of the National Historic Preservation Act. In addition, the long-established, yet unimproved, rights of way located within the SEFC will be subject to review by the City Council when they are improved. All proposed rights of way within the SEFC will meet applicable city standards. In addition, through the RFP process, GSA is requiring that a minimum of approximately five and one-half (5.5) acres on the site be devoted to the waterfront park with at least two and one-half (2.5) acres for the Open Space Area.

The maximum commercial development potential under the proposed zoning is much less than the commercial density that is currently permitted. Under the 1992 Master Plan, the SEFC can be developed with 5.6 million square feet of office space, 189,000 square feet of retail space, and no residential use. Under the proposed zone districts, the total square footage that may be developed is comparable. However, the proposal involves a target of only 1.8 million

square feet for commercial office use for the 42-acre site not including the 11-acre DOT site. This drastic reduction in the maximum permitted commercial office density demonstrates the Petitioner's willingness to reduce the scale of development at the SEFC and to promote mixed-use development of the SEFC.

IV. CHANGES TO THE TEXT SINCE SETDOWN

In the six months since setdown, the Petitioner has worked with the Office of Planning to refine and clarify the text of the Overlay. The Petitioner has not proposed any changes that affect zoning, height or FAR. The changes clarify the preferred use requirements and provide more specific standards for special exception review. Further they indicate the permitted uses in the Open Space Area of the W-0 Zone.

V. ZONING MAP AMENDMENT

A. Standard for Approval

The Zoning Act (D.C. Code §5-412, et seq. as amended (2001)) sets forth criteria that the Zoning Commission must apply in adopting zoning regulations. Section 5-413 sets out the underlying purposes of the regulations to "promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and orderly development as the National Capital . . . ." Section 5-414 directs the Zoning Commission to promulgate regulations "not inconsistent with the Comprehensive Plan for the National Capital." Section 5-414 further requires that zoning regulations:

> promote such distribution of population and the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, as would tend to further economy and efficiency of public services. Such regulations shall be made with reasonable consideration, among other things of the character of the respective districts and their

> suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and land value therein.

The Commission must apply the same standards and criteria in determining whether to approve the requested amendment to the Zoning Map.

This rezoning is being requested through a petition (rulemaking) and not an application (contested case) because of the size of the site and the broad significance of its development. It involves a large and important 42-acre tract and, as a result has city-wide impacts. (Section 3010.4.) Given the size and importance of the site and the wide-reaching implications of its development, it is less appropriate for the application process which is designed to address situations that affect "a relatively small number of persons or properties." (Section 3010.2.) The rulemaking procedures will allow full consideration of the broader issues presented since any person may appear and present evidence, testimony and argument.

B. The Zoning Proposed in the Petition Meets the Standard for Approval

The zoning proposed by GSA, and supported by the District of Columbia Office of Planning, meets all of the required criteria for a zoning map amendment. First, the proposed map amendment will further the health, safety, and general welfare of the District of Columbia. Development under the proposed zoning would produce a mixed-use urban neighborhood, historic resources will be considered, long established streets will be improved, and a vibrant mix of uses will be introduced to a site that was, until recently, designated as a federal enclave. The proposed map amendment also is consistent with the Comprehensive Plan. It supports the Land Use Element by enhancing neighborhoods (§ 1100.2(a)), increasing the significance of the Districts waterfronts and shorelines (§ 1100.6), promoting the vitality of the District's commercial areas (§ 1105.1), and providing an opportunity for joint public and private development of publicly owned land (§ 1115.1). The proposal also supports the Transportation

Element and Housing Element because it will lay the foundation for a development pattern that simplifies and economizes transportation services through mixed-use zones that promote higher density residential development at locations near appropriate Metrorail stations. (see §§ 502.2(a), 302.2(d).) The Petition promotes the Urban Design Element because the plan recognizes and enhances the relationships between the District's waterfront areas and District residents (§ 700.2). It also will promote recreational use of the waterfront (§ 706). In addition, the proposal is consistent with the provisions of the Ward 6 Plan in that it will encourage a range of commercial services, provide housing opportunities, and stimulate private investment (§§ 1705, 1706). Finally, the proposed zoning would not result in the overcrowding of land, undue concentration of population, or greater congestion in the streets. To the contrary, the proposed zoning will attract an appropriate and reasonable amount of mixed-use development in immediate proximity to the Metrorail.

VI. WITNESS AND TIME ALLOTMENT

At the hearing on September 4, 2003, the Petition will be presented by Patricia Daniels, Senior Project Manager of the General Services Administration. The introduction and presentation will not exceed 45 minutes. An outline of Ms. Daniels' testimony is attached to hereto as Exhibit A.

VII. EXHIBITS

Exhibit A	Outline of Testimony of Pat Daniels, Senior Project Manager of the General Services Administration, and Presentation Materials
Exhibit B	Revised Text of the Proposed Overlay Depicting Changes Since the Hearing Advertisement
Exhibit C	Metes and Bounds Descriptions of the Site and Proposed Zoning Categories

VIII. CONCLUSION

The proposed rezoning is critical to further the compelling interest in the mixed-use development of this property, and the requested amendment is essential to the implementation of the current vision for the Southeast Federal Center. Accordingly, GSA submits that the proposed rezoning meets all the requirements for an amendment to the Zoning Map. We look forward to presenting the Petition to the Commission on September 4, 2003.

Respectfully submitted,

SHAW PITTMAN, LLP

Maureen Dwyer

Allison Prince 8.15.03

Document #: 1342717 v.3

A

TESTIMONY OF PATRICIA DANIELS
SENIOR PROJECT MANAGER
GENERAL SERVICES ADMINISTRATION

I. OVERVIEW OF GENERAL AREA AND THE SEFC PROPERTY

A. Urban Context

B. Nearby Projects – Hope VI, DOT, Office Buildings, Canal Block Parks

C. Recently Adopted Capitol Gateway Overlay to the West

II. BACKGROUND AND HISTORY OF THE SEFC

A. Existing Conditions at the SEFC

B. 1992 Master Plan

III. SEFC PUBLIC-PRIVATE DEVELOPMENT ACT OF 2000

A. Allows GSA flexibility for the Redevelopment of the SEFC with the private sector.

B. Allows for the Transformation of the SEFC into a site that enhances its value to the United States.

C. Allows Redevelopment With Mixture of Uses Consistent with Anacostia Waterfront Initiative and the National Capital Planning Commission's Legacy Plan, and Numerous Other Initiatives.

IV. GSA'S ROLE IN THE AWI

A. GSA's Active Participation as a Stakeholder in the AWI and Consultation with NCPC

B. Consistency of the Proposal Zoning with the Findings of the AWI and the NCPC Legacy Plan, and Other Initiatives

V. RFQ AND RFP PROCESSES FOR DEVELOPER SELECTION

VI. THE REZONING PROPOSAL

A. General Approach to Mixture of Uses

B. Zone Categories – CR, R-5-D, R-5-E, W-0

C. SEFC Overlay

VII. COMPLIANCE WITH THE COMPREHENSIVE PLAN ELEMENTS

A. Land Use – Zoning Will Allow for Vibrant, Mixed-Use Community

B. Transportation – Zoning Will Allow for Newly Created Streets, Proximity to Metrorail, Pedestrian Friendly, Bike Paths

C. Housing – Zoning Will Allow for Extensive Housing Opportunities

D. Urban Design – Zoning Will Allow for Appropriate Urban Design, Stepping Down of Height to Water's Edge, Open Space

E. Economic Development – Zoning Will Allow for Wide Range of Opportunities, Increase in Residential Tax Base, addition of Property Taxes, Benefits of Retail Sales

F. Historic Preservation – Zoning Will Involve Consideration of Certain Buildings

G. Comprehensive Plan, Including Ward 6 Plan

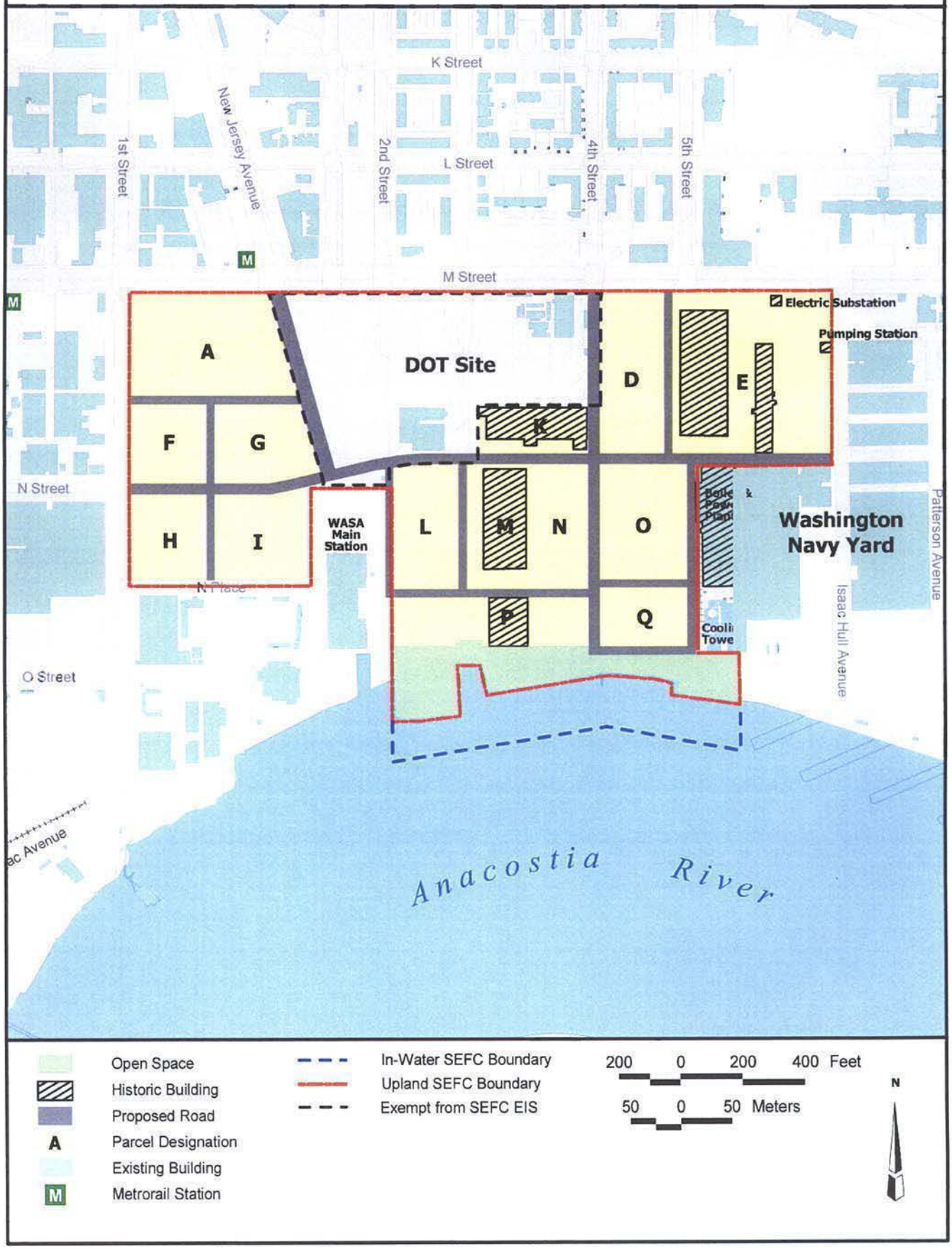
- Increases significance of waterfront.
- Promotes vitality of area.
- Provides opportunity for joint public/private development of publicly owned land.
- Stimulates private investment in Ward 6

