NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A Williams

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The Honorable Linda W Cropp

Executive Director
Patricia E Gallagher, AICP

IN REPLY REFER TO
NCPC File No Z C 05-09

JUL 14 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 amendment to the District of Columbia Zoning Regulations, to zone unzoned federal property to C-M-1 Industrial District in Parcels 234 and 239, Lot 2, located at Firth Sterling Avenue and South Capitol Street, SE near the Anacostia Metrorail Station, for lease to the Washington Metropolitan Area Transit Authority to construct a light rail maintenance facility, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest

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. 05-09
EXHIBIT NO. 7

ZONING COMMISSION
District of Columbia
CASE NO.05-09
EXHIBIT NO.7

NCPC File No. ZC 05-09

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

PROPOSED ADMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA TO ZONE UNZONED PROPERTY TO C-M-1LOCATED IN PARCELS 234 AND 239, LOT 2
Firth Sterling Avenue and South Capital Street, SE
Washington, D.C.

Delegated Action of the Executive Director
JUN 30 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed zoning of unzoned federal property, under the jurisdiction of the District of Columbia, to C-M-1 Industrial District in Parcels 234 and 239, Lot 2, located at Firth Sterling Avenue and South Capital Street, SE, near the Anacostia Metrorail Station, for lease to the Washington Metropolitan Area Transit Authority (WMATA) to construct a light rail maintenance facility, 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 the zoning of unzoned federal property, under the jurisdiction of the District of Columbia, in Parcels 239 and 234, Lot 2 to C-M-1 Industrial District for lease to WMATA to construct a light rail maintenance facility. The undeveloped site, currently used as open storage for the District Department of Transportation and the District Department of Public Works, is located at Firth Sterling Avenue and South Capital Street, SE, near the Anacostia Metrorail Station. The Barry Farms neighborhood zoned R-5-A is located to the east and Naval District Washington Anacostia Annex is located to the west. The elevated Anacostia Freeway (Interstate 295) passes over the eastern portion of the site.

Previously, on November 4, 2004, the Commission gave concept approval for the Anacostia Light Rail Transit which included the light rail maintenance facility. The proposed facility consisted of a 2-bay shop building, a traction power substation, a storage yard for the 2-car train

set, 14 surface parking spaces, a guard house, security fencing around the site, and associated landscaping. This action is consistent with that approval.

Patricia E. Gallagher, AICP
Executive Director