



DEPARTMENT OF THE NAVY  
NAVAL SUPPORT ACTIVITY WASHINGTON  
1411 PARSONS AVENUE SE STE. 303  
WASHINGTON NAVY YARD DC 20374-5003

5000  
Ser N01C/000108  
September 6, 2007

Ms. Carol Mitten  
Chair, District of Columbia Zoning Commission  
441 4th Street, NW Suite 210 South  
Washington, DC 20001

Dear Madame Chair,

On behalf of Naval District Washington we request that you please consider the following comments in reference to zoning case 04-33B. It is our understanding that if adopted, changes to the zoning regulations would incorporate inclusionary zoning requirements throughout several areas of the city to encourage the provisions for affordable housing. As proposed, one option amending the 8<sup>th</sup> Street Overlay District would allow buildings to a height of 55 feet where presently the height is limited to 45 feet. The Navy opposes the proposed height provisions of this particular amendment for two reasons. Specific to the zoning issues before the commission, it is the Navy's concern the additional height could potentially compromise the integrity of the Washington Navy Yard's historic Latrobe Gate. The second issue, albeit not directly before the Commission at this time, is that buildings of additional height immediately adjacent to our fence line could potentially increase the opportunity for compromises to the safety and security of personnel living and working in the Washington Navy Yard.

The Latrobe Gate is at the intersection of 8<sup>th</sup> Street and M Street in Southeast Washington. It is a Greek Revival structure which has been incorporated into the ground story of a three-story late-Victorian building. The gate was designed by Benjamin Latrobe, one of America's foremost early architects, in 1804 and was one of the first structures built at the Washington Navy Yard. It has been in continuous use as the principal entrance to the Yard since 1806. The Gate contributes significantly to the cultural heritage and visual beauty of the District of Columbia and was listed on the National Register of Historic Places in 1973.

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District of Columbia

CASE NO. 04-33B  
EXHIBIT NO. 32  
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Section 1309.2(b) of the District of Columbia Zoning Regulations specifically states that one of the purposes of the 8<sup>th</sup> Street Overlay District is to restrict building heights to a low level "so as to respect the historic scale of buildings and the entrance to the adjacent Navy Yard." It is our position that the proposed amendment to section 1309.8 to allow the maximum building height to rise to 55 feet defeats the goals of this overlay district and that the current 45-foot height limit per 1309.6 of the regulations remain in place. The 45-foot limitation would still allow the District of Columbia to pursue its inclusionary zoning goals by allowing a floor-to-area ratio of 3.6 in the overlay district.

Thank you for the opportunity to comment on this important zoning case. If you have further questions regarding our comments please contact Mr. Michael Beyrle at (202)433-2669. We look forward to working with you again.

Sincerely,

A handwritten signature in black ink, appearing to read "G. A. Chamberlain Jr.", is written over the typed name and title.

G. A. CHAMBERLAIN JR.  
Commanding Officer  
Naval Support Activity Washington