H. Generalized Land Use Map

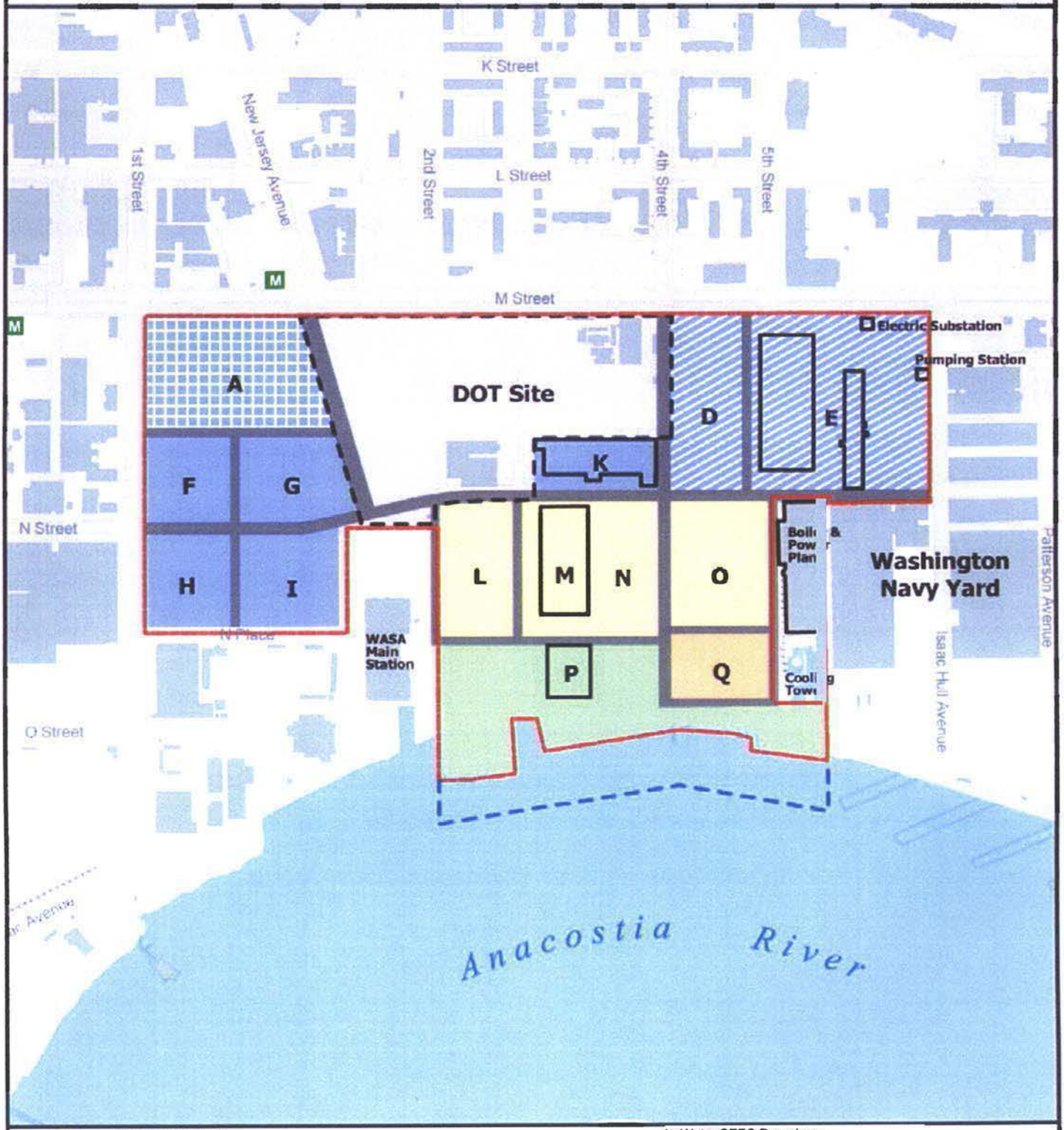
VIII. CONCLUSION

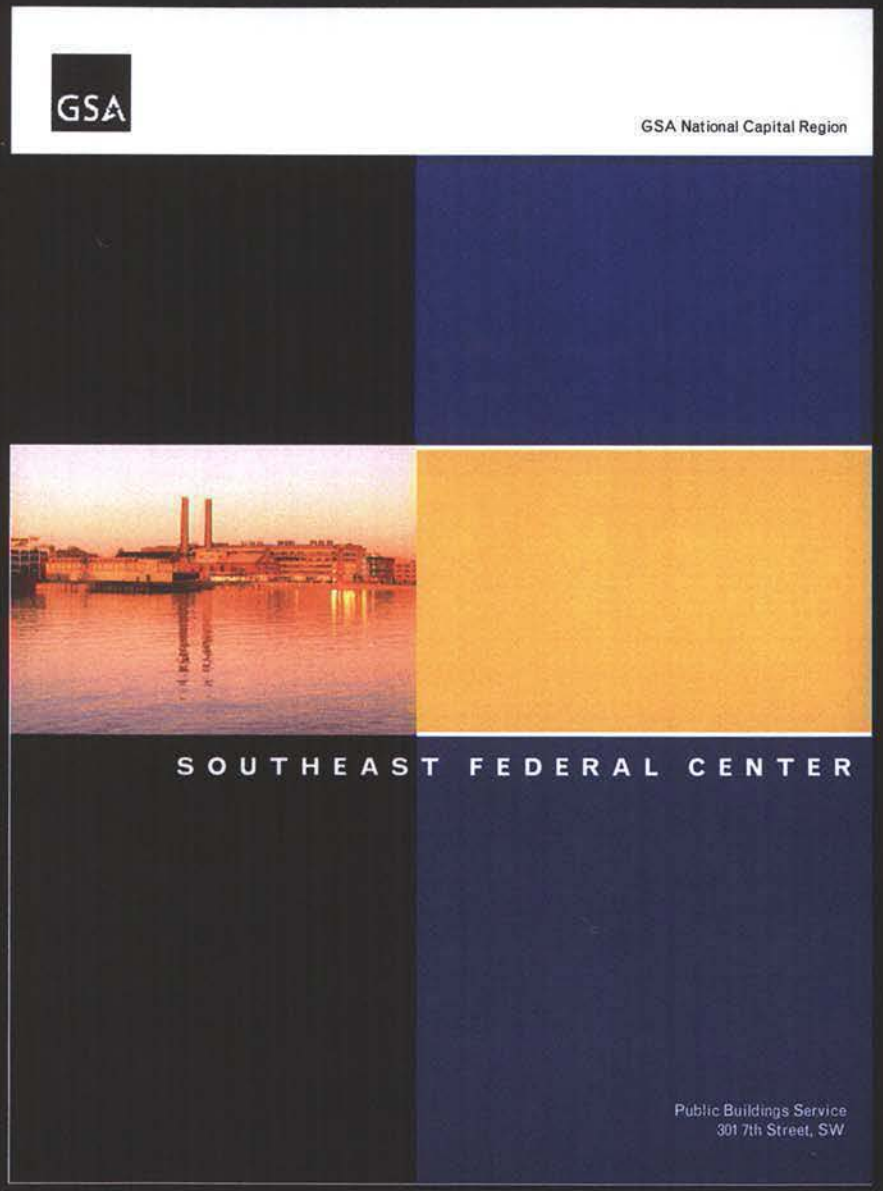
A. Zoning Will Allow for the Creation of A Vibrant, Mixed-Use Community at the SEFC and Enable GSA to Satisfy its Primary Purpose Under the SEFC Act to Enhance the Value of the SEFC to the United States.

GSA Plan


K Street
L Street
M Street
N Street
O Street
1st Street
New Jersey Avenue
2nd Street
4th Street
5th Street
Patterson Avenue
Isaac Hull Avenue
A
DOT Site
D
E
F
G
K
H
I
WASA Main Station
L
M
N
O
P
Q
Electric Substation
Pumping Station
Washington Navy Yard
Anacostia River
Open Space
Historic Building
Proposed Road
Parcel Designation
Existing Building
Metrorail Station
In-Water SEFC Boundary
Upland SEFC Boundary
Exempt from SEFC EIS
200 0 200 400 Feet
50 0 50 Meters
N

SEFC Zoning Overlay





Near Southeast

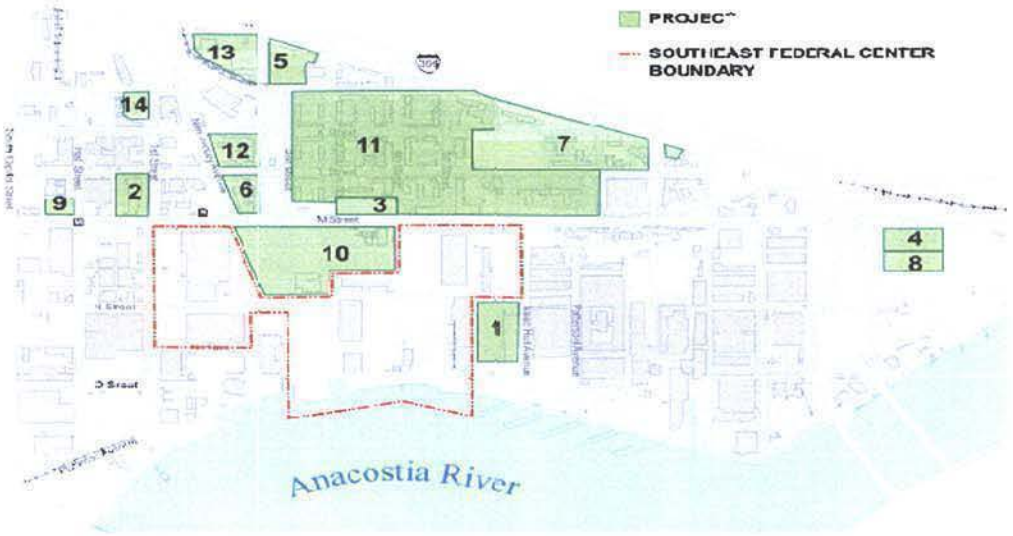
An Overview

Urban Context Area



- Approximately 10 blocks from the U.S. Capitol
- Served by SW and SE Freeway, South Capitol Freeway and 11th St. Bridge
- Adjacent to Navy Yard Metro Station (Green Line)
- A mix of federal uses, light industrial and low income housing

Near Southeast Overview



#	Project	Use	Size	Completion
1	NAVSEA	Office	680,000 sq ft	2001
2	80 M Street	Office	273,000 sq ft	2001
3	300 M Street	Office	282,000 sq ft	2001
4	Maritime Plaza 1	Office	200,000 sq ft	2001
5	Data Hotel	Telecom	480,000 sq ft	2001
6	Federal Gateway	Office	297,000 sq ft	2003
7	Marine Bachelor Quarters and	Housing	120,000 sq ft	2003
	Band Support Facility	Office	45,000 sq ft	2003
8	Maritime Plaza 2	Office	145,000 sq ft	2003
9	20 M Street	Office	190,000 sq ft	2004
10	Department of Transportation	Office	1,700,000 sq ft	2005
11	Hope VI Development	Housing	1,500 units	2006
		Office	600,000 sq ft	2005
12	Capitol Hill Towers	Housing	344 units	2004
	Marriot Hotel	Hotel	204 units	2004
13	800 New Jersey Avenue	Mixed	600,000 sq ft	2005
14	Capitol South Plaza	Office	125,000 sq ft	?

Existing Conditions



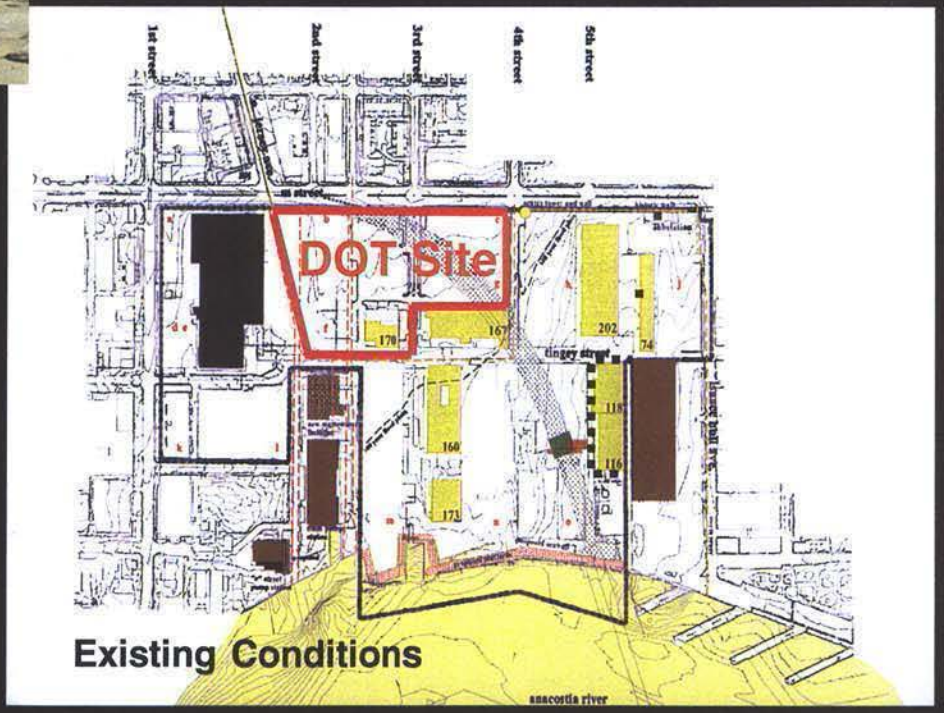
•170-Electric Substation c. 1919

•167-Boiler Maker Shop c. 1919



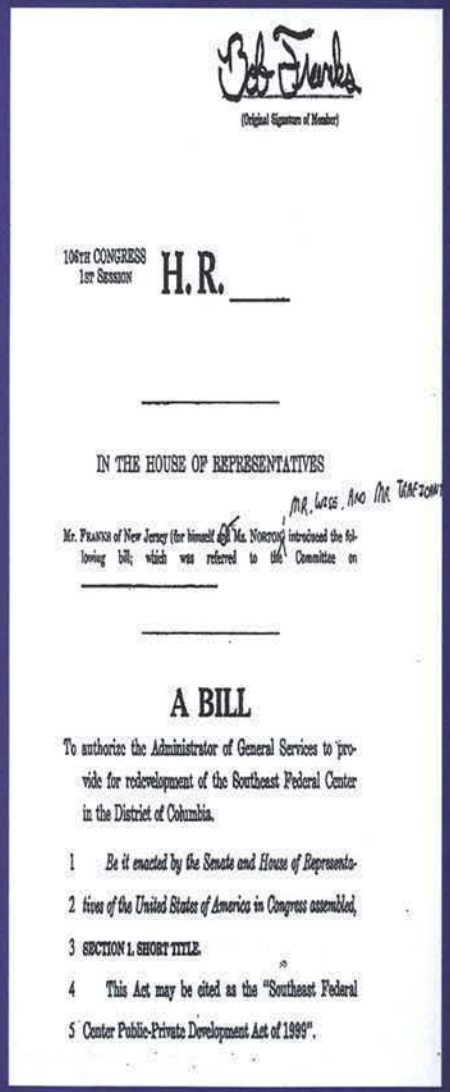
•173-Lumber Storage Shed c. 1919

•160-Pattern/Joiner Shop c. 1917



Existing Conditions

SEFC Public-Private Development Act of 2000 (the Act)



Bob Franks
(Original Signature of Member)

106TH CONGRESS
1ST SESSION H.R. ____

IN THE HOUSE OF REPRESENTATIVES

Mr. FRANKS of New Jersey (for himself and Ms. NORTON) introduced the following bill; which was referred to the Committee on

A BILL

To authorize the Administrator of General Services to provide for redevelopment of the Southeast Federal Center in the District of Columbia.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the "Southeast Federal Center Public-Private Development Act of 1999".

