NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Patricia E Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C 04-29

MAY 11 2005

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

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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 text amendment to the District of Columbia Zoning Regulations, to permit Fire and Emergency Medical Services Department Facilities within various zone districts in the District of Columbia 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. 04-29
EXHIBIT NO. 9

ZONING COMMISSION
District of Columbia
CASE NO.04-29
EXHIBIT NO.9

NCPC File No. ZC 04-29

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA TO PERMIT FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT FACILITIES WITHIN VARIOUS ZONE DISTRICTS

Washington, D C

APR 28 2005

Delegated Action of the Executive Director

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Text Amendment to the District of Columbia Zoning Regulations, to permit Fire and Emergency Medical Services Department Facilities within various zone districts in the District of Columbia, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a text amendment to the zoning regulations to allow future location of Fire and Emergency Medical Services Department Facilities in other zoning areas within the City of Washington, D C Previously, these facilities were permitted as government uses and not subject to zoning. However, in 1990 the District Council passed legislation requiring any expansion of District governmental land use to be subject to zoning, which is stated in Chapter 1of the DCMR.

The submitted text amendment complies with the District Council requirement and would identify other city zoning districts as areas where Fire and Emergency Medical Services Department Facilities would be allowed as a matter of right within certain specified districts while not in other districts. No provision is sought for allowing the facilities in residential areas of R-1 to R-4, except fire stations. Only fire stations and fire administrative facilities would be allowed in any W-O district. Training facilities would be allowed only in industrial districts

This text revision to the zoning regulations includes the definition of the facilities as described below:

- **Fire Station** - a building and associated land used by the Fire Department to house personnel and equipment in connection with the provision of fire, rescue, emergency medical, hazardous materials response, and other types of emergency services throughout the District

of Columbia. This designation includes the Harbor facility and the Special Operations Division facility. (Would be allowed in all zoning districts)

- **Fire Department Training Facility** - a building and associated land used by the Fire Department to provide classroom and practical training for emergency services and support personnel. The facility may include training towers, live and simulated fire training buildings, training aides, driver training courses and administrative supports areas. (Would be allowed in C-M, M zoning districts)
- **Fire Department Administrative Facility** - a building (including the Fire Department's Headquarters) and associated land area used to provide administrative support to the Fire Department. (Would be allowed in C, SP, CR, and W zoning districts)
- **Fire Department Support Facility** - a building and associated land used to provide fleet maintenance, facilities maintenance, communications, or other types of non-administrative support to the Fire Department. (Would be allowed in R-5, SP,C, C-M, M, W-1, W-2, and W-3)

It is in the interest of the federal government to have adequate and sufficiently located emergency fire and medical facilities throughout the District of Columbia to protect government property. The federal interest is sufficiently safeguarded by the text revision in its provisions disallowing any Fire Department Support Facilities in the W-O zoning district, and in the related citing of the DCMR that any District of Columbia public building in the Central Area "...shall continue to require approval of the National Capital Planning Commission..." Consequently, staff believes the text amendment is acceptable.

Patricia E Gallagher, AICP
Executive Director