NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A. Williams

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Council of the District of Columbia
The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 04-02

AUG 10 2004

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

Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed underlying rezoning of the East M Street Area from M, C-M-1 and C-M-2 to W-2 and W-3 and the proposed application of the Capitol Gateway zoning overlay (as modified) to the East M Street area and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 04-02
EXHIBIT NO. 20

ZONING COMMISSION
District of Columbia
CASE NO.04-02
EXHIBIT NO.20

NCPC File No. ZC 04-02

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
TEXT AND MAP AMENDMENT
TO THE DISTRICT OF COLUMBIA ZONING REGULATIONS FOR THE
CAPITOL GATEWAY II (EAST M STREET) AREA

Delegated Action of the Executive Director
JUL 29 2004

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed underlying rezoning of the East M Street Area from M, C-M-1 and C-M-2 to W-2 and W-3 and the proposed application of the Capitol Gateway zoning overlay (as modified) to the East M Street area would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Office of Planning proposes a text and map amendment to the District of Columbia zoning regulations for the Capitol Gateway II (East M Street Area) located in Squares 1000, 1001S, 1024, 1025E, 1048, 1048S, 1067, and 1080; portions of Squares 1025, 1025S, 1080E and 1080S; Reservations 128, 129, 130, 229 and 298; and certain subdivided land constituting the rights-of-way for M Street, SE, Virginia Avenue, SE, 11th Street, SE, the I-295 freeway, I-395 freeway, and Water Street, SE within the boundaries of the application area. The proposal will extend the Capitol Gateway zoning overlay to the identified area, incorporating several minor modifications and change the underlying zoning from M, C-M-1 and C-M-2 to W-2 and W-3. The proposed rezoning will not apply to federal lands in the area.

Identified federal interests in the area include various National Park Service lands both along the waterfront and within the application area, as well as the rights-of-way of original L'Enfant streets including M Street, SE and several parcels of federally-owned land beneath and adjacent to the 11th Street bridges. The Washington Navy Yard is an adjacent federal interest. The proposal is compatible with zoning for the nearby Southeast Federal Center and other waterfront development areas. The proposal will not adversely affect the identified federal interests and the proposed zoning is not inconsistent with the Parks and Open Space, Transportation, Historic Preservation and other Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director