The Act authorizes GSA "to provide for redevelopment of the Southeast Federal Center" by providing GSA with special authority to adopt innovative, flexible approaches for working with the private sector to develop SEFC.

GSA's goal is to transform this largely vacant site into an asset to the federal government and to the neighborhood by promoting a mixture of land uses consistent with the GSA Plan, Anacostia Waterfront Initiative, National Capital Planning Commission's Legacy Plan.

Stakeholder with the Anacostia Waterfront Initiative

CREATE a lively urban waterfront

PRODUCE a coordinated plan for the waterfront

RESTORE the Anacostia's River's water quality

DEVELOP a network of distinctive green parks, varied maritime activities, and unique public places

CONNECT neighborhoods along the river

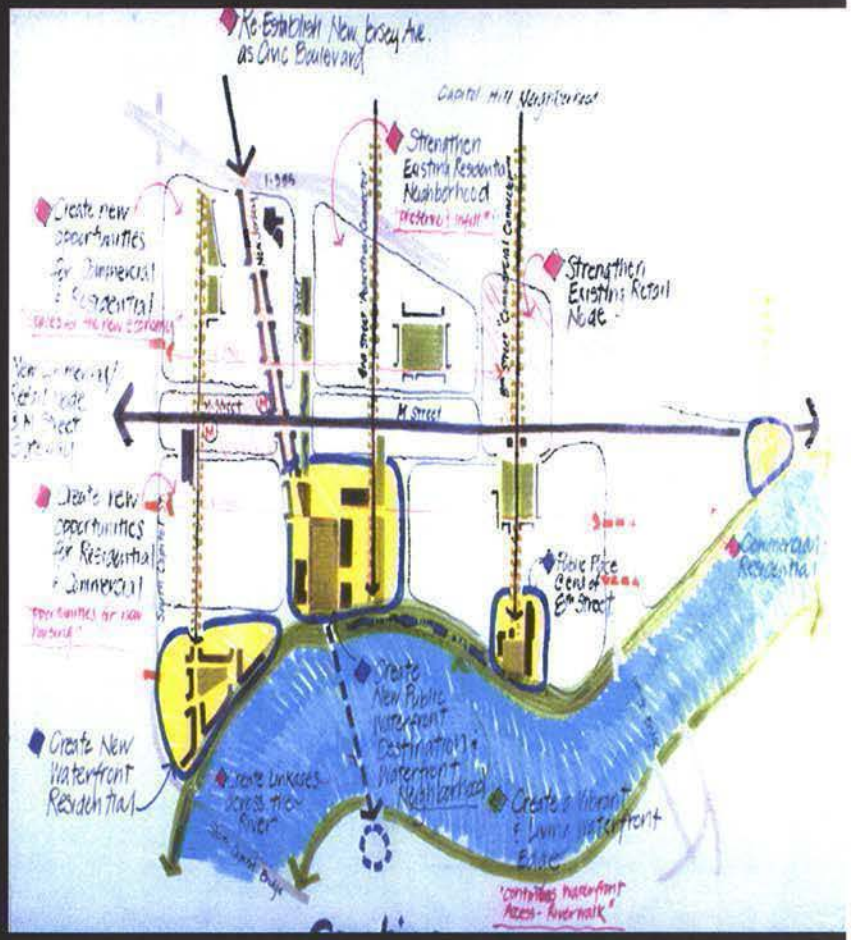
PROMOTE sustainable and low-impact developments

STIMULATE economic development

ENGAGE all segments of the community

ADDRESS community concerns

PROMOTE excellence in design



NCPC Legacy Plan

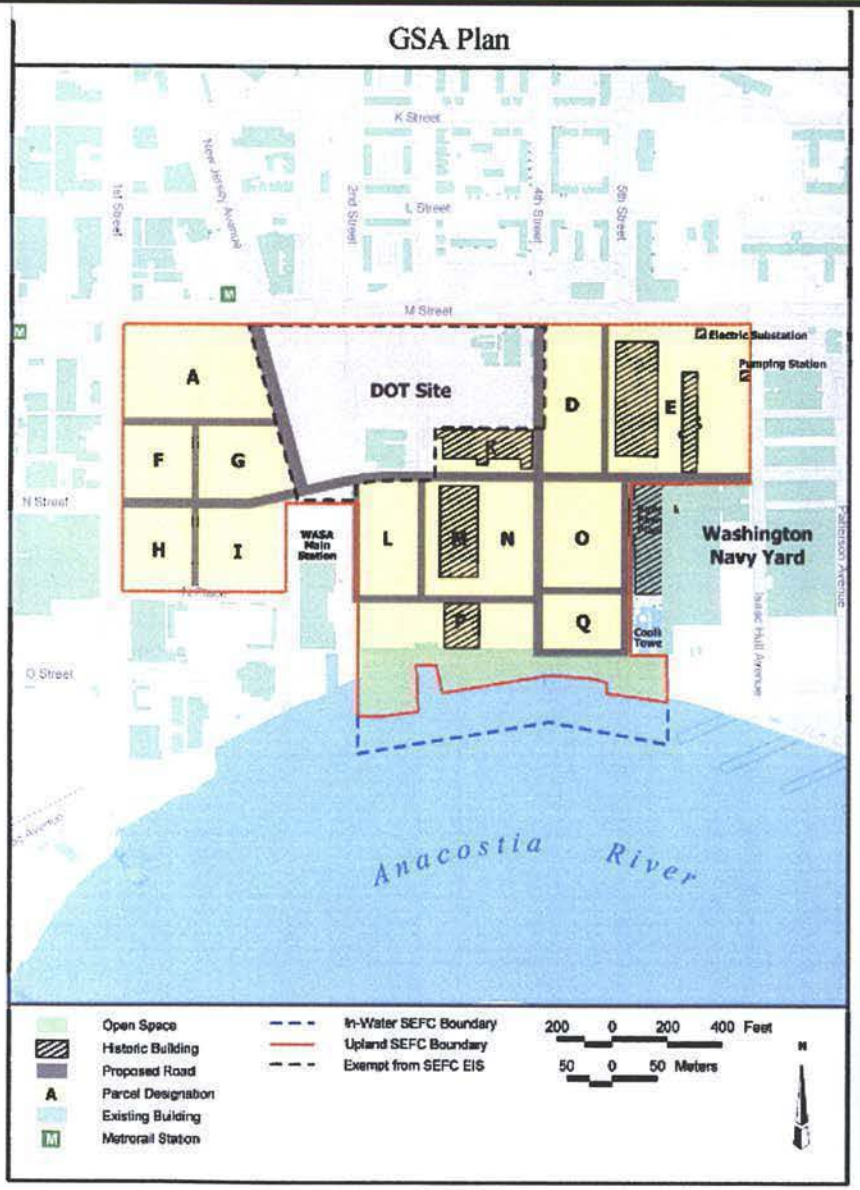
The Monumental Core Plan rests on five key ideas:

- Building on the legacy of the historic L'Enfant and McMillan plans
- Unify the city and the Core, with the Capitol as center
- Use new museums and other public buildings to stimulate economic development.
- Integrate the Potomac and Anacostia Rivers into the city's public life
- Develop a comprehensive, flexible and convenient transportation system that eliminates barriers and eases movement within the city



"Anacostia waterfront at the Southeast Federal Center"
Image courtesy of National Capital Planning Commission

GSA Plan

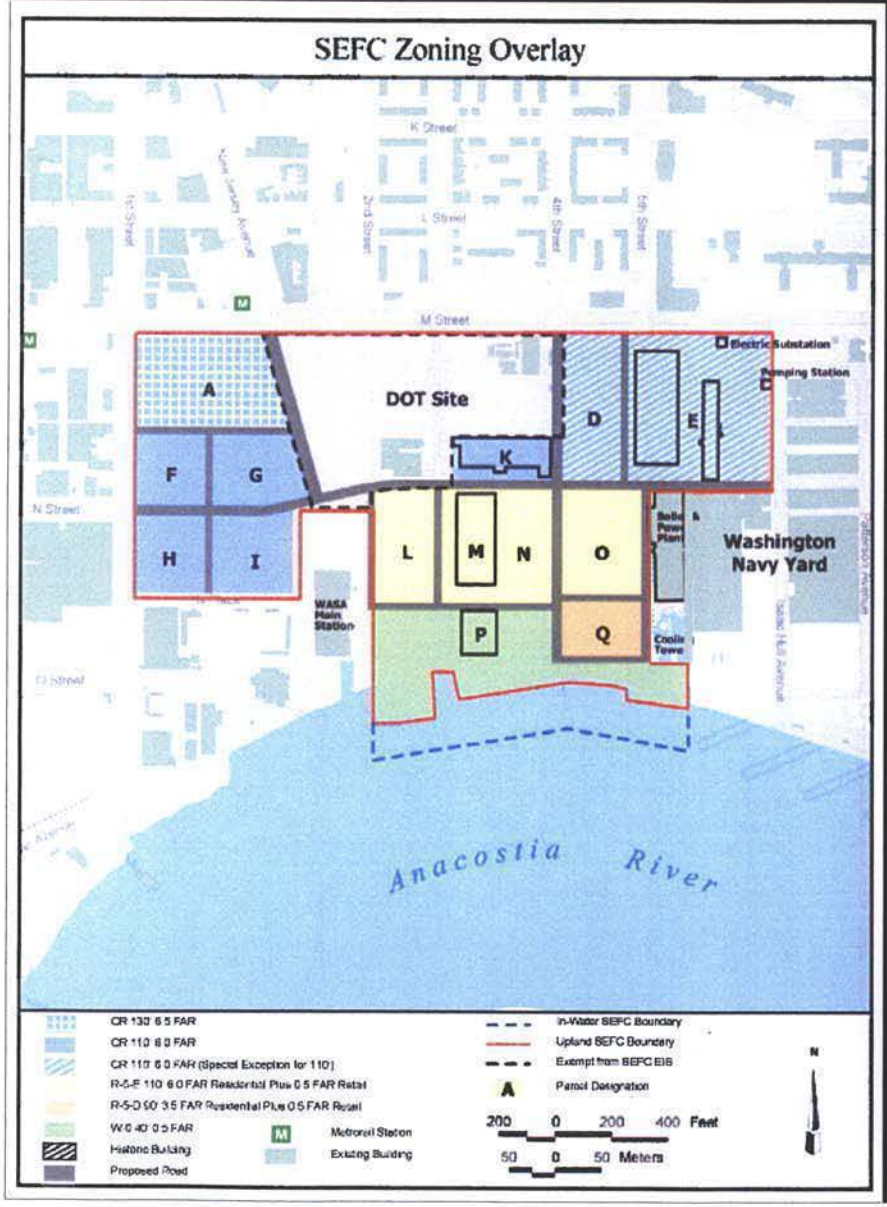


The GSA Plan is a flexible framework of mixed-used development for office, residential, retail, cultural & park uses that:

- was based on 2001 neighborhood workshops
- is consistent with the Act, AWI and Legacy Plan
- is a flexible framework for mixed use development
- locates parcels and basic street grid
- identifies development targets
- was the starting point for the current zoning application

The GSA Plan is also the starting point for the developer's submission of a proposed plan.

SEFC Zoning Overlay



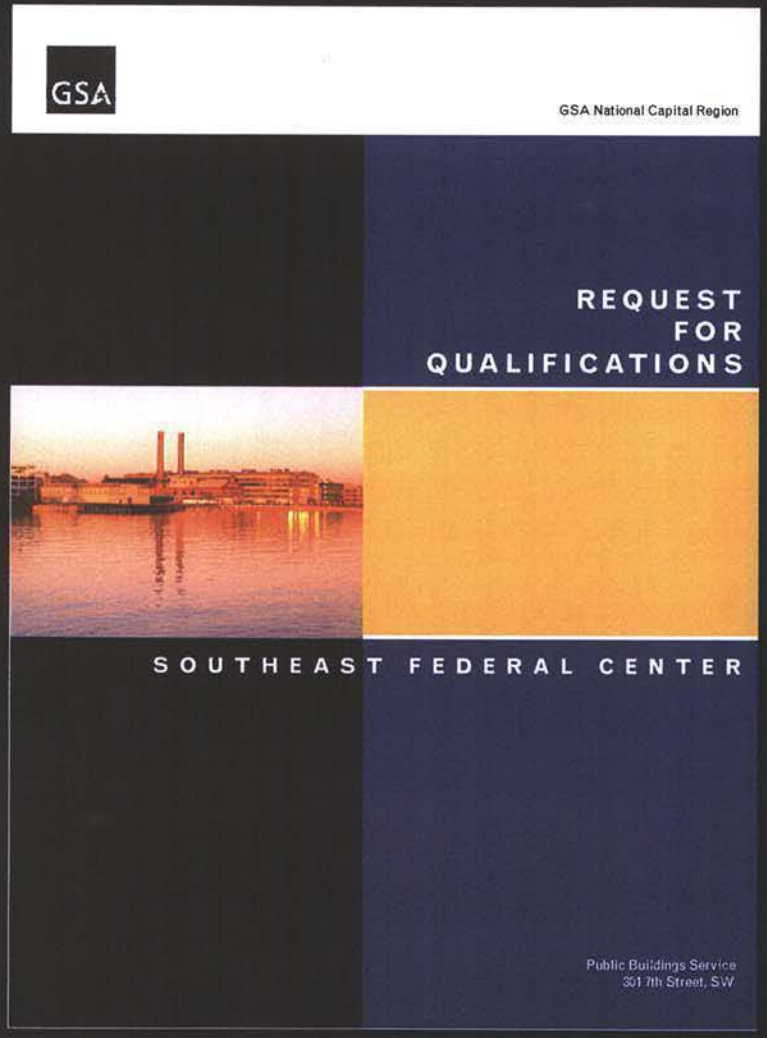
GSA has submitted Zoning Commission Application 03-06 that:

Establishes zoning and a new SEFC Overlay District and,

Permits:

- office –1.8 million square feet
- residential – 2,000 to 3,000 units
- retail – to serve local needs and waterfront users
- cultural
- waterfront park - 5 acres

Selection Process
Stage One



The purpose of the selection process is to select a developer who will best enhance the value to the United States Government and meet GSA goals for the site.

Stage one of the two-stage selection process was the Request for Qualifications (RFQ) which resulted in a short list selection of the five most qualified developers.

Selection Process
Stage Two

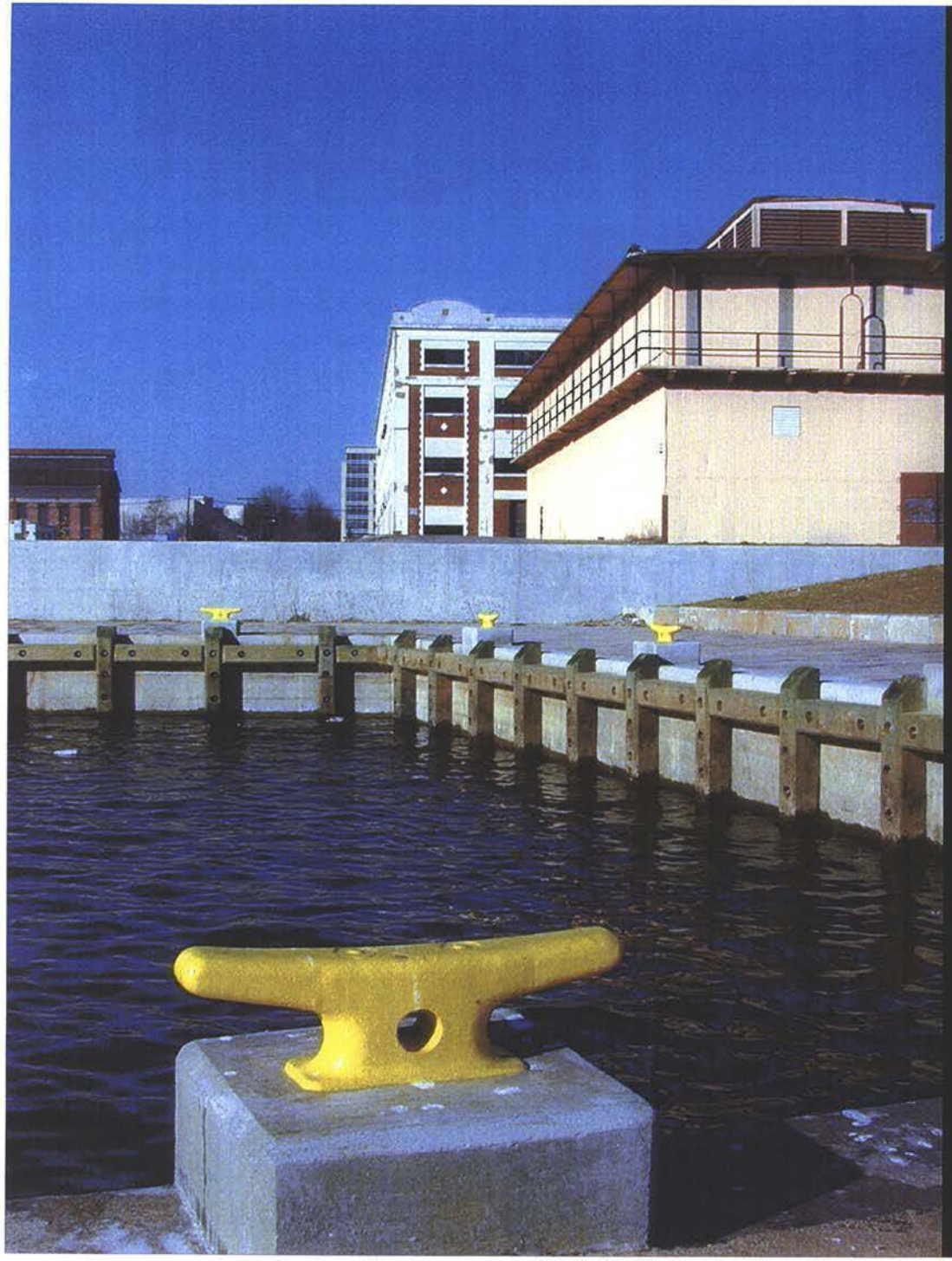


In stage two, GSA is asking the short list of developers to submit responses to a Request for Proposals (RFP) for master development on the SEFC site.

GSA will select, based on the criteria outlined in the RFP, one developer with whom to enter a Development Agreement.

Selection Process Schedule

5/2002	Pre-Submission Conference & Tour
7/1/2002	RFQ Response Deadline
2/14/2003	RFQ Short List Notification Date
2/20/2003	Issue Draft RFP
3/28/2003	Issue Final RFP
9/15/2003	RFP Response Deadline
12/2003	Preferred Developer's Notification



GSA is committed to developing SEFC as a mixed-use development with office space, residential uses, retail, open space and innovative design.

We envision the waterfront park as a key public resource for the Near Southeast and Capitol Hill neighborhoods as well as a citywide destination.

GSA

B

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 an approximately 42-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, 802, 826, 853, portions of Squares 771 and 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 in consideration of the objectives of the Anacostia Waterfront Initiative and the Near Southwest Urban Design Framework Plan.

1802.2 Encourage high-density residential development with a pedestrian-oriented streetscape 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 to provide for continuous publicly accessible open space along the waterfront.

1802.5 Require suitable ground-level retail and service uses along M Street, S.E., near the Navy Yard Metrorail station, near the waterfront park referenced in §1802.7, and at other key pedestrian locations.

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 Establish zoning incentives and restrictions to provide for 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) College or university; and

(b) Parking lot or garage as a principal use located on or above grade, except as a temporary use as permitted by special exception in section 1803.2.

1803.2 Notwithstanding §§601 and 602 of this title, within the SEFC/CR District, the following buildings, structures, and uses are permitted only by special exception if approved by the Zoning Commission, in accordance with the standards specified in §1808 and procedures specified in §1809 of this title:

(a) Art gallery;

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

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

(d) Cabaret;

(e) Dental lab;

(f) Department store;

(g) Gas station;

(h) Hotel/inn;

(i) International organization;

(j) Library;

(k) Museum;

(l) Place of worship, which may include a parsonage, vicarage, rectory, or Sunday school building, as well as any related programs associated with the place of worship in accordance with §216;

(m) School, private, public, or trade;

(n) All buildings and structures that have frontage along M Street;

(o) Temporary parking lot or garage as a principal use located at or above grade; and

(p) Solid, freestanding walls and/or security gates exceeding a height of four feet, including structural supports.

1803.3 In accordance with the procedures outlined in §1810, 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.

1803.4 Within the SEFC/CR District, designated ground-floor street-oriented uses ("preferred uses") listed in §1807.2 of this title shall be permitted in accordance with the following:

(a) 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. This requirement shall not apply to buildings directly south of the historic wall along M Street in the event that the wall is retained.

(b) Preferred uses may be provided on the ground level of buildings without frontage on M Street or New Jersey Avenue, but are not required. If provided, the preferred use area shall conform to the requirements of §§1803.4(a), (e), (g), and (h);

(c) In addition to the permitted uses listed in §1807.2, any use listed in §1803.2, other than a gas station or a parking lot, shall be permitted as a preferred use if approved by special exception by the Zoning Commission, in accordance with the standards specified in §1808 and procedures specified in §1809 of this title;

(d) For good cause shown, the Commission may authorize interim occupancy of the preferred use space by other uses permitted in the SEFC for up to a five (5) year period; provided that the ground-floor space is suitably designed for future occupancy by preferred uses.

(e) Not less than fifty percent (50%) of the surface area of the street wall, including building entrances, of those properties described in subsection (a) shall be devoted to doors or display windows having clear or low emissivity glass.

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

(g) Preferred uses shall provide direct, exterior access to the ground level.

(h) The minimum floor-to-ceiling height for portions of the ground level devoted to preferred uses shall be fifteen (15) feet.

1803.5 The maximum building height in the SEFC/CR District shall not exceed 110 feet, unless the site has frontage on all or any portion of New Jersey Avenue that is south of and within 322 feet of M Street, S.E., in which case a maximum height of 130 feet is permitted.

1803.6 Notwithstanding §1803.5, 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 procedures set forth in §1809 herein. 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 graduated height, and/or design features because of the building's proximity to the Navy Yard.

1803.7 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 is permitted a maximum commercial density of 6.5 FAR through combined lot development, in accordance with the provisions outlined in §1810.

1803.8 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 standards set forth in §1808 and procedures set forth in §1809.

1803.9 The streetwall of each new building along M Street, S.E. 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.

1803.10 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.

1803.11 No driveway may be constructed or used from M Street to required parking spaces or loading berths in or adjacent to a new building.

1803.12 Notwithstanding §635.3, within the SEFC/CR District, an area equal to a minimum of five percent (5%) of the gross floor area devoted to residential purposes shall be provided as residential recreation space. The requirement may be met anywhere within the square that the residential building is located.

1803.13 For mixed-use commercial and residential buildings in the SEFC/CR District 100% lot occupancy shall be permitted.

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) College or university;

(b) Museum;

(c) One-family dwelling or flat;

(d) Parking lot or garage as a principal use located on or above grade, except as a temporary use as permitted by special exception in §1804.2; and

(e) 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 special exception by the Zoning Commission, in accordance with the standards specified in §1808 and procedures specified in §1809 of this title:

(a) Arts, cultural or hotel use, subject to an overall cap of 1.0 FAR within the R-5-D and R-5-E Districts;

(b) Hospital;

(c) Place of worship, which may include parsonage, vicarage, rectory, and Sunday school building, as well as any programs associated with the place of worship in accordance with §216;

(d) Private club, lodge, fraternity house, sorority house, dormitory;

(e) School, private, public, or trade;

(f) All buildings and structures that abut the Open Space Area, as described in §1805.4, whether or not a street intervenes;

(g) Temporary parking lot or garage as a principal use located on or above grade; and

(h) Solid, freestanding walls and/or security gates exceeding a height of four feet.

1804.3 Within the SEFC/R-5-D and R-5-E Districts, designated ground-floor street-oriented retail, service, entertainment, or arts uses ("preferred uses") listed in §1807.2 shall be provided in accordance with the following requirements:

(a) Any building or structure facing onto 4th Street or the waterfront park, as described in §1805.3, 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;

(b) For good cause shown, the Commission may authorize interim occupancy of the preferred use space required under §1804.3(a) by any uses permitted in the SEFC for up to a five (5) year period; provided that the ground floor space is suitably designed for future occupancy by preferred uses;

(c) Preferred uses may be provided in buildings or structures that do not face 4th Street or the waterfront park, but are not required. If provided, the preferred

uses shall conform to the requirements of §1804.3(a), (e), (f), and (g). If bonus density is used to provide non-required preferred uses, the preferred use area must be reserved for or dedicated to preferred retail use for the life of the building;

(d) The density associated with preferred use areas shall be in addition to otherwise permitted FAR. The amount of preferred use area shall not exceed 0.5 FAR;

(e) Not less than fifty percent (50%) of the surface area of the streetwall, including building entrances, of those properties described in subsection (a) or (c) shall be devoted to doors or display windows having clear or low emissivity glass;

(f) Preferred uses shall provide direct, exterior access to the ground level;

(g) The minimum floor to ceiling height for portions of the ground level devoted to preferred uses shall be fifteen (15) 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;

(c) discourage parking;

(d) provide a Development Area for retail and cultural uses; and

(e) allow for a continuous publicly accessible pedestrian and bicycle trail along and adjacent to the waterfront as part of the Anacostia Waterfront Trail system.

1805.2 The SEFC/W-0 District is divided into two geographic areas to be known as the Development Area and the Open Space Area. These areas are jointly referred to as the waterfront park.

1805.3 The Development Area of the W-0 District consists of the northeastern portion of the waterfront park.

1805.4 The Open Space Area consists of all property within the SEFC/W-0 District that is located outside of the Development Area, and is intended to be the site of open

space recreation use as well as limited uses that are directly waterfront dependent. Uses within the Open Space Area shall be limited to:

(a) Buildings, structures, and uses permitted in §901.5 of this title.

(b) Notwithstanding §917, only the following buildings, structures, and uses are permitted by Zoning Commission special exception approval, in accordance with the standards and procedures specified in §923 of this title, and the standards specified in §1808 and procedures specified in §1809 of this title:

(i) Boat launching facility, dock, wharf or pier for use by the general public;

(ii) Boat rental facility for non-motorized water vessels;

(iii) Cruise line operation, including necessary associated dock and land facilities;

(iv) Solid, freestanding wall and/or security gate exceeding a height of four feet, not including structural supports;

(v) Marina, not including floating homes;

(vi) Public food concession stand / kiosk(s) to a maximum of 3,000 square feet gross;

(vii) Water taxi information / ticket booth and passenger shelter; and

(viii) Other maritime uses normally requiring direct access to the water.

1805.5 With respect to a building or structure to be constructed on a lot that is subject to the waterfront 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.

1805.6 In accordance with the procedures outlined in §1810, two or more lots, whether contiguous or non-contiguous, within the SEFC/W-0 District may be combined for the purposes of allocating density as provided and limited by §1805.7.

1805.7 A lot or lots in the Development Area may receive and use density allocated from a lot or lots in the Open Space Area, subject to all other applicable area restrictions. If a lot is included within both geographic areas, the portion of the lot in the Development Area may use the unused density from the portion of the lot in the Open Space Area.

1805.8 The aggregate density of all buildings and structures in the SEFC/W-0 District shall not exceed 0.5 FAR for all permitted uses, except as permitted in §1805.9.

1805.9 Notwithstanding §1805.8, gross floor area within structures in the SEFC/W-0 District in existence as of February 14, 2003, does not count toward the 0.5 FAR limit.

1805.10 The minimum floor to ceiling height for the ground level of buildings in the SEFC/W-0 District shall be fifteen (15) feet.

1805.11 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, shall be subject to special exception review and approval by the Zoning Commission, in accordance with §923, and the standards set forth in §1808 and procedures set forth in §1809.

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 Notwithstanding the requirements of the underlying zones, the following uses shall be permitted as "preferred uses" in accordance with §§1803.4 and 1804.3.

1807.2 Designated ground-floor street-oriented retail, service, entertainment, or arts uses ("preferred uses") are the following:

Retail Establishments

- antique store
- apparel and accessories shop
- art supply store
- artist gallery
- auction house
- bakery
- bar/cocktail lounge
- bicycle shop
- boat/marine sales
- book store
- camera/photo sales

Service/Entertainment Establishments

- animal hospital/veterinarian
- art gallery
- 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
- cabaret
- catering establishment

Retail Establishments

- candy store
- cosmetic/toiletries sales
- drug store
- dry goods
- electric appliance sales
- fabric store
- fish monger
- flower stand or florist shop
- food or grocery store
- furniture store
- gift shop
- hardware store
- hobby shop
- home furnishings
- jewelry store
- leather goods
- music store
- musical instruments
- newsstand
- notions/novelties
- off-premises alcohol sales
- office supplies and equipment
- optical goods
- paint store
- pet shop
- picture framing studio/shop
- precision instruments
- restaurant, not including drive-in or fast food
- second-hand store or consignment shop
- shoe store
- sporting goods
- stationery
- tobacco products
- toy store
- variety store
- other similar retail uses

Service/Entertainment Establishments

- cobbler/shoe repair
- dry cleaning or laundry
- electric appliance repair
- film exchange
- interior decorating
- legitimate theatre
- locksmith
- optical lab
- optician and optometrist
- pet care establishment, including sale of pet supplies, grooming, trimming and commercial pet walking, but not the overnight boarding of dogs
- photo studio
- physician or dentist office
- pool hall
- shoeshine parlor
- tailor/dressmaker
- ticket office
- travel agency
- videotape or DVD rental for general public and family
- other similar service uses

1808 ZONING COMMISSION REVIEW STANDARDS

1808.1 In addition to proving that the proposed uses, buildings, or structures meet the standards set forth in §3104.1, the applicant shall further demonstrate conformance to the following standards:

(a) The use, building, or structure will help achieve the objectives for the SEFC Overlay District as set forth in §1802;

(b) The proposed building or structure shall be designed with a height, bulk, and siting which provides for openness of view and vistas to and from the waterfront and, where feasible, shall maintain views of federal monumental buildings, particularly along the New Jersey Avenue corridor;

(c) On or above-grade parking adjacent to, or visible from, the street shall be limited. Where parking cannot be placed underground, other uses such as retail or residential shall separate parking areas from the street, or where this is not possible, green landscaping or architectural treatment of facades shall adequately screen parking from the street and adjacent development.

1808.2 In evaluating the application, the Commission also may consider:

(a) Compatibility with buildings in the surrounding area through overall massing, siting, details, and landscaping;

(b) Use of high standards of environmental design which promote the achievement of sustainable development goals;

(c) Façade articulation that minimizes or eliminates the visibility of unarticulated blank walls from public spaces;

(d) Landscaping which complements the building;

(e) For buildings that include preferred uses in accordance with §§1803.4 or 1804.3, the Commission may consider the balance and location of preferred uses;

(f) In connection with its review pursuant to Section 1804.2, the Commission may consider the effect of the proposed use on the predominantly residential character of the R-5-D and R-5-E portion of the SEFC.

(g) For development within or adjacent to the waterfront park, the Commission may consider whether the project is consistent with the following goals:

(i) Providing a wide variety of active and passive recreational uses.

(ii) Encouraging uses that open to, overlook, and benefit the waterfront park.

(iii) Utilizing siting and design of buildings and uses to improve the natural ecology, to illustrate the importance of natural systems, and/or to interpret the historically important maritime context of the site.

1809 ZONING COMMISSION REVIEW PROCEDURES

1809.1 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.

1809.2 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.

1810 COMBINED LOT DEVELOPMENT PROCEDURES

1810.1 Combined lot development is permitted within the SEFC/CR District, in accordance with §§1803.3 and 1803.7; and in the SEFC/W-0 District in accordance with §§1805.6 and 1805.7.

1810.2 No allocation of gross floor area shall be effective unless an instrument, legally sufficient to effect such a transfer is filed with the Zoning Administrator in accordance with this section.

1810.3 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.

1810.4 The instrument shall bind the present and future owners of the SEFC/W-0 lots that are situated within the Open Space Area, as described in §1805.4, to permanently forego the development of such square footage as was transferred to a lot in the Development Area and shall specify the amount of square footage transferred.

1810.5 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.

1810.6 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.

1810.7 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.

1810.8 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.

Document comparison done by DeltaView on Friday, August 15, 2003 12:58:20

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Document 2	pcdocs://docsdc1/1338668/1
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Legend:	
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Statistics:	
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Insertions	306
Deletions	236
Moved from	23
Moved to	23
Format changed	0
Total changes	588

1 DeltaView comparison of pcdocs://docsdc1/1338670/1 and pcdocs://docsdc1/1338668/1. Performed on 08/15/03.

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~~an approximately 42-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~~portions of Squares 771 and 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~~in consideration of the objectives of the Anacostia Waterfront Initiative and the Near Southwest Urban Design Framework Plan.

1802.2 Encourage high-density residential development with a pedestrian-oriented streetscape 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 to provide for continuous ~~public~~publicly accessible 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, near the waterfront park referenced in §1802.7, and at other key pedestrian locations.

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~~ Establish zoning incentives and restrictions to ~~encourage~~provide for the development of a publicly-accessible park, referred to as the ~~W~~waterfront ~~P~~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 ~~1803.1~~ Within the SEFC/CR District, the following buildings, structures, and uses are not permitted:

~~(a) chancery;~~

3 DeltaView comparison of pcdocs://docsdc1/1338670/1 and pcdocs://docsdc1/1338668/1. Performed on 08/15/03.

(a) ~~(b) embassy~~College or university; and

(b) ~~(c) parking~~Parking lot or garage as a principal use located on or above grade~~.~~, except as a temporary use as permitted by special exception in section 1803.2.

1803.2 ~~1803.2~~ ~~Within~~Notwithstanding §§601 and 602 of this title, within the SEFC/CR District, the following buildings, structures, and uses are permitted only by special exception if approved by the Zoning Commission, in accordance with the standards specified in §1808 and procedures specified in ~~§§1805.9 and 1805.11 through 1805.13~~§1809 of this title:

(a) Art gallery;

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

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

(d) Cabaret;

(e) Dental lab;

(f) ~~(c)~~ Department store;

(g) ~~(d)~~ Gas station;

(h) ~~(e)~~ Hotel/inn;

(i) ~~(f)~~ International organization;

(j) ~~(g)~~ Library;

(k) ~~(h)~~ Museum;

(l) ~~(i)~~ Place of worship, which may include a parsonage, vicarage, rectory, or Sunday school building, as well as any related programs associated with the place of worship in accordance with §216;

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

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

(o) Temporary parking lot or garage as a principal use located at or above grade; and

(p) Solid, freestanding walls and/or security gates exceeding a height of four feet, including structural supports.

1803.3 In accordance with the procedures outlined in §1810, 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.

1803.4 ~~1803.3~~ Within the SEFC/CR District, ~~retail, service, entertainment arts, or arts-related~~designated ground-floor street-oriented uses ("preferred uses") ~~as-permitted~~listed in ~~§§ 701.1, 701.4 and 701.5 and §§ 721.2, 721.3, and 721.6~~§1807.2 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);~~

(a) ~~(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. This requirement shall not apply to buildings directly south of the historic wall along M Street in the event that the wall is retained.

(b) Preferred uses may be provided on the ground level of buildings without frontage on M Street or New Jersey Avenue, but are not required. If provided, the preferred use area shall conform to the requirements of §§1803.4(a), (e), (g), and (h);

(c) In addition to the permitted uses listed in §1807.2, any use listed in §1803.2, other than a gas station or a parking lot, shall be permitted as a preferred use if approved by special exception by the Zoning Commission, in accordance with the standards specified in §1808 and procedures specified in §1809 of this title;

(d) ~~(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~~SEFC for up to a five (5) year period; ~~P~~provided that the ground-floor space is suitably designed for future occupancy by ~~the~~ preferred uses~~;~~.

(e) ~~(d)~~ Not less than fifty percent (50%) of the surface area of the streets wall, including building entrances, of those properties described in subsection (a)

shall be devoted to doors or display windows having clear or low emissivity glass ~~and to entrances to commercial uses or to the building;~~.

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

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

(h) The minimum floor-to-ceiling height for portions of the ground level devoted to preferred uses shall be fifteen (15) feet.

1803.5 ~~1803.4~~ ~~Except as provided in §1803.5, the~~The maximum building height in the SEFC/CR District shall not exceed 110 feet, unless the site has frontage on ~~both~~all or any portion of New Jersey Avenue that is south of and within 322 feet of M Street, S.E., in which case a maximum height of 130 feet is permitted.

1803.6 ~~1803.5~~ Notwithstanding §~~1803.4~~,1803.5, 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~~procedures set forth in §~~1808~~1809 herein. 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 graduated height, and/or design features because of the building's proximity to the Navy Yard.

1803.7 ~~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~~is permitted a maximum commercial density of 6.5 FAR ~~of commercial density~~ through combined lot development, in accordance with the provisions outlined in §~~1809~~.1810.

1803.8 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 standards set forth in §1808 and procedures set forth in §1809.

1803.9 The streetwall of each new building along M Street, S.E. 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.

1803.10 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.

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1803.11 No driveway may be constructed or used from M Street to required parking spaces or loading berths in or adjacent to a new building.

1803.12 Notwithstanding §635.3, within the SEFC/CR District, an area equal to a minimum of five percent (5%) of the gross floor area devoted to residential purposes shall be provided as residential recreation space. The requirement may be met anywhere within the square that the residential building is located.

1803.13 For mixed-use commercial and residential buildings in the SEFC/CR District 100% lot occupancy shall be permitted.

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

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

(a) ~~chancery;~~College or university;

(b) ~~embassy~~Museum;

(c) ~~mass transit facility~~One-family dwelling or flat;

~~(d) museum;~~

(d) ~~(e) parking~~Parking lot or garage as a principal use located on or above grade, except as a temporary use as permitted by special exception in §1804.2; and

~~(f) sanitarium.~~

(e) Sanitarium.

1804.2 ~~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 special exception by the Zoning Commission, in accordance with the standards specified in §1808 and procedures specified in ~~§§1805.9 and 1805.11 through 1805.13~~§1809 of this title:

(a) ~~arts or~~Arts, cultural or hotel use ~~south, subject to an overall cap of Water Street only~~1.0 FAR within the R-5-D and R-5-E Districts;

(b) ~~h~~Hospital;

~~(c) hotel, south of Water Street only;~~

(c) ~~(d) place~~Place of worship, which may include parsonage, vicarage, rectory, and Sunday school building, as well as any programs associated with the place of worship in accordance with §216;

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

(e) ~~(f) school~~School, private, public, or trade; ~~and~~

(f) ~~(g) all~~All buildings and structures that abut the ~~Waterfront Park~~Open Space Area, as described in §~~1805.3~~,1805.4, whether or not a street intervenes.~~;~~

(g) Temporary parking lot or garage as a principal use located on or above grade; and

(h) Solid, freestanding walls and/or security gates exceeding a height of four feet.

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~~ ("preferred uses") listed in §1807.2 shall be provided in accordance with the following reg~~ula~~ulaio~~rements~~rements:

(a) Any building or structure facing onto 4th Street or the ~~W~~waterfront ~~P~~park, as described in § 1805.3, shall provide ~~designated ground-floor street-oriented retail, service, entertainment, or arts~~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~~.~~;

(b) For good cause shown, the Commission may authorize interim occupancy of the preferred use space required under §1804.3(a) by any uses permitted in the SEFC for up to a five (5) year period; provided that the ground floor space is suitably designed for future occupancy by preferred uses;

(c) ~~(b) Designated ground floor retail~~Preferred uses may be provided in buildings or structures that do not face 4th Street or the ~~W~~waterfront ~~P~~park, but ~~is~~are not required. If provided, the preferred uses shall conform to the requirements of §1804.3(a), (e), (f), and (g). If bonus density is used to provide non-required preferred uses, the preferred use area must be reserved for or dedicated to preferred retail use for the life of the building;

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

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

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

(g) ~~(f) Minimum~~The minimum floor- to-~~floor~~ ceiling height for portions of ~~designated~~the ground-~~floor street-oriented retail, service, entertainment or arts~~ level devoted to preferred uses shall be ~~four~~fifteen (~~14~~15) 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~~.~~;

(d) provide a Development Area for retail and cultural uses; and

(e) allow for a continuous publicly accessible pedestrian and bicycle trail along and adjacent to the waterfront as part of the Anacostia Waterfront Trail system.

1805.2 The SEFC/W-0 District is divided into two geographic areas to be known as the Development Area and the ~~Waterfront Park~~Open Space Area. These areas are jointly referred to as 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~~waterfront park~~. It is that area located south of the southern R-5-D zoning line extended westward.~~

1805.4 The ~~Waterfront Park~~Open Space Area consists of all ~~W-0 zoned~~ property ~~in~~within the SEFC/W-0 ~~Overlay~~District that is located outside of the Development Area, and is intended to be the site of open space recreation use as well as limited uses that are directly waterfront dependent. Uses within the Open Space Area shall be limited to:

~~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.~~

[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.~~

(a) Buildings, structures, and uses permitted in §901.5 of this title.

(b) Notwithstanding §917, only the following buildings, structures, and uses are permitted by Zoning Commission special exception approval, in accordance with the standards and procedures specified in §923 of this title, and the standards specified in §1808 and procedures specified in §1809 of this title:

(i) Boat launching facility, dock, wharf or pier for use by the general public;

(ii) Boat rental facility for non-motorized water vessels;

(iii) Cruise line operation, including necessary associated dock and land facilities;

(iv) Solid, freestanding wall and/or security gate exceeding a height of four feet, not including structural supports;

(v) Marina, not including floating homes;

(vi) Public food concession stand / kiosk(s) to a maximum of 3,000 square feet gross;

(vii) Water taxi information / ticket booth and passenger shelter; and

(viii) Other maritime uses normally requiring direct access to the water.

1805.5 With respect to a building or structure to be constructed on a lot that is subject to the waterfront 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.

1805.6 In accordance with the procedures outlined in §1810, two or more lots, whether contiguous or non-contiguous, within the SEFC/W-0 District may be combined for the purposes of allocating density as provided and limited by §1805.7.

1805.7 A lot or lots in the Development Area may receive and use density allocated from a lot or lots in the ~~Waterfront Park~~Open Space Area, ~~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~~

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unused density from the portion of the lot in the ~~Waterfront Park~~Open Space Area.

~~1805.6~~ ~~The minimum height for the ground floor of~~1805.8 The aggregate density of all buildings and structures in the SEFC/W-0 ~~Zone is fourteen (14) feet if the ground floor is devoted to retail, service, entertainment, or arts~~District shall not exceed 0.5 FAR for all permitted uses~~.~~, except as permitted in §1805.9.

~~1805.7~~ ~~Gross~~1805.9 Notwithstanding §1805.8, gross floor area within structures in the SEFC/W-0 District in existence as of ~~the effective date of the SEFC Overlay~~February 14, 2003, does not count toward the 0.5 FAR limit.

1805.10 The minimum floor to ceiling height for the ground level of buildings in the SEFC/W-0 District shall be fifteen (15) feet.

~~1805.8~~ 1805.11 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 special exception review and approval by the Zoning Commission~~.~~ ~~The~~, in accordance with §923, and the standards set forth in §1808 and procedures ~~for such review are~~ set forth in ~~§§ 1805.9 through 1805.13 below.~~§1809. ~~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.~~

~~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 Notwithstanding the requirements of the underlying zones, the following uses shall be permitted as "preferred uses" in accordance with §§1803.4 and 1804.3.

~~1807.1~~ 1807.2 Designated ground-floor street-oriented retail, service, entertainment, or arts uses ("preferred uses") are the following:

Retail Establishments

- antique store
- ~~art gallery~~apparel and accessories shop
- art supply store
- artist gallery
- auction house
- bakery
- bar/cocktail lounge
- bicycle shop
- boat/marine sales
- book store
- camera/photo sales
- candy store
- cosmetic/toiletries sales
- drug store
- dry goods
- electric appliance sales
- fabric store

Service/Entertainment Establishments

- animal hospital/veterinarian
- art gallery
- 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
- cabaret
- catering establishment
- ~~clinic~~
- cobbler/shoe repair
- ~~dental lab~~
- ~~doctor, dentist, optician office~~
- dry cleaning or laundry
- electric appliance repair

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Retail Establishments

- fish monger
- flower stand or florist shop
- food or grocery store
- furniture ~~sales~~store
- gift shop
- hardware store
- hobby shop
- home ~~furnishing sales~~furnishings
- jewelry store
- leather goods
- ~~liquor store~~
- music store
- musical instruments
- newsstand
- notions/novelties
- off-premises alcohol sales
- office supplies and equipment
-
- optical goods
- paint store
- pet shop
- picture framing studio/shop
- precision instruments
- restaurant, not including drive-in or fast food
- second-hand store or consignment shop
- shoe store
- sporting goods
- stationery
- tobacco products
- toy store
- variety store
- ~~watch repair shop~~
- other similar retail uses

Service/Entertainment Establishments

- film ~~developing~~exchange
- interior decorating
- legitimate theatre
- locksmith
- optical lab
- optician and optometrist
- pet care establishment, including sale of pet supplies, grooming, trimming and commercial pet walking, but not the overnight boarding of dogs
- photo studio
- physician or dentist office
- pool hall
- shoeshine parlor
- tailor/dressmaker
- ~~theatre/motion picture theatre~~
- ticket office
- travel agency
- ~~veterinary hospital~~videotape or DVD rental for general public and family
- other similar service uses

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1808 ~~DESIGN~~ZONING COMMISSION REVIEW 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.~~

1808.1 In addition to proving that the proposed uses, buildings, or structures meet the standards set forth in §3104.1, the applicant shall further demonstrate conformance to the following standards:

(a) The use, building, or structure will help achieve the objectives for the SEFC Overlay District as set forth in §1802;

(b) The proposed building or structure shall be designed with a height, bulk, and siting which provides for openness of view and vistas to and from the waterfront and, where feasible, shall maintain views of federal monumental buildings, particularly along the New Jersey Avenue corridor;

(c) On or above-grade parking adjacent to, or visible from, the street shall be limited. Where parking cannot be placed underground, other uses such as retail or residential shall separate parking areas from the street, or where this is not possible, green landscaping or architectural treatment of facades shall adequately screen parking from the street and adjacent development.

1808.2

~~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.~~ In evaluating the application, the Commission also may consider:

(a) Compatibility with buildings in the surrounding area through overall massing, siting, details, and landscaping;

(b) Use of high standards of environmental design which promote the achievement of sustainable development goals;

(c) Façade articulation that minimizes or eliminates the visibility of unarticulated blank walls from public spaces;

(d) Landscaping which complements the building;

(e) For buildings that include preferred uses in accordance with §§1803.4 or 1804.3, the Commission may consider the balance and location of preferred uses;

(f) In connection with its review pursuant to Section 1804.2, the Commission may consider the effect of the proposed use on the predominantly residential character of the R-5-D and R-5-E portion of the SEFC.

(g) For development within or adjacent to the waterfront park, the Commission may consider whether the project is consistent with the following goals:

(i) Providing a wide variety of active and passive recreational uses.

(ii) Encouraging uses that open to, overlook, and benefit the waterfront park.

(iii) Utilizing siting and design of buildings and uses to improve the natural ecology, to illustrate the importance of natural systems, and/or to interpret the historically important maritime context of the site.

1809 ZONING COMMISSION REVIEW PROCEDURES

~~1808.6~~1809.1 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~~1809.2 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

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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~~ 1810 COMBINED LOT DEVELOPMENT ~~(SEFC/CR & SEFC/W0)~~PROCEDURES

~~1809.1~~ ~~Two or more lots, whether contiguous or non-contiguous,~~

1810.1 Combined lot development is permitted 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.~~, in accordance with §§1803.3 and 1803.7; and in the SEFC/W-0 District in accordance with §§1805.6 and 1805.7.

~~1809.3~~1810.2 No allocation of gross floor area shall be effective unless an instrument, legally sufficient to ~~affect~~effect such a transfer~~,~~ is filed with the Zoning Administrator in accordance with this section.

~~1809.4~~1810.3 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~~1810.4 The instrument shall bind the present and future owners of the SEFC/W-0 lots that are situated within the ~~Waterfront Park~~Open Space Area, as described ~~by~~in ~~§ 1805.3,~~1805.4, to permanently forego the development of such square footage as was transferred to a lot in the Development Area and shall specify the amount of square footage transferred.

~~1809.6~~1810.5 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

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

~~1809.7~~1810.6 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~~1810.7 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~~1810.8 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.

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~~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~~

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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.

DeltaView comparison of pcdocs://docsdc1/1338670/1 and pcdocs://docsdc1/1338668/1. Performed on 08/15/03.

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

C

A MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS

ESTABLISHED 1955

99-0249.55
March 20, 2003
Revised: August 14, 2000

Description of:

Total Area to be Zoned
SOUTHEAST FEDERAL CENTER
42.22 acres, more or less,
Parts of former WASHINGTON NAVY YARD ANNEX;
Together with Portions of M Street, S.E., 1st Street, S.E., N Place, S.E., New Jersey Avenue (Closed), S.E., Canal Street, S.E., and Isaac Hull Avenue, S.E.
Ward 6
District of Columbia.

42.22 acres, more or less, of **Southeast Federal Center,** formerly part of the Washington Navy Yard Annex, as transferred from the U.S. Department of the Navy to the U.S. General Services Administration, for use as Southeast Federal Center by agreement effective October 1, 1963; together with portions of **M Street, S.E., 1st Street, S.E., N Place, S.E., New Jersey Avenue (Closed), S.E., Canal Street, S.E.,** and **Isaac Hull Avenue, S.E.** to zoned or re-zoned out to their respective centerlines; all of the above **42.22 acres** of land being more particularly described, as two non-contiguous perimeter outlines, in the record bearing meridian of the Office of the Surveyor, D.C. and in reliance upon a survey prepared for GSA by Currie & Associates, dated May 22, 1995, as follows:

PARCEL ONE – 13.23 ACRES

13.23 acres of land in southeast Washington, District of Columbia, containing all of **Squares 743** and **744** as shown among the Records of the Office of the Surveyor of the District of Columbia, together with portions of **1st Street, S.E., M Street, S.E., New Jersey Avenue (Closed), S.E., N Street (Closed), S.E., Canal Street, S.E.** and **N Place, S.E.** as shown among said Records; said 13.23 acres of land proposed to be Zoned "C-R" and being more particularly described as a single, consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at the intersection of the centerline of M Street, S.E. (90 feet wide) and the centerline of 1st Street, S.E. (110 feet wide), as the same are shown among said Records; thence departing 1st Street, S.E. and running with said centerline of M Street, S.E.

1. **Due EAST, 481.91 feet;** thence departing said centerline and running

2. **Due SOUTH, 45.00 feet** to the south line of M Street, S.E.; thence departing said street and running within New Jersey Avenue (Closed), S.E. (originally 160 feet wide)

3. **South 15° 41' 37" East, 608.06 feet** to a point on the north line of Canal Street, S.E. (80 feet wide per Record); thence running with said line

4. **Due WEST, 22.71 feet** to the centerline of said Canal Street, S.E.; thence running with said centerline

5. **Due SOUTH, 359.70 feet** to intersect the centerline of N Place, S.E. (60 feet wide); thence departing Canal Street, S.E. and running with said centerline of N Place, S.E.

6. **Due WEST, 623.68 feet** to intersect the centerline of aforementioned 1st Street, S.E.; thence departing N Place, S.E. and running with said centerline of 1st Street, S.E.

7. **Due NORTH, 990.09 feet** to the place of beginning, containing **576,270 square feet** or **13.23 acres of land,** more or less.

PARCEL TWO – 28.99 ACRES

28.99 acres of **Southeast Federal Center**, former Washington Navy Yard Annex, U.S. Reservation 14, as transferred from U.S. Department of the Navy to U.S. General Services Administration, for use as Southeast Federal Center, by agreement effective October 1, 1963; together with portions of M Street, S.E. (90 feet wide)and Isaac Hull Avenue, S.E. (width varies); said 28.99 acres of land proposed to be Zoned "C-R," "R-5-D," "R-5-E" and "W-O" and being more particularly described as a single consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at a point on the centerline of M Street, S.E. (90 feet wide), said point lying DISTANT **Due SOUTH, 45.0 feet** from the southwest corner of existing Square 825 and also lying DISTANT **Due NORTH, 45.0 feet** from the northwest corner of original Square 826 (now part of Southeast Federal Center), both as shown among the Records of the Office of the Surveyor, D.C.; thence running with the centerline of M Street, S.E.

1) **Due EAST, 734.23 feet;** thence departing said centerline of M Street, S.E. and running

2) **Due SOUTH, 85.00 feet** to a point in Isaac Hull Avenue, S.E. (width varies); thence running still within said Isaac Hull Avenue, S.E.

3) **Due EAST, 20.00 feet** to the centerline of said Isaac Hull Avenue, S.E.; thence running with said centerline

4) **South 00° 49' 46" East, 507.07 feet;** thence departing Isaac Hull Avenue, S.E. and running with the common dividing line between Washington Navy Yard and Southeast Federal Center

5) **Due WEST, 473.47 feet;** thence

6) **South 00° 50' 08" East, 639.20 feet;** thence

7) **Due EAST, 122.11 feet;** thence

8) **Due SOUTH, 129.15 feet** to the established north Seawall Line of the Anacostia River; thence departing Washington Navy Yard and running with said Seawall Line the following eight (8) courses and distances:

9) **North 83° 02' 12" West, 399.43 feet;** thence

10) **South 80° 32' 44" West, 434.01 feet;** thence

11) **North 15° 53' 39" West, 28.00 feet;** thence

12) **North 74° 06' 21" East, 34.01 feet;** thence

13) **North 15° 53' 39" West, 86.01 feet;** thence

14) **South 89° 58' 38" West, 78.99 feet;** thence

15) **South 00° 01' 22" East, 111.49 feet;** thence

16) **South 74° 06' 20" West, 199.31 feet** to the easterly line of D.C. WASA's Main Sewer Pumping Station; thence departing said Anacostia River Seawall Line and running with said easterly line of D.C. WASA's Main Sewer Pumping Station

17) **Due NORTH, 800.38 feet** to the northeast corner of the Public Space used for D.C. WASA's Main Sewer Pumping Station, said point being also the southwest corner of original Square 770 as shown among the Records of the Office of the Surveyor, D.C.; thence departing the lands of D.C. WASA's Main Sewer Pumping Station and running into, through, over and across Southeast Federal Center, so as to include a portion thereof

18) **North 46° 43' 30" East, 33.75 feet;** thence

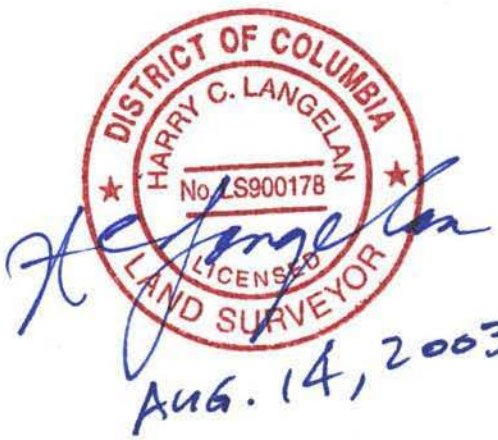
19) **Due EAST, 234.86 feet;** thence

20) **Due NORTH, 198.84 feet;** thence

21) **Due EAST, 414.74 feet;** thence

22) **Due NORTH, 407.97 feet** to the place of beginning, containing **1,262,719 square feet** or **28.99 acres** of land, more or less.

NOTE: The total area of Parcels One and Two is **42.22 acres** of land, more or less.



A MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS

ESTABLISHED 1955

99-0249.55
August 14, 2003

Description of:

PROPOSED "C-R" ZONE
13.23 acres
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
All of Squares 743 and 744
Together with
Portions of 1st Street, S.E., M Street, S.E.,
New Jersey Avenue (Closed), S.E., N Street (Closed), S.E.,
Canal Street, S.E., and N Place, S.E.,
District of Columbia.

13.23 acres of land in southeast Washington, District of Columbia, containing all of **Square 743** and **744** as shown among the Records of the Office of the Surveyor of the District of Columbia, together with portions of **1st Street, S.E., M Street, S.E., New Jersey Avenue (Closed), S.E., N Street (Closed), S.E., Canal Street, S.E.,** and **N Place, S.E.** as shown among said Records; said 13.23 acres of land proposed to be Zoned "C-R" and being more particularly described as a single, consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at the intersection of the centerline of M Street, S.E. (90 feet wide) and the centerline of 1st Street, S.E. (110 feet wide), as the same are shown among said Records; thence departing 1st Street, S.E. and running with said centerline of M Street, S.E.

1) **Due EAST, 481.91 feet;** thence departing said centerline and running

2) **Due SOUTH, 45.00 feet** to the south line of M Street, S.E.; thence departing said street and running within New Jersey Avenue (Closed), S.E. (originally 160 feet wide)

3) **South 15° 41' 37" East, 608.06 feet** to a point on the north line of Canal Street, S.E. (80 feet wide per Record); thence running with said line

4) **Due WEST, 22.71 feet** to the centerline of said Canal Street, S.E.; thence running with said centerline

5) **Due SOUTH, 359.70 feet** to intersect the centerline of N Place, S.E. (60 feet wide); thence departing Canal Street, S.E. and running with said centerline of N Place, S.E.

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12750 TWINBROOK PARKWAY ROCKVILLE, MARYLAND 20852-1700

6) **Due WEST, 623.68 feet** to intersect the centerline of aforementioned 1st Street, S.E.; thence departing N Place, S.E. and running with said centerline of 1st Street, S.E.

7) **Due NORTH, 990.09 feet** to the place of beginning, containing **576,270 square feet** or **13.23 acres of land,** more or less.

NOTE: The northerly **397.54 feet** by full width of the above-described proposed "C-R" Zone (being the northerly **4.8 acres**), is intended to be subject to a height limitation of **130 feet**, whereas the southerly **592.55 feet** by full width of said proposed "C-R" Zone (being the southerly **8.43 acres**) is intended to be subject to a height limitation of **110 feet**.



AUG. 14, 2003

A MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS

ESTABLISHED 1955

99-0249.55
August 14, 2003

Description of:

PROPOSED "C-R" ZONE
11.89 acres
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Part of U.S. Reservation 14
And Including Part of M Street, S.E.
District of Columbia.

11.89 acres of former Washington Navy Yard Annex, U.S. Reservation 14, as transferred from U.S. Department of the Navy to U.S. General Services Administration, for use as Southeast Federal Center, by agreement effective October 1, 1963; together with a portion of M Street, S.E. (90 feet wide); said 11.89 acres of land proposed to be Zoned "C-R" and being more particularly described as a single consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at a point on the centerline of M Street, S.E. (90 feet wide), said point lying DISTANT **Due SOUTH, 45.0 feet** from the southwest corner of existing Square 825 and also lying DISTANT **Due NORTH, 45.0 feet** from the northwest corner of original Square 826 (now part of Southeast Federal Center), both as shown among the Records of the Office of the Surveyor, D.C.; thence running with the centerline of M Street, S.E.

1) **Due EAST, 734.23 feet;** thence departing said centerline of M Street, S.E. and running

2) **Due SOUTH, 85.00 feet** to a point in Isaac Hull Avenue, S.E. (width varies); thence running still within said Isaac Hull Avenue, S.E.

3) **Due EAST, 20.00 feet** to the centerline of said Isaac Hull Avenue, S.E.; thence running with said centerline

4) **South 00° 49' 46" East, 507.07 feet;** thence departing Isaac Hull Avenue, S.E. and running with the common dividing line between Washington Navy Yard and Southeast Federal Center

5) **Due WEST, 473.47 feet;** thence departing Washington Navy Yard and running into, through, over and across Southeast Federal Center, so as to include a portion thereof

6) **Due NORTH, 7.08 feet;** thence

7) **Due WEST, 702.84 feet;** thence

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8) **Due NORTH, 176.97 feet;** thence

9) **Due EAST, 414.74 feet;** thence

10) **Due NORTH, 407.97 feet** to the place of beginning, containing **518,034 square feet** or **11.89 acres** of land, more or less.



Aug. 14, 2003

A MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS

ESTABLISHED 1955

99-0249.55
August 14, 2003

Description of:

PROPOSED "R-5-E" ZONE
9.21 acres
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Part of U.S. Reservation 14
District of Columbia.

9.21 acres of former Washington Navy Yard Annex, U.S. Reservation 14, as transferred from U.S. Department of the Navy to U.S. General Services Administration, for use as Southeast Federal Center, by agreement effective October 1, 1963; said 9.21 acres of land proposed to be Zoned "R-5-E" and being more particularly described as a single consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at the southwest corner of original Square 770 as shown among the abovesaid Records, said point being also the northeast corner of the Public Space occupied, at the date hereof, by the main District of Columbia Sewer Pumping Station operated by D.C. WASA, and being also a point on the southerly outline of the 11.05 acre parcel intended to become U.S. Department of Transportation's main headquarters site; and thence departing the lands of D.C. WASA's Main Sewer Pumping Station and running into, through, over and across Southeast Federal Center, so as to include a portion thereof

1) **North 46° 43' 30" East, 33.75 feet;** thence

2) **Due EAST, 234.86 feet;** thence

3) **Due NORTH, 21.87 feet;** thence

4) **Due EAST, 702.84 feet;** thence

5) **Due SOUTH, 7.08 feet;** thence

6) **South 00° 50' 08" East, 341.65 feet;** thence

7) **Due WEST, 335.69 feet;** thence

8) **Due SOUTH, 115.99 feet;** thence

9) **Due WEST, 209.23 feet;** thence

10) **Due NORTH, 21.56 feet;** thence

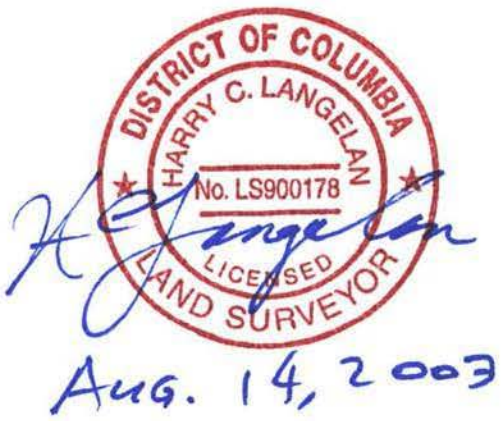
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12750 TWINBROOK PARKWAY ROCKVILLE, MARYLAND 20852-1700

11) **Due WEST, 125.01 feet;** thence

12) **Due SOUTH, 21.56 feet;** thence

13) **Due WEST, 297.37** feet to the easterly line of the aforementioned Public Space of D.C. WASA's Main Sewer Pumping Station; thence running with said easterly line

14) **Due NORTH, 419.68 feet** to the place of beginning, containing **400,990 square feet** or **9.21 acres** of land, more or less.



Aug. 14, 2003

A MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS

ESTABLISHED 1955

99-0249.55
August 14, 2003

Description of:

PROPOSED "R-5-D" ZONE
2.48 acres
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Part of U.S. Reservation 14
District of Columbia.

2.48 acres of former Washington Navy Yard Annex, U.S. Reservation 14, as transferred from U.S. Department of the Navy to U.S. General Services Administration, for use as Southeast Federal Center, by agreement effective October 1, 1963; said 2.48 acres of land proposed to be Zoned "R-5-D" and being more particularly described as a single consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at a point lying DISTANT the following **two** courses and distances from the southwest corner of original Square 770, as shown among the abovesaid Records of the Office of the Surveyor, D.C., said point being also the northeast corner of the Public Space occupied by D.C. WASA's Main Sewer Pumping Station and also being a point on the southerly outline of the 11.05 acre parcel intended for future use as U.S. Department of Transportation's main headquarters; thence departing original Square 770 and USDOT's future headquarters site, and running with the easterly line of D.C. WASA's Main Sewer Pumping Station

A) **Due SOUTH, 419.68 feet;** thence departing D.C. WASA's Main Sewer Pumping Station and running

B) **Due EAST, 589.11** to the True Point of Beginning for the "R-5-D" Zone; thence continuing with the outline of said "R-5-D" Zone

1) **Due EAST, 42.50 feet;** thence

2) **Due NORTH, 115.99 feet;** thence

3) **Due EAST, 335.69 feet;** thence

4) **South 00° 50' 08" East, 297.55 feet;** thence

5) **Due WEST, 382.53 feet;** thence

6) **Due NORTH, 181.53 feet** to the place of beginning, containing **108,184 square feet** or **2.48 acres** of land, more or less.

DISTRICT OF COLUMBIA
HARRY C. LANGELAN
No. LS900178
LICENSED
LAND SURVEYOR

AUG. 14, 2003

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12750 TWINBROOK PARKWAY ROCKVILLE, MARYLAND 20852-1700

A MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS

ESTABLISHED 1955

99-0249.55
August 14, 2003

Description of:

PROPOSED "W-O" ZONE
Waterfront Open Space
5.41 acres
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Part of U.S. Reservation 14
District of Columbia.

5.41 acres of former Washington Navy Yard Annex, U.S. Reservation 14, as transferred from U.S. Department of the Navy to U.S. General Services Administration, for use as Southeast Federal Center, by agreement effective October 1, 1963; said 5.41 acres of land proposed to be Zoned "W-O," Waterfront Open Space and being more particularly described as a single consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at a point on the easterly outline of the Public Space occupied, at the date hereof, by the Main District of Columbia Sewer Pumping Station, operated by D.C. WASA, said point of beginning lying **Due SOUTH, 419.68 feet** from the southwest corner of original Square 770 as shown among the Records of the Office of the Surveyor, D.C.; and thence departing the Public Space of D.C. WASA's Main Sewer Pumping Station and running into, through, over and across Southeast Federal Center, so as to include a portion thereof

1) **Due EAST, 297.37 feet;** thence

2) **Due NORTH, 21.56 feet;** thence

3) **Due EAST, 125.01 feet;** thence

4) **Due SOUTH, 21.56 feet;** thence

5) **Due EAST, 166.73 feet;** thence

6) **Due SOUTH, 181.53 feet;** thence

7) **Due EAST, 504.64 feet** to the common dividing line between Southeast Federal Center and Washington Navy Yard; thence running with said line

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12750 TWINBROOK PARKWAY ROCKVILLE, MARYLAND 20852-1700

8) **Due SOUTH, 129.15 feet** to the established north Seawall Line of the Anacostia River; thence departing Washington Navy Yard and running with said Seawall Line the following eight (8) courses and distances:

9) **North 83° 02' 12" West, 399.43 feet;** thence

10) **South 80° 32' 44" West, 434.01 feet;** thence

11) **North 15° 53' 39" West, 28.00 feet;** thence

12) **North 74° 06' 21" East, 34.01 feet;** thence

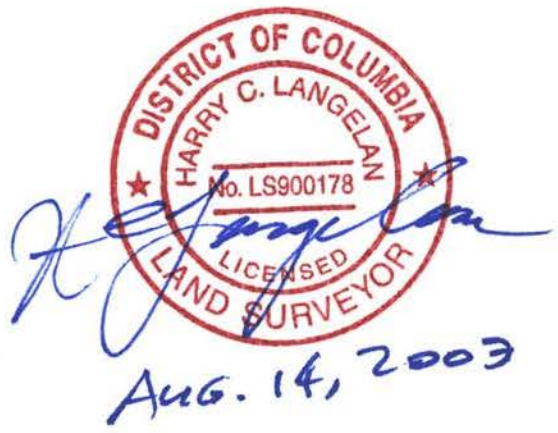
13) **North 15° 53' 39" West, 86.01 feet;** thence

14) **South 89° 58' 38" West, 78.99 feet;** thence

15) **South 00° 01' 22" East, 111.49 feet;** thence

16) **South 74° 06' 20" West, 199.31 feet** to the aforementioned easterly line of D.C. WASA's Main Sewer Pumping Station; thence departing said Anacostia River Seawall Line and running with said easterly line of D.C. WASA's Main Sewer Pumping Station

17) **Due NORTH, 380.70 feet** to the place of beginning containing **235,511 square feet** or **5.41 acres** of land, more or less.



Aug. 14, 2003

A MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS

ESTABLISHED 1955

99-0249.55
August 14, 2003

Description of:

PART OF PROPOSED "W-O" ZONE (Development Area)
0.97 acres
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Part of U.S. Reservation 14
District of Columbia.

0.97 acres of former Washington Navy Yard Annex, U.S. Reservation 14, as transferred from U.S. Department of the Navy to U.S. General Services Administration, for use as Southeast Federal Center, by agreement effective October 1, 1963; said 0.99 acres of land being part of the area proposed to be Zoned "W-O" and being more particularly described as a single consolidated perimeter outline, in the Record bearing meridian of the Office of the Surveyor, D.C., as follows:

BEGINNING at a point lying DISTANT the following **two** courses and distances from the southwest corner of original Square 770, as shown among the abovesaid Records of the Office of the Surveyor, D.C., said point being also the northeast corner of the Public Space occupied by D.C. WASA's Main Sewer Pumping Station and also being a point on the southerly outline of the 11.05 acre parcel intended for future use as U.S. Department of Transportation's main headquarters; thence departing original Square 770 and USDOT's future headquarters site, and running with the easterly line of D.C. WASA's Main Sewer Pumping Station

A) **Due SOUTH, 419.68 feet;** thence departing D.C. WASA's Main Sewer Pumping Station and running

B) **Due EAST, 297.37** to the True Point of Beginning; thence following the outline of the area proposed to be zoned "W-O"

1) **Due NORTH, 21.56 feet;** thence

2) **Due EAST, 125.01 feet;** thence

3) **Due SOUTH, 21.56 feet;** thence

4) **Due EAST, 166.73 feet;** thence

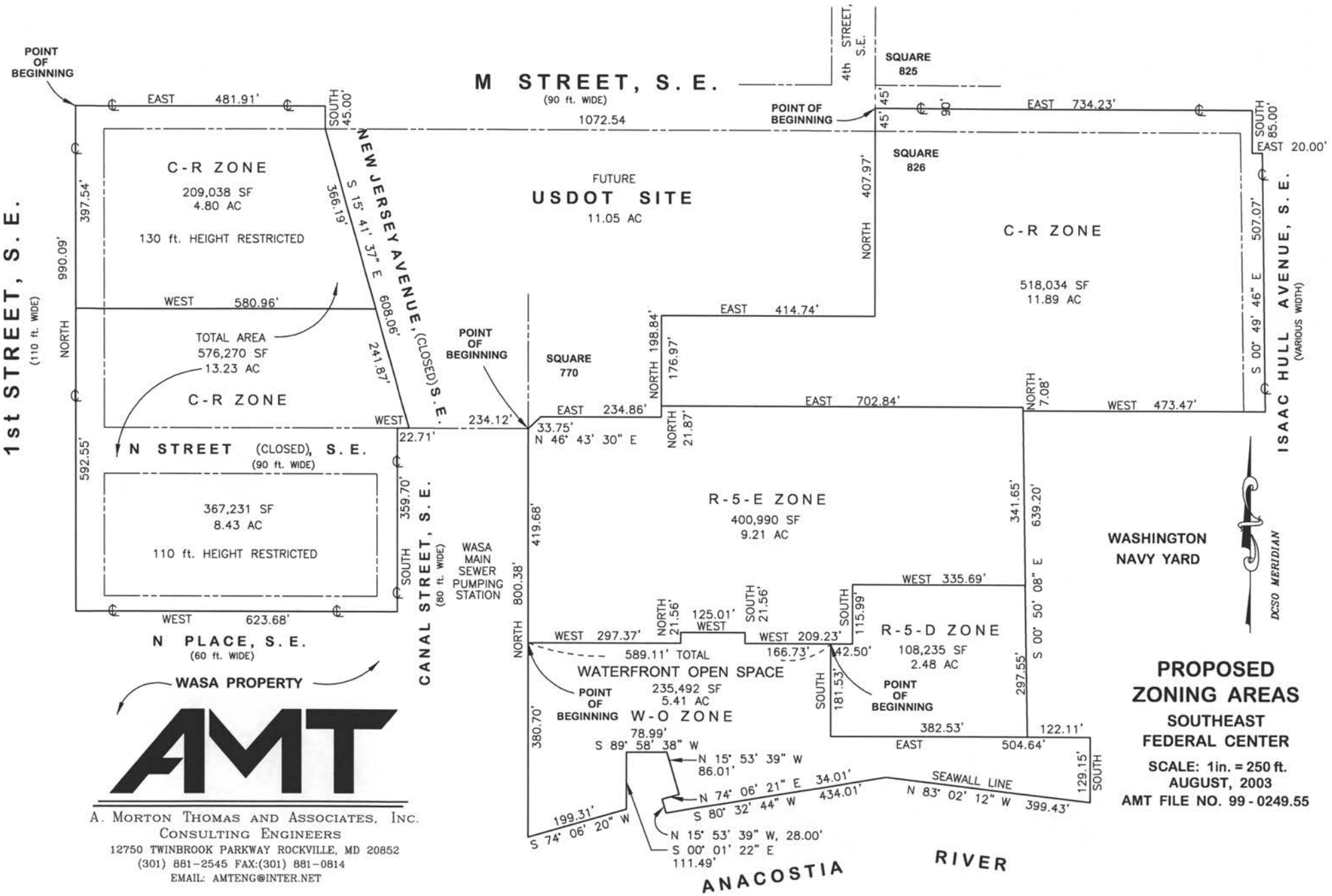
5) **Due SOUTH, 135.00 feet;** thence departing the outline of proposed "W-O" Zone, and running into, through, over and across said proposed "W-O" Zone, so as to include a portion thereof

6) **Due WEST, 291.74 feet;** thence

7) **Due NORTH, 135.00 feet** to the true place of beginning, containing **42,080 square feet** or **0.97 of an acre** of land, more or less.

DISTRICT OF COLUMBIA
HARRY C. LANGELAND
No. LS900178
LICENSED
LAND SURVEYOR
Aug. 14, 2003

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12750 TWINBROOK PARKWAY ROCKVILLE, MARYLAND 20852-1700



A. Morton Thomas and Associates, Inc.
Consulting Engineers
12750 Twinbrook Parkway Rockville, MD 20852
(301) 881-2545 FAX:(301) 881-0814
EMAIL: AMTENG@INTER.NET

PROPOSED ZONING AREAS

SOUTHEAST FEDERAL CENTER

SCALE: 1in. = 250 ft.
AUGUST, 2003
AMT FILE NO. 99-0249.55